

**STAFF REPORT FOR GROWTH MANAGEMENT COMMISSION
MEETING SEPTEMBER 29, 2021**

FILE NO: GM-2021-0131

AGENDA ITEM: 6A

STAFF CONTACT: Hope Sullivan, Community Development Director

REQUEST: For Possible Action: Discussion and possible action regarding a request for a Growth Management approval to allow for a daily water usage of 29,500 gallons per day for a proposed drive-through carwash on property zoned Retail Commercial (“RC”), located at 3390 S. Carson Street, APN 009-111-28. (Hope Sullivan, hsullivan@carson.org)

STAFF SUMMARY: The applicant is proposing a drive-through carwash and requesting an average water usage of 29,500 gallons per day. Growth Management review and approval is required for any commercial use that uses more than 15,000 gallons of water per day.

RECOMMENDED MOTION: I move to approve GM-2021-0131 based on the review criteria in place at the time of application.

LOCATION:



RECOMMENDED CONDITIONS OF APPROVAL:

1. The applicant must sign and return the Notice of Decision within 10 days of receipt of notification. If the Notice of Decision is not signed and returned within 10 days, the item may be rescheduled for the next Growth Management Commission meeting for further consideration.
2. At the time of building permit, an analysis must be provided to validate the estimated peak flow being drawn from the City water system. The peak flow being drawn will be used for determining the water connection fee, which will be calculated as maximum day gallons per minute (“gpm”), as specified in the Carson City Connection Fee Rate Schedule. The calculated maximum peak flow rate will be limited to 90 gpm to the property, for any average 15-minute period, unless the applicant provides improvements to the City’s water system which are shown by an engineering analysis to increase the available flow, or the applicant connects to another water line that can provide more than 90 gpm, subject to approval by the City Engineer. If the applicant connects the property to another water line that can provide more than 90 gpm, then the allowable peak flow will be adjusted based on the capability of the alternative line as approved by the City Engineer.
3. Each year for five years after commencement of the use, the applicant shall submit to the Growth Management Commission documentation of actual water use in the form of average gallons per day and peak flow for any consecutive 15 minutes. Documented accidental leaks, which have been properly repaired, will not count toward this peak flow. If it is found that the applicant is not in compliance with the Growth Management approval or if the applicant anticipates a need for additional water use beyond the amount approved herein, the applicant shall do one of the following: (a) implement onsite modifications to create compliance; (b) apply for a new growth management approval from the Growth Management Commission; (c) license water rights to Carson City in an amount equal to any amount of water used or anticipated to be used in excess of this entitlement; or (d) offset any excess amount by use of well water, as permitted by the Nevada Division of Water and the City Engineer. In reviewing any new growth management application, the Commission may require additional conditions of approval. For any of the above options, if the peak flow drawn from the City system is increased to above 90 gpm, the applicant must pay additional connection fees. If physical improvements are deemed necessary, the City will be allowed to install equipment, or require the applicant to install equipment, which will limit the flow to the approved peak flow.
4. Connection fees will be based on the allocated usage approved by this growth management application.
5. This approval does not constitute an approval of the site plan. The Growth Management Commission is reviewing water use and not the site plan. The approval is for average gallon per day water use and the estimated peak flow rate as determined by an engineering analysis of the equipment to be installed instead of using the average estimated flow with a peaking factor of 3.
6. The use must be established on the site within two year of this approval. If the use is not established on the site within two years, the approval will expire, and a new request must be submitted.
7. As part of the building permit, the applicant must provide a written determination from the Nevada Division of Water Resources, stating under what circumstances, if any, the well

may remain in use, and/or if the well needs to be plugged per the requirements of NAC 534, including but not limited to NAC 534.427. In the event that the well is to remain in use, the city's water system and the Eagle Valley Aquifer must be protected to the satisfaction of the City Engineer.

LEGAL REQUIREMENTS: CCMC 18.12.070 (Growth Management, Commercial and Industrial Permits)

MASTER PLAN DESIGNATION: Mixed Use Commercial

ZONING DISTRICT: Retail Commercial

DISCUSSION: Per Carson City Municipal Code 18.12.070 the Board of Supervisors will determine, annually, the maximum daily water usage threshold for commercial and industrial building permits. In the event a commercial or industrial use exceeds the amount set by the Board, the applicant must apply for review and approval by the Growth Management Commission. The Commission may approve, approve with conditions, or deny on the basis of the effect of the project on the city's essential resources. The Commission must base its decision on the following:

- (1) Quantity of water consumed by the use for which the building is constructed compared to the availability of water;
- (2) Ability of the city to deliver water service to the structure;
- (3) Other effects of water usage;
- (4) Ability of the city's sewage disposal system to handle the quantity of wastewater generated, including the composition of the wastewater;
- (5) Ability of the City's sewer system to carry the wastewater for treatment; and
- (6) Other effects of wastewater disposal.

Quantity of water consumed

Carson City has established a threshold for average daily water usage for commercial and industrial projects of 15,000 gallons of water per day ("gpd"), above which an applicant is required to obtain approval from the Growth Management Commission prior to the issuance of a building permit. The applicant is proposing a car wash and has requested an average daily usage of 29,500 gallons per day.

Of note, the City maintains a water model that utilizes the Master Plan designations on a parcel basis to determine the overall water demand in the City. This helps the City to understand water demand at build out. In the analysis, the subject property did not have any existing water usage. This would typically indicate a vacant parcel. In this case, it was likely because the business was utilizing an on-site well or had been closed for a period of time. In the buildout forecast model, based on a Master Plan designation of Mixed Use Commercial, the model anticipated a water demand of 4,800 to 5,800 gallons per day.

Engineering staff has provided comparison data which shows that the request is significantly greater than the actual use by similar land uses in Carson City, and that the request is the equivalent of 69.4 Water Equivalent Residential Customers. The comparison data identifies three similar businesses in the City with a low water usage of 1,682 gpd and a high of 14,904 gpd.

Ability of City to Deliver Water

Development Engineering has reviewed the information submitted by the applicant and conferred with Public Works. Staff has determined that the City can adequately supply the requested water from the existing system subject to the conditions of approval in the staff report.

Other Effects of Water Usage

Part of the other effects of water usage includes the opportunity cost. The City's water resources are not infinite. With that in mind, the engineering staff provides the Commission with the water equivalent residential customer value. If water is assigned to Use A, it will not be available to Use B.

Specific policy criteria relative to commercial and industrial water demands has been included in Resolution 2021-R-23 adopted by the Board of Supervisors on July 15, 2021. This criteria states:

"... the Growth Management Commission must first find that the use utilizes water conservation measures and techniques. If that finding is made, the Growth Management Commission must consider if the use will promote health, welfare, safety or quality of life; or create quality jobs; or promote recreation and tourism. If both such findings are made, an application under subsection 5 can be granted."

However, Resolution 2021-R-23 is only applicable to applications for building permit in 2022. The timeline for the subject application has been as follows.

December 15, 2020	Project Major Project Review
April 15, 2021	Applicant applies for growth management approval
May 26, 2021	Application removed from agenda at applicant's request
July 28, 2021	Staff removes application from agenda due to clerical error
August 25, 2021	Application for 46,000 gpd considered by the Commission and continued at the request of the applicant.
September 29, 2021	Application for 29,500 gpd (current application) considered by the Commission.

Given the time table, the criteria in Resolution 2021-R-23 does not apply to this request.

Attachments:

- Water Use Application Form (GM-2021-0131)
- Email from Michael Cabrera, Lewis Roca Rothgerber Christie LLP, dated September 14, 2021
- August 25, 2021 staff report to the Growth Management Commission with attachments and late material.

NEW WATER USE APPLICATION FORM

(Carson City Growth Management Commission)



Water Use Comparison

Type of Business : Conveyor Car Wash

Number of similar businesses found

#

Low: 1,682 (GPD)

Average: 9,336 (GPD)

High: 14,904 (GPD)

Amount Requested

GPD

of equivalent WERCs

Water Rights Comparison

Low 1.9 (AC-FT/YR)

Average 10.5 (AC-FT/YR)

High 16.7 (AC-FT/YR)

Amount Requested

AC-FT/YR

- Notes**
- 1: Water usage based on 1-year during 2020 calendar year
 - 2: Range of comparative values are for reference only, no warranty is given or implied for typical uses
 - 3: Carson City Municipal Code (CCMC) definition of Water Equivalent Residential Customer (WERC) value of 425/gpd

From: [Cabrera, Michael](#)
To: [Hope Sullivan](#); [Christie Overlay](#)
Cc: [Heather Ferris](#); [Randall Rice](#); [Stephen Pottey](#); [Ernie Ionno](#); [Gordon, Garrett](#); [Mark Wray](#); [Curtis Coulter](#)
Subject: RE: GM-2021-0131 - Application Modifications
Date: Tuesday, September 14, 2021 1:35:10 PM
Attachments: [image006.png](#)
[image007.png](#)
[image008.png](#)
[image001.png](#)

This message originated outside of Carson City's email system. Use caution if this message contains attachments, links, or requests for information.

Yes, this is our proposal. We will reduce our ask to 29,500 GPD with modifications to the prior version of the conditions of approval as generally outlined below. We marked up the conditions to reflect what we are trying to achieve, but we can be flexible on the exact language. Thus, we provide the conceptual framework to explain our goals if this precise language does not work for staff.

Since we are discussing using a combination of well and city water, we believe Condition #2 needs to change to reflect that only the water being drawn from the City should be considered under the monitoring scheme. We also would like the option to connect to a different water line that could supply a greater flow, which we believe would alleviate staff concerns about water pressure.

Condition #3 is modified to reflect that Metro can utilize different options to achieve reaching its water needs if and when the 29,500 GPD is exceeded.

Michael Cabrera
Associate

MCabrera@lewisroca.com
D. 775.321.3452

LEWIS  ROCA

From: Hope Sullivan <HSullivan@carson.org>
Sent: Tuesday, September 14, 2021 11:31 AM
To: Cabrera, Michael <MCabrera@lewisroca.com>; Christie Overlay <COOverlay@carson.org>
Cc: Heather Ferris <HFerris@carson.org>; Randall Rice <RRice@carson.org>; Stephen Pottey <SPottey@carson.org>; Ernie Ionno <eionno@att.net>; Gordon, Garrett <GGordon@lewisroca.com>; Mark Wray <mwray@markwraylaw.com>; Curtis Coulter <curtis@coulterharshlaw.com>
Subject: RE: GM-2021-0131 - Application Modifications

[EXTERNAL]

Michael:

You are referring to “conceptual amendments.” Can I read this as your proposal to the GMC? I need to know what you are putting forward.

LMK. Thank you.

Hope Sullivan, AICP
Community Development Director
108 E. Proctor Street
Carson City, NV
775-283-7922



From: Cabrera, Michael <MCabrera@lewisroca.com>
Sent: Monday, September 13, 2021 4:14 PM
To: Christie Overlay <COverlay@carson.org>
Cc: Hope Sullivan <HSullivan@carson.org>; Heather Ferris <HFerris@carson.org>; Randall Rice <RRice@carson.org>; Stephen Pottey <SPottey@carson.org>; Ernie Ionno <eionno@att.net>; Gordon, Garrett <GGordon@lewisroca.com>; Mark Wray <mwray@markwraylaw.com>; Curtis Coulter <curtis@coulterharshlaw.com>
Subject: RE: GM-2021-0131 - Application Modifications

This message originated outside of Carson City's email system. Use caution if this message contains attachments, links, or requests for information.

Good Afternoon,

Thank you for continuing to work with us through this process. We are trying to achieve the goal of being able to utilize the water we will actually need, without capping our potential.

We would like to reduce our request to 29,500 average GPD usage. We would also like to further modify the conditions of approval. We provide conceptual amendments to the conditions, as well as a markup of Conditions 2 and 3 for discussion purposes.

Conceptually, this is what we are looking to achieve:

- Reduce our GPD request to average 29,500 GPD
- Condition #3
 - Add option to use well to use non-City water to exceed 29,500 GPD in same amount use or anticipated to use
 - Add option to license to the City any water rights to exceed 29,500 GPD in same amount used or anticipated to use
 - Remove reference to peak flow over 15 minute intervals.

Condition #2

- Change calculation of “peak flow” to “water drawn from the City main”
 - If we draw water from a well or store in a tank, it should not matter how much water we are using in the car wash – the only concern should be with respect to the amount we are pulling from the City.
 - All language regarding car wash equipment flow is irrelevant and should be removed.
- We agree for a period of three years after commencement, we will submit to GMC documentation of actual average daily water usage. Submitting peak amount of water drawn for any consecutive 15 minutes is agreeable, but we do not know how this is done or if it's feasible; can the city advise?
 - if we can determine 15 minute peak draw from the City's line, and it's found we are not in compliance, we have the option to make onsite modifications or connect to another water main to supply the excess of 90 gpm.
 - The idea is that we are not limiting the site to 90gpm max, we think we can manage the draw from the City's line without exceeding the consecutive use of 90gpm with tanks, but we have the option to another main if it's needed.
- If we connect to a new water line, makes condition go away
- Connections fees should be calculated like everyone else who applies for water use.
 - $29,500 \text{ daily average gallons} / 1,440 \text{ minutes} = 20.48 \times 3 \text{ peaking factor} = 61.44 \text{ gallons} \times \text{connect fee } \$ \text{ per minute, etc.}$
- Also, we want to install equipment that will remove the air out of water before it's metered, this is important.
- Condition #6
 - Strike the condition, or alternatively, agree that we are to be treated the same as any other user with respect to connection fees, etc.

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2. At the time of building permit, an analysis must be provided to validate the estimated peak **amount of water being drawn from the water line** flow, including manufacturer specifications for the conveyor system, spray nozzles, lateral size and other mechanical equipment which impacts the peak flow. The peak flow **amount of water drawn from the City** for determining the water connection fee will be calculated as **maximum day average** gallons per minute (gpm), as specified in the Carson City Connection Fee Rate Schedule. The calculated maximum peak **flow demand** rate will be limited to **average 90 gpm to the property by the equipment installed**, for any **average 15-minute period**, unless the applicant provides improvements to the City's water system which are shown by an engineering analysis to increase the available flow, **or the applicant connects to another water line that can provide more than 90 gpm**, subject to approval by the City Engineer. **If the applicant connects the property to another water line that can provide more than 90 gpm, then the provisions of this condition will no longer apply.**

3. Each year for three years after commencement of the use, the applicant shall submit to the Growth Management Commission documentation of actual water use in the form of **average** gallons per day ~~and peak flow for any consecutive 15 minutes~~. Documented accidental leaks, which have

been properly repaired, will not count toward this peak flow. If it is found that the applicant is not in compliance with the Growth Management approval **or anticipates a need for additional water use beyond the amount approved herein, the applicant shall do one of the following: (a) either implement** onsite modifications ~~will need to be immediately implemented~~ to create compliance; **(b) or the applicant will need to** apply for a new growth management approval from the Growth Management Commission; **(c) license water rights to Carson City in an amount equal to any amount of water used or anticipated to be used in excess of this entitlement; or (d) offset any excess amount by use of well water, as permitted by the Nevada Division of Water.** In reviewing **any** ~~the~~ new growth management application, the Commission may require additional connection fees or other conditions. If physical improvements are deemed necessary, the City will be allowed to install equipment, or require the applicant to install equipment, which will limit the flow to the approved peak flow.

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Please contact me with any questions. Thank you.

Michael Cabrera
Associate

MCabrera@lewisroca.com
D. 775.321.3452

LEWIS  ROCA

From: Christie Overlay <COverlay@carson.org>

Sent: Monday, September 13, 2021 8:20 AM

To: Cabrera, Michael <MCabrera@lewisroca.com>

Cc: Hope Sullivan <HSullivan@carson.org>; Heather Ferris <HFerris@carson.org>

Subject: GM-2021-0131 - Application Modifications

[EXTERNAL]

Good morning Michael,

Hope has request that the modifications of your application are submitted to us by End of Day today. If you have any question please let us know.

Thank you,

Christie Overlay

Planning Department - Office Specialist
108 E. Proctor Street
775.887.2180
coverlay@carson.org



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**STAFF REPORT FOR GROWTH MANAGEMENT COMMISSION
MEETING AUGUST 25, 2021**

FILE NO: GM-2021-0131

AGENDA ITEM: 6.A

STAFF CONTACT: Hope Sullivan, Community Development Director

REQUEST: For Possible Action: Discussion and possible action regarding a request for Growth Management approval for a daily water usage above 15,000 gallons per day for a proposed drive-through carwash on property zoned Retail Commercial (RC), located at 3390 S. Carson Street, APN 009-111-28. (Hope Sullivan, hsullivan@carson.org)

STAFF SUMMARY: The applicant is proposing a drive-through carwash and requesting an average water usage of 46,000 gallons per day. Growth Management review and approval is required for any commercial use that uses more than 15,000 gallons of water per day.

RECOMMENDED MOTION: I move to deny GM-2021-0131 based on the inability to find that the proposed use will promote health, welfare, safety or quality of life; or create quality jobs, or promote recreation and tourism.

LOCATION:



RECOMMENDED CONDITIONS OF APPROVAL (If the Commission can make the findings to authorize water use in excess of 15,000 gallons per day):

1. The applicant must sign and return the Notice of Decision within 10 days of receipt of notification. If the Notice of Decision is not signed and returned within 10 days, the item may be rescheduled for the next Growth Management Commission meeting for further consideration.
2. At the time of building permit, an analysis must be provided to validate the estimated peak flow, including manufacturer specifications for the conveyor system, spray nozzles, lateral size and other mechanical equipment which impacts the peak flow. The peak flow for determining the water connection fee will be calculated as maximum day gallons per minute (gpm), as specified in the Carson City Connection Fee Rate Schedule. The calculated maximum peak flow rate will be limited to 90 gpm by the equipment installed, for any 15-minute period unless the applicant provides improvements to the City's water system which are shown by an engineering analysis to increase the available flow, subject to approval by the City Engineer.
3. Each year for three years after commencement of the use, the applicant shall submit to the Growth Management Commission documentation of actual water use in the form of gallons per day and peak flow for any consecutive 15 minutes. Documented accidental leaks, which have been properly repaired, will not count toward this peak flow. If it is found that the applicant is not in compliance with the Growth Management approval, either onsite modifications will need to be immediately implemented to create compliance, or the applicant will need to apply for a new growth management approval from the Growth Management Commission. In reviewing the new growth management application, the Commission may require additional connection fees or other conditions. If physical improvements are deemed necessary, the City will be allowed to install equipment, or require the applicant to install equipment, which will limit the flow to the approved peak flow.
4. Connection fees will be based on the allocated usage approved by this growth management application.
5. This approval does not constitute an approval of the site plan, building plans or sign plans. The Growth Management Commission is reviewing water use and not the site plan.
6. The approval is for average gallons per day water use and the estimated peak flow rate as determined by an engineering analysis of the equipment to be installed instead of using the average estimated flow with a peaking factor of three.
7. The use must be established on the site within two years of this approval. If the use is not established on the site within two years, the approval will expire and a new request must be submitted.
8. As part of the building permit, the applicant will abandon the existing well.

LEGAL REQUIREMENTS: CCMC 18.12.070 (Growth Management, Commercial and Industrial Permits)

MASTER PLAN DESIGNATION: Mixed Use Commercial (MUC)

ZONING DISTRICT: Retail Commercial (RC)

DISCUSSION: Per Carson City Municipal Code 18.12.070 the Board of Supervisors will determine, annually, the maximum daily water usage threshold for commercial and industrial building permits. In the event a commercial or industrial use exceeds the amount set by the Board, the applicant must apply for review and approval by the Growth Management Commission. The Commission may approve, approve with conditions, or deny on the basis of the effect of the project on the city's essential resources. The Commission must base its decision on the following:

- (1) Quantity of water consumed by the use for which the building is constructed compared to the availability of water;
- (2) Ability of the city to deliver water service to the structure;
- (3) Other effects of water usage;
- (4) Ability of the city's sewage disposal system to handle the quantity of wastewater generated, including the composition of the wastewater;
- (5) Ability of the City's sewer system to carry the wastewater for treatment; and
- (6) Other effects of wastewater disposal.

Quantity of water consumed

Carson City has established a threshold for average daily water usage for commercial and industrial projects of 15,000 gallons of water per day (GPD), above which an applicant is required to obtain approval from the Growth Management Commission prior to the issuance of a building permit. The applicant is proposing a car wash and has requested an average daily usage of 46,000 gallons per day.

Of note, the City maintains a water model that utilizes the Master Plan designations on a parcel basis to determine the overall water demand in the City. This helps the City to understand water demand at build out. In the analysis, the subject property did not have any existing water usage. This would typically indicate a vacant parcel. In this case, it was likely because the business was utilizing an on-site well or had been closed for a period of time. In the buildout forecast model, based on a Master Plan designation of Mixed Use Commercial, the model anticipated a water demand of 4,800 to 5,800 gallons per day.

Engineering staff has provided comparison data which shows that the request is significantly greater than the actual use by similar land uses in Carson City, and that the request is the equivalent of 108.2 Water Equivalent Residential Customers. The comparison data identifies three similar businesses in the City with a low water usage of 1,682 GPD and a high of 14,904 GPD.

Ability of City to Deliver Water

Development Engineering has reviewed the information submitted by the applicant and conferred with Public Works. Staff has determined that the City can adequately supply the requested water from the existing system subject to the conditions of approval in the staff report.

Other Effects of Water Usage

Part of the other effects of water usage includes the opportunity cost. The City's water resources are not infinite. With that in mind, the engineering staff provides the Commission with the water equivalent residential customer value. If water is assigned to Use A, it will not be available to Use B.

Specific policy criteria relative to commercial and industrial water demands has been included in

Resolution 2021-R-23 adopted by the Board of Supervisors on July 15, 2021. This criteria states:

“... the Growth Management Commission must first find that the use utilizes water conservation measures and techniques. If that finding is made, the Growth Management Commission must consider if the use will promote health, welfare, safety or quality of life; or create quality jobs; or promote recreation and tourism. If both such findings are made, an application under subsection 5 can be granted.”

The applicant has advised that the proposed carwash will “utilize cutting edge water conservation measures and techniques.” The business owner is a member of the International Carwash Association and its Water Saver program. The business owner’s experience is to utilize 40 gallons of water per car wash whereas, per the applicant, “in bay automatics” found at gas stations utilize 75-150 gallons per vehicle and home car wash methods use 75 to 150 gallons per vehicle.

The applicant has advised that the carwash will create up to 15 quality jobs. Additionally, the business owner has a history of altruism including donating car washes to nurses during National Nurse Week, and providing free car washes to veterans, active service members, first responders and their families as part of Grace of Vets. Lastly, the business owner has partnered with local schools to provide charity carwashes to raise money for school activities.

Based on the materials submitted to date, staff does not find that the use will promote health, welfare, safety or quality of life; or create quality jobs; or promote recreation and tourism.

Attachments:

- Water Use Application Form (GM-2021-0131)
- Email from Michael Cabrera, Lewis Roca Rothgerber Christie LLP, dated July 26, 2021
- Letter from James Cavilia, Allison MacKenzie, dated July 28, 2021
- Email from Michael Cabrera, Lewis Roca Rothgerber Christie LLP, dated July 6, 2021 with attachments

NEW WATER USE APPLICATION FORM

(Carson City Growth Management Commission)



Water Use Comparison

Type of Business : Conveyor Car Wash

Number of similar businesses found

#

Low: 1,682 (GPD)

Average: 9,336 (GPD)

High: 14,904 (GPD)

Amount Requested

GPD

of equivalent WERCs

Water Rights Comparison

Low 1.9 (AC-FT/YR)

Average 10.5 (AC-FT/YR)

High 16.7 (AC-FT/YR)

Amount Requested

AC-FT/YR

- Notes**
- 1: Water usage based on 1-year during 2020 calendar year
 - 2: Range of comparative values are for reference only, no warranty is given or implied for typical uses
 - 3: Carson City Municipal Code (CCMC) definition of Water Equivalent Residential Customer (WERC) value of 425/gpd

From: [Hope Sullivan](#)
To: [Christie Overlay](#)
Subject: FW: Growth Management Commission: Car Wash
Date: Wednesday, August 18, 2021 9:07:10 AM
Attachments: [image004.png](#)
[image005.png](#)
[image001.png](#)

Attachment 2 for GM-2021-0131

Hope Sullivan, AICP
Community Development Director
108 E. Proctor Street
Carson City, NV
775-283-7922



From: Cabrera, Michael <MCabrera@lewisroca.com>
Sent: Monday, July 26, 2021 5:39 PM
To: Hope Sullivan <HSullivan@carson.org>
Cc: Stephen Pottey <SPottey@carson.org>; Randall Rice <RRice@carson.org>; Ernie Ionno <eionno@att.net>; Gordon, Garrett <GGordon@lewisroca.com>; Gabe Wittler <gabe@odysseyreno.com>; Joshua Howa <josh@howadesign.com>; Mark Wray <mwray@markwraylaw.com>
Subject: RE: Growth Management Commission: Car Wash

This message originated outside of Carson City's email system. Use caution if this message contains attachments, links, or requests for information.

Hope,

Below please find draft language for the memo which indicates how Metro Carwash will comply with the new required findings of approval. Feel free to use or modify however you see fit.

Further below, please find our requested modifications to the conditions of approval. As we briefly discussed earlier, we need to avoid any sort of strict limitation on our ability to draw water, but as written, Condition #2 would expressly restrict any gallon per minute ("GPM") draw to 30 GPM maximum. Instead, the condition should indicate that the GPM is based on a 24-hour average that corresponds with the 46,000 gallons per day ("GPD") request. This comes out to roughly 32 GPM. We understand that the triple-multiplier may apply in some instance, and we are willing to pay the same as everyone else. I provide language below.

Additionally, we ask for minor changes to conditions #3 and #7. The change to #3 only indicates that the GPM should be measured as an average over a 24-hour period, and the change to #7 seeks a period of 2 years before we must be operational.

Please let me know if these requests are achievable.

Thank you so much for all your help through this process. -Michael

-
-

Draft Language on new Findings

Metro Carwash (“Metro”) is proposing a state-of-the-art carwash facility which will utilize cutting edge water conservation measures and techniques. Metro is a locally owned and operated business, with all profits retained in the local community. Metro anticipates achieving an ultra-lean efficiency of energy and natural resources at the carwash, which will be environmentally friendly, and will be a gold standard employer and service provider. In short, Metro will be connected to Carson City’s sanitary sewer system, and nearly all of the water utilized will be returned to the City for adaptive reuse.

Metro is a certified member of the International Carwash Association and its Water Saver program. Strict guidelines and criteria must be met before certification is received. Metro has historically used approximately 40 gallons of water per car wash in its Reno (former) and Sparks locations. By utilizing modern car wash equipment, water reclamation systems, and production line control technology, Metro strives to further reduce fresh water consumption by 10-15%; perhaps as low as 32-36 gallons per vehicle (“GPV”) washed, +/- 5 GPV.

The professional car wash will provide a substantial benefit and service to the community by offering a carwash facility that will ultimately conserve significantly more water than home washes and other car wash alternatives offered in the region such as facilities commonly referred to as “in-bay automatics” typically located at gas stations, that typically use up to 75-150 GPV. This comports with Carson City’s “Water Conservation Tips” which recommends that residents utilize professional car washes because washing a car at home can use two to three times more water than a commercial car wash. Moreover, water used for home washes will flow into the street and storm drains, which cannot be as easily recovered and reused. By contrast, Metro’s car wash will capture nearly all water used on site to be returned to Carson City for future use. Home car wash methods use upwards of 75-150 GPV of fresh water per car wash, which is 3-6 times more water consumption per vehicle when compared to the new Metro Carwash. Assuming that every car washed at the new Metro would have otherwise utilized home car washes or less efficient car wash alternatives, we believe that Carson City will actually realize and accrue a net gain of water saved with every car washed at Metro. In fact, city water saved would easily calculate into millions of gallons of water saved annually.

The carwash will also meet the criteria that it “promote health, welfare, safety or quality of life; or create quality jobs; or promote recreation and tourism”. The carwash will promote health, welfare, safety and quality of life by providing extensive water conservation and recycling, which will assist the City in protecting and conserving this natural resource. Conserving and recycling the water

supply will provide great benefit to the long term overall welfare of Carson City residents. Metro is committed to renewable energy sources, as demonstrated by Metro's application to the SBA 504 Green Energy loan program, which has strict requirements for energy conservation to qualify for a loan. Metro is as dedicated to energy conservation as it is to water guardianship.

Additionally, the carwash will create up to 15 quality jobs as a new, locally owned and operated employer in Carson City. Metro Carwash's founder, owner and operator, Ernie Ionno, is an active member of the Carson City Chamber of Commerce who believes the new Metro Carwash will be most appropriately located on the main street of Nevada's Capitol City. The Metro project is already engaged with a number of local general contractors, engineers, architects, accountants, lawyers and other tradesmen. In fact, Metro will be the touchstone example for how modern car washes are designed, developed, and built today and into the future.

Metro will be a tremendous partner for the Carson City community. Metro has a rich history of donating over 10,000 car washes to nurses during National Nurses Week by partnering with area hospitals. Ernie and the Metro team champions and proudly honors Veterans, active service members, first responders, and their families with free car washes on Veterans' Day as a part of Grace of Vets. As a family run business, Metro also has a long and proud tradition of partnering with area high schools to gift carwashes to local high schools for safe and sober nights and other events. Metro plans to offer partnerships to Carson City schools to provide charity carwashes to assist in raising money for various school activities – whereby local schools keep 50% of proceeds to support their causes. In doing so, schools raise more money, the City saves more water, and the water is not lost to storm drains. Metro anticipates that this joint effort and collaboration with leading industry experts, city engineers and planners, will be celebrated and enjoyed by our community.

Draft Modified Conditions

Proposed Condition #2

(strike all and replace)

2. The average flow will be approximately 32 gallons per minute, averaged over a 24-hour period.

Proposed Condition #3

3. Each year for three years after commencement of the use, the applicant shall submit to the Growth Management Commission documentation of actual water use in the form of average gallons per day and ~~peak~~ average gallons per minute. If it is found that the applicant is not in

compliance with the Growth Management approval, either onsite modifications will need to be immediately implemented to create compliance, or the applicant will need to apply for a new growth management approval from the Growth Management Commission. In reviewing the new growth management application, the Commission may require additional connection fees or other conditions.

Proposed Condition #7

7. The use must be established on the site within ~~one~~ two years of this approval. If the use is not established on the site within ~~one~~ two years, the approval will expire and a new request

must be submitted.

Michael Cabrera
Associate

MCabrera@lewisroca.com
D. 775.321.3452

LEWIS  ROCA

From: Hope Sullivan <HSullivan@carson.org>
Sent: Monday, July 26, 2021 9:34 AM
To: Cabrera, Michael <MCabrera@lewisroca.com>
Cc: Stephen Pottey <SPottey@carson.org>
Subject: Growth Management Commission: Car Wash

[EXTERNAL]

Michael:

Per our conversation, I plan to submit a memo to the Planning Commission responding to subsection 6 below:

5. Pursuant to Carson City Municipal Code Section 18.12, prior to issuance of building permits, any commercial or industrial projects proposed in 2022 that exceed the threshold of 15,000 gallons per day water usage must have the Growth Management Commission's review and approval to assure water availability.

6. In considering applications in response to subsection 5, the Growth Management Commission must first find that the use utilizes water conservations measures and techniques. If that finding is made, the Growth Management Commission must consider if the use will promote health, welfare, safety or quality of life; or create quality jobs; or promote recreation and tourism. If both such findings are made, an application under subsection 5 can be granted.

I understand that your client's project is proposed in 2021, but I believe the Commission will be considering the criteria in #6 as they have the right to do under CCMC 18.12.070. I am inviting you to provide a response to the criteria in #6 so that I can consider your thoughts when I prepare a memo to the Commission.

Also, I understand that you want to modify Condition 2 in the staff report. Please provide suggested alternative language for our consideration.

Thank you, and please call with any questions / concerns.

Hope Sullivan, AICP
Community Development Director
108 E. Proctor Street

Carson City, NV
775-283-7922



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KAREN A. PETERSON
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CHRIS MACKENZIE
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MIKE SOLIMENOSIS
(1932-1997)

July 28, 2021

Hope Sullivan
Planning Manager
Growth Management Commission
City of Carson City
Planning and Community Development
108 East Proctor Street
Carson City, NV 89701

Via Email and Hand Delivery
hsullivan@carson.org
planning@carson.org

Re: GM-2021-0131; 3390 S. Carson Street, APN 009-111-28

Dear Ms. Sullivan and Members of the Growth Management Commission:

This law firm has been retained by Raceway Car Wash Company ("Raceway"), the owner and operator of Sierra Car Wash located at 3130 S. Carson Street. Raceway is respectfully requesting that the Growth Management Commission ("GMC") deny the request to utilize more than 15,000 gallons of water per day for the operation of a drive-through car wash at 3390 S. Carson St.

Initially, I would like to thank you for your consideration of this objection on such short notice. Unfortunately, Raceway did not receive any notice of this pending action and only learned of the request yesterday, July 27, 2021.

Raceway operates 37 car washes in the western United States and has continuously operated the Sierra Car Wash on S. Carson St. for more than six years. During that time, the Sierra Car Wash has never, on average, utilized more than 11,000 gallons of water per day over any single month. Specifically, in June of this year, Sierra Car Wash washed 11,700 cars and utilized an average of 26 gallons per car. This is an average water use of only 10,400 gallons per day during what was Sierra Car Wash's busiest month in the past six years.

Raceway does not wish to discourage healthy and fair competition which is ultimately good for consumers in Carson City. Raceway does, however object to the reckless use of our region's most precious natural resource. The successful operation of Sierra Car Wash for the last six years, only a few hundred yards from the above-referenced location, makes it clear that a car wash can be operated in Carson City without utilizing more than three times the amount of water that this Commission has deemed appropriate for commercial and industrial projects in Carson City.

I know it is not necessary to educate you on the severity of the ongoing drought in the western United States, generally, and northern Nevada, specifically, but according to the National Integrated Drought Information System (drought.gov) Carson City (and 78.3% of

Correspondence re GM-2021-0131

July 28, 2021

Page 2 of 2

Nevada) is currently in a D3- Extreme Drought with no end in sight. (<https://www.drought.gov/states/nevada>). The current drought conditions require all of us to be very cautious about our use of water. It is not the time to be approving uses of more than three times the amount of water that has been deemed appropriate by this very Commission. This is particularly true, when Sierra Car Wash has clearly demonstrated that a car wash can be effectively operated in Carson City while staying within the water use constraints that have been thoughtfully established by you.

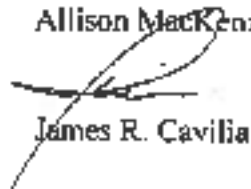
In order to protect the precious and finite water resources of our region and to ensure a level playing field with other businesses in Carson City, the request to use 46,000 gallons of water per day at the above-referenced location should be denied.

Thank you again for your careful consideration of this very important issue. As you are all aware, the protection of and prudent use of our limited water resources is paramount to the ongoing success of our city and our region.

Please feel free to contact me with any questions or comments.

Very truly yours,

Allison MacKenzie, Ltd.



James R. Cavilia

JRC/sp

cc: Raceway Car Wash Company

From: [Hope Sullivan](#)
To: [Christie Overlay](#)
Subject: FW: 3390 S. Carson St - Growth Management Commission request
Date: Wednesday, August 18, 2021 9:08:25 AM
Attachments: [image003.png](#)
[image004.png](#)
[Letter to Growth Commission \(final 07.06.21\).pdf](#)
[Metro Carwash - Updated Site Plan and Renderings \(07.06.21 submission\).pdf](#)
[image001.png](#)

Attachment 4 for GM-2021-0131: email with attachments

Hope Sullivan, AICP
Community Development Director
108 E. Proctor Street
Carson City, NV
775-283-7922



From: Cabrera, Michael <MCabrera@lewisroca.com>
Sent: Tuesday, July 6, 2021 1:56 PM
To: Hope Sullivan <HSullivan@carson.org>
Cc: ernie ionno <eionno@att.net>; Gabe Wittler <gabe@odysseyreno.com>; Joshua Howa <josh@howadesign.com>; Mark Wray <mwray@markwraylaw.com>; Gordon, Garrett <GGordon@lewisroca.com>
Subject: 3390 S. Carson St - Growth Management Commission request

This message originated outside of Carson City's email system. Use caution if this message contains attachments, links, or requests for information.

Hope,

Attached please find a letter to the Growth Management Commission requesting an average usage of 46,000 gallons per day at 3390 S. Carson Street. This letter provides background on the family run business and expertise of its operator, a detailed explanation and analysis of the request based on comparable sites in Reno and Sparks and on the City's water usage statistics, and a number of exhibits to support the statements made in the letter.

Also attached are updated renderings and a site plan for the proposed car wash facility.

Please do not hesitate to contact me with any questions.

Michael Cabrera

Associate

MCabrera@lewisroca.com
D. 775.321.3452

LEWIS  ROCA

One East Liberty Street Suite 300
Reno, Nevada 89501-2128
lewisroca.com

LEWIS ROCA ROTHGERBER CHRISTIE LLP

Learn more about the new Lewis Roca brand at lewisroca.com. Please note my new email address MCabrera@lewisroca.com.

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Carson City, Nevada
Ernie Ionno, Local Carwash Operator
PH: 775-762-9878 • metrocarwash.NV@att.net •
July 6, 2021

INTRODUCTION:

Metro Carwash desires to build a state-of-the-art car wash in Carson City, Nevada (the “City”). Metro has recently purchased the property located at 3390 S. Carson St. (“Property”), in the name of Capitol Carwash LLC, for this purpose. Metro Carwash hereby requests that the Growth Management Commission grant 46,000 gallons per day average usage for the Property. Metro further respectfully requests that the City waive the triple multiplier for estimating peak demand, which is related to connection fees, because Metro will be installing water storage tanks, which will be filling at a steady rate of 30 GPM over a 24-hour period (±5 GPM). This system will flatten peak demand spikes, for which the triple multiplier is intended. Additionally, as described herein, the City’s peak demand periods, which are from 4:00 am to 9:00 am and from 6:00 pm to 11:00 pm, are countercyclical with Metro’s ordinary peak demand hours, 9 am to 5 pm.

BACKGROUND:

Metro Carwash was founded in 2005 by 30-year car wash industry veteran, Ernie Ionno.¹ Metro was formerly located in Reno and Sparks, Nevada and the business operations were recently sold to focus on and pursue this endeavor.

Ernie is a protégée of brightest minds in professional car washing. When Ernie Ionno was 23 years old, he answered a help wanted ad printed in the local newspaper for the position of entry level car wash manager. Ernie officially joined the car wash industry in May of 1990 and started first by training as a car wash attendant. Ernie was hired by Bill Martin, the sitting president of the International Carwash Association (“ICA”) at that time, and later inducted into the ICA Car Wash Hall of Fame. Bill Martin was a tremendous mentor and influence, and Ernie was a quick study and he developed a passion for washing cars. Ernie promoted through the management ranks quickly; he then became a dynamic and well-respected car wash industry consultant, and ultimately settled in Reno, Nevada to start his own car wash company.

Ernie has worked with the best car wash operators all over the country, and he made a lifelong career in professional car washing. As a result, Ernie developed a talent and specialization for rescuing preexisting, under-performing, and less efficient car washes that were designed and built by novices. Despite these challenges, Ernie succeeded at identifying defunct facilities as opportunities, designing and implementing successful strategies, and maximizing the efficiency, potential performance, and profitability of each endeavor. In summary, Ernie is



(Pictured left to Right. Sergio Gomez, Metro Carwash Manager. Ernie Ionno, Founder of Metro Carwash. Circa 2008)



(Pictured left to right: Bob Hodge, legendary equipment designer and 2016 ICA Car Wash Hall of Fame; Benny Alford, past ICA President and 2005 Car Wash Hall of Fame; Joseph Moldovan, Qual Chem founder and EPA certified Green and Eco-Friendly; Ernie Ionno, Metro Carwash; Don Bruno, legendary car wash operator; Bill Martin, past ICA President and 2012 Car Wash Hall of Fame; William Ionno, Metro Carwash. Circa 2018)

¹ See **Exhibit A**, resume and professional qualifications of Ernie Ionno.

an express car wash expert, well known throughout the car wash industry, and who maintains an extensive network of industry advisors and friends. Ernie has unique experience operating car washes and a solid track record of success.

However, this experience is a means to an end. Ernie's ultimate goal and vision is to design and build a state-of-the-art car wash facility, with ultra-lean efficiency of energy and natural resources, that is environmentally friendly, and will be a gold standard employer and service provider. Ernie, an active member of the Carson City Chamber of Commerce, believes the new Metro Carwash will be most appropriately located on the main street of Nevada's Capitol City. In fact, Metro will be the touchstone example for how modern car washes are designed, developed, and built today and into the future. Metro anticipates that this joint effort and collaboration with leading industry experts, city engineers and planners, will be celebrated and enjoyed by our community.

METRO CARWASH REQUESTED WATER USAGE and PEAK DEMAND

Metro Carwash takes water & energy conservation seriously and continuously endeavors to improve efficiency. Metro is a member of the International Carwash Association and its Water Saver program. Strict guidelines and criteria must be met before certification is received. Metro has historically used approximately 40 gallons of water per car wash. However, we believe that with today's modern car wash equipment, water reclamation systems, and production line control technology, Metro will further reduce fresh water consumption by 10-15%; perhaps as low as 32-36 gallons per vehicle washed, +/- 5gpv. Metro is respectfully requesting that an average daily water use of 46,000 gallons per day be permitted by the City of Carson, because we believe professional car washes are a service to the community and that the Carson City motoring public will fully embrace Metro's state-of-the-art car wash facility.

All of south Carson City is served by one small outdated conveyor car wash built in the 80's. Therefore, it is reasonable to expect a much higher than average consumer use of less efficient car wash alternatives, such as in-bay automatics or self-washing at home. According to the Water Conservation Tips,² Washing your car at home can use two to three times more water than a commercial car wash, and water that flows into the street (and into the storm drain) cannot be recovered and reused. These alternative wash methods use upwards of 75-150 gallons of fresh water per car wash, which is a far greater amount of water consumption per vehicle when compared to the new Metro Carwash. Assuming that every car washed at the new Metro would have used the aforementioned car wash alternatives, we believe that Carson City will actually realize and accrue a net gain of water saved with every car washed at Metro. In fact, city water saved would easily calculate into millions of gallons of water saved annually.

Professional car washes typically make up less than 1% of a utility's or municipalities' total water use. It is believed that Carson City is grossly underserved by professional conveyORIZED car washes. It is far more likely that less than 1% of the city's water usage is consumed by professional car washes. According to the most recent Carson City water demand statistics,³ the City's average daily water use from June 1 thru September 30 is more than twenty-two million gallons of water per day (22,775,681); Metro Carwash is requesting approximately .002% of that demand/supply. Carson City's average daily use from October 1 thru May 31 is approximately 5-6 million gallons of water per day, and Metro Carwash is requesting approximately .0084% of that demand/supply.

Peak Demand: According to a chart describing the typical summer day demand on the City's Public Works Department website,⁴ the Carson City's peak hourly water demand is 1.1 to 1.7 million **gallons per hour**, which occurs during the

² Available at <https://www.carson.org/government/departments-g-z/public-works/water/conservation-tips>, attached as **Exhibit B**.

³ Available at www.carson.org/government/departments-g-z/public-works/water/daily-water-supply-demand attached as **Exhibit C**.

⁴ Available at www.carson.org/government/departments-g-z/public-works/water/daily-water-supply-demand, **Chart** attached as **Exhibit D**.

morning hours between 4am to 9am. The City's secondary peak hourly water demand is 1.1 to 1.2 million gallons per hour, which occurs between 8pm to 11pm.

Metro Carwash operating hours will be from 8am to 7pm, with peak hourly demand occurring between 10am to 5pm. Conversely, Metro's peak hourly demand occurs when the City's hourly demand is at its lowest, or approximately 5-6 hundred thousand gallons per hour. Metro Carwash desires the use of 46,000 gallons per day on average, which equates to 31.9 gallons per minute over a 24-hour period. Metro respectfully requests the City to waive the triple multiplier for estimating peak demand, which is related to connection fees, because Metro will be consuming water when the City's peak is at its lowest, and because the car wash is closed with no water demand for approximately 12+ hours per day, generally countercyclical to when the City's hourly water demand is at its peak. Please note that Metro Carwash is acting in good faith and is attempting to accurately estimate water consumption. Metro anticipates paying its appropriate connection fees to the City.

COMPARABLE SITES: METRO CARWASH HISTORIC WATER USAGE in RENO and SPARKS, NV:

Metro Carwash • Reno: 4991 Longley Ln 89502: Conveyorized Car Wash Tunnel 155 feet in length

This car wash was built in 1999, inside a shopping center by a shopping center developer, and was designed for rent and quick sale. The developer did not intend to operate this facility, so they only installed basic car wash equipment and a scant amount of water reclaim to save cost. This fledgling car wash had multiple tenants, repeated business failures, and was vacant 2 years before Metro Carwash acquired it in 2005. However, an extensive remodel and reconditioning was performed and in 3 short years post acquisition, Metro achieved the distinction of highest volume car wash in northern Nevada by washing 190,000 cars in 2008. Metro continued to innovate and implement industry best practices and grew the business to 233,000 cars washed annually. Metro's peak number of cars washed, and peak water used, was during the last 6 months of operation before selling in October, 2020. Metro strived to maintain the highest water efficiency possible with this facility and only consumed approximately 40 gallons per vehicle washed (+/- 5gpv). This equates to an average daily water consumption of approximately 32,000 gallons per day (+/- 3,000gpd). Metro Carwash water use table, including water and sewer bills for substantiation, is attached as **Exhibit E**.



(Pictured Above: Metro Reno Facility. Circa 2018)

Rail City Carwash (DBA Metro Carwash)

Sparks: 2401 Prater Way 89431: Conveyorized Car Wash Tunnel / 90 feet in length

This is a much smaller car wash and was built in 1987 by a group of investors/local doctors. This same group also built a second car wash in Carson City, located at 3130 S Carson St, circa 1988. The Carson City location changed hands several times over the years, and today it's operated by out-of-state, absentee owners.

While this developer did intend to own and operate these facilities, they were primarily managed and maintained by inexperienced college students. Car washes are mechanically complicated and maintenance



(Pictured Above: Sparks Facility "Before Pictures" 2008)



(Pictured Above: Sparks Facility "After Pictures" 2009)

intensive, and much of the wash equipment and water reclaim systems became inoperable or abandoned over time. The Sparks facility (pictured above) was run down and dilapidated when Metro Carwash first acquired it in 2008, only washing 75 cars per day.

Metro promptly closed the car wash and performed extensive repairs, reconditioning, upgrades, and implemented best practices. This location washes 190,000 cars annually and is a close 2nd place performer and northern Nevada record holder. This facility also achieved & maintained the highest water efficiency possible, and conserved water use to approximately 45 gallons per vehicle washed (+/- 5gpv). This equates to approximately 25,000 gallons per day on average (+/- 3,000da). Note: This car wash consumed more H2O per vehicle compared to the Reno Metro, but has a lower average daily water demand simply because it washes less cars. Rail City Carwash water use table, including water and sewer bills for substantiation, is attached as **Exhibit F**.

CONCLUSION: EAGER TO WORK WITH CARSON CITY

Metro has met with the City’s professional engineering staff to discuss the state of art facility to be constructed in Carson City, specifically as relates to this request for water usage in average of 46,000 gallons per day. Staff indicated that the total gallons per day proposed should not provide an issue, but staff wanted to ensure that water usage during peak demand hours would not put a strain on the system. Based on staff’s indication that peak hours will mostly occur outside of Metro’s hours of operation, from 4 am to 9 am and from 8 pm to 11 pm,⁵ Metro understands that the car wash use should not provide any issue related to peak demand. However, if staff deems it necessary, Metro would agree to a condition of approval related to providing storage tanks that could be filled during off-peak hours and utilized in a manner to off-set peak demand.

Metro understands that a condition may be imposed which may require notice of this entitlement to be recorded against the Property, and conditions requiring further Growth Management approval if the average water usage is materially exceeded in the future.

For the reasons stated herein, we respectfully request that Growth Management Commission approve Metro’s request for 46,000 gallons per day average water usage. Thank you.



⁵ See also Exhibit D (chart indicating peak hours).

HOME MEANS NEVADA: The benefits of Metro's Water Use Stays Home in Nevada:

Ernie and his family have made Nevada home over the last 20+ years, and he has lived in the Reno/Carson area longer than anywhere else in his lifetime. Metro is truly a locally owned and operated business by a Northern Nevadan. Metro Carwash will be the only locally owned & operated express conveyor car wash in Carson City. Nearly all company profits, employee earnings, and local taxes will be retained and redistributed in Carson City and the local economy. Additionally, Metro Carwash is an active member of the community and participates and gives back enthusiastically.



(Pictured Above from Left to Right: Nurse Jen, Renown. Ernie Ionno, Metro Carwash, Daughter Abigail Ionno, Metro Carwash. "Metro donates 10,000 Free Car Washes to Renown and Local Hospitals for the week long celebration of National Nurses Week." Circa 2018)



(Pictured Above from Left to Right: Daughter Emily Ionno, Metro Carwash with her brother, Pat Ionno, Metro Carwash. "Working the family business on weekends and representing properly." Circa 2007)



(Pictured Above from Left to Right: Ernie Ionno, Metro Carwash is with Former Reno Mayor Bob Cashell at a local awards ceremony for R.A.V.E. Volunteers. Circa 2008)



(Pictured Above: Abigail Ionno, Metro Carwash. Circa 2014)



(Pictured Above from Left to Right: Son William Ionno, Metro Carwash; Tom Hoffman Sr, ICA Past President and 1998 Car Wash Hall of Fame; Bill Martin, ICA Past President and 2012 Car Wash Hall of Fame. "William Ionno is developing relationships with Industry Giants at the International Car Wash Association Convention Circa 2018)



(Pictured Above: Bailey Allen, daughter of former Washoe County Sheriff Chuck Allen. "Bailey will always remember her 1st job with Metro Carwash. Circa 2007)

(Pictured Left to Right: Abigail Ionno, Metro Carwash is with Bob Hodge, Legendary Car Wash Designer and ICA Car Wash Hall of Fame. June 2021)



Abbie is visiting with Bob while he was giving us the cooks tour of his latest mega car wash. Bob is the lead designer for the new Carson City Metro Carwash.



Exhibit A

Ernie Ionno, Local Carwash Operator

PH: 775-762-9878 • metrocarwash.NV@att.net

Car Wash Owner / Operator

Metro Carwash: 4991 Longley Ln, RENO 89502

Rail City Carwash: 2401 Prater Way, SPARKS 89431 (DBA Metro Carwash) 2005 – 2020

Within six months of selling his first car wash, Freeway Carwash, Reno NV, Ionno acquired another vacant carwash that was closed for more than two years, and for the six years prior, this location had a revolving door of poor tenants, repeated business failures, and a terrible reputation for quality and service. However, Ionno did an extensive remodel, reconditioning, and new building addition in 2005 and opened for business in January 2006. Metro Carwash quickly grew to the highest volume car wash in all northern Nevada and maintained that that distinction for 15 years; washing a whopping 250,000 cars in 2020.



CAR WASH EXPERT: Ernie Ionno, left, is pictured with Jim Viano, one of many longtime customers of Metro Carwash; Ionno founded Metro Carwash in 2005. Ernie is an express car wash expert and is well known throughout the car wash industry. He has unique and extensive experience operating car washes and a solid track record of success.

Ionno acquired a second location in September 2008. This new car wash is dynamically located on three busy intersections near the I-80 / 395 interchange. However, this car wash was in a state of disrepair, gross neglect, and on the brink of bankruptcy when Ionno took over. He immediately closed the car wash doors and performed an extensive

repair & reconditioning, and reopened for business 30 days later under a new name, Rail City Carwash / DBA Metro Carwash. This facility quickly became a northern Nevada close 2nd place producer, washing 190,000 cars in 2020.

Freeway Carwash

2000 – 2004

Owner / Operator

Ionno opened Freeway Carwash in December 2000 and achieved the distinction of highest volume car wash in Northern Nevada in less than 12 months. Phenomenal sales and income growth followed in the second and third years. Ionno sold Freeway Carwash in September 2004 and is actively looking to level up and re-enter the Reno Carwash Market.

Mace Security International

1999 - 2000

Vice President of Operations, Western Region

Recruited by Mace, a public company and one of the largest industry consolidators at the time. Ionno directly oversaw the operations of fourteen full service car washes with annual sales of ten million dollars. Ionno was also responsible for S.E.C. budgeting, strategic planning, shareholder reporting, general business administration, and 450 employees.

Car Wash Partners, Inc.

1997 - 1998

Director, Service Development

Recruited by Car Wash Partners, a leading industry consolidator at the time and known today as Mister Carwash, to design and implement operational improvement strategies for newly acquired units. Ionno made key contributions in organizational design and service development. Ionno also presented detailed analysis and operational improvement strategies to equity investors.

Car Wash Industry Consultant / Self Employed**1994 - 1996**

Lonno specialized in express detail implementation, extra service sales, production management, and other high performance operational methods. Lonno produced a comprehensive video training series for express detail sales, service procedures and management implementation. He was a featured speaker on these topics for the Northeast, Southeast, Southwest, Central States, Western States and International Carwash Associations, as well as a featured columnist for Professional Car Washing & Detailing magazine. Lonno developed and maintains an extensive industry network of successful high profile operators across the country.

Nu Look Car Washes, Boise ID**1990 – 1994****Plant Manager**

Lonno answered a car wash attendant help wanted ad printed in the local news paper and officially joined the car wash industry in May 1990. He was promoted to plant manager after eleven months of training and demonstration of his ability to produce results. In less than three years, Lonno increased the car wash volume by 50% and net sales by more than 100% by understanding the obstacles, developing solutions, applying appropriate action and creating an environment that had the best chance of success.

Youth Work History, FL & NJ**1982 – 1989**

- State of Florida, Corrections Officer: *Finished first in his academy for self-defense training.
- Zephyr Water: Bottled Water Delivery.
- Zephyr Airplane Engine: Cylinder machinist and mechanic for piston/prop aircraft.
- Top of Tampa Airport: Private plane valet and fuel pump jockey.
- Harding Construction: General framing and construction site cleanup.
- Cox Lumber: Assembled roof trusses.
- Zephyr Lumber yard: In store sales and full service lumber yard picker.
- Kirby Vacuums: In home demonstrations & sales.
- Saddle Brook Resort: Tennis court maintenance and pro shop sales.
- Good Times Pizza: Pizza cook & counter sales
- Village Inn, FL: Grill & Fry Cook.
- Golden Corral, FL: Grill & Fry Cook *Set record for most steaks cooked with no “recook or send back”.
- Seaside Heights, NJ: Boardwalk food & beverage delivery.

Carson City Public Works

Water Conservation Tips



Water is a precious resource in our environment. Growing populations and ongoing droughts are squeezing our water resources dry, causing natural habitat degradation and impacting our everyday use of water. We have no choice but to pay more attention to how we are using water, and how we may be wasting it. We must bridge the gap between our understandings of how important water is to our survival and what we can do to ensure that we have an adequate supply of clean water for years to come. Below is a partial list of the many simple ways you can take action and conserve water, both inside and outside our homes.

"Every Drop Counts" and every person can make a difference. Be aware of your [local water restrictions \(?navid=1747\)](#), make sure your children are aware of the need to conserve water, and follow the tips below to save one of our most precious resources.

[Toilets](#) / [Shower & Bath](#) / [Faucets](#) / [Dishwashers](#) / [Laundry Room](#) / [Other Tips](#) /
[Pool & Spas](#) / [Car Washing](#) / [Landscaping](#) / [Finding Leaks](#)

Toilets

Toilets consume about 27 percent of the water used inside the home. You can save water and money by checking your toilets for leaks and replacing your flapper. Installing an early-closure flapper can save from .5 to 1.5 gallons per flush.

Install a toilet dam or displacement device such as a bag or bottle to cut down on the amount of water needed for each flushing. Be sure installation does not interfere with operating parts.

Avoid unnecessary flushing. Dispose of tissues, insects, and other similar waste in the trash rather than the toilet.

If the toilet flush handle frequently sticks in the flush position, letting water run constantly, replace or adjust it.

Check for toilet leaks by adding food coloring to the tank. If the toilet is leaking, color will appear in the bowl within 30 minutes. Check the toilet for worn out, corroded, or bent parts. Consider purchasing Low Flow toilets that can reduce indoor water use by 20 percent.

Tips for fixing toilet leaks:

1. Lift up the float arm. If the water stops running, then you have found your problem. Adjust the float assembly until the water stops flowing.
2. If the toilet continues to run, examine the ball stopper or flapper valve. It should fit flush in its seat (no pun intended). If not, look at the lever and guide rods that operate the ball stopper. If they are crooked, gently straighten them. For toilets that have a chain pull attached to the flapper valve, make sure the chain is slack when the valve is seated to ensure a snug fit.
3. If the ball or flapper valve is worn out, replace it. Check for corrosion or deposits on the ball stopper or flapper valve. Use fine steel wool to remove build up from the seal so the stopper sets properly in the seat.
4. Inspect the small refill tube that connects the fill valve to the refill-overflow tube to be sure the smaller tube ends slightly above the standing water level of the completely filled tank. If necessary, gently pull the small tube upward until its end is correctly placed.

Shower/Bath

Showers comprise about 17 percent of the water used indoors. Replace any showerhead that allows a flow of more than 2.5 gallons per minute. Replace your showerhead with an ultra low-flow version, saving up to 2.5 gallons per minute.

Limit the length of your showers to 5 minutes or less. Reducing showering time by one minute can save up to 2,000 gallons of water per year.

Take shorter showers. Try a "Navy" shower: get wet, turn off the water, soap and scrub, then turn the water on to rinse.

In the shower, instead of increasing the hot or cold water flow to adjust the water temperature, try decreasing the flow to achieve a comfortable water temperature.

Use the minimum amount of water needed for a bath by closing the drain first and filling the tub only 1/3 full. The initial burst of cold water can be warmed by adding hot water later.

Take more showers than baths. If you do take a bath, don't fill the tub all the way. In-line water heaters or recirculation systems can save up to 30 gallons of water per day.



Don't let the water run while shaving, washing your face, or brushing your teeth.

Faucets

Faucets consume about 16 percent of the water used inside your home. Installing low-flow faucet aerators can reduce faucet water use by 50 percent.

A faucet that leaks 7 drops per minute can waste more than one gallon of water per day. Fix or replace leaking faucets.

Minimize the use of kitchen sink disposals; they require a lot of water to operate properly. Start a compost pile as an alternate method of disposing of food waste.

Store drinking water in the refrigerator rather than letting the tap run to get a cool glass of water.

Do not use running water to thaw meat or other frozen foods. Defrost them overnight in the refrigerator or by using the defrost setting on your microwave.

Consider installing an instant water heater on your kitchen sink so you don't have to let the water run while it heats up. Your kitchen faucet should not have a flow rate of more than 2.5 gallons per minute.

Your bathroom faucet should not have a flow rate of more than 2.5 gallons per minute.

If your home was built before 1989, you might have older, inefficient fixtures.

Dishwashers

When purchasing a new dishwasher, look for water and energy saving options.

When used properly, dishwashers can be more efficient than hand washing. Only run the dishwasher when it is completely full and use the water-level settings (if available) for the most efficient run.

When washing dishes by hand, fill one sink or basin with soapy water. Quickly rinse under a slow stream of water from the faucet. Use the dirty water to run your sink disposal, if necessary.

Laundry Room

Laundry consumes about 21 percent of water used inside the home. Each load of laundry uses between 27 to 54 gallons of water.

Look for high-efficiency water saving washing machines when purchasing new to reduce water and energy usage up to 50 percent.

Horizontal loading machines use less water than top-loading machines.

Only wash full loads to save both water and energy.

Use the water level setting if your washer has one. Some loads take less water than others.

Other tips

Reuse fish tank water on your household plants and outdoors. It makes nice fertilizer, too.

Repair dripping faucets by replacing washers. If your faucet is dripping at the rate of one drop per second, you can expect to waste 2,700 gallons per year.

Insulate your water pipes. You will get hot water faster and avoid wasting water.

Pools & Spas

Cover your pool. An exposed pool loses 50 to 70 gallons of water per square foot per year to evaporation. During the hot summer months, you may lose up to 4 inches of water each week.

Plant trees and shrubs that buffer your pool, but won't shed or drop leaves in the water.

Consider a new water-saving pool filter. A single back flushing with a traditional filter uses from 180 to 250 gallons of water.

You can wash cartridges on landscape areas since chlorinated pool water is diluted with clean water. Never allow wash water to run into the street.

Test pool and spa water frequently and maintain appropriate chemical balances so as to shorten changing frequency.



Warmer water means higher evaporation rates. Professionals recommend 78 degrees Fahrenheit as the ideal recreational pool temperature.

When you drain your pool or spa to the sanitary sewer, you allow the water to be cleaned and used again, rather than wasted.

Car Washing

Commercial car washes recycle water on-site or send it to a water treatment facility, where it is cleaned and returned to the water cycle.

Washing your car at home can use two to three times more water than a commercial car wash, and the water that flows into the street can't be recovered and reused.

If you wash your car at home, make sure you put a nozzle on your hose, or you will waste water and may be cited for a water waste violation. Park it on the grass, use a bucket with soapy water, turn off the water while soaping, and use a hose with a pressure nozzle to decrease rinsing time.

Landscaping

Do not over water your lawn.

Do not water your street, driveway, or sidewalk. Position your sprinklers so that your water lands on the lawn and shrubs and the unpaved areas.

Install sprinklers that are the most water-efficient for each use such as micro and drip irrigation and soaker hoses.

Regularly check sprinkler systems and timing devices to be sure they are operating properly. Teach your family how to shut off automatic systems so they can turn them off when storms are approaching. Some timers have rain delay features.

Do not leave sprinklers or hoses unattended. Your garden hose can pour out 600 gallons or more in only a few hours. Use a kitchen timer to remind yourself to turn the water off.

Raise your lawn mower blade to at least three inches. A lawn cut higher encourages grass roots to grow deeper, shades the root system, and holds soil moisture better than closely-clipped lawns.

Avoid over fertilizing your lawn. The application of fertilizers increases the need for water and is a source of water pollution.

Mulch to retain moisture in the soil. Mulching also helps to control weeds that compete with plants for water.

Plant native and/or drought-tolerant grasses, ground covers, shrubs, and trees. Check with your local nursery for advice. Group plants together based on similar water needs.

Minimize the grass areas in your yard because less grass means less water.

Invest in a rain gauge to determine how much rain or irrigation your yard has received.

Avoid the installation of ornamental water features unless the water is recycled.

Watering in the early morning before the sun is intense helps reduce the waste lost from evaporation. Installing rain gutters and collecting water from downspouts also helps reduce water use.

Use a hose to water brown spots on your lawn.

Put a spray nozzle with a cutoff handle on your hose so water doesn't flow continuously.

Use hose washers between spigots and water hoses to eliminate leaks.

If you have a well at your home, check your pump, listen to see if the pump turns on and off while the water is not in use. If it does, you may have a leak.

Finding Leaks

You know you have a leak when your faucet drips, but do you know how to find a hidden leak? If you suspect you have a phantom water waster on your



Carson City's Water Supply & Demand:

Water is essential to all of us and it is important that our community have enough to meet its daily needs, as well as for emergencies, like fighting fires.

On this page, you will find a snapshot of Carson City's current water supply and community usage. You will also learn tips on using water wisely, including how to follow the City's seasonal water restrictions.

Water Supply & Usage

Carson City utilizes water from three groundwater basins, and surface waters from Ash Canyon and Kings Canyon Creek, Carson River and the Marlette/Hobart system. Carson City Water Utilities practices conjunctive use, in which surface water usage is maximized to help reduce the use of wells and to conserve groundwater.

The city's water usage in winter is 5-6 million gallons per day. During the summer, usage can jump as high as 24 million gallons per day. This increase is due to outside irrigation. Below is a snapshot of the city's supply and usage.

[Chart \(/home/showpublisheddocument/10545/635984946921000000\)](/home/showpublisheddocument/10545/635984946921000000) (Typical Summer day demand)

Be Water Smart

You can help conserve Carson City's water supply and save money in the process! First, follow Carson City's Summer [Water Restriction \(/government/departments-g-2/public-works/water/water-restrictions\)](/government/departments-g-2/public-works/water/water-restrictions)**Schedule:**

From June 1 through September 30, residents are asked to follow a watering schedule based on the *last digit* of your home address:

- **Odd addresses** water on Tuesdays, Thursdays and Saturdays
- **Even addresses** water on Sundays, Wednesdays and Fridays
- **No watering on Mondays**—this gives our storage tanks a chance to refill.

Second, follow these 10 tips for reducing your water usage:

1. Water your lawn only when it needs it.
2. Adjust your sprinklers so that water lands on your lawn or garden where it belongs - not on sidewalks or driveways.
3. Fix leaky faucets and plumbing joints.
4. Do not run the hose while washing your car. Instead, use a bucket of water and/or a controllable nozzle.
5. Install water-saving shower heads or flow restrictors.
6. Run only full loads in the washing machine and dishwasher.
7. Shorten your showers.
8. Use a broom instead of a hose to clean driveways and sidewalks.
9. Don't use your toilet as a wastebasket.
10. Don't waste water. For example, while you wait for hot water to come down the pipes, catch the flow in a watering can to use on house plants or your garden.

Thank you for helping us conserve Carson City's water supply.

EXHIBIT D: Metro Carwash, Page 1 of 1

<https://www.carson.org/government/departments-g-z/public-works/water/daily-water-supply-demand>

Chart (Typical Summer day demand)

Carson City: Typical Peak Demand by Hour

Metro Carwash: Typical Peak Demand by Hour

HOUR	GALLONS PRODUCED	DEMAND	TO/(FROM) TANKS	TOTAL STORAGE	HOUR	GALLONS PRODUCED	DEMAND	TO/(FROM) TANKS	TOTAL STORAGE
1	919,359	945,943	(26,584)	19,316,554	13	948,626	578,435	370,191	18,366,580
2	939,774	900,121	39,653	19,356,206	14	944,243	587,095	357,147	18,723,728
3	945,493	923,659	21,835	19,378,042	15	940,724	580,828	359,897	19,083,624
4	947,655	1,112,005	(164,350)	19,213,692	16	917,556	498,305	419,252	19,502,876
5	977,768	1,447,499	(469,732)	18,743,960	17	904,642	535,594	369,048	19,871,924
6	1,010,483	1,731,300	(720,817)	18,023,142	18	884,500	724,332	160,168	20,032,092
7	1,002,797	1,450,351	(447,554)	17,575,588	19	899,327	845,886	53,441	20,085,532
8	988,430	1,204,734	(216,304)	17,359,284	20	912,208	1,081,380	(169,172)	19,916,360
9	989,757	1,085,849	(96,093)	17,263,192	21	923,117	1,175,872	(252,755)	19,663,606
10	976,481	878,893	97,589	17,360,780	22	925,700	1,135,310	(209,611)	19,453,994
11	957,756	717,952	239,804	17,600,584	23	944,793	1,109,832	(165,039)	19,288,956
12	949,484	553,680	395,804	17,996,388	24	982,907	970,828	12,079	19,292,272
Total:					22,733,577 22,775,681 (42,103)				

EXHIBIT E: Metro Carwash

Substantiation Attached Separately

METRO CARWASH - RENO - HISTORICAL WATER USE REFERENCES: Q2 & Q3, 2020

LOCATION 1: Metro Carwash - RENO 4991 Longley Ln 89502

			City of Reno	Avg Daily	Gallons	NOTES
Q3-2020	Cars Washed	TMWA	Sewer	Gallons	Per Vehicle	*TMWA not available at time of report, TBP
Sept 1-30, 2020	22,174	897,000	**	30,931	41.9	TMWA Billing Cycle: 09/08 - 10/07, 2020: 29 Days
Aug 1-31, 2020	23,718	898,000	**	28,063	36.7	*TMWA "Sept bill, last month history detail" 32 days
July 1-31, 2020	25,157	*	989,010	32,967	40.6	**Reno sewer billed quarterly, est 33.3% July usage
TOTALS	71,049		2,970,000	32,283	39.2	

			City of Reno	Avg Daily	Gallons	NOTES
Q2-2020	Cars Washed	TMWA	Sewer	Gallons	Per Vehicle	NOTES
June 1-30, 2020	22,680	1,045,000	**	31,667	41.9	TMWA Billing Cycle: 06/05 - 07/08, 2020: 33 Days
May 1-31, 2020	22,643	876,000	**	30,207	41.4	TMWA Billing Cycle: 05/07 - 06/05, 2020: 29 Days
Apr 1-30, 2020	15,477	781,000	**	26,033	50.5	TMWA Billing Cycle: 04/07 - 05/07, 2020: 30 Days
TOTALS	60,800	2,702,000	2,198,000	29,692	44.4	TMWA 2,702,000 / 60,800 Cars Washed = 44.4 GPV **Reno Sewer Billed Quarterly

EXHIBIT F: RAIL CITY CARWASH (DBA: Metro Carwash)

Substantiation Attached Separately

METRO CARWASH - SPARKS - HISTORICAL WATER USE REFERENCES: Q2 & Q3, 2020

LOCATION 2: Rail City Carwash - 2401 Prater Way SPARKS 89431 (DBA Rail City Carwash)

			City of Sparks	Avg Daily	Gallons	NOTES
Q3-2020	Cars Washed	TMWA	Sewer	Gallons	Per Vehicle	**City of Sparks billed Monthly
Sept 1-30, 2020	16,299	615,000	634,000	20,500	38.9	TMWA Billing Cycle: 08/31 - 09/30, 2020: 30 Days
Aug 1-31, 2020	17,084	634,000	735,000	20,452	43.0	*TMWA "Sept bill, last month history detail" 31 days
July 1-31, 2020	18,499	*	811,000	27,033	43.8	
TOTALS	51,882		2,180,000	23,696	42.0	

			City of Sparks	Avg Daily	Gallons	NOTES
Q2 -2020	Cars Washed	TMWA	Sewer	Gallons	Per Vehicle	NOTES
June 1-30, 2020	17,108	811,000	792,000	25,344	47.4	TMWA Billing Cycle: 05/29 - 06/30, 2020: 32 Days
May 1-31, 2020	17,879	792,000	618,000	27,310	44.3	TMWA Billing Cycle: 04/30 - 05/29, 2020: 29 Days
Apr 1-30, 2020	12,446	618,000	506,000	20,600	49.7	TMWA Billing Cycle: 03/31 - 04/30, 2020: 30 Days
TOTALS	47,433	2,221,000	2,198,000	24,154	46.8	

METRO CARWASH-RENO

4991 Longley Ln Reno, NV 89502

Year Built: 1999 Metro Established: 2005 Metro Sold: 2020

Q-2, 2020 Monthly Water Use Analysis:

	Cars Washed	TMWA	City of Reno Sewer	Avg Daily Gallons	Gallons Per Vehicle	NOTES
June 1-30, 2020	22,680	1,045,000	**	31,667	41.9	TMWA Billing Cycle: 06/05 - 07/08, 2020: 33 Days
May 1-31, 2020	22,643	876,000	**	30,207	41.4	TMWA Billing Cycle: 05/07 - 06/05, 2020: 29 Days
Apr 1-30, 2020	15,477	781,000	**	26,033	50.5	TMWA Billing Cycle: 04/07 - 05/07, 2020: 30 Days
Q2 2020 TOTALS	60,800	2,702,000	2,198,000	29,692	44.4	TMWA 2,702,000 / 60,800 Cars Washed = 44.4 GPV
** City of Reno Sewer billed quarterly						

See Attached Substantiation

General Sales Report

Metro Carwash
Metro Carwash

Mon 06/01/2020 12:00:00am
Tue 06/30/2020 11:59:59pm

Description	Price	Quantity	Amount	Description	Price	Quantity	Amount
CARWASH SALES				LESS EXP. DET. COUPONS-			
WASH PACKAGES-				TOTAL: 0 0.00			
Midtown Wash	2.75	8,397	23,091.75	NET EXP. DET. SALES: 0.00			
Uptown Wash	5.75	5,851	33,643.25	NET SITE SALES: 252,969.12			
Turtle Wax Ice Wash	7.75	3,790	29,372.50	ARM PLANS SOLD-			
Downtown Wash	7.75	3,584	27,776.00	Unl. Midtown Sld	14.99	174	2,608.26
Super Hard Shell Wsh	11.75	1,058	12,431.50	Unl. SuperHard Sld	27.86	74	2,061.57
TOTAL:		22,680	126,315.00	Unl. TW Ice Sld	24.69	78	1,925.84
WASH EXTRA SERVICES-				Unl. Uptown Sld	19.99	126	2,518.74
Triple Foam	1.00	8	8.00	TOTAL:		452	9,114.41
Tire Shine	2.00	5	10.00	ARM PLANS RECHARGED-			
Turtle Wax Ice Extr	3.00	5	15.00	Unl. Midtown Rchg	14.99	1,256	18,827.44
Super Hardshell Extr	4.00	17	68.00	Unl. SuperHard Rchg	29.99	11	329.89
TOTAL:		35	101.00	Unl. TW Ice Rchg	24.99	530	13,244.70
OTHER WASH SERVICES-				Unl. Uptown Rchg	19.99	675	13,493.25
Misc. Wash	7.06	287	2,026.25	TOTAL:		2,472	45,895.28
TOTAL:		287	2,026.25	ARM PLANS REDEEMED-			
GROSS WASH SALES- 262,114.25				Unl. Midtown Rdmd	-9.75	4,218	-41,121.50
LESS WASH DISCOUNTS-				Unl. SuperHard Rdmd	-18.75	232	-4,350.00
Winco 50%Off Downtwn	-3.50	5	-17.50	Unl. TW Ice Rdmd	-14.75	1,992	-29,377.00
Rewash-TW Ice	-7.75	30	-232.50	Unl. Uptown Rdmd	-12.75	2,290	-29,186.50
Rewash-Downtown	-7.75	53	-410.75	TOTAL:		8,732	-104,035.00
Rewash-Midtown	-2.75	25	-68.75	ARM PLANS TERMINATED-			
Rewash-Base	-7.00	72	-504.00	Discontinue ARM Plan	0.00	101	0.00
Comp. Wash-Pkg	-5.92	116	-687.00	Switch ARM Plan	0.00	2	0.00
Comp Wash-Base	-7.00	116	-812.00	Terminate ARM Plan	0.00	69	0.00
Rewash-Uptown	-5.75	17	-97.75	Unl. Midtown Rfnd	-0.78	33	-25.74
Misc. Wash Discount	-15.80	24	-379.13	Unl. TW Ice Rfnd	-2.56	23	-58.88
Reno PD HA Disc.	-2.00	58	-116.00	Unl. Uptown Rfnd	-1.22	15	-18.29
Washoe Co. HA Disc.	-1.50	9	-13.50	WEB Discontinue ARM	0.00	3	0.00
TOTAL:		525	-3,338.88	TOTAL:		246	-102.91
LESS LOYALTY DISC-				PREPAIDS SOLD-			
7-DayRtrn-Midtown	-1.00	1	-1.00	Buy3 Get1 Dntown	23.25	155	3,603.75
Today's Midtown Dsc	-9.74	172	-1,875.00	Buy3 Get1 SprHrdShil	56.97	1	56.97
Today's TW Ice Dsc	-14.75	77	-1,135.75	Buy3Get1 Midtown	29.25	13	380.25
Today's Uptown Dsc	-12.73	126	-1,803.50	Buy3Get1 TW Ice	44.25	5	221.25
7-DayRtrn-base	-3.50	1	-3.50	Buy3Get1 Uptown	38.25	22	841.50
Today's SHard Dsc	-18.75	74	-1,387.50	Buy4 Get2 Dntown	31.00	20	620.00
TOTAL:		451	-5,806.25	Buy4 Get2 SprHrdShil	75.96	20	1,519.20
NET CARWASH SALES: 252,969.12				Buy4Get2 Midtown	39.00	217	8,463.00
EXPRESS DETAIL SALES				Buy4Get2 TW Ice	59.00	43	2,537.00
EXPRESS DETAIL SALES-				Buy4Get2 Uptown	51.00	119	6,069.00
TOTAL: 0 0.00				TOTAL:		615	24,311.92
EXPRESS DETAIL SALES-				LESS PREPAIDS REDEEMED-			
TOTAL: 0 0.00				B4G2-SprHrdShil Rdmd	-18.75	26	-487.50
				TW Ice Wash Ppd Rdmd	-14.75	174	-2,566.50
				Midtown Ppd Rdmd	-9.74	405	-3,944.75
				B4G2-Uptown Rdmd	-12.72	197	-2,508.75

METRO CAR WASH LLC

Page 1
 Account No. 01315134
 Billing Date 07/10/20
 Next Meter Read Date 08/07/20

TRUCKEE MEADOWS WATER AUTHORITY

Service Address:
 4991 LONGLEY LN
 RENO, NV 89502-5953

Previous Statement Balance	Payments	Balance Forward	Additional Activity	New Water Charges	NEW Charges Past Due On	New Balance
		(=)	- (+ or -)	(*)		(=)
\$3,076.83	\$3,076.83 CR	\$0.00	\$0.21 CR	\$3,697.98	07/31/20	\$3,697.77

If "Balance Forward" is not a credit, this amount may be past due. Please pay immediately to avoid collection activity.

Previous Statement Balance		\$3,076.83
Payments	Payment - THANK YOU	\$3,076.83 CR
	Total Payments	\$3,076.83 CR
Balance Forward		
	Total Balance Forward	\$0.00
Additional Activity	RapidPay Credit	\$0.21 CR
	Total Additional Activity	\$0.21 CR
New Water Charges	Water Charges (see detail on back)	\$3,472.29
	Regional Water Mgmt Fee - 1.5%	\$52.08
	Right of Way Toll-Reno - 5%	\$173.61
	Total New Water Charges	\$3,697.98
	New Balance	\$3,697.77

Customer Service 775-834-8080 Monday - Friday 7:30 a.m. - 5:30 p.m.	Payment Options Please visit www.tmwa.com or call 775-834-8080.	Main Office and Payment Location 1355 Capital Blvd., Reno, NV 89502 Monday - Friday 8:00 a.m. - 5:00 p.m.
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TR100710-0395-00009162

Please return this portion with your payment to ensure proper credit to your account.
 Please write your account number on your check
 and make your check payable to TMWA. Thank you!

TRUCKEE MEADOWS WATER AUTHORITY

Account No. 01315134 Amount Due:
 Past Due On: 07/31/20 Amount Enclosed: \$ _____

*** DO NOT PAY ***

Your bank account will be drafted on 07/31/20

004698 000000162



METRO CAR WASH LLC
 3270 ROXBURY DR
 RENO NV 89523-6207

Truckee Meadows Water Authority
 PO Box 70002
 Prescott, AZ 86304-7002



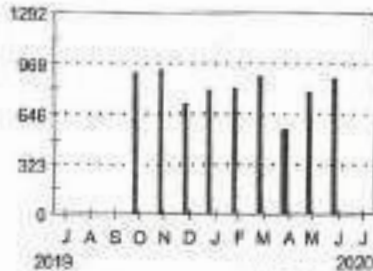
00000013151348 00000000 000001078

The amount due on this billing will be drafted from your bank account. Please do not pay this bill; it is for notification purposes only.

Every month, our water quality scientists perform 1,000 tests and take up to 200 samples from locations throughout the community. That's how we ensure that your water consistently meets high-quality standards. Read more in our 2020 Water Quality Report: www.tmwa.com/waterquality2020.

Water Charges

Avg Use per Month (1,000 gallons)



USAGE HISTORY	Mo. DAYS	GALLONS	AVG USE PER DAY	AVG COST PER DAY
THIS MONTH	33	1,045,000	31,667	106.22
LAST MONTH	29	876,000	30,207	99.83
LAST YEAR	32	1,262,000	40,375	135.14

Meter	Rate Code	No. of Days	From Date	To Date	Prior Reading	Current Reading	Reading Type	Factor	Billed Usage
32203420	GMW02	33	06/06	07/06	20867	21912	Actual	1	1045

Customer Charge	JUL 20	2" Service	\$28.54
Tier 1 Water Usage Charge	50 THOUSAND GALLONS X 1.82000		\$91.00
Tier 2 Water Usage Charge	160 THOUSAND GALLONS X 2.95000		\$472.00
Tier 3 Water Usage Charge	835 THOUSAND GALLONS X 3.45000		\$2,880.75
TOTAL CURRENT CHARGES - Water Charges			\$3,472.29

Right-of-Way Toll and Regional Water Management Fees

Right-of-Way Tolls are charged to utilities and telecommunications companies for the right to use property owned by the government, for example streets. The fee for Reno residents is 5% of the water charges. The fee for Sparks residents is 5% of the water charges. The Regional Water Management Fee is imposed by Washoe County on behalf of the Western Regional Water Commission (in compliance with Washoe County Ordinance No. 935). This fee is 1.5% of total bill excluding Late Charge, Right-of-Way Toll and Other charges.

Both of these fees are regulated and imposed by the local governments. These charges are collected by TMWA and passed on to the local governments. TMWA has no control or discretion over these fees.

Late Charges

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ARE YOU CHANGING YOUR MAILING ADDRESS?

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Please refer to your local post office branch office for details.



CITY OF RENO
 SEWER SERVICE BILLING
 PO BOX 49045
 SAN JOSE, CA 95161-8045

Phone: (775) 334-2095
 Hours: 9:00am - 4:00pm Mon-Fri

ACCOUNT NUMBER	904921-001
BILL TYPE	Commercial
SERVICE ADDRESS	4991 Longley Ln
BILLING PERIOD	07/01/2020 - 09/30/2020
TO AVOID PENALTY PAY BY	09/30/2020
TOTAL AMOUNT DUE UPON RECEIPT	\$ 15,214.36

SERVICE DATES	Read Type	Previous Read	Current Read	WATER CONSUMPTION (per 1,000 gallons used)
FROM: 04/01/2020 TO: 06/30/2020	TMWA	113025	119125	Billed Consumption: 2156 Total Consumption: 2156

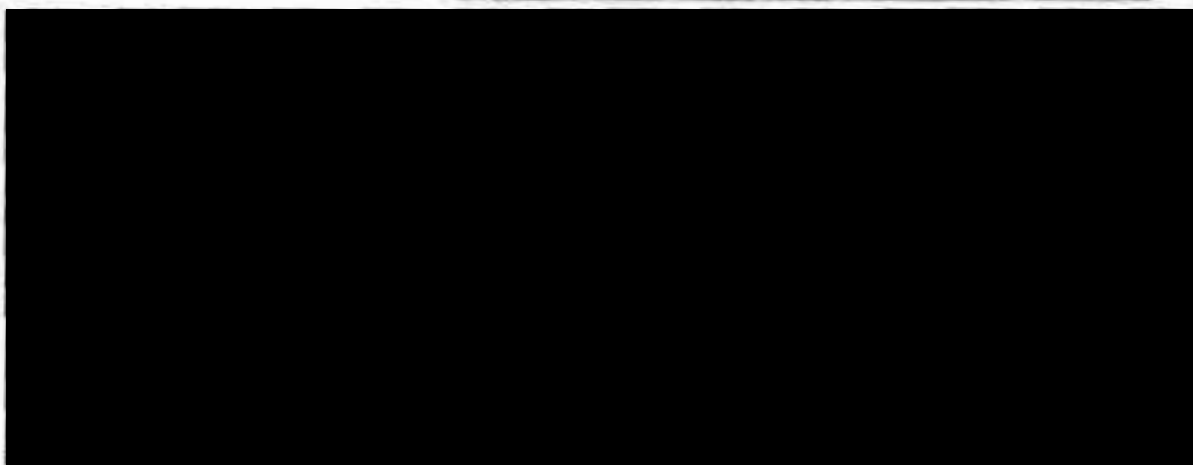
CHARGES OR CREDITS	
PREVIOUS BALANCE:	\$ 17,221.16
ACTIVITY:	
Sewer OM & R	10,342.91
Sewer Capital	4,867.25
Administrative Charge	4.20
PAYMENTS:	
Payment (Payment Received: 04/30/2020)	17,221.16 CR
DUE UPON RECEIPT	
TOTAL AMOUNT DUE	\$ 15,214.36

MESSAGE:

Transactions made after 6/30/2020 may not be reflected on this bill. For payment online and/or to view/receive bills via email, go to www.reno.gov and follow the links under Online Services. If using i-Pad or mobile device, be sure to select "Desktop View" at Payment Home Page. Due to the current Coronavirus, no penalties have been assessed. All payments are due September 30, 2020. If you are a cash paying customer please contact our office.

With your payment, you are authorizing the City of Reno to use the information on your check or credit card to make a one-time electronic debit from your account at the financial institution indicated on your payment instrument. If we cannot contact your electronic payment, we will charge back your sewer account for the uncollected amount and charge the applicable city fee (as per the fee schedule).

A 15% penalty will be charged against all delinquent accounts not postmarked by the due date. Any unpaid sewer fee charges and penalties accrued thereon shall constitute a lien being filed against the property serviced. Pursuant to RMC 020 12-15-440.



General Sales Report

Metro Carwash
Metro Carwash

Fri 05/01/2020 12:00:00am
Sun 05/31/2020 11:59:59pm

Description	Price	Quantity	Amount	Description	Price	Quantity	Amount
CARWASH SALES				EXPRESS DETAIL SALES			
WASH PACKAGES-				EXPRESS DETAIL SALES-			
Midtown Wash	2.75	8,391	23,075.25	TOTAL:		<u>0</u>	<u>0.00</u>
Uptown Wash	5.75	5,501	31,630.75	LESS EXP. DET. COUPONS-			
Turtle Wax Ice Wash	7.75	4,252	32,953.00	TOTAL:		<u>0</u>	<u>0.00</u>
Downtown Wash	7.75	3,615	28,016.25	NET EXP. DET. SALES:			<u>0.00</u>
Super Hard Shell Wash	11.89	884	10,509.40	NET SITE SALES:			<u>251,488.08</u>
TOTAL:		<u>22,643</u>	<u>126,184.65</u>	ARM PLANS SOLD-			
WASH EXTRA SERVICES-				Unl. DowntownSid	9.75	1	9.75
Triple Foam	1.00	6	6.00	Unl. Midtown Sid	14.99	213	3,192.87
Tire Shine	2.00	4	8.00	Unl. SuperHard Sid	29.30	7	205.09
Turtle Wax Ice Extr	3.00	3	9.00	Unl. TW Ice Sid	24.99	102	2,548.98
Turtle Wax Fire Wax	2.00	2	4.00	Unl. Uptown Sid	19.86	127	2,522.74
Super Hardshell Extr	4.00	413	1,652.00	TOTAL:		<u>450</u>	<u>8,479.43</u>
TOTAL:		<u>428</u>	<u>1,679.00</u>	ARM PLANS RECHARGED-			
OTHER WASH SERVICES-				Unl. Midtown Rchg	14.99	1,187	17,793.13
Misc. Wash	7.90	309	2,442.50	Unl. TW Ice Rchg	24.99	521	13,019.79
TOTAL:		<u>309</u>	<u>2,442.50</u>	Unl. Uptown Rchg	19.99	615	12,293.85
GROSS WASH SALES-				TOTAL:		<u>2,323</u>	<u>43,106.77</u>
			<u>263,502.15</u>	ARM PLANS REDEEMED-			
LESS WASH DISCOUNTS-				Unl. DowntownRdmd	-7.75	1	-7.75
Winco 50%Off Downtwn	-3.50	2	-7.00	Unl. Midtown Rdmd	-9.75	4,019	-39,185.25
Rewash-TW Ice	-7.75	50	-387.50	Unl. SuperHard Rdmd	-18.75	3	-56.25
Rewash-Downtown	-7.75	34	-263.50	Unl. TW Ice Rdmd	-14.74	2,087	-30,473.50
Rewash-Midtown	-2.75	21	-57.75	Unl. Uptown Rdmd	-12.75	2,107	-26,856.25
Rewash-Base	-7.00	84	-588.00	TOTAL:		<u>8,197</u>	<u>-96,579.00</u>
Comp. Wash-Pkg	-5.88	105	-617.75	ARM PLANS TERMINATED-			
Comp Wash-Base	-7.01	106	-742.75	Discontinue ARM Plan	0.00	106	0.00
Rewash-Uptown	-5.75	13	-74.75	Terminate ARM Plan	0.00	52	0.00
Misc. Wash Discount	-5.16	738	-3,809.08	Unl. Midtown Rfnd	-0.73	22	-16.01
Reno PD HA Disc.	-2.00	75	-150.00	Unl. TW Ice Rfnd	-5.46	13	-70.97
NDOT HA Disc.	-2.00	8	-12.00	Unl. Uptown Rfnd	-1.00	17	-16.94
Washoe Co. HA Disc.	-1.50	7	-10.50	WEB Discontinue ARM	0.00	5	0.00
TOTAL:		<u>1,241</u>	<u>-6,720.58</u>	TOTAL:		<u>215</u>	<u>-103.92</u>
LESS LOYALTY DISC-				PREPAIDS SOLD-			
7-DayRtrn-Midtown	-1.00	1	-1.00	Buy3 Get1 Downtown	23.25	236	5,487.00
Owner Wash-Base	-7.00	1	-7.00	Buy3 Get1 SprHrdShil	56.97	2	113.94
Owner Wash-Extra	-11.99	1	-11.99	Buy3Get1 Midtown	29.25	36	1,053.00
Today's Downtown Dsc	-7.75	1	-7.75	Buy3Get1 TW Ice	44.25	34	1,504.50
Today's Midtown Dsc	-9.75	210	-2,047.50	Buy3Get1 Uptown	38.25	59	2,256.75
Today's TW Ice Dsc	-14.75	99	-1,460.25	Buy4 Get2 SprHrdShil	75.98	2	151.92
Today's Uptown Dsc	-12.73	127	-1,616.25	TOTAL:		<u>369</u>	<u>10,567.11</u>
7-DayRtrn-base	-3.50	2	-7.00	LESS PREPAIDS REDEEMED-			
Today's SHard Dsc	-18.75	7	-131.25	B4G2-SprHrdShil Rdmd	-18.89	5	-94.47
7-DayRtrn-TW IceWash	-3.50	1	-3.50	TW Ice Wash Ppd Rdmd	-14.75	161	-2,374.75
TOTAL:		<u>450</u>	<u>-5,293.49</u>	Midtown Ppd Rdmd	-9.75	249	-2,427.75
NET CARWASH SALES:			<u>251,488.08</u>				

MAY-20

TRUCKEE MEADOWS WATER AUTHORITY

Service Address:
 4981 LONGLEY LN
 RENO, NV 89502-5953

Previous Statement Balance	Payments	Balance Forward	Additional Activity	New Water Charges	NEW Charges Past Due On	New Balance
		(=)	(+ or -)	(+)		(=)
\$2,727.77	\$2,727.77 CR	\$0.00	\$0.21 CR	\$3,077.04	06/30/20	\$3,076.83

If "Balance Forward" is not a credit, this amount may be past due. Please pay immediately to avoid collection activity.

Previous Statement Balance		\$2,727.77
Payments	Payment - THANK YOU	\$2,727.77 CR
	Total Payments	\$2,727.77 CR
Balance Forward		\$0.00
	Total Balance Forward	\$0.00
Additional Activity	RapidPay Credit	\$0.21 CR
	Total Additional Activity	\$0.21 CR
New Water Charges	Water Charges (see detail on back)	\$2,889.24
	Regional Water Mgmt Fee - 1.5%	\$43.34
	Right of Way Toll-Reno - 5%	\$144.46
	Total New Water Charges	\$3,077.04
	New Balance	\$3,076.83

Customer Service 775-834-8080 Monday - Friday 7:30 a.m. - 5:30 p.m.	Payment Options Please visit www.tmwa.com or call 775-834-8080.	Main Office and Payment Location 1355 Capital Blvd., Reno, NV 89502 Monday - Friday 8:00 a.m. - 5:00 p.m.
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10100609-9483-00000151

Please return this portion with your payment to ensure proper credit to your account.
 Please write your account number on your check
 and make your check payable to TMWA. Thank you!

TRUCKEE MEADOWS WATER AUTHORITY


Account No. 01315134 Amount Due:
 Past Due On: 06/30/20 Amount Enclosed: \$ _____

*** DO NOT PAY ***

Your bank account will be drafted on 06/30/20

004742 000000161

 METRO CAR WASH LLC
 3270 ROXBURY DR
 RENO NV 89523-8207

Truckee Meadows Water Authority
 PO Box 70002
 Prescott, AZ 86304-7002


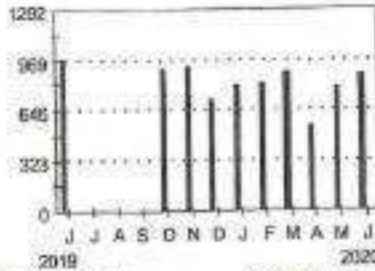
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Water Charges

Avg Use per Month (1,000 gallons)



Motor	Rate Code	No. of Days	From Date	To Date	Prior Reading	Current Reading	Reading Type	Factor	Billed Usage
32203420	GMW02	29	05/07	06/05	19901	20867	Actual	1	876
Customer Charge MAY - 2 -> 2" Service \$28.54 Tier 1 Water Usage Charge 50 THOUSAND GALLONS X 1.82000 \$91.00 Tier 2 Water Usage Charge 160 THOUSAND GALLONS X 2.85000 \$472.00 Tier 3 Water Usage Charge 666 THOUSAND GALLONS X 3.45000 \$2,297.70 TOTAL CURRENT CHARGES - Water Charges \$2,889.24									

USAGE HISTORY	No. DAYS	GALLONS	AVG USE PER DAY	AVG COST PER DAY
THIS MONTH	29	876,000	30,207	99.63
LAST MONTH	30	781,000	26,033	85.36
LAST YEAR	31	972,000	31,355	103.88

Right-of-Way Toll and Regional Water Management Fees

Right-of-Way Tolls are charged to utilities and telecommunications companies for the right to use property owned by the government, for example streets. The fee for Reno residents is 5% of the water charges. The fee for Sparks residents is 5% of the water charges. The Regional Water Management Fee is imposed by Washoe County on behalf of the Western Regional Water Commission (in compliance with Washoe County Ordinance No. 935). This fee is 1.5% of total bill excluding Late Charge, Right-of-Way Toll and Other charges.

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General Sales Report

Metro Carwash
Metro Carwash

Wed 04/01/2020 12:00:00am
Thu 04/30/2020 11:59:59pm

Description	Price	Quantity	Amount	Description	Price	Quantity	Amount
CARWASH SALES				NET SITE SALES: 163,756.88			
WASH PACKAGES-				ARM PLANS SOLD-			
Midtown Wash	2.75	5,364	14,751.00	Uni. Midtown Sld	14.99	157	2,353.43
Uptown Wash	5.75	2,835	16,301.25	Uni. TW Ice Sld	24.99	78	1,949.22
Uptown Wash old	5.75	435	2,501.25	Uni. Uptown Sld	19.99	94	1,879.06
Downtown Wash	7.75	3,691	28,605.25	TOTAL:		329	6,181.71
Turtle Wax Ice Wash	7.75	3,140	24,335.00	ARM PLANS RECHARGED-			
Super Hard Shell Wash	11.99	12	143.88	Uni. Midtown Rchg	14.99	1,151	17,253.49
TOTAL:		15,477	86,637.63	Uni. TW Ice Rchg	24.99	489	12,220.11
WASH EXTRA SERVICES-				Uni. Uptown Rchg	19.99	581	11,614.19
Triple Foam	1.00	16	16.00	TOTAL:		2,221	41,087.79
Tire Shine	2.00	4	8.00	ARM PLANS REDEEMED-			
TOTAL:		20	24.00	Uni. Midtown Rdmd	-9.75	2,809	-27,385.75
OTHER WASH SERVICES-				Uni. TW Ice Rdmd	-14.75	1,471	-21,690.25
Misc. Wash	2.95	336	991.50	Uni. Uptown Rdmd	-12.74	1,394	-17,763.50
TOTAL:		336	991.50	TOTAL:		5,674	-66,839.50
GROSS WASH SALES- 170,155.13				ARM PLANS TERMINATED-			
LESS WASH DISCOUNTS-				Discontinue ARM Plan	0.00	94	0.00
Winco 50%Off Downtwn	-3.50	1	-3.50	Terminate ARM Plan	0.00	47	0.00
Rewash-TW Ice	-7.75	49	-379.75	Uni. Midtown Rfnd	0.00	17	0.00
Rewash-Downtown	-7.75	20	-155.00	Uni. TW Ice Rfnd	-1.37	14	-19.17
Rewash-Midtown	-2.75	22	-60.50	Uni. Uptown Rfnd	0.00	16	0.00
Rewash-Base	-7.00	88	-616.00	WEB Discontinue ARM	0.00	14	0.00
Comp. Wash-Pkg	-5.82	86	-500.50	TOTAL:		202	-19.17
Comp Wash-Base	-7.00	86	-602.00	PREPAIDS SOLD-			
Rewash-Uptown	-5.75	17	-97.75	Buy3 Get1 Dntown	23.25	126	2,929.50
Misc. Wash Discount	-14.38	4	-57.50	Buy3Get1 Midtown	29.25	32	936.00
Reno PD HA Disc.	-2.00	44	-88.00	Buy3Get1 TW Ice	44.25	12	531.00
NDOT HA Disc.	-2.00	4	-8.00	Buy3Get1 Uptown	38.25	30	1,147.50
Washoe Co. HA Disc.	-1.50	2	-3.00	TOTAL:		200	5,544.00
TOTAL:		423	-2,571.50	LESS PREPAIDS REDEEMED-			
LESS LOYALTY DISC-				TW Ice Wash Ppd Rdmd	-14.75	100	-1,475.00
Today's Midtown Dsc	-9.75	155	-1,511.25	Midtown Ppd Rdmd	-9.75	234	-2,281.50
Today's TW Ice Dsc	-14.75	77	-1,135.75	B4G2-Uptown Rdmd	-12.75	73	-930.75
Today's Uptown Dsc	-12.69	93	-1,179.75	Downtown Ppd Rdmd	-7.75	705	-5,463.75
TOTAL:		325	-3,826.75	B3G1-TW Ice Rdmd	-14.75	4	-59.00
NET CARWASH SALES: 163,756.88				B3G1-Uptown Rdmd	-12.75	110	-1,402.50
EXPRESS DETAIL SALES				B3G1-Downtown Rdmd	-7.75	10	-77.50
EXPRESS DETAIL SALES-				B3G1-Midtown Rdmd	-9.75	1	-9.75
TOTAL:		0	0.00	B2G1 Downtown Rdmd	-7.75	6	-46.50
LESS EXP. DET. COUPONS-				CARD-TW Ice Rdmd	-14.75	6	-88.50
TOTAL:		0	0.00	CARD-Uptown Rdmd	-12.75	10	-127.50
NET EXP. DET. SALES: 0.00				CARD-Downtown Rdmd	-7.75	23	-178.25
				CARD-Midtown Rdmd	-9.75	16	-156.00
				TOTAL:		1,298	-12,296.50
				LESS WEBSITE DISC/RDMD-			
				TOTAL:		0	0.00
				LESS WEBSITE DISC/RDMD-			

Service Address:
 4991 LONGLEY LN
 RENO, NV 89502-5953

Previous Statement Balance	Payments	Balance Forward	Additional Activity	New Water Charges	NEW Charges Past Due On	New Balance
		(=)	+ (+ or -)	(+)		(=)
\$1,845.95	\$1,845.95 CR	\$0.00	\$0.21 CR	\$2,727.98	06/01/20	\$2,727.77

If "Balance Forward" is not a credit, this amount may be past due. Please pay immediately to avoid collection activity.

Previous Statement Balance		\$1,845.95
Payments	Payment - THANK YOU	\$1,845.95 CR
	Total Payments	\$1,845.95 CR
Balance Forward		\$0.00
	Total Balance Forward	\$0.00
Additional Activity	RapidPay Credit	\$0.21 CR
	Total Additional Activity	\$0.21 CR
New Water Charges	Water Charges (see detail on back)	\$2,561.49
	Regional Water Mgmt Fee - 1.5%	\$38.42
	Right of Way Toll-Reno - 5%	\$128.07
	Total New Water Charges	\$2,727.98
	New Balance	\$2,727.77

Customer Service 775-834-8080 Monday - Friday 7:30 a.m. - 5:30 p.m.	Payment Options Please visit www.tmwa.com or call 775-834-8080.	Main Office and Payment Location 1355 Capital Blvd., Reno, NV 89502 Monday - Friday 8:00 a.m. - 5:00 p.m.
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T018051 1-0337-00000160

Please return this portion with your payment to ensure proper credit to your account.
 Please write your account number on your check and make your check payable to TMWA. Thank you!



Account No. 01315134 Amount Due:
 Past Due On: 06/01/20 Amount Enclosed: \$ _____

*** DO NOT PAY ***

Your bank account will be drafted on 06/01/20

004669 009000160
 METRO CAR WASH LLC
 3270 ROXBURY DR
 RENO NV 89523-6207

Truckee Meadows Water Authority
 PO Box 70002
 Prescott, AZ 86304-7002



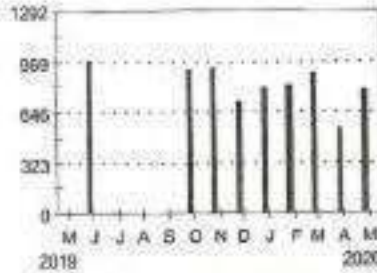
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Water Charges

Avg Use per Month (1,000 gallons)



USAGE HISTORY	No. DAYS	GALLONS	AVG USE PER DAY	AVG COST PER DAY
THIS MONTH	30	751,000	26,033	65.35
LAST MONTH	32	641,000	16,906	54.17
LAST YEAR	28	1,007,000	34,789	115.21

Meter	Rate Code	No. of Days	From Date	To Date	Prior Reading	Current Reading	Reading Type	Factor	Billed Usage
32203420	GMW02	30	04/07	05/07	19210	19991	Actual	1	781
Customer Charge									\$28.54
Tier 1 Water Usage Charge									\$91.00
Tier 2 Water Usage Charge									\$472.00
Tier 3 Water Usage Charge									\$1,909.95
TOTAL CURRENT CHARGES - Water Charges									\$2,501.49

APR-20 2" Service

Right-of-Way Toll and Regional Water Management Fees

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METRO CARWASH-RENO

4991 Longley Ln Reno, NV 89502

Year Built: 1999 Metro Established: 2005 Metro Sold: 2020

Q-3, 2020 Monthly Water Use Analysis:

	Cars Washed	City of Reno TMWA	Sewer	Avg Daily Gallons	Gallons Per Vehicle	NOTES
						*TMWA not available at time of report, TBP
Sept 1-30, 2020	22,174	897,000	**	30,931	41.9	TMWA Billing Cycle: 09/08 - 10/07, 2020: 29 Days
Aug 1-31, 2020	23,718	898,000	**	28,063	36.7	*TMWA *Sept bill, last month history detail" 32 days
July 1-31, 2020	25,157	*	989,010	32,967	40.6	**Reno sewer billed quarterly, est 33.3% July usage
Q3 2020 TOTALS	71,049		2,970,000	32,283	39.2	

See Attached Substantiation

General Sales Report

Metro Carwash
Metro Carwash

Tue 09/01/2020 12:00:00am
Wed 09/30/2020 11:59:59pm

Description	Price	Quantity	Amount	Description	Price	Quantity	Amount
CARWASH SALES				LESS EXP. DET. COUPONS-			
WASH PACKAGES-				TOTAL: 0 0.00			
Midtown Wash	2.75	8,067	22,184.25	NET EXP. DET. SALES: 2.00			
Uptown Wash	5.75	5,759	33,114.25	NET SITE SALES: 247,977.56			
Turtle Wax Ice Wash	7.75	3,437	26,636.75	ARM PLANS SOLD-			
Downtown Wash	7.75	3,618	28,039.50	Uni. Midtown Sld	14.99	151	2,263.49
Super Hard Shell Wsh	11.75	1,293	15,192.75	Uni. SuperHard Sld	29.99	37	1,109.63
TOTAL:		22,174	125,167.50	Uni. TW Ice Sld	24.99	75	1,874.25
WASH EXTRA SERVICES-				Uni. Uptown Sld	19.99	102	2,038.98
Triple Foam	1.00	10	10.00	TOTAL:		365	7,286.35
Super Hardshell Extr	4.00	7	28.00	ARM PLANS RECHARGED-			
TOTAL:		17	38.00	Uni. Midtown Rchg	14.99	1,424	21,345.76
OTHER WASH SERVICES-				Uni. SuperHard Rchg	29.99	120	3,598.80
Misc. Wash	3.15	259	817.02	Uni. TW Ice Rchg	24.99	548	13,694.52
TOTAL:		259	817.02	Uni. Uptown Rchg	19.99	801	16,011.99
GROSS WASH SALES- 255,914.52				TOTAL:		2,893	54,651.07
LESS WASH DISCOUNTS-				ARM PLANS REDEEMED-			
Winco 50%Off Downtwn	-3.50	2	-7.00	Uni. Midtown Rdmd	-9.75	4,211	-41,057.25
Rewash-TW Ice	-7.75	46	-356.50	Uni. SuperHard Rdmd	-18.75	624	-11,700.00
Rewash-Downtown	-7.75	54	-418.50	Uni. TW Ice Rdmd	-14.75	1,829	-26,977.75
Winco 50%Off Uptown	-2.50	3	-7.50	Uni. Uptown Rdmd	-12.75	2,388	-30,444.00
Rewash-Midtown	-2.75	16	-44.00	TOTAL:		9,052	-110,179.00
Winco 50%Off Up-base	-3.50	3	-10.50	ARM PLANS TERMINATED-			
Rewash-Base	-7.00	78	-546.00	Discontinue ARM Plan	0.00	104	0.00
Comp. Wash-Pkg	-6.40	125	-799.75	Terminate ARM Plan	0.00	79	0.00
Comp Wash-Base	-7.00	125	-875.00	Uni. Midtown Rfnd	-0.72	34	-24.64
Mgr. Spcl \$3.00 Off	-3.00	1	-3.00	Uni. SuperHard Rfnd	0.00	6	0.00
Rewash-Uptown	-5.75	16	-92.00	Uni. TW Ice Rfnd	-1.25	18	-22.50
Mgr. Spcl \$2.00 Off	-2.00	1	-2.00	Uni. Uptown Rfnd	-1.06	21	-22.35
Misc. Wash Discount	-18.53	7	-129.71	WEB Discontinue ARM	0.00	16	0.00
Reno PD HA Disc.	-2.00	60	-120.00	TOTAL:		278	-69.49
Washoe Co. HA Disc.	-1.50	15	-22.50	PREPAIDS SOLD-			
TOTAL:		552	-3,433.96	Buy3 Get1 Downtown	23.25	248	5,766.00
LESS LOYALTY DISC-				Buy3 Get1 SprHrdShll	56.97	6	341.82
Today's Midtown Dsc	-9.75	149	-1,452.75	Buy3Get1 Midtown	29.25	36	1,053.00
Today's TW Ice Dsc	-14.75	73	-1,076.75	Buy3Get1 TW Ice	44.25	20	885.00
Today's Uptown Dsc	-12.69	101	-1,281.75	Buy3Get1 Uptown	38.25	47	1,797.75
Today's SHard Dsc	-18.75	37	-693.75	Buy4 Get2 Downtown	31.00	1	31.00
TOTAL:		360	-4,505.00	Buy4 Get2 SprHrdShll	75.96	1	75.96
NET CARWASH SALES: 247,975.56				TOTAL:		359	9,950.53
EXPRESS DETAIL SALES				LESS PREPAIDS REDEEMED-			
EXPRESS DETAIL SALES-				B4G2-SprHrdShll Rdmd	-18.75	32	-600.00
Misc. Open Detail	2.00	1	2.00	TW Ice Wash Ppd Rdmd	-14.71	113	-1,662.75
TOTAL:		1	2.00	Midtown Ppd Rdmd	-9.74	303	-2,952.25
				B4G2-Uptown Rdmd	-12.75	122	-1,555.50
				Downtown Ppd Rdmd	-7.75	1,048	-8,122.00
				B3G1-TW Ice Rdmd	-14.75	8	-118.00
				B3G1-Uptown Rdmd	-12.72	177	-2,251.75



METRO CAR WASH LLC *SEPT-20*

Page 1
Account No: 01315134
Billing Date 10/09/20
Next Meter Read Date 11/06/20

Service Address:
4991 LONGLEY LN
RENO, NV 89502-5953

Previous Statement Balance	Payments	Balance Forward	Additional Activity	New Water Charges	NEW Charges Past Due On	New Balance
		(=)	(+ or -)	(+)		(=)
\$3,157.67	\$3,157.67 CR	\$0.00	\$0.21 CR	\$3,154.20	11/02/20	\$3,153.99

If "Balance Forward" is not a credit, this amount may be past due. Please pay immediately to avoid collection activity.

Previous Statement Balance		\$3,157.67
Payments	Payment - THANK YOU	\$3,157.67 CR
	Total Payments	\$3,157.67 CR
Balance Forward		
	Total Balance Forward	\$0.00
Additional Activity	RapidPay Credit	\$0.21 CR
	Total Additional Activity	\$0.21 CR
New Water Charges	Water Charges (see detail on back)	\$2,961.69
	Regional Water Mgmt Fee - 1.5%	\$44.43
	Right of Way Toll-Reno - 5%	\$148.08
	Total New Water Charges	\$3,154.20
	New Balance	\$3,153.99

Customer Service 775-834-8080 Monday - Friday 7:30 a.m. - 5:30 p.m.	Payment Options Please visit www.tnwa.com or call 775-834-8080.	Main Office and Payment Location 1355 Capital Blvd., Reno, NV 89502 Monday - Friday 8:00 a.m. - 5:00 p.m.
---	--	---

T0101009-9399-03000158

Please return this portion with your payment to ensure proper credit to your account.
Please write your account number on your check
and make your check payable to TMWA. Thank you!



Account No. 01315134 Amount Due:
Past Due On: 11/02/20 Amount Enclosed: \$ _____

*** DO NOT PAY ***

Your bank account will be drafted on 11/02/20

004700 000000158



METRO CAR WASH LLC
3270 ROXBURY DR
RENO NV 89523-6207



Truckee Meadows Water Authority
PO Box 70002
Prescott, AZ 86304-7002

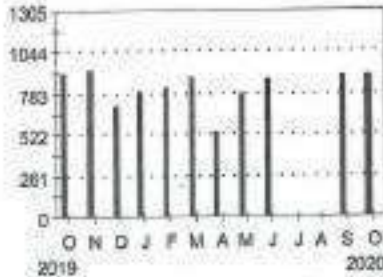


00000013151348 00000000 000001078

The amount due on this billing will be drafted from your bank account. Please do not pay this bill; it is for notification purposes only.
 Every day is a good day to conserve water. As fall sets in, don't forget that your landscaping needs less water.

Water Charges

Avg Use per Month (1,000 gallons)



Meter	Rate Code	No. of Days	From Date	To Date	Prior Reading	Current Reading	Reading Type	Factor	Billed Usage
32203420	GNW02	29	09/08	10/07	23837	24734	Actual	1	897
Customer Charge							2 nd Service		\$28.54
Tier 1 Water Usage Charge					50 THOUSAND GALLONS X 1.82000				\$91.00
Tier 2 Water Usage Charge					160 THOUSAND GALLONS X 2.95000				\$472.00
Tier 3 Water Usage Charge					687 THOUSAND GALLONS X 3.45000				\$2,370.15
TOTAL CURRENT CHARGES - Water Charges									\$2,961.69

USAGE HISTORY	No. DAYS	GALLONS	AVG USE PER DAY	AVG COST PER DAY
THIS MONTH	29	897,000	30,931	102.13
LAST MONTH	32	998,000	31,188	92.56
LAST YEAR	31	909,000	29,323	96.87

Aug - 20

Right-of-Way Toll and Regional Water Management Fees

Right-of-Way Tolls are charged to utilities and telecommunications companies for the right to use property owned by the government, for example streets. The fee for Reno residents is 5% of the water charges. The fee for Sparks residents is 5% of the water charges. The Regional Water Management Fee is imposed by Washoe County on behalf of the Western Regional Water Commission (in compliance with Washoe County Ordinance No. 935). This fee is 1.5% of total bill excluding Late Charge, Right-of-Way Toll and Other charges.

Both of these fees are regulated and imposed by the local governments. These charges are collected by TMWA and passed on to the local governments. TMWA has no control or discretion over these fees.

Late Charges

Regular bills for service are rendered on a monthly basis and are due and payable on receipt. "New Water Charges" become PAST DUE after the date noted in the "NEW Charges Past Due On" box on the front of this bill. A termination-of-service notice may be issued if payment has not been received within four (4) working days after the Past Due Date. If payment is late a five percent (5%) late charge shall be assessed. In addition, TMWA may require a customer to pay a security deposit.

ARE YOU CHANGING YOUR MAILING ADDRESS?

Truckee Meadows Water Authority (TMWA) customer mailing addresses are validated by NCOA Link - a system operated by the United States Postal Service (USPS). NCOA Link automatically updates your mailing address to the address stored in the USPS database.

If you have a change of mailing address, you **MUST** complete the appropriate USPS change-of-address form to prevent delay in receiving mail from TMWA.

Please refer to your local post office branch office for details.

PAY ONLINE AT WWW.RENO.GOV OR
MAKE CHECKS PAYABLE TO:



CITY OF RENO
SEWER SERVICE BILLING
PO BOX 49045
SAN JOSE, CA 95161-9045

Phone: (775) 334-2095
Hours: 9:00am - 4:00pm Mon-Fri

ACCOUNT NUMBER	904921-001
BILL TYPE	Commercial
SERVICE ADDRESS	4991 Longley Ln
BILLING PERIOD	10/01/2020 - 12/31/2020
TO AVOID PENALTY PAY BY	12/31/2020
TOTAL AMOUNT DUE UPON RECEIPT	\$ 20,556.60

Read Type	Previous Read	Current Read	WATER CONSUMPTION (per 1,000 gallons used)
TMWA	116128	119096	Billed Consumption: 2970 Total Consumption: 2970

SERVICE DATES

FROM: 07/01/2020 TO: 09/30/2020

TOTAL AMOUNT DUE \$ 20,556.60

MESSAGE:

Transactions made to your account after September 30, 2020 may not be reflected on this bill. For payment online and/or to view and receive bill via email, go to www.reno.gov and follow the links under Pay Sewer Bill. If using an iPad or mobile device, be sure to select "Desktop View" at the bottom of the Home Page.

With your payment, you are authorizing the City of Reno to use the information on your check or credit card to make a one-time electronic debit from your account at the financial institution indicated on your payment instrument. If we cannot collect your electronic payment, we will charge back your sewer account for the uncollected amount and charge the applicable city fee (as per the fee schedule).

A 15% penalty will be charged against all delinquent accounts not postmarked by the due date. Any unpaid sewer fee charges and penalties accrued thereon shall constitute a lien being filed against the property serviced. Pursuant to RMC SEC 12.16.440.

PLEASE RETURN THIS STUB WITH YOUR PAYMENT
DUE UPON RECEIPT. SEE REVERSE SIDE FOR ADDITIONAL INFORMATION.

**FOR UNDELIVERABLE MAIL
RETURN TO:**



CITY OF RENO
SEWER DIVISION
PO BOX 1900
RENO, NV 89505

ACCOUNT NUMBER	904921-001
BILL TYPE	Commercial
SERVICE ADDRESS	4991 Longley Ln
BILLING PERIOD	10/01/2020 - 12/31/2020
TO AVOID PENALTY PAY BY	12/31/2020
TOTAL AMOUNT DUE UPON RECEIPT	\$ 20,556.60

PLEASE CHECK BOX IF ADDRESS OR PHONE NUMBERS HAVE CHANGED.
INDICATE CHANGES ON THE BACK OF THIS STUB.

AMOUNT ENCLOSED \$ _____

RN31016A 289 1 AV 0.389
T090002312 03,0001.0280 2072/1



METRO CARWASH LLC
3270 ROXBURY DR
RENO NV 89523-6207



CITY OF RENO
SEWER USE FEES
PO BOX 49045
SAN JOSE, CA 95161-9045

0090492100100020556604

General Sales Report

Metro Carwash
Metro Carwash

Sat 08/01/2020 12:00:00am
Mon 08/31/2020 11:59:59pm

Description	Price	Quantity	Amount	Description	Price	Quantity	Amount
CARWASH SALES							
WASH PACKAGES-				EXPRESS DETAIL SALES-			
Midtown Wash	2.75	8,908	24,497.00	TOTAL:		0	0.00
Uptown Wash	5.75	6,106	35,109.50	LESS EXP. DET. COUPONS-			
Turtle Wax Ice Wash	7.75	3,681	28,527.75	TOTAL:		0	0.00
Downtown Wash	7.75	3,657	28,341.75	NET EXP. DET. SALES:			0.00
Super Hard Shell Wsh	11.75	1,366	16,050.50	NET SITE SALES:			267,625.33
TOTAL:		23,718	132,526.50	ARM PLANS SOLD-			
WASH EXTRA SERVICES-				Uni. Midtown Sld	14.99	176	2,638.24
Triple Foam	1.00	5	5.00	Uni. SuperHard Sld	29.97	44	1,318.59
Tire Shine	2.00	2	4.00	Uni. TW Ice Sld	24.99	74	1,849.26
Super Hardshell Extr	4.00	8	32.00	Uni. Uptown Sld	19.99	108	2,158.92
TOTAL:		15	41.00	TOTAL:		402	7,965.01
OTHER WASH SERVICES-				ARM PLANS RECHARGED-			
Misc. Wash	9.84	289	2,843.00	Uni. Midtown Rchg	14.99	1,414	21,195.86
TOTAL:		289	2,843.00	Uni. SuperHard Rchg	29.99	98	2,939.02
GROSS WASH SALES-				Uni. TW Ice Rchg	24.99	547	13,669.53
			275,837.50	Uni. Uptown Rchg	19.99	797	15,932.03
LESS WASH DISCOUNTS-				TOTAL:		2,856	53,736.44
Winco 50%Off Downtwn	-3.50	1	-3.50	ARM PLANS REDEEMED-			
Rewash-TW Ice	-7.75	61	-472.75	Uni. Midtown Rdmd	-9.75	4,858	-47,365.50
Rewash-Downtown	-7.75	35	-271.25	Uni. SuperHard Rdmd	-18.75	620	-11,625.00
Winco 50%Off Uptown	-2.50	2	-5.00	Uni. TW Ice Rdmd	-14.75	2,003	-29,544.25
Rewash-Midtown	-2.75	24	-66.00	Uni. Uptown Rdmd	-12.75	2,640	-33,655.00
Winco 50%Off Up-base	-3.50	2	-7.00	TOTAL:		10,121	-122,189.75
Rewash-Base	-7.00	103	-721.00	ARM PLANS TERMINATED-			
Comp. Wash-Pkg	-6.40	96	-614.00	Discontinue ARM Plan	0.00	126	0.00
Comp Wash-Base	-7.00	96	-672.00	Switch ARM Plan	0.00	1	0.00
Rewash-Uptown	-5.75	18	-103.50	Terminate ARM Plan	0.00	63	0.00
Misc. Wash Discount	-9.61	13	-124.92	Uni. Midtown Rfnd	-1.22	27	-32.91
Reno PD HA Disc.	-2.00	52	-104.00	Uni. TW Ice Rfnd	-1.78	19	-33.87
Washoe Co. HA Disc	-1.50	26	-39.00	Uni. Uptown Rfnd	0.00	18	0.00
TOTAL:		529	-3,203.92	WEB Discontinue ARM	0.00	11	0.00
LESS LOYALTY DISC-				TOTAL:		265	-66.78
7-DayRtrn-Midtown	-1.00	1	-1.00	PREPAIDS SOLD-			
Owner Wash-Base	-7.00	2	-14.00	Buy3 Get1 Downtown	23.25	261	6,068.25
Owner Wash-Extra	-11.75	2	-23.50	Buy3 Get1 SprHrdShll	56.97	4	227.88
Today's Midtown Dsc	-9.75	175	-1,706.25	Buy3Get1 Midtown	29.25	27	789.75
Today's TW Ice Dsc	-14.75	73	-1,076.75	Buy3Get1 TW Ice	44.25	17	752.25
Today's Uptown Dsc	-12.75	108	-1,377.00	Buy3Get1 Uptown	38.25	51	1,950.75
7-DayRtrn-base	-3.50	1	-3.50	Buy4 Get2 Downtown	31.00	4	124.00
Today's SHard Dsc	-18.75	43	-806.25	Buy4 Get2 SprHrdShll	76.96	3	227.88
TOTAL:		405	-5,008.25	TOTAL:		367	10,140.76
NET CARWASH SALES:				LESS PREPAIDS REDEEMED-			
			267,625.33	B4G2-SprHrdShll Rdmd	-18.75	38	-712.50
EXPRESS DETAIL SALES				TW Ice Wash Ppd Rdmd	-14.70	120	-1,764.00
				Midtown Ppd Rdmd	-9.74	365	-3,751.75
				B4G2-Uptown Rdmd	-12.75	159	-2,027.25

General Sales Report

Metro Carwash
Metro Carwash

Wed 07/01/2020 12:00:00am
Fri 07/31/2020 11:59:59pm

Description	Price	Quantity	Amount	Description	Price	Quantity	Amount
CARWASH SALES				Misc. Open Detail	1.50	2	3.00
				TOTAL:		2	3.00
WASH PACKAGES-				LESS EXP. DET. COUPONS-		0	0.00
Midtown Wash	2.75	9,422	25,910.50	TOTAL:			3.00
Uptown Wash	5.75	6,508	37,421.00	NET EXP. DET. SALES:			3.00
Turtle Wax Ice Wash	7.75	3,955	30,651.25	NET SITE SALES:			280,069.93
Downtown Wash	7.75	3,959	30,682.25	ARM PLANS SOLD-			
Super Hard Shell Wash	11.75	1,313	15,427.75	Unl. Midtown Sid	14.99	212	3,177.88
TOTAL:		25,157	140,092.75	Unl. SuperHard Sid	29.99	52	1,559.48
WASH EXTRA SERVICES-				Unl. TW Ice Sid	24.99	73	1,824.27
Triple Foam	1.00	2	2.00	Unl. Uptown Sid	19.88	140	2,783.27
Tire Shine	2.00	1	2.00	TOTAL:		477	9,344.90
Turtle Wax Ice Extr	3.00	1	3.00	ARM PLANS RECHARGED-			
Super Hardshell Extr	4.00	6	24.00	Unl. Midtown Rchg	14.99	1,325	19,861.75
TOTAL:		10	31.00	Unl. SuperHard Rchg	29.99	65	1,949.35
OTHER WASH SERVICES-				Unl. TW Ice Rchg	24.99	552	13,794.48
Misc. Wash	3.31	283	935.35	Unl. Uptown Rchg	19.99	743	14,852.57
TOTAL:		283	935.35	TOTAL:		2,685	50,458.15
GROSS WASH SALES-			289,445.10	ARM PLANS REDEEMED-			
LESS WASH DISCOUNTS-				Unl. Midtown Rdmd	-9.75	4,859	-47,373.25
Winco 50%Off Downtwn	-3.50	2	-7.00	Unl. SuperHard Rdmd	-18.75	449	-8,418.75
Rewash-TW Ice	-7.75	53	-410.75	Unl. TW Ice Rdmd	-14.75	2,117	-31,225.75
Rewash-Downtown	-7.75	49	-379.75	Unl. Uptown Rdmd	-12.75	2,715	-34,511.25
Winco 50%Off Uptown	-2.50	1	-2.50	TOTAL:		10,140	-121,629.00
Rewash-Midtown	-2.75	25	-68.75	ARM PLANS TERMINATED-			
Winco 50%Off Up-base	-3.50	1	-3.50	Discontinue ARM Plan	0.00	105	0.00
Rewash-Base	-7.00	94	-658.00	Switch ARM Plan	0.00	1	0.00
Comp. Wash-Pkg	-6.08	127	-772.25	Terminate ARM Plan	0.00	69	0.00
Comp Wash-Base	-7.00	127	-889.00	Unl. Midtown Rfnd	-1.13	33	-37.25
Rewash-Uptown	-5.75	16	-92.00	Unl. SuperHard Rfnd	0.00	2	0.00
Misc. Wash Discount	-11.24	8	-89.92	Unl. TW Ice Rfnd	0.00	14	0.00
Reno PD HA Disc	-2.00	77	-154.00	Unl. Uptown Rfnd	-0.63	21	-13.30
Washoe Co. HA Disc	-1.50	11	-16.50	WEB Discontinue ARM	0.00	18	0.00
TOTAL:		591	-3,543.92	TOTAL:		263	-50.55
LESS LOYALTY DISC-				PREPAIDS SOLD-			
Owner Wash-Base	-7.00	2	-14.00	Buy3 Get1 Dntown	23.25	289	6,719.25
Owner Wash-Extra	-11.75	2	-23.50	Buy3 Get1 SprHrdShil	56.97	9	512.73
Today's Midtown Dsc	-9.74	209	-2,035.75	Buy3Get1 Midtown	29.25	31	906.75
Today's TW Ice Dsc	-14.75	72	-1,062.00	Buy3Get1 TW Ice	44.25	22	973.50
Today's Uptown Dsc	-12.75	136	-1,734.00	Buy3Get1 Uptown	38.25	47	1,797.75
Today's SHard Dsc	-18.75	52	-975.00	TOTAL:		398	10,909.98
TOTAL:		473	-5,844.25	LESS PREPAIDS REDEEMED-			
NET CARWASH SALES:			280,056.93	B4G2-SprHrdShil Rdmd	-18.75	41	-768.75
EXPRESS DETAIL SALES				TW Ice Wash Ppd Rdmd	-14.75	168	-2,478.00
EXPRESS DETAIL SALES-				Midtown Ppd Rdmd	-9.75	411	-4,005.25
				B4G2-Uptown Rdmd	-12.75	195	-2,488.25
				Downtown Ppd Rdmd	-7.75	1,106	-8,571.50

RAIL CITY CARWASH-SPARKS DBA: METRO CARWASH

2401 Prater way Sparks, NV 89431

Year Built: 1987 Metro Established: 2008 Metro Sold: 2020

Q-2, 2020 Monthly Water Use Analysis:

	Cars Washed	TMWA	City of Sparks Sewer	Avg Daily Gallons	Gallons Per Vehicle	NOTES
June 1-30, 2020	17,108	811,000	792,000	25,344	47.4	TMWA Billing Cycle: 05/29 - 06/30, 2020: 32 Days
May 1-31, 2020	17,879	792,000	618,000	27,310	44.3	TMWA Billing Cycle: 04/30 - 05/29, 2020: 29 Days
Apr 1-30, 2020	12,446	618,000	506,000	20,600	49.7	TMWA Billing Cycle: 03/31 - 04/30, 2020: 30 Days
Q2 2020 TOTALS	47,433	2,221,000	2,198,000	24,154	46.8	TMWA 2,221,000 / 47,433 Cars Washed = 46.8 GPV

See Attached Substantiation

General Sales Report

Metro Carwash
Rail City Car Wash

Mon 06/01/2020 12:00:00am
Tue 06/30/2020 11:59:59pm

Description	Price	Quantity	Amount	Description	Price	Quantity	Amount
CARWASH SALES				NET SITE SALES: 115,345.01			
WASH PACKAGES-				ARM PLANS SOLD-			
Midtown Wash	2.00	6,050	12,100.00	Unl. Midtown Sid	14.99	74	1,109.26
Downtown Wash	3.75	5,935	22,256.25	Unl. TW Ice Sid	24.99	22	549.78
Uptown Wash	6.00	2,696	16,176.00	Unl. Uptown Sid	19.99	23	459.77
Turtle Wax Ice Wash	9.00	2,413	21,717.00	TOTAL:		119	2,118.81
Super Hard Shell Wash	12.00	14	168.00	ARM PLANS RECHARGED-			
TOTAL:		17,108	72,417.25	Unl. Midtown Rchg	14.99	364	5,456.36
WASH EXTRA SERVICES-				Unl. TW Ice Rchg	24.99	119	2,973.81
Triple Foam	1.00	429	429.00	Unl. Uptown Rchg	19.99	123	2,458.77
Tire Shine	2.00	10	20.00	TOTAL:		606	10,888.94
TOTAL:		439	449.00	ARM PLANS REDEEMED-			
OTHER WASH SERVICES-				Unl. Midtown Rdmd	-5.75	1,709	-9,826.75
Misc. Wash	7.33	385	2,822.01	Unl. SuperHard Rdmd	-15.75	12	-189.00
TOTAL:		385	2,822.01	Unl. TW Ice Rdmd	-12.75	588	-7,497.00
GROSS WASH SALES- 117,587.01				Unl. Uptown Rdmd	-9.75	589	-5,742.75
LESS WASH DISCOUNTS-				TOTAL:		2,898	-23,255.50
Rewash-TW Ice	-9.00	9	-81.00	ARM PLANS TERMINATED-			
Rewash-Downtown	-3.75	21	-78.75	Discontinue ARM Plan	0.00	26	0.00
Rewash-Midtown	-2.00	3	-6.00	Terminate ARM Plan	0.00	6	0.00
Rewash-Base	-3.75	14	-52.50	Unl. Midtown Rfnd	0.00	2	0.00
Comp. Wash-Pkg	-6.23	60	-374.00	Unl. TW Ice Rfnd	-9.16	2	-18.33
Comp Wash-Base	-3.75	61	-228.75	Unl. Uptown Rfnd	0.00	2	0.00
Rewash-Uptown	-6.00	2	-12.00	TOTAL:		38	-18.33
Misc. Wash Discount	-9.00	4	-36.00	PREPAIDS SOLD-			
Reno PD HA Disc.	-2.00	136	-272.00	Buy3Get1 Midtown	17.25	57	983.25
NDOT HA Disc.	-2.00	58	-116.00	Buy3Get1 TW Ice	37.50	10	375.00
Washoe Co. HA Disc.	-1.50	26	-39.00	Buy3Get1 Uptown	29.25	8	234.00
TOTAL:		394	-1,296.00	Buy4Get2 Midtown	23.00	2	46.00
LESS LOYALTY DISC-				Buy4Get2 TW Ice	50.00	1	50.00
Owner Wash-Base	-3.75	1	-3.75	TOTAL:		78	1,688.26
Owner Wash-Extra	-12.00	1	-12.00	LESS PREPAIDS REDEEMED-			
Today's Midtown Dsc	-5.75	74	-425.50	TW Ice Wash Ppd Rdmd	-12.75	46	-586.50
Today's TW Ice Dsc	-12.75	22	-280.50	Midtown Ppd Rdmd	-5.75	262	-1,506.50
Today's Uptown Dsc	-9.75	23	-224.25	B4G2-Uptown Rdmd	-9.75	12	-117.00
TOTAL:		121	-948.00	Downtown Ppd Rdmd	-4.08	6	-24.50
NET CARWASH SALES: 115,345.01				B3G1-TW Ice Rdmd	-12.75	7	-89.25
EXPRESS DETAIL SALES				B3G1-Uptown Rdmd	-9.75	42	-409.50
EXPRESS DETAIL SALES-				B3G1-Downtown Rdmd	-3.75	20	-75.00
TOTAL:		0	0.00	B3G1-Midtown Rdmd	-5.75	8	-46.00
LESS EXP. DET. COUPONS-				CARD-TW Ice Rdmd	-12.75	5	-63.75
TOTAL:		0	0.00	CARD-Uptown Rdmd	-9.75	1	-9.75
NET EXP. DET. SALES: 0.00				CARD-Downtown Rdmd	-3.75	9	-33.75
				CARD-Midtown Rdmd	-5.75	4	-23.00
				TOTAL:		422	-2,984.50
				LESS WEBSITE DISC/RDMD-			
				TOTAL:		0	0.00
				LESS WEBSITE DISC/RDMD-			

TRUCKEE MEADOWS WATER AUTHORITY

Service Address:
 2401 PRATER WAY
 SPARKS, NV 89431-8220

Previous Statement Balance	Payments	Balance Forward (=)	Additional Activity (+ or -)	New Water Charges (+)	NEW Charges Past Due On	New Balance (=)
\$2,768.19	\$2,768.19 CR	\$0.00	\$0.21 CR	\$2,838.21	07/23/20	\$2,838.00

If "Balance Forward" is not a credit, this amount may be past due. Please pay immediately to avoid collection activity.

Previous Statement Balance		\$2,768.19
Payments	Payment - THANK YOU	\$2,768.19 CR
	Total Payments	\$2,768.19 CR
Balance Forward		\$0.00
	Total Balance Forward	\$0.00
Additional Activity	RapidPay Credit	\$0.21 CR
	Total Additional Activity	\$0.21 CR
New Water Charges	Water Charges (see detail on back)	\$2,664.99
	Regional Water Mgmt Fee - 1.5%	\$39.97
	Right of Way Toll-Sparks - 5%	\$133.25
	Total New Water Charges	\$2,838.21
	New Balance	\$2,838.00

Customer Service 775-834-8080 Monday - Friday 7:30 a.m. - 5:30 p.m.	Payment Options Please visit www.tnwa.com or call 775-834-8080.	Main Office and Payment Location 1355 Capital Blvd., Reno, NV 89502 Monday - Friday 8:00 a.m. - 5:00 p.m.
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T0100702-10421-00000187

Please return this portion with your payment to ensure proper credit to your account.
 Please write your account number on your check and make your check payable to TMWA. Thank you!

TRUCKEE MEADOWS WATER AUTHORITY

Account No. 01855642 Amount Due:
 Past Due On: 07/23/20 Amount Enclosed: \$ _____
***** DO NOT PAY *****

Your bank account will be drafted on 07/23/20

005211 000000187

 RAIL CITY CAR WASH LLC
 3270 ROXBURY DR
 RENO NV 89523-6207



Truckee Meadows Water Authority
 PO Box 70002
 Prescott, AZ 86304-7002


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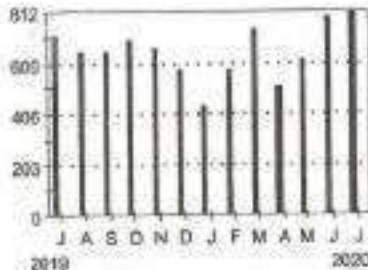


The amount due on this billing will be drafted from your bank account. Please do not pay this bill; it is for notification purposes only.

Every month, our water quality scientists perform 1,000 tests and take up to 200 samples from locations throughout the community. That's how we ensure that your water consistently meets high-quality standards. Read more in our 2020 Water Quality Report: www.tnwa.com/waterquality2020.

Water Charges

Avg Use per Month (1,000 gallons)



USAGE HISTORY	No. DAYS	GALLONS	AVG USE PER DAY	AVG COST PER DAY
THIS MONTH	32	811,000	25,344	83.25
LAST MONTH	29	792,000	27,310	89.64
LAST YEAR	31	717,000	23,129	75.51

Meter	Rate Code	No. of Days	From Date	To Date	Prior Reading	Current Reading	Reading Type	Factor	Billed Usage
34034294	GMW02	32	05/29	06/30	64994	65805	Actual	1	811

Customer Charge	June-20	2" Service	\$26.54
Tier 1 Water Usage Charge	50 THOUSAND GALLONS X 1.82000		\$91.00
Tier 2 Water Usage Charge	160 THOUSAND GALLONS X 2.95000		\$472.00
Tier 3 Water Usage Charge	601 THOUSAND GALLONS X 3.45000		\$2,073.45
TOTAL CURRENT CHARGES - Water Charges			\$2,664.99

Right-of-Way Toll and Regional Water Management Fees

Right-of-Way Tolls are charged to utilities and telecommunications companies for the right to use property owned by the government, for example streets. The fee for Reno residents is 5% of the water charges. The fee for Sparks residents is 5% of the water charges. The Regional Water Management Fee is imposed by Washoe County on behalf of the Western Regional Water Commission (in compliance with Washoe County Ordinance No. 935). This fee is 1.5% of total bill excluding Late Charge, Right-of-Way Toll and Other charges.

Both of these fees are regulated and imposed by the local governments. These charges are collected by TMWA and passed on to the local governments. TMWA has no control or discretion over these fees.

Late Charges

Regular bills for service are rendered on a monthly basis and are due and payable on receipt. "New Water Charges" become PAST DUE after the date noted in the "NEW Charges Past Due On" box on the front of this bill. A termination-of-service notice may be issued if payment has not been received within four (4) working days after the Past Due Date. If payment is late a five percent (5%) late charge shall be assessed. In addition, TMWA may require a customer to pay a security deposit.

ARE YOU CHANGING YOUR MAILING ADDRESS?

Truckee Meadows Water Authority (TMWA) customer mailing addresses are validated by NCOA Link - a system operated by the United States Postal Service (USPS). NCOA Link automatically updates your mailing address to the address stored in the USPS database.

If you have a change of mailing address, you MUST complete the appropriate USPS change-of-address form to prevent delay in receiving mail from TMWA.

Please refer to your local post office branch office for details.

City of Sparks

Sewer Utility Statement

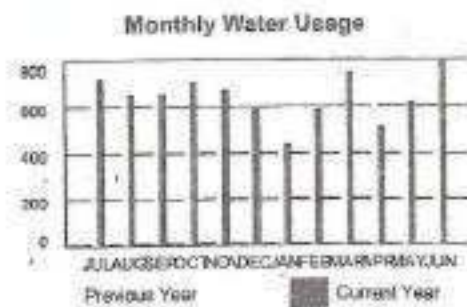
Account Number	025003-000	Bill Date	8/18/2020
Service Period	6/1/2020 - 6/30/2020	Total Amount Due	\$5,187.60
Customer Name	STEPHEN N PARKER LIVING TRUST		
Service Address	2401 PRATER WY.		

Engage & Connect

@cityofsparks

CONSUMPTION

Consumption	762
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ACCOUNT SUMMARY

Previous Balance	\$4,047.90
Payments	-\$4,047.90
Balance Forward	\$0.00

SUMMARY OF CHARGES

Commercial Sewer	\$3,682.80
Storm Commercial	\$815.76
Commercial Flood Fee	\$506.88
Carwash, Wand	\$182.18
Current Charges	\$5,187.60
Total Amount Due	\$5,187.60

QUESTIONS ABOUT YOUR BILL

Business Hours:
Office Hours 8:00 a.m. to 5:00 p.m. Monday-Friday
Closed Weekends and Holidays
(Drop box located by the west entrance of City Hall available for payments)
Billing Information (775) 353-5555
Email customerservice@cityofsparks.us

IMPORTANT MESSAGES

Auto Pay - Please Do Not Pay

GO PAPERLESS!



Save paper and de-clutter your mailbox and switch to email. For details

! An 8.33% penalty will be charged against unpaid balances existing after the due date on your billing statement.

Any unpaid sewer fee charges and penalties assessed thereon shall result in a lien being filed against the property serviced pursuant to SMC 13.27.040 and 13.27.070.

City of Sparks
PO BOX 857
SPARKS NV 89432-0857

Customer Name	STEPHEN N PARKER LIVING TRUST		
Service Address	2401 PRATER WY.		
Account Number	025003-000	Bill Date	8/18/2020
		Total Amount Due	\$5,187.60
Service Period	6/1/2020 - 6/30/2020	Amount Enclosed	\$

Auto Pay - Please Do Not Pay

***AUTOROLL FOR AADC 894 9 AADC 120586CA23-A-3-117 3 AG 0-436

STEPHEN N PARKER LIVING TRUST
C/O ERNIE IONNO RAIL CITY CARWASH
3270 ROXBURY DR
RENO NV 89523-6207

CITY OF SPARKS
PO BOX 857
SPARKS NV 89432-0857

General Sales Report

Metro Carwash
 Rail City Car Wash

Fri 05/01/2020 12:00:00am
 Sun 05/31/2020 11:59:59pm

Description	Price	Quantity	Amount	Description	Price	Quantity	Amount
CARWASH SALES				NET SITE SALES: 117,656.62			
WASH PACKAGES-				ARM PLANS SOLD-			
Midtown Wash	2.00	5,846	11,692.00	Unl. Midtown Sld	14.99	95	1,424.05
Downtown Wash	3.75	6,479	24,296.25	Unl. TW Ice Sld	24.99	46	1,149.54
Uptown Wash	6.00	2,928	17,568.00	Unl. Uptown Sld	19.99	29	579.71
Turtle Wax Ice Wash	9.00	2,626	23,634.00	TOTAL:		170	3,153.30
TOTAL:		17,879	77,190.25	ARM PLANS RECHARGED-			
WASH EXTRA SERVICES-				ARM PLANS REDEEMED-			
Triple Foam	1.00	342	342.00	Unl. Midtown Rchg	14.99	308	4,616.92
Tire Shine	2.00	15	30.00	Unl. TW Ice Rchg	24.99	100	2,499.00
TOTAL:		357	372.00	Unl. Uptown Rchg	19.99	113	2,258.87
OTHER WASH SERVICES-				TOTAL:			
Misc. Wash	1.62	378	610.75			521	9,374.79
TOTAL:		378	610.75	ARM PLANS TERMINATED-			
GROSS WASH SALES- 120,923.00				Discontinue ARM Plan			
LESS WASH DISCOUNTS-				0.00 26 0.00			
Rewash-TW Ice	-9.00	18	-162.00	Terminate ARM Plan	0.00	5	0.00
Rewash-Downtown	-3.75	45	-168.75	Unl. Midtown Rfnd	-4.02	3	-12.06
Rewash-Midtown	-2.00	20	-40.00	Unl. Uptown Rfnd	-18.63	2	-37.26
Rewash-Base	-3.75	50	-187.50	TOTAL:		36	-49.32
Comp. Wash-Pkg	-8.19	80	-495.00	PREPAIDS SOLD-			
Comp Wash-Base	-3.75	81	-303.75	Buy3Get1 Midtown	17.25	48	828.00
Mgr. Spcl \$3.00 Off	-3.00	1	-3.00	Buy3Get1 TW Ice	37.50	6	225.00
Rewash-Uptown	-6.00	12	-72.00	Buy3Get1 Uptown	29.25	8	234.00
Misc. Wash Discount	-12.48	12	-149.75	TOTAL:		62	1,287.00
Reno PD HA Disc.	-2.00	110	-220.00	LESS PREPAIDS REDEEMED-			
NDOT HA Disc.	-2.00	36	-72.00	TW Ice Wash Ppd Rdmnd	-12.75	49	-624.75
Washoe Co. HA Disc.	-1.50	21	-31.50	Midtown Ppd Rdmnd	-5.74	215	-1,234.25
TOTAL:		486	-1,905.25	B4G2-Uptown Rdmnd	-9.75	18	-175.50
LESS LOYALTY DISC-				Downtown Ppd Rdmnd -3.75 9 -33.75			
7-DayRtrn-Midtown	-1.00	1	-1.00	B3G1-TW Ice Rdmnd	-12.75	46	-586.50
Today's Midtown Dsc	-5.75	90	-517.50	B3G1-Uptown Rdmnd	-9.75	49	-477.75
Today's TW Ice Dsc	-12.68	44	-558.00	B3G1-Downtown Rdmnd	-3.75	13	-48.75
Today's Uptown Dsc	-9.75	29	-282.75	B3G1-Midtown Rdmnd	-5.75	4	-23.00
7-DayRtrn-base	-1.88	1	-1.88	B2G1 Downtown Rdmnd	-3.75	2	-7.50
TOTAL:		165	-1,361.13	CARD-Uptown Rdmnd	-9.75	4	-39.00
NET CARWASH SALES: 117,656.62				CARD-Downtown Rdmnd -3.94 17 -67.00			
				CARD-Midtown Rdmnd -5.75 4 -23.00			
				TOTAL:			
				LESS WEBSITE DISC/RDMND-			
				TOTAL:			
				LESS WEBSITE DISC/RDMND-			
				LESS PREPAIDS REDEEMED-			
				TOTAL:			
				LESS PAIDOUTS-			
EXPRESS DETAIL SALES							
EXPRESS DETAIL SALES-							
TOTAL:		0	0.00				
LESS EXP. DET. COUPONS-							
TOTAL:		0	0.00				
NET EXP. DET. SALES: 0.00							

TRUCKEE MEADOWS WATER AUTHORITY
 Service Address:
 2401 PRATER WAY
 SPARKS, NV 89431-8220

Previous Statement Balance	Payments	Balance Forward (=)	Additional Activity (+ or -)	New Water Charges (+)	NEW Charges Past Due On	New Balance (=)
\$2,128.88	\$2,128.88 CR	\$0.00	\$0.21 CR	\$2,768.40	06/23/20	\$2,768.19

If "Balance Forward" is not a credit, this amount may be past due. Please pay immediately to avoid collection activity.

Previous Statement Balance		\$2,128.88
Payments	Payment - THANK YOU	\$2,128.88 CR
	Total Payments	\$2,128.88 CR
Balance Forward		
	Total Balance Forward	\$0.00
Additional Activity	RapidPay Credit	\$0.21 CR
	Total Additional Activity	\$0.21 CR
New Water Charges	Water Charges (see detail on back)	\$2,599.44
	Regional Water Mgmt Fee - 1.5%	\$38.99
	Right of Way Toll-Sparks - 5%	\$129.97
	Total New Water Charges	\$2,768.40
	New Balance	\$2,768.19

Customer Service 775-834-8080 Monday - Friday 7:30 a.m. - 5:30 p.m.	Payment Options Please visit www.tnwa.com or call 775-834-8080.	Main Office and Payment Location 1355 Capital Blvd., Reno, NV 89502 Monday - Friday 8:00 a.m. - 5:00 p.m.
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T1010602-10403-00000189

Please return this portion with your payment to ensure proper credit to your account.
 Please write your account number on your check
 and make your check payable to TMWA. Thank you!

TRUCKEE MEADOWS WATER AUTHORITY

Account No. 01855642 Amount Due:
 Past Due On: 06/23/20 Amount Enclosed: \$ _____

*** DO NOT PAY ***

Your bank account will be drafted on 06/23/20

005202 000000189



RAIL CITY CAR WASH LLC
 3270 ROXBURY DR
 RENO NV 89523-6207

Truckee Meadows Water Authority
 PO Box 70002
 Prescott, AZ 86304-7002



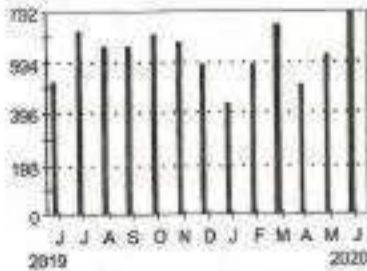
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The amount due on this billing will be drafted from your bank account. Please do not pay this bill; it is for notification purposes only.

Due to COVID-19, our lobby remains closed. Payments are limited to drop-boxes, mail-in, phone and online. Please visit tmwa.com/billing for additional information on payment options. Stay updated on TMWA's COVID response at tmwa.com/covid19-response.

Water Charges

Avg Use per Month (1,000 gallons)



USAGE HISTORY	No. DAYS	GALLONS	AVG USE PER DAY	AVG COST PER DAY
THIS MONTH	29	792,000	27,310	88.64
LAST MONTH	30	615,000	20,500	68.84
LAST YEAR	31	524,000	16,900	54.08

Meter	Rate Code	No. of Days	From Date	To Date	Prior Reading	Current Reading	Reading Type	Factor	Billed Usage
34034294	GMW02	29	04/30	05/29	64202	64994	Actual	1	792

MAY-20

Customer Charge	2" Service	\$20.54
Tier 1 Water Usage Charge	50 THOUSAND GALLONS X 1.82000	\$91.00
Tier 2 Water Usage Charge	100 THOUSAND GALLONS X 2.95000	\$472.00
Tier 3 Water Usage Charge	582 THOUSAND GALLONS X 3.45000	\$2,007.90
TOTAL CURRENT CHARGES - Water Charges		\$2,590.44

Right-of-Way Toll and Regional Water Management Fees

Right-of-Way Tolls are charged to utilities and telecommunications companies for the right to use property owned by the government, for example streets. The fee for Reno residents is 5% of the water charges. The fee for Sparks residents is 5% of the water charges. The Regional Water Management Fee is imposed by Washoe County on behalf of the Western Regional Water Commission (in compliance with Washoe County Ordinance No. 935). This fee is 1.5% of total bill excluding Late Charge, Right-of-Way Toll and Other charges.

Both of these fees are regulated and imposed by the local governments. These charges are collected by TMWA and passed on to the local governments. TMWA has no control or discretion over these fees.

Late Charges

Regular bills for service are rendered on a monthly basis and are due and payable on receipt. "New Water Charges" become PAST DUE after the date noted in the "NEW Charges Past Due On" box on the front of this bill. A termination-of-service notice may be issued if payment has not been received within four (4) working days after the Past Due Date. If payment is late a five percent (5%) late charge shall be assessed. In addition, TMWA may require a customer to pay a security deposit.

ARE YOU CHANGING YOUR MAILING ADDRESS?

Truckee Meadows Water Authority (TMWA) customer mailing addresses are validated by NCOA Link - a system operated by the United States Postal Service (USPS). NCOA Link automatically updates your mailing address to the address stored in the USPS database.

If you have a change of mailing address, you **MUST** complete the appropriate USPS change-of-address form to prevent delay in receiving mail from TMWA.

Please refer to your local post office branch office for details.

General Sales Report

Metro Carwash
 Rail City Car Wash

Wed 04/01/2020 12:00:00am
 Thu 04/30/2020 11:59:59pm

Description	Price	Quantity	Amount	Description	Price	Quantity	Amount
CARWASH SALES				NET EXP. DET. SALES: 0.00			
WASH PACKAGES-				NET SITE SALES: 82,083.27			
Midtown Wash	1.96	3,933	7,704.00	ARM PLANS SOLD-			
Downtown Wash	3.75	4,857	18,213.75	Uni. Midtown Sid	14.99	72	1,079.28
Uptown Wash old	5.75	320	1,840.00	Uni. TW Ice Sid	24.99	21	524.79
Uptown Wash	6.00	1,712	10,270.00	Uni. Uptown Sid	19.99	15	299.85
Turtle Wax Ice Wash	8.96	1,622	14,532.25	TOTAL:		108	1,903.92
Super Hard Shell Wash	12.00	2	24.00	ARM PLANS RECHARGED-			
TOTAL:		12,446	52,584.00	Uni. Midtown Rchg	14.99	276	4,137.24
WASH EXTRA SERVICES-				Uni. TW Ice Rchg	24.99	95	2,374.05
Triple Foam	1.00	160	160.00	Uni. Uptown Rchg	19.99	117	2,338.83
Tire Shine	2.00	5	10.00	TOTAL:		488	8,850.12
TOTAL:		165	170.00	ARM PLANS REDEEMED-			
OTHER WASH SERVICES-				Uni. Midtown Rdmd	-5.70	985	-5,616.75
Misc. Wash	2.95	1,055	3,107.02	Uni. TW Ice Rdmd	-12.69	388	-4,923.50
TOTAL:		1,055	3,107.02	Uni. Uptown Rdmd	-9.70	483	-4,683.25
GROSS WASH SALES-			84,319.77	TOTAL:		1,856	-15,223.50
LESS WASH DISCOUNTS-				ARM PLANS TERMINATED-			
Rewash-TW Ice	-8.98	16	-143.75	Discontinue ARM Plan	0.00	34	0.00
Rewash-Downtown	-3.75	27	-101.25	Terminate ARM Plan	0.00	10	0.00
Rewash-Midtown	-1.95	22	-43.00	Uni. Midtown Rfnd	-3.68	4	-14.73
Rewash-Base	-3.75	45	-168.75	Uni. TW Ice Rfnd	0.00	4	0.00
Comp. Wash-Pkg	-5.89	67	-394.75	Uni. Uptown Rfnd	0.00	2	0.00
Comp Wash-Base	-3.75	67	-251.25	TOTAL:		54	-14.73
Rewash-Uptown	-5.93	7	-41.50	PREPAIDS SOLD-			
Misc. Wash Discount	-4.71	6	-28.25	Buy3Get1 Midtown	17.03	41	698.25
Reno PD HA Disc.	-2.00	100	-200.00	Buy3Get1 TW Ice	37.50	7	262.50
NDOT HA Disc.	-2.00	31	-62.00	Buy3Get1 Uptown	28.88	2	57.75
Washoe Co. HA Disc.	-1.50	15	-22.50	TOTAL:		50	1,018.50
TOTAL:		403	-1,457.00	LESS PREPAIDS REDEEMED-			
LESS LOYALTY DISC-				TW Ice Wash Ppd Rdmd	-12.70	32	-406.50
Owner Wash-Base	-3.75	1	-3.75	Midtown Ppd Rdmd	-5.69	207	-1,178.75
Owner Wash-Extra	-12.00	1	-12.00	B4G2-Uptown Rdmd	-9.72	9	-87.50
Today's Midtown Dsc	-5.72	72	-412.00	Downtown Ppd Rdmd	-3.95	10	-39.50
Today's TW Ice Dsc	-12.71	17	-216.00	B3G1-TW Ice Rdmd	-12.75	1	-12.75
Today's Uptown Dsc	-9.70	14	-135.75	B3G1-Uptown Rdmd	-9.72	18	-175.00
TOTAL:		105	-779.50	B3G1-Downtown Rdmd	-3.75	9	-33.75
NET CARWASH SALES:			82,083.27	CARD-TW Ice Rdmd	-12.75	1	-12.75
				CARD-Uptown Rdmd	-9.75	1	-9.75
				CARD-Downtown Rdmd	-3.75	8	-30.00
				CARD-Midtown Rdmd	-5.75	2	-11.50
				TOTAL:		298	-1,997.75
EXPRESS DETAIL SALES				LESS WEBSITE DISC/RDMD-			
EXPRESS DETAIL SALES-				TOTAL:		0	0.00
TOTAL:		0	0.00	LESS WEBSITE DISC/RDMD-			
LESS EXP. DET. COUPONS-				LESS PREPAIDS REDEEMED-			
TOTAL:		0	0.00	TOTAL:		0	0.00



Previous Statement Balance	Payments	Balance Forward	Additional Activity	New Water Charges	NEW Charges Past Due On	New Balance
		(=)	(+ or -)	(+)		(=)
\$4,298.16	\$4,298.16 CR	\$0.00	\$0.21 CR	\$2,129.09	05/26/20	\$2,128.88

If "Balance Forward" is not a credit, this amount may be past due. Please pay immediately to avoid collection activity.

Previous Statement Balance		\$4,298.16
Payments	Payment - THANK YOU	\$4,298.16 CR
	Total Payments	\$4,298.16 CR
Balance Forward		\$0.00
	Total Balance Forward	\$0.00
Additional Activity	RapidPay Credit	\$0.21 CR
	Total Additional Activity	\$0.21 CR
New Water Charges	Water Charges (see detail on back)	\$1,999.14
	Regional Water Mgmt Fee - 1.5%	\$29.99
	Right of Way Toll-Sparks - 5%	\$99.96
	Total New Water Charges	\$2,129.09
	New Balance	\$2,128.88

Customer Service 775-834-8080 Monday - Friday 7:30 a.m. - 5:30 p.m.	Payment Options Please visit www.tmwa.com or call 775-834-8080.	Main Office and Payment Location 1355 Capital Blvd., Reno, NV 89502 Monday - Friday 8:00 a.m. - 5:00 p.m.
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Please return this portion with your payment to ensure proper credit to your account.
 Please write your account number on your check
 and make your check payable to TMWA. Thank you!



Account No. 01855642 Amount Due:
 Past Due On: 05/26/20 Amount Enclosed: \$ _____

*** DO NOT PAY ***

Your bank account will be drafted on 05/26/20

005261 000000184

 RAIL CITY CAR WASH LLC
 3270 ROXBURY DR
 RENO NV 89523-6207

Truckee Meadows Water Authority
 PO Box 70002
 Prescott, AZ 86304-7002

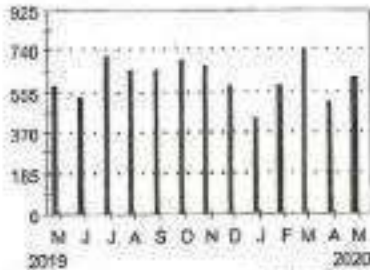
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Due to COVID-19, our lobby remains closed. Payments are limited to drop-boxes, mail-in, phone and online. Please visit trwa.com billing for additional information on payment options. Stay updated on TMWA's COVID response at trwa.com/covid19-response.

Water Charges

Avg Use per Month (1,000 gallons)



USAGE HISTORY	No. DAYS	GALLONS	AVG USE PER DAY	AVG COST PER DAY
THIS MONTH	30	618,000	20,600	95.61
LAST MONTH	29	506,000	17,448	95.61
LAST YEAR	28	382,000	20,089	94.65

Meter	Rate Code	No. of Days	From Date	To Date	Prior Reading	Current Reading	Reading Type	Factor	Billed Usage
34934294	GMW02	30	03/31	04/30	63564	64292	Actual	1	618
					Customer Charge		2" Service	\$28.54	
					Tier 1 Water Usage Charge		50 THOUSAND GALLONS X 1.82000	\$91.00	
					Tier 2 Water Usage Charge		160 THOUSAND GALLONS X 2.95000	\$472.00	
					Tier 3 Water Usage Charge		408 THOUSAND GALLONS X 3.45000	\$1,407.80	
TOTAL CURRENT CHARGES - Water Charges									\$1,999.14

APR-20

Right-of-Way Toll and Regional Water Management Fees

Right-of-Way Tolls are charged to utilities and telecommunications companies for the right to use property owned by the government, for example streets. The fee for Reno residents is 5% of the water charges. The fee for Sparks residents is 5% of the water charges. The Regional Water Management Fee is imposed by Washoe County on behalf of the Western Regional Water Commission (in compliance with Washoe County Ordinance No. 935). This fee is 1.5% of total bill excluding Late Charge, Right-of-Way Toll and Other charges.

Both of these fees are regulated and imposed by the local governments. These charges are collected by TMWA and passed on to the local governments. TMWA has no control or discretion over these fees.

Late Charges

Regular bills for service are rendered on a monthly basis and are due and payable on receipt. "New Water Charges" become PAST DUE after the date noted in the "NEW Charges Past Due On" box on the front of this bill. A termination-of-service notice may be issued if payment has not been received within four (4) working days after the Past Due Date. If payment is late a five percent (5%) late charge shall be assessed. In addition, TMWA may require a customer to pay a security deposit.

ARE YOU CHANGING YOUR MAILING ADDRESS?

Truckee Meadows Water Authority (TMWA) customer mailing addresses are validated by NCOA Link - a system operated by the United States Postal Service (USPS). NCOA Link automatically updates your mailing address to the address stored in the USPS database.

If you have a change of mailing address, you **MUST** complete the appropriate USPS change-of-address form to prevent delay in receiving mail from TMWA.

Please refer to your local post office branch office for details.

City of Sparks

Sewer Utility Statement

ACCOUNT NUMBER	DATE DUE
025003-000	8/18/2020
Service Entry	Total Amount Due
4/1/2020 - 4/30/2020	\$3,314.30
Customer Name STEPHEN N PARKER LIVING TRUST	
Service Address 2401 PRATER WY	

Engage & Connect

www.cityofsparks.us






ACCOUNT SUMMARY

Previous Balance	\$4,853.55
Payments	-\$4,853.55
Balance Forward	\$0.00

SUMMARY OF CHARGES

Commercial Sewer	\$2,352.90
Storm Commercial	\$521.18
Commercial Flood Fee	\$323.84
Carwash, Wand	\$116.38

Current Charges **\$3,314.30**

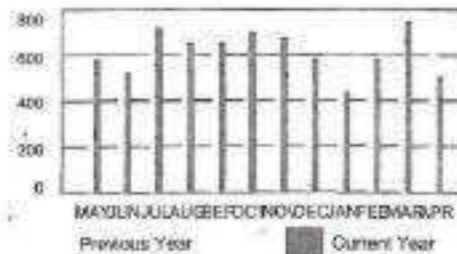
Total Amount Due **\$3,314.30**

Auto Pay - Please Do Not Pay

CONSUMPTION

Service Address	Consumption
2401 PRATER WY	508

Monthly Water Usage



QUESTIONS ABOUT YOUR BILL

Business Hours:

Office Hours 8:00 a.m. to 5:00 p.m., Monday-Friday

Closed Weekends and Holidays

(Drop box located by the west entrance of City Hall available for payments)

Billing Information (775) 353-5555

Email customerservice@cityofsparks.us

IMPORTANT MESSAGES

The City of Sparks is temporarily suspending sewer account late fees due to COVID-19 related hardship. If you have been financially impacted by COVID-19 or have general sewer account questions, please contact Sparks Customer Service at 775-353-5555. Please consider paying your account online by visiting www.cityofsparks.us/sewer. You can make a onetime payment or register to manage your account. Payments mailed in may experience delays in processing due to Covid-19 related safety protocols.

GO PAPERLESS!

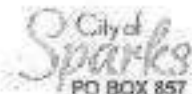


Save paper and de-clutter your mailbox and switch to email. For details visit www.cityofsparks.us



An 8.33% penalty will be charged against unpaid balances existing after the due date on your billing statement.

Any unpaid sewer fee charges and penalties accrued thereon shall result in a lien being filed against the property serviced pursuant to SMC 13.27.040 and 13.27.070.



PO BOX 857
SPARKS NV 89432-0857



**AUTOMALL FOR 843C 6TH 9 843C 13/63/CA23-A-3
124 1 48 0.436

STEPHEN N PARKER LIVING TRUST
C/O ERNIE IONINO TRAIL CITY CARWASH
3270 ROXBURY DR
RENO NV 89523-6207

ACCOUNT NUMBER	DATE DUE	Total Amount Due
025003-000	8/18/2020	\$3,314.30
Amount Enclosed		
4/1/2020 - 4/30/2020	\$	

Auto Pay - Please Do Not Pay

CITY OF SPARKS
PO BOX 857
SPARKS NV 89432-0857

Handwritten signature

RAIL CITY CARWASH-SPARKS DBA: METRO CARWASH

2401 Prater way Sparks, NV 89431

Year Built: 1987 Metro Established: 2008 Metro Sold: 2020

Q-3, 2020 Monthly Water Use Analysis:

	Cars Washed	TWVA	City of Sparks Sewer	Avg Daily Gallons	Gallons Per Vehicle	NOTES
Sept 1-30, 2020	16,299	615,000	634,000	20,500	37.7	**City of Sparks billed Monthly TWVA Billing Cycle: 08/31 - 09/30, 2020: 30 Days
Aug 1-31, 2020	17,084	634,000	735,000	20,452	37.1	*TWVA "Sept bill, last month history detail" 31 days
July 1-31, 2020	<u>18,499</u>	<u>*</u>	<u>811,000</u>	<u>27,033</u>	<u>43.8</u>	
Q3 2020 TOTALS	51,882		2,180,000	23,696	42.0	

See Attached Substantiation

General Sales Report

Description	Price	Quantity	Amount	Description	Price	Quantity	Amount
CARWASH SALES				NET SITE SALES: 111,217.25			
WASH PACKAGES-				ARM PLANS SOLD-			
Midtown Wash	2.00	5,392	10,784.00	Unl. Midtown Sld	14.99	59	854.41
Downtown Wash	3.75	6,064	22,740.00	Unl. SuperHard Sld	29.99	6	179.94
Uptown Wash	6.00	2,661	15,966.00	Unl. TW Ice Sld	24.99	15	374.85
Turtle Wax Ice Wash	9.00	1,350	12,150.00	Unl. Uptown Sld	19.99	21	419.79
Super Hard Shell Wash	12.00	832	9,984.00	TOTAL:		101	1,858.99
TOTAL:		16,299	71,624.00	ARM PLANS RECHARGED-			
WASH EXTRA SERVICES-				Unl. Midtown Rchg	14.99	412	6,175.88
Triple Foam	1.00	44	44.00	Unl. SuperHard Rchg	29.99	3	89.97
Tire Shine	2.00	3	6.00	Unl. TW Ice Rchg	24.99	109	2,723.91
Turtle Wax Ice Extr	3.00	1	3.00	Unl. Uptown Rchg	19.99	140	2,798.60
TOTAL:		48	53.00	TOTAL:		664	11,788.36
OTHER WASH SERVICES-				ARM PLANS REDEEMED-			
Misc. Wash	6.63	498	3,303.00	Unl. Midtown Rdmd	-5.75	1,565	-8,998.75
TOTAL:		498	3,303.00	Unl. SuperHard Rdmd	-15.75	50	-787.50
GROSS WASH SALES- 113,361.25				Unl. TW Ice Rdmd	-12.75	415	-5,291.25
LESS WASH DISCOUNTS-				Unl. Uptown Rdmd	-9.74	567	-5,524.25
Rewash-TW Ice	-9.00	2	-18.00	TOTAL:		2,597	-20,601.75
Rewash-Downtown	-3.75	24	-90.00	ARM PLANS TERMINATED-			
Rewash-Midtown	-2.00	2	-4.00	Discontinue ARM Plan	0.00	32	0.00
Rewash-Base	-3.75	6	-22.50	Terminate ARM Plan	0.00	8	0.00
Comp. Wash-Pkg	-6.00	9	-54.00	Unl. Midtown Rfnd	0.00	4	0.00
Comp Wash-Base	-3.75	11	-41.25	Unl. TW Ice Rfnd	0.00	2	0.00
Rewash-Uptown	-6.00	2	-12.00	Unl. Uptown Rfnd	0.00	2	0.00
Misc. Wash Discount	-1.02	769	-780.75	TOTAL:		48	0.00
Reno PD HA Disc.	-2.00	101	-202.00	PREPAIDS SOLD-			
NDOT HA Disc.	-2.00	38	-76.00	Buy3Get1 Midtown	17.25	81	1,052.25
Washoe Co. HA Disc.	-1.50	13	-19.50	Buy3Get1 TW Ice	37.50	8	300.00
TOTAL:		977	-1,320.00	Buy3Get1 Uptown	29.25	6	175.50
LESS LOYALTY DISC-				TOTAL:		75	1,527.75
Today's Midtown Dsc	-5.75	58	-333.50	LESS PREPAIDS REDEEMED-			
Today's TW Ice Dsc	-12.75	15	-191.25	B4G2-SprHrdShll Rdmd	-15.75	1	-15.75
Today's Uptown Dsc	-9.75	21	-204.75	TW Ice Wash Ppd Rdmd	-12.75	40	-510.00
Today's SHard Dsc	-15.75	6	-94.50	Midtown Ppd Rdmd	-5.75	238	-1,368.50
TOTAL:		100	-824.00	B4G2-Uptown Rdmd	-9.75	5	-48.75
NET CARWASH SALES: 111,217.25				Downtown Ppd Rdmd	-3.75	11	-41.25
EXPRESS DETAIL SALES				B3G1-TW Ice Rdmd	-12.75	2	-25.50
EXPRESS DETAIL SALES-				B3G1-Uptown Rdmd	-9.75	59	-575.25
TOTAL:		0	0.00	B3G1-Downtown Rdmd	-3.75	26	-97.50
LESS EXP. DET. COUPONS-				B3G1-Midtown Rdmd	-5.75	3	-17.25
TOTAL:		0	0.00	CARD-TW Ice Rdmd	-12.75	1	-12.75
NET EXP. DET. SALES: 0.00				CARD-Downtown Rdmd	-3.75	9	-33.75
				CARD-Midtown Rdmd	-5.75	5	-28.75
				TOTAL:		400	-2,775.00
				LESS WEBSITE DISC/RDMD-			
				TOTAL:		0	0.00
				LESS WEBSITE DISC/RDMD-			



RAIL CITY CAR WASH LLC *Sept-20*

Page 1
Account No. 01855642
Billing Date 10/02/20
Next Meter Read Date 10/29/20

Service Address:
2401 PRATER WAY
SPARKS, NV 89431-8220

Previous Statement Balance	Payments	Balance Forward	Additional Activity	New Water Charges	NEW Charges Past Due On	New Balance
		(=)	(+ or -)	(+)		(=)
\$2,187.67	\$2,187.67 CR	\$0.00	\$0.21 CR	\$2,118.06	10/23/20	\$2,117.85

If "Balance Forward" is not a credit, this amount may be past due. Please pay immediately to avoid collection activity.

Previous Statement Balance		\$2,187.67
Payments	Payment - THANK YOU	\$2,187.67 CR
	Total Payments	\$2,187.67 CR
Balance Forward		
	Total Balance Forward	\$0.00
Additional Activity	RapidPay Credit	\$0.21 CR
	Total Additional Activity	\$0.21 CR
New Water Charges	Water Charges (see detail on back)	\$1,988.79
	Regional Water Mgmt Fee - 1.5%	\$29.83
	Right of Way Toll-Sparks - 5%	\$99.44
	Total New Water Charges	\$2,118.06
	New Balance	\$2,117.85

Customer Service
775-834-8080
Monday - Friday
7:30 a.m. - 5:30 p.m.

Payment Options
Please visit www.tmwa.com
or call 775-834-8080.

Main Office and Payment Location
1355 Capital Blvd., Reno, NV 89502
Monday - Friday
8:00 a.m. - 5:00 p.m.

TW101002-10207-1095001-7

Please return this portion with your payment to ensure proper credit to your account.
Please write your account number on your check
and make your check payable to TMWA. Thank you!



Account No. 01855642

Amount Due:

Past Due On: 10/23/20

Amount Enclosed: \$ _____

*** DO NOT PAY ***

Your bank account will be drafted on 10/23/20

005134 000000177



RAIL CITY CAR WASH LLC
3270 ROXBURY DR
RENO NV 89523-6207

Truckee Meadows Water Authority
PO Box 70002
Prescott, AZ 86304-7002

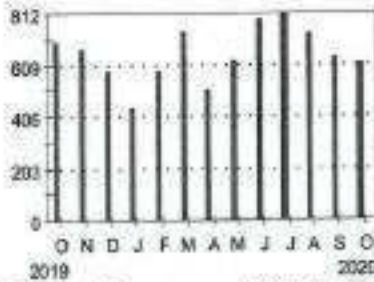


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The amount due on this billing will be drafted from your bank account. Please do not pay this bill; it is for notification purposes only.
 Every day is a good day to conserve water. As fall sets in, don't forget that your landscaping needs less water.

Water Charges

Avg Use per Month (1,000 gallons)



Meter	Rate Code	No. of Days	From Date	To Date	Prior Reading	Current Reading	Reading Type	Factor	Billed Usage
34034294	GMW02	30	08/31	09/30	67174	67789	Actual	1	615
Customer Charge			SEPT-20		2" Service				\$28.54
Tier 1 Water Usage Charge					50 THOUSAND GALLONS X 1.82000				\$91.00
Tier 2 Water Usage Charge					160 THOUSAND GALLONS X 2.95000				\$472.00
Tier 3 Water Usage Charge					405 THOUSAND GALLONS X 3.45000				\$1,397.25
TOTAL CURRENT CHARGES - Water Charges									\$1,988.79

USAGE HISTORY	No. DAYS	GALLONS	AVG USE PER DAY	AVG COST PER DAY
THIS MONTH	30	615,000	20,500	65.29
LAST MONTH	31	634,000	20,452	66.27
LAST YEAR	32	697,000	21,781	70.99

SEPT-20
AUG-20

Right-of-Way Toll and Regional Water Management Fees

Right-of-Way Tolls are charged to utilities and telecommunications companies for the right to use property owned by the government, for example streets. The fee for Reno residents is 5% of the water charges. The fee for Sparks residents is 5% of the water charges. The Regional Water Management Fee is imposed by Washoe County on behalf of the Western Regional Water Commission (in compliance with Washoe County Ordinance No. 935). This fee is 1.5% of total bill excluding Late Charge, Right-of-Way Toll and Other charges.

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Late Charges

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Please refer to your local post office branch office for details.



Account Statement

ACCOUNT INFORMATION

ACCOUNT: 025003-000
 SERVICE ADDRESS: 2401 PRATER WY
 SERVICE PERIOD: 9/1/2020 to 9/30/2020
 BILLING DATE: 10/21/2020
 DUE DATE: 11/18/2020

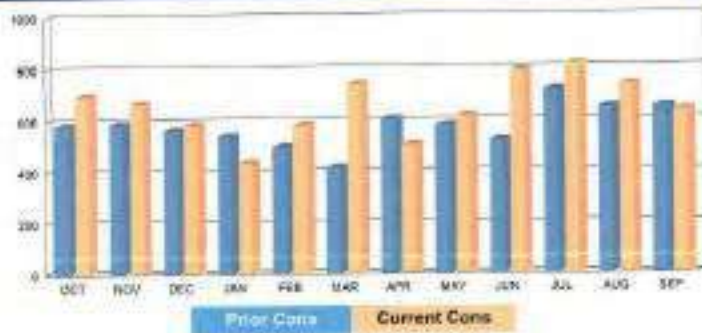
METER READING

NO ACTIVE METER FOUND

STEPHEN PARKER LIVING TRUST
 c/o ERNIE IONNO RAIL CITY CARWASH
 3270 ROXBURY DR
 RENO, NV 89523-6207

SPECIAL MESSAGE

Cost



CURRENT CHARGES

Commercial Sewer 3,093.93
 Carwash, wand 145.82
 Storm Commercial 684.71
 Commercial Flood Fee 405.76
TOTAL CURRENT CHARGES 4,330.22

BILL SUMMARY

PREVIOUS BALANCE 5,018.59
 PAYMENTS RECEIVED -5,018.59
 ADJUSTMENTS 0.00
 ADDITIONAL BILLING 0.00
 CURRENT CHARGES 4,330.22
TOTAL AMOUNT DUE 4,330.22

Payment Coupon

ACCOUNT INFORMATION

PLEASE RETURN THIS PORTION ALONG WITH YOUR PAYMENT
 PLEASE MAKE CHECK PAYABLE TO:
CITY OF SPARKS

ACCOUNT: 025003-000
 SERVICE ADDRESS: 2401 PRATER WY
 SERVICE PERIOD: 9/1/2020 to 9/30/2020
 BILLING DATE: 10/21/2020
 DUE DATE: 11/18/2020

STEPHEN PARKER LIVING TRUST
 c/o ERNIE IONNO RAIL CITY CARWASH
 3270 ROXBURY DR
 RENO, NV 89523-6207

AMOUNT DUE

TOTAL AMOUNT DUE BY 11/18/2020 4,330.22

AMOUNT ENCLOSED

AUTO PAY

REMIT PAYMENT TO:

CITY OF SPARKS
 P.O. BOX 657
 SPARKS, NV 89432

0250030000000433022



Sewer Utility Statement

Account Number	Due Date
025003-000	11/18/2020
Service Period	Total Amount Due
9/1/2020 - 9/30/2020	\$4,330.22

Account Name	STEPHEN N PARKER LIVING TRUST
Service Address	2401 PRATER WY.

Engage & Connect

@cityofsparks



ACCOUNT SUMMARY

Previous Balance	\$5,018.59
Payments	-\$5,018.59
Balance Forward	\$0.00

SUMMARY OF CHARGES

Commercial Sewer	\$3,093.93
Storm Commercial	\$684.71
Commercial Flood Fee	\$405.76
Carwash, Ward	\$145.82

Current Charges \$4,330.22

Total Amount Due \$4,330.22

Auto Pay - Please Do Not Pay

CONSUMPTION

CURRENT USAGE

Meter 125189

Consumption 634

Monthly Water Usage



QUESTIONS ABOUT YOUR BILL

Business Hours:

Office Hours 8:00 a.m. to 5:00 p.m. Monday-Friday

Closed Weekends and Holidays

(Drop box located by the west entrance of City Hall available for payments)

Billing Information (775) 353-5555

Email customerservice@cityofsparks.us

IMPORTANT MESSAGES

GO PAPERLESS!



An 8.33% penalty will be charged against unpaid balances existing after the due date on your billing statement.

Any unpaid sewer fee charges and penalties accrued thereon shall result in a lien being filed against the property serviced pursuant to SMC 13.27.040 and 13.27.070.



PO BOX 857
SPARKS NV 89432-0857



***AUTOMAIL FOR AADC 874 V AADC 122488CA20-A-1
930 5 AR 0-416

STEPHEN N PARKER LIVING TRUST
C/O ERNIE IONNO RAIL CITY CARWASH
3270 ROXBURY DR
RENO NV 89523-6207

Account Name	STEPHEN N PARKER LIVING TRUST	
Service Address	2401 PRATER WY	
Account Number	Amount Will Be Deducted on	Total Amount Due
025003-000	11/18/2020	\$4,330.22
Service Period	Amount Enclosed	
9/1/2020 - 9/30/2020	\$	

Auto Pay - Please Do Not Pay



CITY OF SPARKS
PO BOX 857
SPARKS NV 89432-0857

02500300000000433022

Usage breakdown

From: Cruz, Patricia (apcrutz@cityofseville.com)
 To: yorrem@att.net
 Date: Friday, June 4, 2021, 01:54 PM EDT

Hello,

Below is the breakdown of water usage for each billing.

July

7-20-2020		Billing		0000000		15,577.52 7-24-2020		94,144.20	874.26	\$0.00	\$0.00	\$0.00	\$0.00	
Service	Rate Code	Fee Code	Rate Code	Detail Code	Amount	Budgeted	Budget Actual %	No. of Units	Cost Period	Minimum Consumption	Period Begin	Period End	Read Date	Flow
SEWER	02			Consumption	\$1,324.40		80.00	1	100.00		7/1/2020	6/30/2020	5/29	
SEWER	02			Fee	229.25		80.00	1	100.00		7/1/2020	7/31/2020	6/30/2020	5/24
SEWER	7C			Consumption	1,116.10		80.00	1	100.00	191.00	7/1/2020	7/31/2020	6/30/2020	5/20
STORM	02			Consumption	667.75		80.00	1	100.00		7/1/2020	6/30/2020	5/29	
STORM	02			Fee	16.47		80.00	1	100.00	-0.00	7/1/2020	7/31/2020	6/30/2020	5/29
RIVER FLOOD	02			Consumption	815.20		80.00	1	100.00	191.00	7/1/2020	7/31/2020	6/30/2020	5/24
RIVER FLOOD	02			Fee	17.94		80.00	1	100.00	-0.00	7/1/2020	7/31/2020	6/30/2020	5/20

August

8-20-2020		Billing		0000000		16,219.89 8-20-2020		93,758.86	870.33	\$0.00	\$0.00	\$0.00	\$0.00	
Service	Rate Code	Fee Code	Rate Code	Detail Code	Amount	Budgeted	Budget Actual %	No. of Units	Cost Period	Minimum Consumption	Period Begin	Period End	Read Date	Flow
SEWER	02			Consumption	1,157.52		80.00	1	100.00		8/1/2020	7/31/2020	7/31/2020	6/19
SEWER	02			Fee	229.25		80.00	1	100.00		8/1/2020	8/31/2020	7/31/2020	6/19
SEWER	7C			Consumption	1,103.05		80.00	1	100.00	266.00	8/1/2020	8/31/2020	7/31/2020	6/18
STORM	02			Consumption	1,105.25		80.00	1	100.00		8/1/2020	7/31/2020	7/31/2020	6/18
STORM	02			Fee	16.47		80.00	1	100.00	1.00	8/1/2020	8/31/2020	7/31/2020	6/18
RIVER FLOOD	02			Consumption	624.66		80.00	1	100.00	256.00	8/1/2020	8/31/2020	7/31/2020	6/18
RIVER FLOOD	02			Fee	12.93		80.00	1	100.00	1.00	8/1/2020	8/31/2020	7/31/2020	6/18

September

9-21-2020		Billing		0000000		14,200.22 10-20-2020		93,219.75	864.70	\$0.00	\$0.00	\$0.00	\$0.00	
Service	Rate Code	Fee Code	Rate Code	Detail Code	Amount	Budgeted	Budget Actual %	No. of Units	Cost Period	Minimum Consumption	Period Begin	Period End	Read Date	Flow
SEWER	02			Consumption	1,064.84		80.00	1	100.00		9/1/2020	8/31/2020	8/31/2020	7/31
SEWER	02			Fee	229.25		80.00	1	100.00		9/1/2020	9/30/2020	8/31/2020	7/31
SEWER	7C			Consumption	914.50		80.00	1	100.00	634.00	9/1/2020	9/30/2020	8/31/2020	7/31
STORM	02			Consumption	970.24		80.00	1	100.00		9/1/2020	8/31/2020	8/31/2020	7/31
STORM	02			Fee	16.47		80.00	1	100.00	1.00	9/1/2020	9/30/2020	8/31/2020	7/31
RIVER FLOOD	02			Consumption	467.50		80.00	1	100.00	634.00	9/1/2020	9/30/2020	8/31/2020	7/31
RIVER FLOOD	02			Fee	17.54		80.00	1	100.00	1.00	9/1/2020	9/30/2020	8/31/2020	7/31

Patricia Cruz | Customer Service
 431 Peter Way | Seville, NY 14621 | Tel: 715.353.5555 | Fax: 715.353.7882 | apcrutz@cityofseville.com



General Sales Report

Description	Price	Quantity	Amount	Description	Price	Quantity	Amount
CARWASH SALES				LESS EXP. DET. COUPONS-			
WASH PACKAGES-				TOTAL:			
Midtown Wash	2.00	5,895	11,790.00			0	0.00
Downtown Wash	3.75	6,139	23,021.25	NET EXP. DET. SALES:			
Uptown Wash	6.00	2,741	16,446.00				
Turtle Wax Ice Wash	9.00	1,817	16,353.00	NET SITE SALES:			
Super Hard Shell Wash	12.00	492	5,904.00				
TOTAL:		17,084	73,514.25	ARM PLANS SOLD-			
WASH EXTRA SERVICES-				Uni. Midtown Sld 14.99 68 1,019.32			
Triple Foam	1.00	62	62.00	Uni. SuperHard Sld 29.99 5 149.95			
Tire Shine	2.00	5	10.00	Uni. TW Ice Sld 24.99 17 424.83			
Turtle Wax Ice Extr	3.00	5	15.00	Uni. Uptown Sld 19.99 21 419.79			
Turtle Wax Fire Wax	2.00	3	6.00	TOTAL:			
TOTAL:		75	93.00	111 2,013.89			
OTHER WASH SERVICES-				ARM PLANS RECHARGED-			
Misc. Wash	15.74	456	7,175.77	Uni. Midtown Rchg 14.99 413 6,190.87			
TOTAL:		456	7,175.77	Uni. SuperHard Rchg 29.99 1 29.99			
GROSS WASH SALES-				Uni. TW Ice Rchg 24.99 121 3,023.79			
				Uni. Uptown Rchg 19.99 138 2,756.62			
				TOTAL:			
				673 12,003.27			
LESS WASH DISCOUNTS-				ARM PLANS REDEEMED-			
Rewash-TW Ice	-9.00	2	-18.00	Uni. Midtown Rdmd -5.75 1,863 -10,712.25			
Rewash-Downtown	-3.75	16	-60.00	Uni. SuperHard Rdmd -15.75 42 -661.50			
Rewash-Midtown	-2.00	2	-4.00	Uni. TW Ice Rdmd -12.74 521 -6,635.75			
Rewash-Base	-3.75	8	-30.00	Uni. Uptown Rdmd -9.75 600 -5,850.00			
Comp. Wash-Pkg	-6.08	37	-225.00	TOTAL:			
Comp Wash-Base	-3.75	48	-180.00	3,026 -23,859.50			
Rewash-Uptown	-6.00	4	-24.00	ARM PLANS TERMINATED-			
Misc. Wash Discount	-1.02	440	-448.75	Discontinue ARM Plan 0.00 31 0.00			
Reno PD HA Disc.	-2.00	103	-206.00	Terminate ARM Plan 0.00 3 0.00			
NDOT HA Disc.	-2.00	27	-54.00	Uni. TW Ice Rfnd 0.00 2 0.00			
Washoe Co. HA Disc.	-1.50	13	-19.50	Uni. Uptown Rfnd 0.00 1 0.00			
TOTAL:		700	-1,269.25	TOTAL:			
				37 0.00			
LESS LOYALTY DISC-				PREPAIDS SOLD-			
Owner Wash-Base	-3.75	3	-11.25	Buy3Get1 Midtown 17.25 47 810.75			
Owner Wash-Extra	-12.00	3	-36.00	Buy3Get1 TW Ice 37.50 8 300.00			
Today's Midtown Dsc	-5.75	68	-391.00	Buy3Get1 Uptown 29.25 9 263.25			
Today's TW Ice Dsc	-12.75	16	-204.00	TOTAL:			
Today's Uptown Dsc	-9.75	20	-195.00	64 1,374.00			
Today's SHard Dsc	-15.75	5	-78.75	LESS PREPAIDS REDEEMED-			
TOTAL:		115	-916.00	B4G2-SprHrdShll Rdmd -15.75 1 -15.75			
NET CARWASH SALES:				TW Ice Wash Ppd Rdmd -12.75 32 -408.00			
				Midtown Ppd Rdmd -5.75 222 -1,276.50			
				B4G2-Uptown Rdmd -9.75 7 -68.25			
				Downtown Ppd Rdmd -3.75 9 -33.75			
				B3G1-TW Ice Rdmd -12.75 1 -12.75			
				B3G1-Uptown Rdmd -9.75 34 -331.50			
				B3G1-Downtown Rdmd -3.75 25 -93.75			
				B2G1 Downtown Rdmd -3.75 3 -11.25			
				CARD-TW Ice Rdmd -12.75 1 -12.75			
				CARD-Uptown Rdmd -9.75 4 -39.00			
				CARD-Downtown Rdmd -3.75 5 -18.75			
				CARD-Midtown Rdmd -5.75 3 -17.25			
EXPRESS DETAIL SALES							
EXPRESS DETAIL SALES-							
Misc. Open Detail	2.00	3	6.00				
TOTAL:		3	6.00				



Account Statement

ACCOUNT INFORMATION

ACCOUNT: 025003-000
 SERVICE ADDRESS: 2401 PRATER WY
 SERVICE PERIOD: 8/1/2020 to 8/31/2020
 BILLING DATE: 9/22/2020
 DUE DATE: 10/19/2020

METER READING

NO ACTIVE METER FOUND

STEPHEN PARKER LIVING TRUST
 c/o ERNIE IONNO RAIL CITY CARWASH
 3270 ROXBURY DR
 RENO, NV 89523-6207

SPECIAL MESSAGE

CURRENT CHARGES

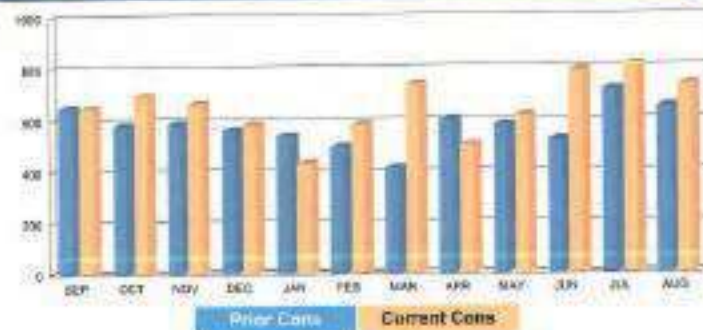
Commercial Sewer 3,586.81
 Carwash, wand 169.05
 Storm Commercial 782.33
 Commercial Flood Fee 470.40
TOTAL CURRENT CHARGES 5,018.59

BILL SUMMARY

PREVIOUS BALANCE 5,537.52
 PAYMENTS RECEIVED -5,537.52
 ADJUSTMENTS 0.00
 ADDITIONAL BILLING 0.00
 CURRENT CHARGES 5,018.59

TOTAL AMOUNT DUE 5,018.59

Cost



Payment Coupon

ACCOUNT INFORMATION

PLEASE RETURN THIS PORTION ALONG WITH YOUR PAYMENT
 PLEASE MAKE CHECK PAYABLE TO:

CITY OF SPARKS

ACCOUNT: 025003-000
 SERVICE ADDRESS: 2401 PRATER WY
 SERVICE PERIOD: * 8/1/2020 to 8/31/2020
 BILLING DATE: 9/22/2020
 DUE DATE: 10/19/2020

STEPHEN PARKER LIVING TRUST
 c/o ERNIE IONNO RAIL CITY CARWASH
 3270 ROXBURY DR
 RENO, NV 89523-6207

AMOUNT DUE

TOTAL AMOUNT DUE BY 10/19/2020 5,018.59

AMOUNT ENCLOSED

AUTO PAY

REMIT PAYMENT TO:

CITY OF SPARKS
 P.O. BOX 857
 SPARKS, NV 89432

0250030000000501859

Usage breakdown

From: Cruz, Patricia (p.cruz@cityofspark.com)

To: Hines@spark.com

Date: Friday, June 4, 2021, 01:34 PM EDT

Re:

Table is the breakdown of water usage for each billing.

July

6/30/2021	Billing	00000000	\$5,197.92	6/30/2021	\$4,744.22	\$573.26	\$0.00	\$0.00	\$0.00	\$0.00					
Service	Rate Code	Fee Code	Rate Code	Detail Code	Amount	Budgeted	Budget Actual %	No. of Units	Unit Price	Water Consumption	Period Begin	Period End 1	Period End 2	Rate Code	Price
SEWER	02			Consumption	\$3,323.42	\$0.00		1	100.00	\$3,323.42	7/1/2020	7/1/2021	6/30/2021	0.00	5.28
SEWER	02			Fee	\$25.25	\$0.00		1	100.00	\$25.25	7/1/2020	7/1/2021	6/30/2021	0.00	5.28
SEWER	7C			Consumption	\$155.51	\$0.00		1	100.00	\$155.51	7/1/2020	7/1/2021	6/30/2021	0.00	5.28
STORM	02			Consumption	\$57.75	\$0.00		1	100.00	\$57.75	7/1/2020	7/1/2021	6/30/2021	0.00	5.28
STORM	02			Fee	\$5.47	\$0.00		1	100.00	\$5.47	7/1/2020	7/1/2021	6/30/2021	0.00	5.28
RIVER FLOOD	02			Consumption	\$0.00	\$0.00		1	100.00	\$0.00	7/1/2020	7/1/2021	6/30/2021	0.00	5.28
RIVER FLOOD	02			Fee	\$1.94	\$0.00		1	100.00	\$1.94	7/1/2020	7/1/2021	6/30/2021	0.00	5.28

August 

8/31/2021	Billing	00000000	\$5,210.00	8/31/2021	\$5,795.86	\$782.33	\$0.00	\$0.00	\$0.00	\$0.00					
Service	Rate Code	Fee Code	Rate Code	Detail Code	Amount	Budgeted	Budget Actual %	No. of Units	Unit Price	Water Consumption	Period Begin	Period End 1	Period End 2	Rate Code	Price
SEWER	02			Consumption	\$3,517.52	\$0.00		1	100.00	\$3,517.52	8/1/2020	8/1/2021	7/31/2021	0.00	5.30
SEWER	02			Fee	\$29.20	\$0.00		1	100.00	\$29.20	8/1/2020	8/1/2021	7/31/2021	0.00	5.30
SEWER	7C			Consumption	\$159.03	\$0.00		1	100.00	\$159.03	8/1/2020	8/1/2021	7/31/2021	0.00	5.30
STORM	02			Consumption	\$78.85	\$0.00		1	100.00	\$78.85	8/1/2020	8/1/2021	7/31/2021	0.00	5.30
STORM	02			Fee	\$6.47	\$0.00		1	100.00	\$6.47	8/1/2020	8/1/2021	7/31/2021	0.00	5.30
RIVER FLOOD	02			Consumption	\$0.00	\$0.00		1	100.00	\$0.00	8/1/2020	8/1/2021	7/31/2021	0.00	5.30
RIVER FLOOD	02			Fee	\$3.94	\$0.00		1	100.00	\$3.94	8/1/2020	8/1/2021	7/31/2021	0.00	5.30

September

9/30/2021	Billing	00000000	\$4,398.22	9/30/2021	\$3,229.75	\$694.71	\$0.00	\$0.00	\$0.00	\$0.00					
Service	Rate Code	Fee Code	Rate Code	Detail Code	Amount	Budgeted	Budget Actual %	No. of Units	Unit Price	Water Consumption	Period Begin	Period End 1	Period End 2	Rate Code	Price
SEWER	02			Consumption	\$3,084.84	\$0.00		1	100.00	\$3,084.84	9/1/2020	9/1/2021	8/31/2021	0.00	7.31
SEWER	02			Fee	\$29.20	\$0.00		1	100.00	\$29.20	9/1/2020	9/1/2021	8/31/2021	0.00	7.31
SEWER	7C			Consumption	\$145.00	\$0.00		1	100.00	\$145.00	9/1/2020	9/1/2021	8/31/2021	0.00	7.31
STORM	02			Consumption	\$0.00	\$0.00		1	100.00	\$0.00	9/1/2020	9/1/2021	8/31/2021	0.00	7.31
STORM	02			Fee	\$5.47	\$0.00		1	100.00	\$5.47	9/1/2020	9/1/2021	8/31/2021	0.00	7.31
RIVER FLOOD	02			Consumption	\$0.00	\$0.00		1	100.00	\$0.00	9/1/2020	9/1/2021	8/31/2021	0.00	7.31
RIVER FLOOD	02			Fee	\$3.94	\$0.00		1	100.00	\$3.94	9/1/2020	9/1/2021	8/31/2021	0.00	7.31

Patricia Cruz | Customer Service
 421 Main Way | Sparks, NV 89431 | ☎ 775.283.8666 | 📠 775.283.7862 | [cityofsparks.com](mailto:pcruz@cityofsparks.com)



General Sales Report

Metro Carwash
 Rail City Car Wash

Wed 07/01/2020 12:00:00am
 Fri 07/31/2020 11:59:59pm

Description	Price	Quantity	Amount	Description	Price	Quantity	Amount
CARWASH SALES				TOTAL: 0 0.00			
WASH PACKAGES-				NET EXP. DET. SALES: 0.00			
Midtown Wash	2.00	6,501	13,002.00	NET SITE SALES: 123,245.71			
Downtown Wash	3.75	6,555	24,581.25	ARM PLANS SOLD-			
Uptown Wash	6.00	2,956	17,736.00	Unl. Midtown Sld	14.99	89	1,334.11
Turtle Wax Ice Wash	9.00	2,205	19,845.00	Unl. SuperHard Sld	29.99	1	29.99
Super Hard Shell Wash	12.00	282	3,384.00	Unl. TW Ice Sld	24.99	24	599.76
TOTAL:		18,499	78,548.25	Unl. Uptown Sld	19.99	26	519.74
WASH EXTRA SERVICES-				TOTAL:		140	2,483.60
Triple Foam	1.00	110	110.00	ARM PLANS RECHARGED-			
Tire Shine	2.00	5	10.00	Unl. Midtown Rchg	14.99	384	5,756.16
Turtle Wax Fire Wax	2.00	1	2.00	Unl. TW Ice Rchg	24.99	119	2,973.81
TOTAL:		116	122.00	Unl. Uptown Rchg	19.99	133	2,658.67
OTHER WASH SERVICES-				TOTAL:		636	11,388.64
Misc. Wash	3.67	580	2,126.21	ARM PLANS REDEEMED-			
TOTAL:		580	2,126.21	Unl. Midtown Rdmd	-5.75	1,833	-10,539.75
GROSS WASH SALES-							
			125,586.46	Unl. SuperHard Rdmd	-15.75	25	-393.75
LESS WASH DISCOUNTS-				Unl. TW Ice Rdmd	-12.75	526	-6,706.50
Rewash-TW Ice	-9.00	5	-45.00	Unl. Uptown Rdmd	-9.75	645	-6,288.75
Rewash-Downtown	-3.75	21	-78.75	TOTAL:		3,029	-23,928.75
Rewash-Midtown	-2.00	5	-10.00	ARM PLANS TERMINATED-			
Rewash-Base	-3.75	13	-48.75	Discontinue ARM Plan	0.00	42	0.00
Comp. Wash-Pkg	-5.81	42	-244.00	Terminate ARM Plan	0.00	6	0.00
Comp Wash-Base	-3.75	47	-176.25	Unl. Midtown Rfnd	0.00	3	0.00
Rewash-Uptown	-6.00	3	-18.00	Unl. TW Ice Rfnd	0.00	1	0.00
Misc. Wash Discount	-1.07	253	-271.25	Unl. Uptown Rfnd	-0.70	2	-1.40
Reno PD HA Disc.	-2.00	123	-246.00	TOTAL:		54	-1.40
NDOT HA Disc.	-2.00	32	-64.00	PREPAIDS SOLD-			
Washoe Co. HA Disc.	-1.50	25	-37.50	Buy3Get1 Midtown	17.25	62	1,069.50
TOTAL:		569	-1,239.50	Buy3Get1 TW Ice	37.50	10	375.00
LESS LOYALTY DISC-				Buy3Get1 Uptown	29.25	6	175.50
Owner Wash-Base	-3.75	2	-7.50	TOTAL:		78	1,620.00
Owner Wash-Extra	-12.00	2	-24.00	LESS PREPAIDS REDEEMED-			
Today's Midtown Dsc	-5.75	86	-494.50	TW Ice Wash Ppd Rdmd	-12.75	43	-548.25
Today's TW Ice Dsc	-12.75	24	-306.00	Midtown Ppd Rdmd	-5.75	273	-1,569.75
Today's Uptown Dsc	-9.75	26	-253.50	B4G2-Uptown Rdmd	-9.42	12	-113.00
Today's SHard Dsc	-15.75	1	-15.75	Downtown Ppd Rdmd	-3.75	11	-41.25
TOTAL:		141	-1,101.25	B3G1-TW Ice Rdmd	-12.75	2	-25.50
NET CARWASH SALES:			123,245.71	B3G1-Uptown Rdmd	-9.75	27	-263.25
EXPRESS DETAIL SALES				B3G1-Downtown Rdmd	-3.75	39	-146.25
EXPRESS DETAIL SALES-				B3G1-Midtown Rdmd	-5.75	10	-57.50
TOTAL:		0	0.00	CARD-TW Ice Rdmd	-12.75	3	-38.25
LESS EXP. DET. COUPONS-				CARD-Uptown Rdmd	-9.75	2	-19.50
				CARD-Downtown Rdmd	-3.75	11	-41.25
				CARD-Midtown Rdmd	-6.75	5	-28.75
				TOTAL:		438	-2,892.50
				LESS WEBSITE DISC/RDMD-			
				TOTAL:		0	0.00



Account Statement

ACCOUNT INFORMATION

ACCOUNT: 025003-000
 SERVICE ADDRESS: 2401 PRATER WY
 SERVICE PERIOD: 7/1/2020 to 7/31/2020
 BILLING DATE: 8/20/2020
 DUE DATE: 9/18/2020

METER READING

NO ACTIVE METER FOUND

STEPHEN PARKER LIVING TRUST
 c/o ERNIE IONNO RAIL CITY CARWASH
 3270 ROXBURY DR
 RENO, NV 89523-6207

SPECIAL MESSAGE

CURRENT CHARGES

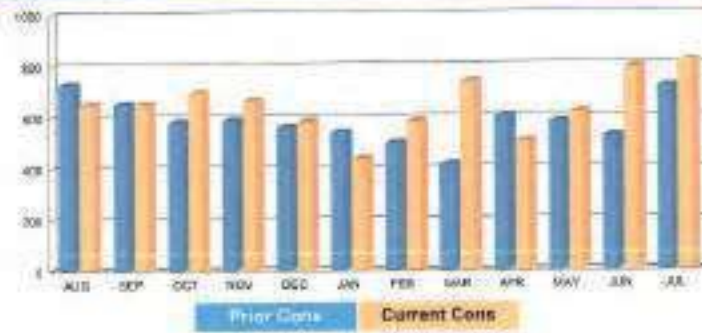
Commercial Sewer 3,957.69
 Carwash, wand 186.53
 Storm Commercial 874.26
 Commercial Flood Fee 519.04
TOTAL CURRENT CHARGES 5,537.52

Cost

BILL SUMMARY

PREVIOUS BALANCE 5,187.60
 PAYMENTS RECEIVED -5,187.60
 ADJUSTMENTS 0.00
 ADDITIONAL BILLING 0.00
 CURRENT CHARGES 5,537.52

TOTAL AMOUNT DUE 5,537.52



Payment Coupon

AMOUNT DUE

TOTAL AMOUNT DUE BY 9/18/2020 5,537.52

AMOUNT ENCLOSED

AUTO PAY

REMIT PAYMENT TO:

ACCOUNT INFORMATION

PLEASE RETURN THIS PORTION ALONG WITH YOUR PAYMENT
 PLEASE MAKE CHECK PAYABLE TO:
CITY OF SPARKS

ACCOUNT: 025003-000
 SERVICE ADDRESS: 2401 PRATER WY
 SERVICE PERIOD: 7/1/2020 to 7/31/2020
 BILLING DATE: 8/20/2020
 DUE DATE: 9/18/2020

CITY OF SPARKS
 P.O. BOX 857
 SPARKS, NV 89432

STEPHEN PARKER LIVING TRUST
 c/o ERNIE IONNO RAIL CITY CARWASH
 3270 ROXBURY DR
 RENO, NV 89523-6207

0250030000000553752

Usage Breakdown

From: CUC Period (prncipal@cityofsparks.com)
 To: akroff@sparks.com
 Date: Friday, June 4, 2021, 01:34 PM PDT

Re:

Below is the breakdown of water usage for each billing.

July

6/23/2021 Billing		0000000		6/15/21 6/24/2021		\$4,364.02	6/14/21	\$0.00	\$0.00	\$0.00	\$0.00			
Service	Rate Code	Fee Code	Fee Code	Desc Code	Amount	Budget	Budget Actual %	No. of Meters	of Payers	Usage Consumption	Period Begin	Period End 1	Period End 2	Period End
SEWER	02			Consumption	\$3,521.40	\$0.00		5	5	100.00	7/1/2020	7/31/2020	6/30/2021	6/28
SEWER	02			Fee	\$25.00	\$0.00		5	5	100.00	7/1/2020	7/31/2020	6/30/2021	6/28
SEWER	7C			Consumption	\$180.00	\$0.00		1	1	100.00	6/1/2020	7/31/2020	6/30/2021	6/28
STORM	02			Consumption	\$167.70	\$0.00		1	1	100.00	6/1/2020	7/31/2020	6/30/2021	6/28
STORM	02			Fee	\$5.47	\$0.00		1	1	100.00	6/1/2020	7/31/2020	6/30/2021	6/28
RIVER FLOOD	02			Consumption	\$15.00	\$0.00		1	1	100.00	6/1/2020	7/31/2020	6/30/2021	6/28
RIVER FLOOD	02			Fee	\$3.34	\$0.00		1	1	100.00	6/1/2020	7/31/2020	6/30/2021	6/28

August

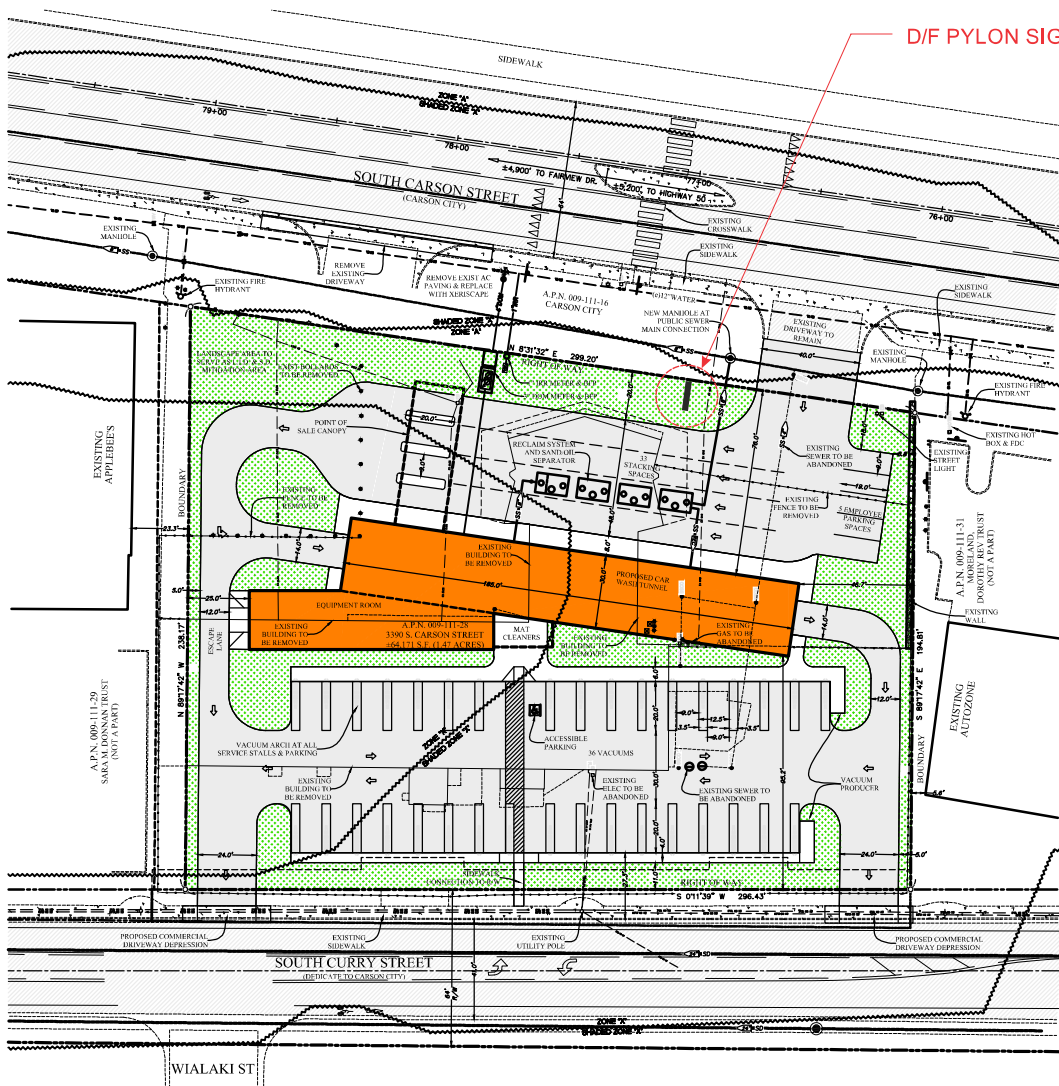
8/23/2021 Billing		0000000		8/14/21 8/23/2021		\$3,758.86	7/29/21	\$0.00	\$0.00	\$0.00	\$0.00			
Service	Rate Code	Fee Code	Fee Code	Desc Code	Amount	Budget	Budget Actual %	No. of Meters	of Payers	Usage Consumption	Period Begin	Period End 1	Period End 2	Period End
SEWER	02			Consumption	\$3,057.62	\$0.00		5	5	100.00	7/1/2020	8/31/2020	7/31/2021	8/20
SEWER	02			Fee	\$25.00	\$0.00		5	5	100.00	7/1/2020	8/31/2020	7/31/2021	8/20
SEWER	7C			Consumption	\$180.00	\$0.00		1	1	100.00	6/1/2020	8/31/2020	7/31/2021	8/20
STORM	02			Consumption	\$158.98	\$0.00		1	1	100.00	6/1/2020	8/31/2020	7/31/2021	8/20
STORM	02			Fee	\$5.47	\$0.00		1	1	100.00	6/1/2020	8/31/2020	7/31/2021	8/20
RIVER FLOOD	02			Consumption	\$15.00	\$0.00		1	1	100.00	6/1/2020	8/31/2020	7/31/2021	8/20
RIVER FLOOD	02			Fee	\$3.34	\$0.00		1	1	100.00	6/1/2020	8/31/2020	7/31/2021	8/20

September

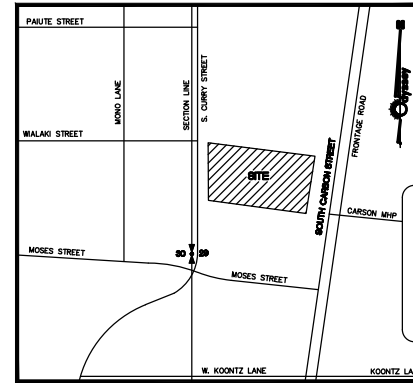
9/23/2021 Billing		0000000		9/13/21 9/23/2021		\$3,020.75	8/24/21	\$0.00	\$0.00	\$0.00	\$0.00			
Service	Rate Code	Fee Code	Fee Code	Desc Code	Amount	Budget	Budget Actual %	No. of Meters	of Payers	Usage Consumption	Period Begin	Period End 1	Period End 2	Period End
SEWER	02			Consumption	\$3,064.54	\$0.00		5	5	100.00	6/1/2020	8/30/2020	8/31/2021	7/31
SEWER	02			Fee	\$25.00	\$0.00		5	5	100.00	6/1/2020	8/30/2020	8/31/2021	7/31
SEWER	7C			Consumption	\$180.00	\$0.00		1	1	100.00	6/1/2020	8/30/2020	8/31/2021	7/31
STORM	02			Consumption	\$179.29	\$0.00		1	1	100.00	6/1/2020	8/30/2020	8/31/2021	7/31
STORM	02			Fee	\$5.47	\$0.00		1	1	100.00	6/1/2020	8/30/2020	8/31/2021	7/31
RIVER FLOOD	02			Consumption	\$15.00	\$0.00		1	1	100.00	6/1/2020	8/30/2020	8/31/2021	7/31
RIVER FLOOD	02			Fee	\$3.34	\$0.00		1	1	100.00	6/1/2020	8/30/2020	8/31/2021	7/31

Patriola Cruz | Customer Service
 401 Plaza Way | Sparks, NV 89431 | T: 775.351.2262 | F: 775.355.1882 | customer@cityofsparks.com



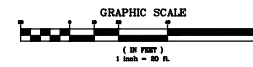


D/F PYLON SIGN @ 20'-0" HEIGHT



VICINITY MAP
NOT TO SCALE

- LEGEND:
- A.C. PARKING AREA
 - CONCRETE AREA
 - LANDSCAPE AREA
 - BUILDING AREA



golden west
COMMERCIAL SIGN COMPANY
www.goldenwestsigns.com

project name & location	METRO EXPRESS SOUTH CARSON ST. CARSON CITY, NV.
file name	jdesign 2011 Metro Car Wash Carson City/OverlandSign Concepts MB Rev1.cdr
manuf. file name	

this artwork is produced under federal copyright laws & cannot be reproduced in whole or in part without permission of golden west advertising inc. all photos are to	
authorized signature	date approved

sales rep	Bob Moore
designer	Bachman
complete date	06/14/21
revision date	0701/21



design number	6280-21
Sheet 1 of 5	



NIGHT VIEW

Pylon Sign Concept D
SCALE: 1/4"=1'-0"



project name & location	METRO EXPRESS SOUTH CARSON ST. CARSON CITY, NV.
file name	jdesign 2021 Metro Car Wash Carson City/Overland/Sign Concepts MB Rev1.cdr
manuf. file name	

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authorized signature	date approved

sales rep	Bob Moore
designer	Bachman
complete date	06/14/21
revision date	0701/21



design number	6280-21
Sheet 2 of 5	



WEST ELEVATION
SCALE: 1/8"=1'-0"



NIGHT VIEW

NORTH ELEVATION
SCALE: 1/16"=1'-0"



project name & location **METRO EXPRESS**
SOUTH CARSON ST.
CARSON CITY, NV.

file name jdesign 2021\Metro Car Wash Carson City\Overland\Sign Concepts MB Rev1.cdr
manuf. file name

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sales rep Bob Moore

designer Bachman

complete date 06/14/21

revision date 0701/21



design number **6280-21**
Sheet 3 of 5



EAST ELEVATION

SCALE: 1/8"=1'-0"



project name & location	METRO EXPRESS SOUTH CARSON ST. CARSON CITY, NV.
file name	jdesign 2021 Metro Car Wash Carson City Overland Sign Concepts MB Rev1.cdr
manuf. file name	

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sales rep	Bob Moore
designer	Bachman
complete date	06/14/21
revision date	0701/21



design number	6280-21
Sheet 4 of 5	



project name & location	METRO EXPRESS SOUTH CARSON ST. CARSON CITY, NV.
file name	jdesign 2021\Metro Car Wash Carson City\Overland\Sign Concepts MB Rev1.cdr
manuf. file name	

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complete date	06/14/21
revision date	0701/21



design number	6280-21
Sheet 5 of 5	



SIDE VIEW

DOUBLE FACE INTERNAL AND HALO-ILLUMINATED PYLON WITH ROTATING ICON AND ELECTRONIC MESSAGE CENTER- SCALE: 3/4" = 1'-0"



golden west
ELECTRICAL SIGN COMPANY
www.goldenwestsigns.com

project name & location	Metro Car Wash 3390 S. Carson St. Carson City, Nevada
file name	jdesign 2021\metro car wash carson city\logo dev.cdr
manuf. file name	jdesign 2021\metro car wash carson city\logo dev.plt

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authorized signature	date approved
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sales rep	bob sr.
designer	brodie
complete date	6/15/21
revision date	



design number
6280-21



SIDE VIEW

DOUBLE FACE INTERNAL AND HALO-ILLUMINATED PYLON WITH ROTATING ICON AND ELECTRONIC MESSAGE CENTER- SCALE: 3/4" = 1'-0"



golden west
ELECTRICAL SIGN COMPANY
www.goldenwestsigns.com

project name & location	Metro Car Wash 3390 S. Carson St. Carson City, Nevada
file name	jdesign 2021\metro car wash carson city\logo dev.cdr
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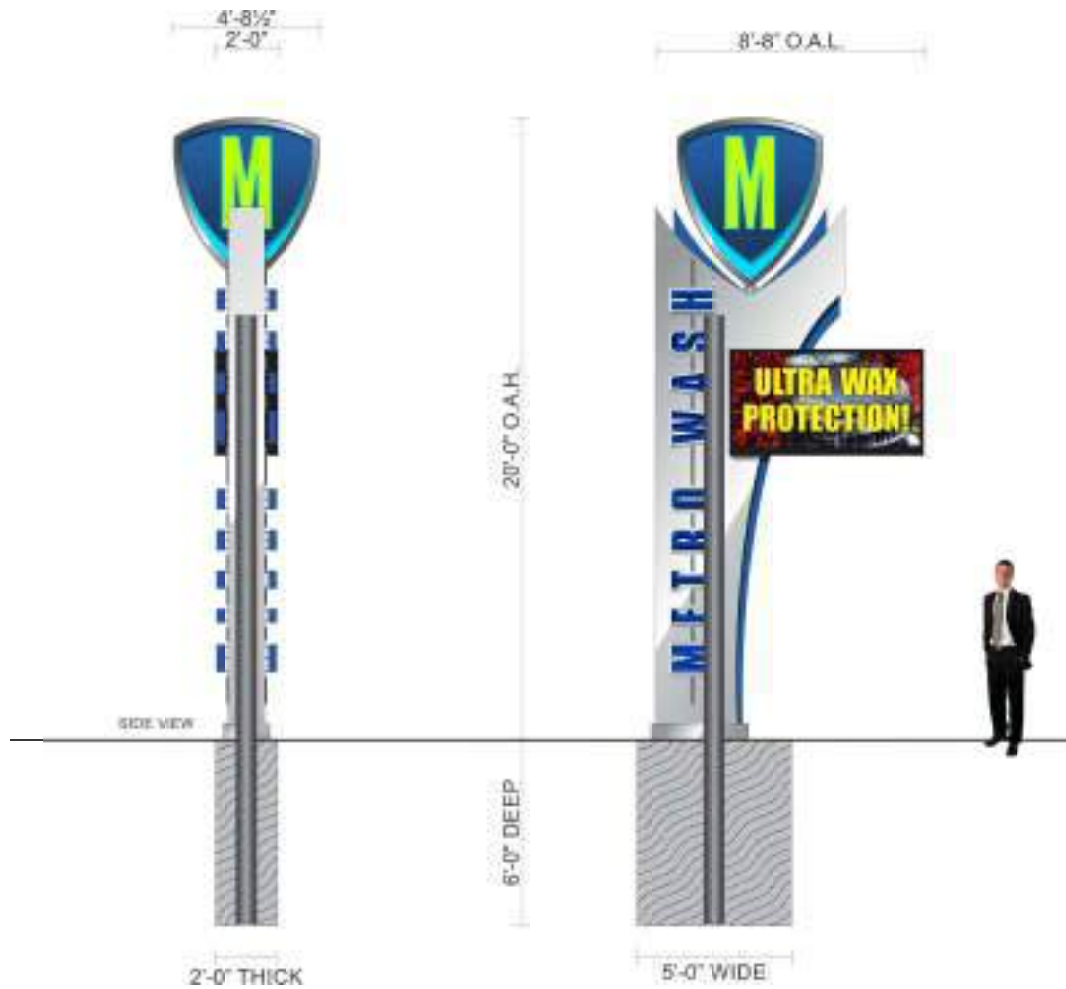
authorized signature	date approved
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sales rep	bob sr.
designer	brodie
complete date	6/15/21
revision date	



design number
6280-21

FOOTING DETAIL



SPECIFICATIONS-
 8" (.322 WALL) STEEL PIPE SUPPORT REQUIRED.
 2'T x 5'W x 6'D FOOTING REQUIRED.
 2 1/4 YDS. CONCRETE REQUIRED.

**** 2'-0" x 5'-0" FOOTPRINT**

DOUBLE FACE INTERNAL AND HALO-ILLUMINATED PYLON WITH ROTATING ICON AND ELECTRONIC MESSAGE CENTER- SCALE: 1/4" = 1'-0"



project name & location	Metro Car Wash 3390 S. Carson St. Carson City, Nevada
file name	jdesign 2021\metro car wash carson city\logo dev.cdr
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sales rep	bob sr.
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complete date	6/15/21
revision date	



design number	6280-21
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BIRDS EYE VIEW FROM SOUTHEAST



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project name & location	Metro Car Wash 3390 S. Carson St. Carson City, Nevada
file name	j\design 2021\metro car wash carson city\logo dev.cdr
manuf. file name	j\design 2021\metro car wash carson city\logo dev.plt

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sales rep	bob sr.
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revision date	



design number
6280-21



WEST ELEVATION
SCALE: 1/8"=1'-0"



NORTH ELEVATION
SCALE: 1/16"=1'-0"



golden west
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project name & location	Metro Car Wash 3390 S. Carson St. Carson City, Nevada
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August 23, 2021

Our File Number: 307692.00001

VIA E-MAIL

Chairman Charles Borders & Honorable Commissioners
Carson City Growth Management Commission
108 E. Proctor Street
Carson City, Nevada 89701

RE: Growth Management application for 3390 S. Carson Street (File # GM-2021-0131)

Dear Chairman Borders and Honorable Commissioners:

I. INTRODUCTION AND BACKGROUND

This office represents Capitol Carwash, LLC, a Nevada limited liability company, the applicant in the above-referenced matter (the "Applicant"). The Applicant is proposing a state-of-the-art car wash facility ("Metro Carwash") at the property located at 3390 S. Carson Street (the "Property"), which will provide a new option for Carson City residents to wash their vehicles with significantly less water than would be used by home washes and most, if not all, alternatives facilities in Carson City. This letter sets forth the legal and policy rationale for approval of the Car Wash's water usage request. We also take the opportunity in this letter to respond to unfounded and unsupported contentions from a business competitor.

Granting this request will allow for an attractive and state-of-the-art facility to replace an unattractive, vacant, and unsafe property in the redevelopment area of South Carson, which promotes recreation and tourism in the greater vicinity. In order to ensure that the Metro Carwash will not be limited in the number of vehicles that it may serve per day, the Applicant has requested usage of 46,000 gallons per day ("GPD") of water from the City. The request for 46,000 GPD represents a net benefit to Carson City, as each 35 gallons used per wash at Metro Carwash would be nearly one third to one quarter of the amount used for home washes or at less efficient carwashes.¹ At an approximate water usage of 35 gallons used per vehicle ("GPV"), the request for 46,000 GPD would allow the Metro Carwash to serve approximately 1,314 vehicles per day, which roughly corresponds to 5.8% of the average daily traffic counts for this area of S. Carson Street.² The Applicant anticipates that it will reach this level of service after approximately five

¹ The Southwest Car Wash Association states the average home washer uses 100-130 gallons per vehicle ("GPV"). See Letter from Chuck Space, Executive Director, Southwest Car Wash Association, to Ernie Ionno, attached hereto as Exhibit "A".

² The traffic count is taken from the Nevada Department of Transportation's ("NDOT") Traffic Records Information Access ("TRINA") application for Station No. 0250148, which provides the traffic count for S.

years of operation. As explained in more detail herein, each customer of the Metro Carwash would otherwise use more water washing at home – roughly an additional 65 to 95 GPV washing at home – but for this new, highly efficient facility. Stated plainly, the Metro Carwash will save water resources for Carson City of approximately 31,174,650 to 45,562,950 gallons annually during any year in which Metro Carwash serves an average 1,314 customers per day instead of being washed in a driveway. The Applicant realizes every car washed is not likely to be a driveway conversion, however a 40% home driveway capture rate is being used for conservative modeling, which equals approximately 26 GPV.

Because the Metro Carwash will meet or exceed all required findings of approval for the requested water usage, including state-of-the-art water conservation, and significant benefits to the vicinity, the Applicant requests that the Growth Management Commission approve the Applicant's request for 46,000 GPD, subject to the conditions of approval recommended by staff and the Applicant.

II. LEGAL ANALYSIS

a. Legal Framework

Presently, the Growth Management Commission is only required to consider whether the use meets the criteria set forth in Carson City Municipal Code ("CCMC") Section 18.12.070:

- (1) Quantity of water consumed by the use for which the building is constructed compared to the availability of water;
- (2) Ability of the city to deliver water service to the structure;
- (3) Other effects of water usage;
- (4) Ability of the city's sewage disposal system to handle the quantity of wastewater generated, including the composition of the wastewater;
- (5) Ability of the City's sewer system to carry the wastewater for treatment; and
- (6) Other effects of wastewater disposal.³

Additionally, the Board of Supervisors recently adopted an ordinance which has not yet gone into effect (Resolution 2021-R-23, referred to herein as the "2022 Ordinance"), but which may provide guidance to the Growth Management Commission prior to the effective date. Pursuant to the 2022 Ordinance, water users will need to demonstrate that the proposed use "utilizes water conservation measures and techniques" and whether "the use will promote health, welfare, safety or quality of life; or create quality jobs; or promote recreation and tourism."

Indeed, the Car Wash will comply with the requirements of CCMC § 18.12.070 and the aspirational framework of the 2022 Ordinance.

Carson Street between Koontz Lane and Fairview Drive. For 2020, the TRINA application shows approximately 22,700 annual average daily traffic ("AADT").

³ See Carson City Municipal Code ("CCMC") § 18.12.070(1) (setting forth general criteria for the Growth Management Commission to consider).

b. *The Car Wash utilizes the most state-of-the-art technologies for water conservation; will assist Carson City in significant conservation of water resources.*

The primary consideration for the Growth Management Commission under the existing CCMC requirements, is whether the proposed use will conserve water. Here, the Applicant is proposing a use that will provide state-of-the-art water conservation technologies, which will allow the City to recapture nearly all used water for adaptive reuse. By utilizing modern car wash equipment, water reclamation systems, and advanced production line control technology, the use will consume approximately 35 gallons per vehicle washed, an amount which is 10 to 15 percent less fresh water than historically realized by the Applicant at its prior sites.⁴ Indeed, the more cars that are washed at a professional car wash, results in additional net water savings for City Carson. The Metro Carwash will save roughly 65-95 GPV in excess water usage per vehicle washed at home, none of which would be otherwise recaptured by the City. Moreover, the proposed Metro Carwash is already being acclaimed by the Southwest Car Wash Association (“SCWA”) as “one of the finest examples of modern car wash design, development, municipal collaboration, and how professional carwashes will be built today and into the future.”⁵

Carson City’s Water Conservation Resources indicate that “[w]ashing your car at home can use two to three times more water than a commercial car wash, and water that flows into the street (and into the storm drain) cannot be recovered and reused.”⁶ In fact, washing cars at home, or through alternative wash methods such as in-bay automatic washes commonly found at gas stations, utilize upwards of 75-150 gallons of fresh water per vehicle, which is a far greater amount of water consumption per vehicle when compared to the new Metro Carwash. In other jurisdictions, home car washing has been discouraged or outright banned in favor of more efficient professional carwashes.⁷ In furtherance of the goal of conserving water, Metro Carwash will encourage local groups who might ordinarily “put on a charity (or fundraising) car wash” to raise funds to instead use the Metro Carwash facilities for fundraising purposes.⁸ Stated plainly, the

⁴ The Applicant previously provided this Commission with a letter including statistics demonstrating that the Metro Car Wash sites in Reno and Sparks were retrofitted after acquisition to provide water usage at rates ranging in approximately 40-45 GPV. See Letter from Metro Carwash to Growth Management Commission, dated July 6, 2021. The Carson City Car Wash will be built from scratch, and developed to be the among the most efficient car wash facilities in all of Northern Nevada.

⁵ See **Exhibit “A”**.

⁶ <https://www.carson.org/government/departments-g-z/public-works/divisions/water/conservation-tips>.

⁷ For example, the Southern Nevada Water Authority only permits 1 home car wash per week. <https://www.snwa.com/importance-of-conservation/restricting-outdoor-water-use/index.html>; see also <https://lasvegassun.com/news/2003/dec/05/home-car-washing-may-screech-to-halt/>. The SCWA Letter also indicates that “[m]ost cities like Carson City promote professional car washing as an effective water saving practice, however most cities actually implement a moratorium and ban home car washing during advanced stages of drought.” Exhibit “A”.

⁸ Historically, many schools have put on car washes at their school facilities or in other public places to raise funds. See, e.g., <https://carsonnow.org/story/08/14/2019/car-wash-saturday-chs-benefit-carson-high-girls-and-boys-soccer-program> (Carson High School held carwash in 2019 to benefit soccer program). In order to avoid the loss of water resources that occurs in these types of events, Metro Carwash anticipates it will donate car washes to school activities so that customers may have their vehicles washed in the Metro Carwash facility, but with a significant portion of proceeds going to the designated activity.

more water that is used at Metro Carwash will reflect exponential water savings overall. By investing water resources in professional car washes, Carson City will ultimately be able to better encourage residents to avoid wasteful home washing and conserve more of this precious resource.

At present, South Carson is underserved by car washes, with only one other automated conveyerized user in the vicinity.⁹ Based on figures provided in a letter by a lawyer for a competitor seeking to block this development, that competitor indicates that it only captured approximately 11,700 cars in its busiest month in the last six years, which represents 1.7% of AADT for this area. Considering these figures were taken during extreme wash conditions, driven by smoke and ash from nearby fires, and most likely attracting less than 1% on an annual normalized basis, the Applicant believes the area is underserved by professional car washes.¹⁰ Based on the Applicant's five-year projection, Metro Carwash anticipates it will capture consumers in an amount reflecting up to 5.8% of AADT with this modern facility. NDOT's TRINA application estimates approximately 22,700 AADT for this section of S. Carson Street, of which 5.8% corresponds to 1,316 consumers daily. To serve that number of consumers, who would otherwise wash at home and consume roughly 131,600-171,080 gallons of fresh water daily, instead, Metro Carwash utilizing 35 GPV will require only 46,000 GPD. This comports with the 2-3 times water savings that Carson City notes on its own website.¹¹ Assuming that every car washed at the new Metro Carwash would have used the aforementioned car wash alternatives (home washes or in-bay automatics), we believe that Carson City will actually realize and accrue a net gain of water saved with every car washed at Metro. In fact, city water saved will easily calculate into tens of millions of gallons of water saved annually.

Indeed, the Applicant is a member of the International Carwash Association and participates in its Water Saver program. Strict guidelines must be met before Water Saver certification is received. Additionally, the use will consume 65 to 73 percent less fresh water than

⁹ We note that an attorney/lobbyist submitted a letter to this body on behalf of a business competitor, purporting concern over drought conditions, and submitting that this competitor only utilizes 26 GPV. Letter from Allison MacKenzie, Ltd, dated July 28, 2021 ("Competitor Letter"). To the extent that those unsupported contentions are accurate, it is probable that the competitor operates its conveyor at a higher speed, to compensate for being less than half the size and length of the new Metro, which would likely result in a less thorough wash and could discourage repeat business. Moreover, we understand that this competitor provides unlimited monthly car wash memberships at roughly \$9.99 to customers, a practice likely to result in a customer base of users coming through and washing the same cars multiple times over a short period of time. A more fair and accurate analysis would demonstrate their use of water for the same vehicle over a single month. Although the competitor's attorney/lobbyist purports that it "does not wish to discourage healthy and fair competition" and instead is concerned about drought conditions, it is clear that more professional car wash options will provide a net benefit to Carson City's water resources. Indeed additional professional car washes should be encouraged and incorporated as an effective drought management response.

¹⁰ See Competitor Letter. The Competitor Letter states that it only washed 11,700 cars in all of June 2021. Given that TRINA indicates 22,5000 AADT for this area, that number of cars washed represents approximately 1.73% of total daily traffic in year 2020 numbers. The Applicant is seeking water entitlement that would correspond to roughly 5.8% of AADT for this area, which is where the 46,000 GPD number is generated. Again, the more car washes that occur in a professional car wash setting, ultimately save water overall for Carson City.

¹¹ <https://www.carson.org/government/departments-g-z/public-works/divisions/water/conservation-tips>.

the average home car wash – according to the Southwest Car Wash Association, the home driveway washer consumes approximately 100-130 GPV.¹² Metro Carwash has recognized and captured all the development criteria and technology of the SCWA Water Conservation Program.¹³

Consequently, all of the criteria of CCMC § 18.12.070 are met. First, the quantity of water to be used by the Applicant is actually significantly lower than other uses – home washes or in-bay automatics would utilize significantly more water per vehicle. Additionally, the City’s professional engineering staff has indicated in the staff report that the City will not have any issue actually providing the water requested. Accordingly, the Metro Carwash use complies with the existing standards for Growth Management applications and warrants approval.

However, the staff report goes on to note that “[t]he City’s water resources are not infinite” and argues that the Growth Management Commission should consider the not-yet-effective provisions of the 2022 Ordinance under the existing law’s prong for “other effects of water usage.” Although the 2022 Ordinance cannot legally bind this application, to the extent that it is useful for this body, the Applicant provides further analysis indicating that all future-findings will also be met.

c. The Car Wash will meet or exceed the aspirational goals of the 2022 Ordinance by redevelopment of a formerly blighted property on S. Carson Street, reducing overall car wash water usage per vehicle across the City, and by creating roughly 15 new jobs in South Carson.

The existing condition of the Property is an unattractive, vacant property that will be modernized and will be a unique draw for the area. Upon information and belief, the Property was once a Jeep car dealership, but the most recent former tenant of the Property provided sales of used parts. South Carson is new and exciting as the retail hub of the City, and also where most of the car dealerships are located. We understand that South Carson is also undergoing significant redevelopment, with the addition of roughly 370 new residential units in this area, most with home and self-washing bans,¹⁴ and more coming online in the next several years. As the population continues to rise, and the lawyer for the competitor indicating that its facility is apparently already at record setting capacity, there is presently a desperate need for an additional professional car wash specifically in South Carson.

In terms of providing “health, welfare, safety or quality of life”, the Metro Carwash will take a vacant property in the redevelopment zone and develop it into one of the most efficient and attractive carwashes in all of Northern Nevada. As described above, this carwash will save approximately 26 gallons of water per vehicle washed, resulting in a serious benefit to the welfare and quality of life of this community.

¹² See **Exhibit “A”**.

¹³ *Id.*

¹⁴ Apartments, condominiums, community living, and similar uses routinely restrict or ban vehicle washing anywhere in the complex.

Prior to the completion of the Carson City I-580 bypass, the average daily traffic count on S. Carson street was over 44,000 cars per day.¹⁵ This same traffic count fell by nearly half upon completion of the bypass in 2017 and has remained flat ever since. Metro Carwash will contribute to the overall health and vitality of the S. Carson Street business corridor because the modern professional car wash is proven to be an excellent and effective retail anchor with its high volume, fast turn business model.

There will be additional benefits in terms of the economic welfare of Carson City, realized from the Applicant's unique and dynamic site plan. The property in its present condition has two separate ingress and egress driveways on S Carson St. The driveway to the north will be closed and the driveway to the south will be designated a one-way entrance only, which will provide a safer condition for S. Carson Street. Upon completion of the service, all customers and cars will be directed to exit onto Curry Street, where reentry to S. Carson Street will be achieved through controlled intersections. The Metro Carwash exit onto Curry Street is also likely to result in increased retail opportunity for businesses on Curry Street.

With respect to safety, it is indisputable that a clean car is a safe car. Windshields and headlights take the brunt of bugs and road grime, but mirrors, tail lights, and turn signals get covered with road film too making it harder to see and be seen by other drivers. This is especially so during winter months because road sand and salt will cover the whole car and it's harder to wash and clean. The need and importance of driving a clean car increases during winter months, but desire and feasibility to wash at home in the driveway decreases during cold conditions. Consequently, the Metro Carwash will contribute to community safety.

The addition of Metro Carwash to South Carson will also result in significant benefits to quality of life. The Applicant has demonstrated that it has a deep love for Carson City and Northern Nevada, and will be an ongoing community partner for the life of Metro Carwash. Unlike national brand carwash companies, nearly all company profits, employee earnings, and local taxes will be retained and redistributed in Carson City and the local economy. Metro Carwash plans to be a community partner – in the past Metro Carwash has donated thousands of carwashes to nurses during National Nurses Week, provides free car washes to veterans, first responders and active service members as a part of Grace for Vets, and provides free car washes to community schools to raise money for school activities. All of this charitable giving will continue in Carson City. Community is important to Metro Carwash, and the Applicant will absolutely give back to Carson City.

Moreover, in much the same way modern appliances and everyday conveniences improve our quality of life, so do professional car washes. Metro Carwash will be fast, efficient, environmentally sound, affordable, and conveniently located for the vast majority of the Carson City motoring public. This new service will allow more time for Carson City residents to shop, relax, and enjoy more of what the Carson Valley has to offer.

¹⁵ See NDOT TRINA numbers for years 2011 through 2016.

Metro Carwash will provide 12-15 high quality jobs, including high paying professional management and maintenance positions, with an anticipated annual budgeted payroll of approximately \$627,100, which is based on Metro Carwash washing 1,316 vehicles on daily average and using approximately 46,000 GPD. These jobs will include several high-quality first jobs for young -adults, recovery jobs after a setback, and production jobs that will provide the training and experience that larger users, such as a Tesla Gigafactory or similar might seek. Well-paying entry level jobs contribute to the health and well-being of a community's employment and economic system, and Metro Carwash is excited to assist in this endeavor.

Finally, Metro Carwash is an exciting project that will host many car wash operators and association members to tour this impressive facility and modern conservation marvel. Indeed, some consumers will likely be intrigued and compelled to visit and experience the new Metro Carwash, perhaps coming from nearby communities such as Minden, Gardnerville, Dayton, Lake Tahoe, and the greater Reno-Sparks area.

III. CONCLUSION

The Applicant's request for 46,000 GPD is reasonable and common sense, as this use will more efficiently utilize water resources that would otherwise be wasted. Indeed, professional carwashes save as much as 65-95 gallons per vehicle, and the Metro Carwash will be an exciting state-of-the-art facility to be located in Carson City. Metro Carwash will not only conserve and protect the City's precious water resources and thereby contribute to the long-term health and welfare of the community, it will also provide tremendous safety benefits by ensuring clean cars are on the roads; provide community services in the form of charitable carwashes for nurses, veterans, and schools; provide quality jobs; and contribute to the economic health of South Carson. Accordingly, Metro Carwash meets all requirements for approval. Moreover, the request will meet all future goals under the 2022 Ordinance. Consequently, the Applicant requests that the Growth Management Commission approve this application.

Please do not hesitate to contact the undersigned with any questions.

Sincerely,

LEWIS ROCA ROTHGERBER CHRISTIE LLP

/s/ Michael W. Cabrera

Garrett D. Gordon, Esq.
Michael W. Cabrera, Esq.

EXHIBIT "A"



SOUTHWEST CAR WASH ASSOCIATION

Dedicated to the Advancement of the Car Wash Industry

Ernie Ionno
Carson City Metro Express
Carson City, Nevada

Ernie

Thank you for sharing the business brief and outline for your new Metro Express Car Wash in Carson City. In my 35 years as Executive Director of the Southwest Car Wash Association, which represents over 1200 members and over 6000 locations of professional car washes, many located in some of the most drought stricken regions in the United States, your proposed carwash is one of the finest examples of modern car wash design, development, municipal collaboration, and how professional carwashes will be built today and into the future.

The Carson City Metro Carwash is an exciting project that is a great example of water conservation, drought management, and the future of professional car washing. You have recognized and captured all of the development criteria and technology of the SCWA Water Conservation Program that SCWA believes is so important in operating, promoting, and demonstrating proper and effective environmental practices. The working partnership that is being created between you and the Carson City is very impressive. With your permission, I would like to share your professional car wash as an outstanding example and template for effective drought management with our association members and their respective municipalities.

The SCWA Water Conservation Program is an effort of SCWA to work closely with communities in providing data and education for our car wash members; public officials and the general public on how the professional car wash saves water and offers an environmentally friendly alternative to the age old problem of "driveway" washing. The SCWA Water Conservation Program began over 20 years ago when the City of San Antonio, Texas came to SCWA during a drought situation and asked for information on car wash operations. The resulting partnership created a program and data that has been used in many other cities and regions over the years to demonstrate the fact that car washes really do not use large amounts of water relative to other businesses in the community. We have worked with cities such as Dallas; Austin; Denver; Houston; Albuquerque; Baton Rouge to name a few. Most cities like Carson City promote professional car washing as an effective water saving practice, however most cities actually implement a moratorium and ban home car washing during advanced stages of drought.

Just a few of the facts we learned in our research:

- The typical express car wash will use only about 35 gallons per wash.
- Driveway washers will use 100-130 gallons of water per car with an open hose.
- Residential water use will average 60-70% of the community water supply - with lawn watering over 50% of the municipal water supply.
- The average professional car wash will use less than .2% of the total municipal water supply and is usually not even in the top 100 water users in a community.
- The professional car wash sends the water used back to the city through the sanitary sewer providing water for other uses such as golf courses.

- The new car wash operations such as yours include reclaim systems – further saving water resources.
- From a business perspective water conservation and efficiency is just good business and economic sense for the car wash owner.

Second to home purchases, automobiles are the biggest personal investment people make and we all understand that people will be washing their cars. As industry professionals, we view professional car washes an effective environmental and water conservation practice, consumer focus groups clearly show that most people view washing their car washing as a fun recreational activity that demonstrates their pride of ownership, driving a clean car feels good. Automobile manufacturers statistics indicate that the average auto owner will wash their vehicles at least every 6 weeks and many will wash once a week. With this in mind, communities want to offer the most efficient, environmentally friendly and water conserving options. This has been proven to be the professional car wash.

Professional car wash operations such as the one you are planning will provide the appropriate alternative for the Carson City community to wash their vehicles while saving our valuable water resources. Another benefit professional car washes bring to a community is our charity car wash program. Many non-profit organizations in a community like to host "charity car washes" to raise funds. This is usually done at a business on parking lot pavement. All this does is push dirty water with metals and hydrocarbons into the storm sewer and on into our lakes, rivers and streams creating an environmental disaster. The Charity Car Wash Program you will provide for the Carson City community will offer the opportunity for recognized charities to have fund raising projects in an environmentally friendly situation while saving many gallons of water. This program also teaches younger people (and some older) proper techniques for washing and maintaining vehicles.

Again we wanted to congratulate you on your project and the partnership you have created with Carson City. We are proud of SCWA members like you who are the hard working business owners that bring such value to their communities. As your project progresses we would like to have the opportunity to plan one of our SCWA Car Wash Tours in Carson City to highlight your car wash. As you know we usually host a large number of car wash owners and operators who enjoy seeing new and successful sites.

Please keep us up to date on your progress.

Sincerely,



Chuck Space
SCWA Executive Director