



N E V A D A

AGENDA  
Regular Meeting  
City Council

Wednesday, June 4, 2025 • 5:00 PM

Mayor

Neal E. McIntyre

City Council

Ward 1 - Ryan Hanan

Ward 2 - Felicity Zoberski

Ward 3 - Stan Lau

Ward 4 - Albert Torres

Ward 5 - Joe Mendoza

City Manager

Benjamin Marchant

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Fernley City Council Chambers, 595 Silver Lace Boulevard, Fernley, NV 89408

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**Zoom information:**

Please click the following link to join the webinar: <https://us02web.zoom.us/j/82966343247>, or one tap\_mobile: 12532158782, Dial: 669 900 9128, Webinar ID: 829 6634 3247

**Public Notice:** This agenda has been physically posted in compliance with 241.020 at Fernley City Hall, 595 Silver Lace Blvd. In addition, this agenda has been electronically posted in compliance with NRS 241.020(3) at [www.cityoffernley.org](http://www.cityoffernley.org) and NRS 232.2175 at <https://notice.nv.gov/> To obtain further documentation regarding posting, please contact the City Clerk's Office at (775) 784-9830 or [cityclerk@cityoffernley.org](mailto:cityclerk@cityoffernley.org)

**Public Comment:** Those wishing to address the City Council may submit public comment through the [online public comment form](#), or by sending an email to [cityclerk@cityoffernley.org](mailto:cityclerk@cityoffernley.org). Comments received prior to 4:00 pm the day of the meeting will be provided to City Council and added to the record but will not be read during the live meeting. Public comments received after 4 pm the day of the meeting will be included in the record but may not reach council members before action is taken. Public comment, whether on action items or public comment, is limited to three (3) minutes per person. Unused time may not be reserved by the speaker, nor allocated to another speaker. The public may comment on any matter that is not specifically included on an agenda as an action item or comment on a specific agenda item. Items not included on the agenda cannot be acted upon other than to place them on a future agenda. Additionally, if you wish you can comment in person at the meeting or use the Raise your Hand feature in Zoom (\*9 if you are participating via phone).

**Accommodations:** City Council and staff will make reasonable efforts to assist and accommodate individuals with disabilities desiring to attend the meeting. Please contact the City Clerk's Office at (775) 784-9830 in advance so that arrangements can be made.

**Supporting Material:** Staff reports and supporting material for the meeting are available at the City Clerk's Office, and on the City's website at [www.cityoffernley.org](http://www.cityoffernley.org) Pursuant to NRS 241.020(6), supporting material is made available to the general public at the same time it is provided to the City Council.

**Order of Business:** The presiding officer shall determine the order of the agenda. The Fernley City Council may combine two or more agenda items for consideration; remove an item from the agenda; or delay discussion relating to an item on the agenda at any time. All items are action items unless otherwise noted. Items scheduled to be heard at a specific time will be heard no earlier than the stated time but may be heard later.

## **1. INTRODUCTORY ITEMS**

- 1.1. Pledge of Allegiance**
- 1.2. Roll Call**
- 1.3. Public Forum**
- 1.4. (For Possible Action) Approval of Agenda**

## **2. CONSENT AGENDA**

(PLEASE NOTE: ALL MATTERS LISTED UNDER THE CONSENT AGENDA ARE CONSIDERED ROUTINE, AND MAY BE ACTED UPON BY THE COUNCIL MEMBERS IN ONE MOTION, AND WITHOUT AN EXTENSIVE HEARING. ANY MEMBER OF THE COUNCIL MAY REQUEST THAT AN ITEM BE TAKEN FROM THE CONSENT AGENDA, DISCUSSED, AND ACTED UPON SEPARATELY DURING THIS MEETING.)

- 2.1. (Possible Action) Approval of Voucher Report**
- 2.2. (Possible Action) Approval of Minutes**
- 2.3. (Possible Approval) Approval of Business Licenses**
- 2.4. (For Possible Action) to approve acceptance of infrastructure related to the Royal Oaks Culvert project.**
- 2.5. (For Possible Action) to approve acceptance of infrastructure related to the Lickety-Split Car Wash project.**
- 2.6. (For Possible Action) to approve acceptance of public infrastructure related to the Fernley Self Storage project.**
- 2.7. (For Possible Action) to approve acceptance of infrastructure related to the Inglewood Drive Public Improvements project.**
- 2.8. (For Possible Action) to approve acceptance of public infrastructure related to The Meadows at Inglewood (TMAI) Phase 3 project.**
- 2.9. For Possible Action to approve a Memorandum of Understanding between Main Street Fernley and the City of Fernley to work together to improve the downtown corridor to promote the community and local economy.**
- 2.10. Possible action to approve \$70,900 of additional funding for the Bureau of Land Management (BLM) to fund labor associated with processing and Cadastral survey work for the Fernley Lands Bill Conveyance Phase 2 and 3.**
- 2.11. Possible action to approve a proposal with Granicus for \$28,406.44 to provide professional consulting services for SmartGov training, implementation, and electronic payment system for licensing and permitting.**
- 2.12. (For Possible Action) to approve the Severance Agreement and Release of All Claims between the City of Fernley and Benjamin Marchant.**

## **3. REPORTS - THIS ITEM IS FOR VARIOUS PUBLIC ENTITY REPRESENTATIVES TO PROVIDE GENERAL INFORMATION TO THE COUNCIL AND PUBLIC. NO ACTION WILL BE TAKEN.**

- 3.1. Reports by City Staff, City Council, and the Mayor, including but not limited to monthly statistical reports by city departments.**
- 3.2. State of Nevada Legislative update**

## **4. PROCLAMATIONS BY THE MAYOR**

## **5. PRESENTATIONS**

- 5.1. (For Possible Action) and discussion to accept the renewal proposal from Nevada Public Agency**



Insurance Pool (POOL) and approval for payment of \$388,029.17 with a deductible of \$2,000.00 per claim from fiscal year 2025-2026 funds.

#### **6. ORDINANCES**

- 6.1. First reading and consideration of Bill 360, a general ordinance adopting the 2024 International Code Council (ICC) series, the 2023 National Electric Code, and the 2024 Northern Nevada Chapter of the International Code Council amendments, which will amend the City of Fernley Municipal Code, Title 8. Chapter 2, Buildings and Building Regulations and Building and Construction.**

#### **7. RESOLUTIONS**

- 7.1. (For Possible Action) Discussion and possible action to adopt Resolution #25-007 accepting the public improvements: roadway, water, sewer, and storm drain infrastructure for the Friendly 5 Ranch Village 2 project.**
- 7.2. Discussion and possible action to approve Resolution 25-005 to implement City of Fernley Special Assessment District guidelines for private property owners.**

#### **8. PUBLIC HEARINGS**

- 8.1. (For possible action) Discussion and possible action regarding Resolution #25-004 associated with a Master Plan Amendment application (MPA25002) submitted by the City of Fernley to adopt the Southwest Fernley Area Plan document for approximately 11,800 acres generally located south of the Truckee Canal and west of Highway 50/95 Alternate.**

#### **9. PUBLIC FORUM**

#### **10. ADJOURNMENT**

**Next Meeting: June 18th @ 5pm**

Report Criteria:

- Detail report.
- Invoice detail records above \$0 included.
- Paid and unpaid invoices included.
- Vendor.Vendor Number = {<>} 2201

| Vendor                                  | Vendor Name                             | Invoice Number | Description                             | Invoice Date | Invoice Amount | Date Paid  | GL Account and Title                    | GL Period |
|-----------------------------------------|-----------------------------------------|----------------|-----------------------------------------|--------------|----------------|------------|-----------------------------------------|-----------|
| AFLAC                                   |                                         |                |                                         |              |                |            |                                         |           |
| 5690                                    | AFLAC                                   | 113556         | SUPPLEMENTAL INSURANCE                  | 05/25/2025   | 676.86         | 05/22/2025 | 100-217400 AFLAC Insurance Payable      | 525       |
| Total 5690:                             |                                         |                |                                         |              | 676.86         |            |                                         |           |
| AIT ADVANCED INTERPRETING & TRANSLATION |                                         |                |                                         |              |                |            |                                         |           |
| 8498                                    | AIT ADVANCED INTERPRETING & TRANSLATION | 202504B-FMC-   | Spanish 24TR00666 3K                    | 04/23/2025   | 160.00         | 05/22/2025 | 100-425-330 Prof Serv-Interpreter       | 425       |
| 8498                                    | AIT ADVANCED INTERPRETING & TRANSLATION | 202504c-FMC-   | Spanish - 25TR00171 3K and 25TR00216 3K | 04/28/2025   | 320.00         | 05/22/2025 | 100-425-330 Prof Serv-Interpreter       | 425       |
| 8498                                    | AIT ADVANCED INTERPRETING & TRANSLATION | 202505A-FMC-   | Spanish - 24TR00666 3K                  | 05/05/2025   | 160.00         | 05/22/2025 | 100-425-330 Prof Serv-Interpreter       | 525       |
| Total 8498:                             |                                         |                |                                         |              | 640.00         |            |                                         |           |
| ALHAMBRA                                |                                         |                |                                         |              |                |            |                                         |           |
| 4688                                    | ALHAMBRA                                | 7661929050825  | water service                           | 05/08/2025   | 191.85         | 05/22/2025 | 510-810-420 Outside Services            | 525       |
| Total 4688:                             |                                         |                |                                         |              | 191.85         |            |                                         |           |
| ALLDATA LLC                             |                                         |                |                                         |              |                |            |                                         |           |
| 8930                                    | ALLDATA LLC                             | INVC05670118   | ALLDATA Automotive Services             | 05/13/2025   | 361.60         | 05/22/2025 | 100-480-342 Tech Services-Other         | 525       |
| Total 8930:                             |                                         |                |                                         |              | 361.60         |            |                                         |           |
| ARAMARK (VESTIS)                        |                                         |                |                                         |              |                |            |                                         |           |
| 1895                                    | ARAMARK (VESTIS)                        | 5980284445     | pants and mat service                   | 04/08/2025   | 173.49         | 05/22/2025 | 510-810-420 Outside Services            | 425       |
| 1895                                    | ARAMARK (VESTIS)                        | 5980292913     | PS rags and rugs                        | 05/13/2025   | 124.12         | 05/22/2025 | 510-840-420 Outside Services            | 525       |
| 1895                                    | ARAMARK (VESTIS)                        | 5980292921     | SHIRT CONTRACT                          | 05/13/2025   | 81.58          | 05/22/2025 | 100-480-420 Outside Services            | 525       |
| 1895                                    | ARAMARK (VESTIS)                        | 5980292922     | SHOP MAT SERVICE                        | 05/13/2025   | 97.56          | 05/22/2025 | 100-475-420 Outside Services            | 525       |
| 1895                                    | ARAMARK (VESTIS)                        | 5980292923     | Clothing/Mats                           | 05/13/2025   | 83.77          | 05/22/2025 | 100-475-420 Outside Services            | 525       |
| 1895                                    | ARAMARK (VESTIS)                        | 5980292924     | pants service                           | 05/13/2025   | 33.79          | 05/22/2025 | 510-810-420 Outside Services            | 525       |
| 1895                                    | ARAMARK (VESTIS)                        | 5980292926     | Floor Mats                              | 05/13/2025   | 199.26         | 05/22/2025 | 100-417-420 Outside Services            | 525       |
| 1895                                    | ARAMARK (VESTIS)                        | 5980294528     | SHIRT CONTRACT                          | 05/20/2025   | 80.22          |            | 100-480-420 Outside Services            | 525       |
| 1895                                    | ARAMARK (VESTIS)                        | 5980294531     | clothing/mats                           | 05/20/2025   | 83.77          | 05/22/2025 | 100-475-420 Outside Services            | 525       |
| 1895                                    | ARAMARK (VESTIS)                        | 5980294534     | mat service                             | 05/20/2025   | 33.79          | 05/22/2025 | 510-810-420 Outside Services            | 525       |
| Total 1895:                             |                                         |                |                                         |              | 991.35         |            |                                         |           |
| ARC GENERATOR SERVICE, LLC              |                                         |                |                                         |              |                |            |                                         |           |
| 8984                                    | ARC GENERATOR SERVICE, LLC              | 2364           | Well 11 generator                       | 05/19/2025   | 3,768.60       | 05/22/2025 | 510-810-430 Outside Serv-Repair & Maint | 525       |

| Vendor                                | Vendor Name                    | Invoice Number | Description                              | Invoice Date | Invoice Amount | Date Paid  | GL Account and Title                    | GL Period |
|---------------------------------------|--------------------------------|----------------|------------------------------------------|--------------|----------------|------------|-----------------------------------------|-----------|
| Total 8984:                           |                                |                |                                          |              | 3,768.60       |            |                                         |           |
| <b>AT&amp;T LONG DISTANCE</b>         |                                |                |                                          |              |                |            |                                         |           |
| 448                                   | AT&T LONG DISTANCE             | 815519343MAY25 | 815519343 MAY - 2025                     | 05/04/2025   | 111.22         | 05/22/2025 | 100-417-530 Communications              | 525       |
| Total 448:                            |                                |                |                                          |              | 111.22         |            |                                         |           |
| <b>BIG R OF FERNLEY</b>               |                                |                |                                          |              |                |            |                                         |           |
| 20                                    | BIG R OF FERNLEY               | 21950/5        | Hose Nozzle                              | 05/10/2025   | 4.98           | 05/22/2025 | 100-575-600 General Supplies            | 525       |
| 20                                    | BIG R OF FERNLEY               | 21960/5        | Well 11 Chemical tank repair             | 05/12/2025   | 182.60         | 05/22/2025 | 510-810-430 Outside Serv-Repair & Maint | 525       |
| 20                                    | BIG R OF FERNLEY               | 21969/5        | Tie Down Straps                          | 05/13/2025   | 39.98          | 05/22/2025 | 100-575-600 General Supplies            | 525       |
| 20                                    | BIG R OF FERNLEY               | 21970/5        | Gloves/Scrub brush                       | 05/13/2025   | 17.93          | 05/22/2025 | 100-575-600 General Supplies            | 525       |
| 20                                    | BIG R OF FERNLEY               | 21972/5        | Cleaning Supplies                        | 05/13/2025   | 24.43          | 05/22/2025 | 100-575-612 Building Maint Supplies     | 525       |
| 20                                    | BIG R OF FERNLEY               | 21974/5        | Misc. Mixing Supplies                    | 05/13/2025   | 9.91           | 05/22/2025 | 100-575-600 General Supplies            | 525       |
| 20                                    | BIG R OF FERNLEY               | 21980/5        | Shop towels and glass cleaner            | 05/14/2025   | 54.92          | 05/22/2025 | 100-475-614 Shop Supplies               | 525       |
| 20                                    | BIG R OF FERNLEY               | 21981/5        | PVC fittings/adapters                    | 05/14/2025   | 74.06          | 05/22/2025 | 100-575-600 General Supplies            | 525       |
| 20                                    | BIG R OF FERNLEY               | 21984/5        | PINS FOR DUMP TRUCK                      | 05/14/2025   | 23.34          | 05/22/2025 | 100-480-610 Automotive Supplies         | 525       |
| 20                                    | BIG R OF FERNLEY               | 21992/5        | Replacement Nozzle                       | 05/15/2025   | 4.98           | 05/22/2025 | 100-576-600 General Supplies            | 525       |
| 20                                    | BIG R OF FERNLEY               | 21994/5        | LOCK FOR FUEL PUMP                       | 05/15/2025   | 15.99          | 05/22/2025 | 100-480-610 Automotive Supplies         | 525       |
| 20                                    | BIG R OF FERNLEY               | 22000/5        | Irrigation fittings                      | 05/16/2025   | 62.67          | 05/22/2025 | 100-576-600 General Supplies            | 525       |
| 20                                    | BIG R OF FERNLEY               | 22003/5        | PAINT FOR PARKS                          | 05/16/2025   | 29.97          | 05/22/2025 | 100-575-600 General Supplies            | 525       |
| 20                                    | BIG R OF FERNLEY               | 22013/5        | Paint Supplies                           | 05/19/2025   | 61.36          | 05/22/2025 | 100-575-600 General Supplies            | 525       |
| 20                                    | BIG R OF FERNLEY               | 22014/5        | PAINT FOR PARKS                          | 05/19/2025   | 19.98          | 05/22/2025 | 100-575-600 General Supplies            | 525       |
| 20                                    | BIG R OF FERNLEY               | 22024/5        | gloves/nozzle/fuel mix                   | 05/20/2025   | 111.84         | 05/22/2025 | 100-475-600 General Supplies            | 525       |
| 20                                    | BIG R OF FERNLEY               | 22027/5        | Pipe Fittings                            | 05/21/2025   | 59.52          | 05/22/2025 | 100-575-600 General Supplies            | 525       |
| 20                                    | BIG R OF FERNLEY               | 22030/5        | Pipe Clue/Fittings                       | 05/21/2025   | 21.57          |            | 100-575-600 General Supplies            | 525       |
| 20                                    | BIG R OF FERNLEY               | 22033/5        | Starting Fluid                           | 05/22/2025   | 19.96          |            | 100-475-600 General Supplies            | 525       |
| Total 20:                             |                                |                |                                          |              | 839.99         |            |                                         |           |
| <b>BRADY INDUSTRIES OF NEVADA LLC</b> |                                |                |                                          |              |                |            |                                         |           |
| 8837                                  | BRADY INDUSTRIES OF NEVADA LLC | 10086253       | Cleaning Supplies                        | 05/09/2025   | 4.00           | 05/22/2025 | 100-417-612 Building Maint Supplies     | 525       |
| 8837                                  | BRADY INDUSTRIES OF NEVADA LLC | 10144543       | Tissue, trash bags                       | 05/23/2025   | 904.20         |            | 100-417-612 Building Maint Supplies     | 525       |
| Total 8837:                           |                                |                |                                          |              | 908.20         |            |                                         |           |
| <b>CDW GOVERNMENT INC.</b>            |                                |                |                                          |              |                |            |                                         |           |
| 27                                    | CDW GOVERNMENT INC.            | AD85S6M        | Work Station For Animal Control          | 04/29/2025   | 770.49         | 05/22/2025 | 100-525-605 Minor Equipment             | 425       |
| 27                                    | CDW GOVERNMENT INC.            | AE1G31P        | Printer for Cm Office                    | 05/08/2025   | 484.99         | 05/22/2025 | 100-413-605 Minor Equipment             | 525       |
| 27                                    | CDW GOVERNMENT INC.            | AE3H85F        | Port Hub for office - ordered by JC (IT) | 05/23/2025   | 31.36          |            | 100-529-605 Minor Equipment             | 525       |
| Total 27:                             |                                |                |                                          |              | 1,286.84       |            |                                         |           |

| Vendor                           | Vendor Name                      | Invoice Number    | Description                                       | Invoice Date | Invoice Amount | Date Paid  | GL Account and Title |                              | GL Period |
|----------------------------------|----------------------------------|-------------------|---------------------------------------------------|--------------|----------------|------------|----------------------|------------------------------|-----------|
| CITY OF FERNLEY                  |                                  |                   |                                                   |              |                |            |                      |                              |           |
| 32                               | CITY OF FERNLEY                  | 30.7838.17 MAY 25 | NEW TREATED WATER RESERVOIR WTP                   | 05/01/2025   | 192.57         | 05/16/2025 | 510-166100           | Construction In Progress     | 525       |
| Total 32:                        |                                  |                   |                                                   |              | 192.57         |            |                      |                              |           |
| CLARKE MOSQUITO CONTROL PRODUCT  |                                  |                   |                                                   |              |                |            |                      |                              |           |
| 1936                             | CLARKE MOSQUITO CONTROL PRODUCT  | 5112664           | Mosquito Insecticide                              | 05/22/2025   | 4,700.00       |            | 100-528-617          | Chemical Supplies            | 525       |
| Total 1936:                      |                                  |                   |                                                   |              | 4,700.00       |            |                      |                              |           |
| COLONIAL INSURANCE               |                                  |                   |                                                   |              |                |            |                      |                              |           |
| 3520                             | COLONIAL INSURANCE               | 31039340601070    | E3103934 SUPPLEMENTAL INSURANC                    | 06/01/2025   | 55.16          | 05/22/2025 | 100-218000           | COLONIAL INSURANCE PAYABL    | 625       |
| Total 3520:                      |                                  |                   |                                                   |              | 55.16          |            |                      |                              |           |
| CONSTRUCTION SEALANTS AND SUPPLY |                                  |                   |                                                   |              |                |            |                      |                              |           |
| 6839                             | CONSTRUCTION SEALANTS AND SUPPLY | r175341           | Detack                                            | 05/13/2025   | 159.90         | 05/22/2025 | 100-475-600          | General Supplies             | 525       |
| Total 6839:                      |                                  |                   |                                                   |              | 159.90         |            |                      |                              |           |
| CUMMING MANAGEMENT GROUP, INC    |                                  |                   |                                                   |              |                |            |                      |                              |           |
| 8889                             | CUMMING MANAGEMENT GROUP, INC    | 167884            | CRRC Services April 1 April 30 2025               | 04/30/2025   | 19,621.45      | 05/22/2025 | 220-480-810          | ARPA                         | 425       |
| 8889                             | CUMMING MANAGEMENT GROUP, INC    | 167884            | CRRC Services April 1 April 30 2025               | 04/30/2025   | 14,412.55      | 05/22/2025 | 220-480-810          | ARPA                         | 425       |
| Total 8889:                      |                                  |                   |                                                   |              | 34,034.00      |            |                      |                              |           |
| DOWL, LLC                        |                                  |                   |                                                   |              |                |            |                      |                              |           |
| 8931                             | DOWL, LLC                        | 7363.30292.02-8   | GIS Services Support                              | 05/09/2025   | 3,283.75       | 05/22/2025 | 100-529-320          | Prof Serv-Engineering        | 525       |
| 8931                             | DOWL, LLC                        | 7363.30583.01-01  | DOWL - 30%Design Plan Review                      | 05/09/2025   | 1,301.25       |            | 100-475-730          | Improve Other than Buildings | 525       |
| 8931                             | DOWL, LLC                        | 7363.30583.01-01  | DOWL - 90%Design Plan Review                      | 05/09/2025   | 482.50         |            | 100-475-730          | Improve Other than Buildings | 525       |
| 8931                             | DOWL, LLC                        | 7363.30583.01-01  | DOWL - 90%Design Plan Review                      | 05/09/2025   | 2,958.75       |            | 100-475-745          | RTC Reimbursable             | 525       |
| Total 8931:                      |                                  |                   |                                                   |              | 8,026.25       |            |                      |                              |           |
| EMPLOYEES, CITY OF FERNLEY       |                                  |                   |                                                   |              |                |            |                      |                              |           |
| 8639                             | EMPLOYEES, CITY OF FERNLEY       | 51425             | REIMB FOR ANNUAL BOOTS- R. MARKS                  | 05/14/2025   | 250.00         | 05/16/2025 | 100-475-616          | Safety Supplies              | 525       |
| 8639                             | EMPLOYEES, CITY OF FERNLEY       | CMO202514         | REIMB FOR 5/13/25-5/14/25 NV DEPT OF TRANSPORTATI | 05/13/2025   | 99.40          | 05/22/2025 | 100-413-582          | Travel                       | 525       |
| 8639                             | EMPLOYEES, CITY OF FERNLEY       | MAY 25            | REIMB FOR WALMART-FSCAC FANS FOR FAN DRIVE        | 05/13/2025   | 25.00          | 05/16/2025 | 100-412-650          | Community Support            | 525       |
| Total 8639:                      |                                  |                   |                                                   |              | 374.40         |            |                      |                              |           |
| FED EX                           |                                  |                   |                                                   |              |                |            |                      |                              |           |
| 52                               | FED EX                           | 8-864-12474       | ExxonMobile Lubricants & Specialties              | 05/16/2025   | 47.74          | 05/22/2025 | 510-840-550          | Printing and Postage         | 525       |

| Vendor                         | Vendor Name                    | Invoice Number   | Description                       | Invoice Date | Invoice Amount | Date Paid  | GL Account and Title          | GL Period |
|--------------------------------|--------------------------------|------------------|-----------------------------------|--------------|----------------|------------|-------------------------------|-----------|
| Total 52:                      |                                |                  |                                   |              | 47.74          |            |                               |           |
| FERNLEY HIGH SCHOOL RODEO CLUB |                                |                  |                                   |              |                |            |                               |           |
| 8404                           | FERNLEY HIGH SCHOOL RODEO CLUB | FY24/25R2 FHSRC  | Final Fy24/25 R2 Fernley HS Rodeo | 05/19/2025   | 10,000.00      | 05/22/2025 | 225-575-650 Community Support | 525       |
| Total 8404:                    |                                |                  |                                   |              | 10,000.00      |            |                               |           |
| FERNLEY SOFTBALL LITTLE LEAGUE |                                |                  |                                   |              |                |            |                               |           |
| 8957                           | FERNLEY SOFTBALL LITTLE LEAGUE | Final FY24-25 R2 | Final FY24-25 R2 Jan-Jun          | 05/15/2025   | 12,666.67      | 05/22/2025 | 225-575-650 Community Support | 525       |
| Total 8957:                    |                                |                  |                                   |              | 12,666.67      |            |                               |           |
| FLORES, ROBERT C.              |                                |                  |                                   |              |                |            |                               |           |
| 9012                           | FLORES, ROBERT C.              | 51425            | PLANNING COMMISSION STIPEND       | 05/14/2025   | 80.00          | 05/22/2025 | 100-610-322 Prof Serv-Other   | 525       |
| Total 9012:                    |                                |                  |                                   |              | 80.00          |            |                               |           |
| FLYERS ENERGY, LLC             |                                |                  |                                   |              |                |            |                               |           |
| 18                             | FLYERS ENERGY, LLC             | CFS-4252873      | GASOLINE-WTP                      | 05/15/2025   | 88.41          |            | 510-840-626 Gasoline          | 525       |
| 18                             | FLYERS ENERGY, LLC             | CFS-4252873      | GASOLINE-COURT                    | 05/15/2025   | 56.92          |            | 100-425-626 Gasoline          | 525       |
| 18                             | FLYERS ENERGY, LLC             | CFS-4252873      | GASOLINE-ENG                      | 05/15/2025   | 141.15         |            | 100-529-626 Gasoline          | 525       |
| 18                             | FLYERS ENERGY, LLC             | CFS-4252873      | GASOLINE-VECTOR                   | 05/15/2025   | 247.32         |            | 100-528-626 Gasoline          | 525       |
| 18                             | FLYERS ENERGY, LLC             | CFS-4252873      | GASOLINE-STREETS                  | 05/15/2025   | 1,280.51       |            | 100-475-626 Gasoline          | 525       |
| 18                             | FLYERS ENERGY, LLC             | CFS-4252873      | GASOLINE-BUILDING                 | 05/15/2025   | 185.08         |            | 100-605-626 Gasoline          | 525       |
| 18                             | FLYERS ENERGY, LLC             | CFS-4252873      | GASOLINE-PARKS                    | 05/15/2025   | 596.75         |            | 100-575-626 Gasoline          | 525       |
| 18                             | FLYERS ENERGY, LLC             | CFS-4252873      | GASOLINE-WW                       | 05/15/2025   | 1,265.90       |            | 520-810-626 Gasoline          | 525       |
| 18                             | FLYERS ENERGY, LLC             | CFS-4252873      | GASOLINE-ANIMAL CONTROL           | 05/15/2025   | 289.22         |            | 100-525-626 Gasoline          | 525       |
| 18                             | FLYERS ENERGY, LLC             | CFS-4252873      | GASOLINE-WD                       | 05/15/2025   | 1,333.17       |            | 510-810-626 Gasoline          | 525       |
| 18                             | FLYERS ENERGY, LLC             | CFS-4252873      | GASOLINE-FLEET                    | 05/15/2025   | 182.20         |            | 100-480-626 Gasoline          | 525       |
| 18                             | FLYERS ENERGY, LLC             | CFS-4252873      | GASOLINE-FACILITIES               | 05/15/2025   | 596.75         |            | 100-417-626 Gasoline          | 525       |
| Total 18:                      |                                |                  |                                   |              | 6,263.38       |            |                               |           |
| GARVIN, TESSA                  |                                |                  |                                   |              |                |            |                               |           |
| 9010                           | GARVIN, TESSA                  | 51425            | PLANNING COMMISSION STIPEND       | 05/14/2025   | 80.00          | 05/22/2025 | 100-610-322 Prof Serv-Other   | 525       |
| Total 9010:                    |                                |                  |                                   |              | 80.00          |            |                               |           |
| GOPHER CONSTRUCTION INC        |                                |                  |                                   |              |                |            |                               |           |
| 202                            | GOPHER CONSTRUCTION INC        | 35206            | Type 2 Base                       | 05/15/2025   | 122.23         | 05/22/2025 | 100-575-600 General Supplies  | 525       |
| 202                            | GOPHER CONSTRUCTION INC        | 35206            | Type 2 Base                       | 05/15/2025   | 121.00         | 05/22/2025 | 100-475-600 General Supplies  | 525       |

| Vendor                                       | Vendor Name                   | Invoice Number | Description                                                | Invoice Date | Invoice Amount | Date Paid  | GL Account and Title                    | GL Period |
|----------------------------------------------|-------------------------------|----------------|------------------------------------------------------------|--------------|----------------|------------|-----------------------------------------|-----------|
| Total 202:                                   |                               |                |                                                            |              | 243.23         |            |                                         |           |
| <b>GRAINGER</b>                              |                               |                |                                                            |              |                |            |                                         |           |
| 252                                          | GRAINGER                      | 9498769000     | Replacement asphalt saw                                    | 05/07/2025   | 2,630.16       | 05/22/2025 | 510-810-605 Minor Equipment             | 525       |
| 252                                          | GRAINGER                      | 9505941022     | East Lift chain hoist                                      | 05/13/2025   | 956.61         | 05/22/2025 | 520-810-614 Shop Supplies               | 525       |
| Total 252:                                   |                               |                |                                                            |              | 3,586.77       |            |                                         |           |
| <b>GRANITE CONSTRUCTION CO</b>               |                               |                |                                                            |              |                |            |                                         |           |
| 64                                           | GRANITE CONSTRUCTION CO       | 2939498        | Asphalt for Fernley Main st Beautification Art park        | 05/02/2025   | 1,167.40       | 05/22/2025 | 220-480-684 Main Street Beautification  | 525       |
| 64                                           | GRANITE CONSTRUCTION CO       | 2943635        | Asphalt for Fernley Main St Beautification Art park 5/8/25 | 05/08/2025   | 1,354.60       | 05/22/2025 | 220-480-684 Main Street Beautification  | 525       |
| Total 64:                                    |                               |                |                                                            |              | 2,522.00       |            |                                         |           |
| <b>GREEN SCENE LANDSCAPING</b>               |                               |                |                                                            |              |                |            |                                         |           |
| 8658                                         | GREEN SCENE LANDSCAPING       | 2757           | Tree Installation                                          | 04/23/2025   | 7,200.00       | 05/22/2025 | 100-576-430 Outside Serv-Repair & Maint | 425       |
| Total 8658:                                  |                               |                |                                                            |              | 7,200.00       |            |                                         |           |
| <b>H&amp;H INVESTMENTS &amp; TOOL SUPPLY</b> |                               |                |                                                            |              |                |            |                                         |           |
| 8987                                         | H&H INVESTMENTS & TOOL SUPPLY | 64505          | TOOLS FOR THE ELECTRICIAN                                  | 04/09/2025   | 621.41         | 05/22/2025 | 510-810-600 General Supplies            | 425       |
| 8987                                         | H&H INVESTMENTS & TOOL SUPPLY | 65509          | SCAN TOOL                                                  | 05/14/2025   | 1,011.47       | 05/22/2025 | 100-475-600 General Supplies            | 525       |
| 8987                                         | H&H INVESTMENTS & TOOL SUPPLY | 65509          | SCAN TOOL                                                  | 05/14/2025   | 1,011.47       | 05/22/2025 | 520-810-614 Shop Supplies               | 525       |
| 8987                                         | H&H INVESTMENTS & TOOL SUPPLY | 65509          | SCAN TOOL                                                  | 05/14/2025   | 1,011.46       | 05/22/2025 | 100-575-617 Chemical Supplies           | 525       |
| 8987                                         | H&H INVESTMENTS & TOOL SUPPLY | 65509          | SCAN TOOL                                                  | 05/14/2025   | 1,011.47       | 05/22/2025 | 510-810-614 Shop Supplies               | 525       |
| 8987                                         | H&H INVESTMENTS & TOOL SUPPLY | 65510          | SCAN TOOL PROGRAMING                                       | 05/14/2025   | 411.34         | 05/22/2025 | 100-480-600 General Supplies            | 525       |
| 8987                                         | H&H INVESTMENTS & TOOL SUPPLY | 65510          | SCAN TOOL PROGRAMING                                       | 05/14/2025   | 411.34         | 05/22/2025 | 510-840-600 General Supplies            | 525       |
| 8987                                         | H&H INVESTMENTS & TOOL SUPPLY | 65510          | SCAN TOOL PROGRAMING                                       | 05/14/2025   | 411.34         | 05/22/2025 | 100-575-614 Shop Supplies               | 525       |
| 8987                                         | H&H INVESTMENTS & TOOL SUPPLY | 65510          | SCAN TOOL PROGRAMING                                       | 05/14/2025   | 411.34         | 05/22/2025 | 100-475-614 Shop Supplies               | 525       |
| Total 8987:                                  |                               |                |                                                            |              | 6,312.64       |            |                                         |           |
| <b>HANNEMAN SERVICE</b>                      |                               |                |                                                            |              |                |            |                                         |           |
| 70                                           | HANNEMAN SERVICE              | 111904         | Misc. Service Labor                                        | 03/06/2025   | 145.00         | 05/22/2025 | 100-605-420 Outside Services            | 325       |
| 70                                           | HANNEMAN SERVICE              | 111906         | Misc. Service Labor                                        | 05/12/2025   | 145.00         |            | 100-605-420 Outside Services            | 525       |
| 70                                           | HANNEMAN SERVICE              | 111907         | Misc. Service Labor                                        | 05/12/2025   | 145.00         | 05/22/2025 | 100-605-420 Outside Services            | 525       |
| 70                                           | HANNEMAN SERVICE              | 14379          | 2006 Acura Infinity No plates 594 Grey Eagle               | 05/06/2025   | 55.00          | 05/22/2025 | 100-605-420 Outside Services            | 525       |
| 70                                           | HANNEMAN SERVICE              | 14381          | 2001 Mitsubishi Montero No Plates                          | 05/12/2025   | 55.00          | 05/22/2025 | 100-605-420 Outside Services            | 525       |
| 70                                           | HANNEMAN SERVICE              | 14382          | 1987 Nissan Rouge White No Plates                          | 05/12/2025   | 55.00          | 05/22/2025 | 100-605-420 Outside Services            | 525       |
| Total 70:                                    |                               |                |                                                            |              | 600.00         |            |                                         |           |

| Vendor                            | Vendor Name                | Invoice Number | Description                                  | Invoice Date | Invoice Amount | Date Paid  | GL Account and Title                 | GL Period |
|-----------------------------------|----------------------------|----------------|----------------------------------------------|--------------|----------------|------------|--------------------------------------|-----------|
| <b>HAT LTD PARTNERSHIP</b>        |                            |                |                                              |              |                |            |                                      |           |
| 110                               | HAT LTD PARTNERSHIP        | 17264004       | Temp Admin help Parks/PW                     | 04/16/2025   | 970.14         | 05/22/2025 | 100-475-420 Outside Services         | 425       |
| 110                               | HAT LTD PARTNERSHIP        | 17264231       | Temp Admin help Parks/PW                     | 04/23/2025   | 970.14         | 05/22/2025 | 100-475-420 Outside Services         | 425       |
| 110                               | HAT LTD PARTNERSHIP        | 17264460       | Temp Admin help Parks/PW                     | 04/30/2025   | 1,077.93       | 05/22/2025 | 100-475-420 Outside Services         | 425       |
| 110                               | HAT LTD PARTNERSHIP        | 17264921       | Temp Admin Help PW                           | 05/14/2025   | 1,077.93       | 05/22/2025 | 100-475-420 Outside Services         | 525       |
| 110                               | HAT LTD PARTNERSHIP        | 17265157       | Temporary Admin Help during PW Admin Absence | 05/21/2025   | 952.84         |            | 100-475-420 Outside Services         | 525       |
| Total 110:                        |                            |                |                                              |              | 5,048.98       |            |                                      |           |
| <b>IBEW Local 1245</b>            |                            |                |                                              |              |                |            |                                      |           |
| 83                                | IBEW Local 1245            | MAY 2025-2     | UNION DUES, ONE HALF OF MONTH                | 05/16/2025   | 1,351.76       | 05/16/2025 | 100-219900 OTHER PAYROLL PAYABLES    | 525       |
| Total 83:                         |                            |                |                                              |              | 1,351.76       |            |                                      |           |
| <b>INTERNAL REVENUE SERVICE</b>   |                            |                |                                              |              |                |            |                                      |           |
| 7879                              | INTERNAL REVENUE SERVICE   | MAY 2025-2     | MED TAX PAYABLE, PAYROLL                     | 05/16/2025   | 7,362.08       | 05/16/2025 | 100-211000 FICA PAYABLE              | 525       |
| 7879                              | INTERNAL REVENUE SERVICE   | MAY 2025-2     | W/HOLD TAX PAYABLE, PAYROLL                  | 05/16/2025   | 27,587.98      | 05/16/2025 | 100-212000 FEDERAL WITHHOLDING PAYAB | 525       |
| 7879                              | INTERNAL REVENUE SERVICE   | MAY 2025-2     | FICA TAX PAYABLE, PAYROLL                    | 05/16/2025   | 408.40         | 05/16/2025 | 100-211000 FICA PAYABLE              | 525       |
| Total 7879:                       |                            |                |                                              |              | 35,358.46      |            |                                      |           |
| <b>INTERNATIONAL CODE COUNCIL</b> |                            |                |                                              |              |                |            |                                      |           |
| 617                               | INTERNATIONAL CODE COUNCIL | 1002073881     | Study books                                  | 05/09/2025   | 103.50         | 05/22/2025 | 100-605-640 Books and Periodicals    | 525       |
| Total 617:                        |                            |                |                                              |              | 103.50         |            |                                      |           |
| <b>INTERSTATE OIL COMPANY</b>     |                            |                |                                              |              |                |            |                                      |           |
| 4329                              | INTERSTATE OIL COMPANY     | TW81206-IN     | bulk diesel                                  | 05/14/2025   | 1,814.41       | 05/22/2025 | 100-480-625 Bulk Diesel              | 525       |
| 4329                              | INTERSTATE OIL COMPANY     | TW8120C-CM     | bulk diesel                                  | 05/14/2025   | 1,814.41       | 05/22/2025 | 100-480-610 Automotive Supplies      | 525       |
| 4329                              | INTERSTATE OIL COMPANY     | TW8120R-DM     | bulk diesel                                  | 05/14/2025   | 1,895.87       | 05/22/2025 | 100-480-610 Automotive Supplies      | 525       |
| Total 4329:                       |                            |                |                                              |              | 1,895.87       |            |                                      |           |
| <b>INTERVET INC.</b>              |                            |                |                                              |              |                |            |                                      |           |
| 9058                              | INTERVET INC.              | 243190894      | Micro Chip Set up                            | 04/23/2025   | 1,250.00       | 05/22/2025 | 100-525-600 General Supplies         | 425       |
| Total 9058:                       |                            |                |                                              |              | 1,250.00       |            |                                      |           |
| <b>JOHN ALLEN WOODS</b>           |                            |                |                                              |              |                |            |                                      |           |
| 8994                              | JOHN ALLEN WOODS           | 272822         | METER LOCKS                                  | 05/02/2025   | 2,457.75       | 05/22/2025 | 510-810-605 Minor Equipment          | 525       |
| Total 8994:                       |                            |                |                                              |              | 2,457.75       |            |                                      |           |

| Vendor                 | Vendor Name            | Invoice Number | Description                             | Invoice Date | Invoice Amount | Date Paid  | GL Account and Title                     | GL Period |
|------------------------|------------------------|----------------|-----------------------------------------|--------------|----------------|------------|------------------------------------------|-----------|
| LEWIS, ANGELA          |                        |                |                                         |              |                |            |                                          |           |
| 9020                   | LEWIS, ANGELA          | 51425          | PLANNING COMMISSION STIPEND             | 05/14/2025   | 80.00          | 05/22/2025 | 100-610-322 Prof Serv-Other              | 525       |
| Total 9020:            |                        |                |                                         |              | 80.00          |            |                                          |           |
| LOWES CREDIT SERVICES  |                        |                |                                         |              |                |            |                                          |           |
| 7650                   | LOWES CREDIT SERVICES  | 67413          | Paint for hydrants and curbs            | 05/01/2025   | 291.19         | 05/22/2025 | 510-810-614 Shop Supplies                | 525       |
| 7650                   | LOWES CREDIT SERVICES  | 71070          | Hardware and Lumber                     | 05/07/2025   | 47.78          | 05/22/2025 | 100-575-600 General Supplies             | 525       |
| 7650                   | LOWES CREDIT SERVICES  | 71087          | Concrete                                | 05/07/2025   | 8.86           | 05/22/2025 | 100-575-600 General Supplies             | 525       |
| 7650                   | LOWES CREDIT SERVICES  | 71186          | Door Handle                             | 05/20/2025   | 36.56          |            | 100-575-600 General Supplies             | 525       |
| 7650                   | LOWES CREDIT SERVICES  | 71345          | PS softener salt                        | 05/07/2025   | 523.37         | 05/22/2025 | 510-840-617 Chemical Supplies            | 525       |
| 7650                   | LOWES CREDIT SERVICES  | 71358          | PS shop supplies                        | 05/07/2025   | 687.72         | 05/22/2025 | 510-840-614 Shop Supplies                | 525       |
| 7650                   | LOWES CREDIT SERVICES  | 72184          | PVC pipe/fittings                       | 05/20/2025   | 141.21         |            | 100-575-600 General Supplies             | 525       |
| 7650                   | LOWES CREDIT SERVICES  | 73920          | Pipe/Pipe clamps                        | 05/08/2025   | 71.56          | 05/22/2025 | 100-475-600 General Supplies             | 525       |
| 7650                   | LOWES CREDIT SERVICES  | 74173          | PS Shop Supplies                        | 05/21/2025   | 153.29         |            | 510-840-614 Shop Supplies                | 525       |
| 7650                   | LOWES CREDIT SERVICES  | 75622          | Gromets/hole saw bit                    | 05/09/2025   | 35.66          | 05/22/2025 | 100-417-600 General Supplies             | 525       |
| 7650                   | LOWES CREDIT SERVICES  | 75628          | Backpack Sprayer                        | 05/22/2025   | 85.48          |            | 100-475-600 General Supplies             | 525       |
| 7650                   | LOWES CREDIT SERVICES  | 76046          | PS Shop Supplies                        | 05/22/2025   | 9.96           |            | 510-840-614 Shop Supplies                | 525       |
| 7650                   | LOWES CREDIT SERVICES  | 76156          | Batteries and push brooms               | 05/09/2025   | 101.37         | 05/22/2025 | 510-810-614 Shop Supplies                | 525       |
| 7650                   | LOWES CREDIT SERVICES  | 76310          | Bender Board                            | 05/22/2025   | 152.18         |            | 100-475-600 General Supplies             | 525       |
| 7650                   | LOWES CREDIT SERVICES  | 91306          | paint for parks                         | 05/16/2025   | 86.77          | 05/22/2025 | 100-575-600 General Supplies             | 525       |
| 7650                   | LOWES CREDIT SERVICES  | 96585          | CMO Desk Build                          | 05/05/2025   | 74.13          | 05/22/2025 | 100-413-600 General Supplies             | 525       |
| 7650                   | LOWES CREDIT SERVICES  | 985781         | Tools and Hardware                      | 04/30/2025   | 46.45          | 05/22/2025 | 100-417-600 General Supplies             | 425       |
| 7650                   | LOWES CREDIT SERVICES  | 98855          | swamp cooler parts                      | 05/06/2025   | 229.95         | 05/22/2025 | 510-810-614 Shop Supplies                | 525       |
| 7650                   | LOWES CREDIT SERVICES  | 98890          | PVC fittings                            | 05/19/2025   | 176.38         |            | 100-575-600 General Supplies             | 525       |
| 7650                   | LOWES CREDIT SERVICES  | 99135          | Misc shop supplies                      | 05/06/2025   | 98.68          | 05/22/2025 | 100-417-614 Shop Supplies                | 525       |
| 7650                   | LOWES CREDIT SERVICES  | 995633         | Pressure Washer Gun                     | 04/07/2025   | 85.48          | 05/22/2025 | 100-575-600 General Supplies             | 425       |
| Total 7650:            |                        |                |                                         |              | 3,144.03       |            |                                          |           |
| LUMOS & ASSOCIATES INC |                        |                |                                         |              |                |            |                                          |           |
| 370                    | LUMOS & ASSOCIATES INC | 127584         | Lumos - Design - Beacon Lights          | 04/29/2025   | 629.00         |            | 100-475-730 Improve Other than Buildings | 425       |
| 370                    | LUMOS & ASSOCIATES INC | 127587         | Lumos - Construction Management - RTC   | 04/29/2025   | 19,159.50      |            | 100-475-745 RTC Reimbursable             | 425       |
| 370                    | LUMOS & ASSOCIATES INC | 127587         | Lumos - Construction Management - Water | 04/29/2025   | 33,232.50      |            | 100-475-745 RTC Reimbursable             | 425       |
| 370                    | LUMOS & ASSOCIATES INC | 127713         | Lumos - Wastewater plant PER            | 05/15/2025   | 2,932.50       | 05/22/2025 | 520-810-320 Prof Serv-Engineering        | 525       |
| Total 370:             |                        |                |                                         |              | 55,953.50      |            |                                          |           |
| LYON COUNTY RECORDER   |                        |                |                                         |              |                |            |                                          |           |
| 108                    | LYON COUNTY RECORDER   | 2004123        | LIEN REL-150 EAST CEDAR ST 02004123     | 05/14/2025   | 43.00          | 05/16/2025 | 510-810-322 Prof Serv-Other              | 525       |
| 108                    | LYON COUNTY RECORDER   | 2202214        | LIEN REL- 1418 RED BLUFFS WAY 02202214  | 05/21/2025   | 43.00          | 05/22/2025 | 510-810-322 Prof Serv-Other              | 525       |
| Total 108:             |                        |                |                                         |              | 86.00          |            |                                          |           |



| Vendor                        | Vendor Name                   | Invoice Number | Description                              | Invoice Date | Invoice Amount | Date Paid  | GL Account and Title                      | GL Period |
|-------------------------------|-------------------------------|----------------|------------------------------------------|--------------|----------------|------------|-------------------------------------------|-----------|
| MCCULLAR, JENNI LEI           |                               |                |                                          |              |                |            |                                           |           |
| 9019                          | MCCULLAR, JENNI LEI           | 51425          | PLANNING COMMISSION STIPEND              | 05/14/2025   | 80.00          | 05/22/2025 | 100-610-322 Prof Serv-Other               | 525       |
| Total 9019:                   |                               |                |                                          |              | 80.00          |            |                                           |           |
| MCDONALD CARANO               |                               |                |                                          |              |                |            |                                           |           |
| 322                           | MCDONALD CARANO               | 12504676       | outside legal planning                   | 05/08/2025   | 4,824.75       | 05/22/2025 | 100-414-310 Prof Serv-Legal               | 525       |
| Total 322:                    |                               |                |                                          |              | 4,824.75       |            |                                           |           |
| METLIFE SMALL BUSINESS CENTER |                               |                |                                          |              |                |            |                                           |           |
| 5387                          | METLIFE SMALL BUSINESS CENTER | JUNE 2025      | GROUP DENTAL INSURANCE                   | 06/01/2025   | 6,158.24       | 05/22/2025 | 100-217100 Dental Insurance Payable MetL  | 625       |
| 5387                          | METLIFE SMALL BUSINESS CENTER | JUNE 2025      | 5952725 GROUP VISION INSURANCE           | 06/01/2025   | 1,000.90       | 05/22/2025 | 100-217200 Vision Insurance Payable MetL  | 625       |
| 5387                          | METLIFE SMALL BUSINESS CENTER | JUNE 2025      | 5952725 GROUP LIFE/ADD LTD/STD INSURANCE | 06/01/2025   | 3,985.64       | 05/22/2025 | 100-217300 Life/ADD LTD/STD Anthem Payabl | 625       |
| Total 5387:                   |                               |                |                                          |              | 11,144.78      |            |                                           |           |
| MISCELLANEOUS ONE TIME VENDOR |                               |                |                                          |              |                |            |                                           |           |
| 1111                          | MISCELLANEOUS ONE TIME VENDOR | 17148          | PAYMENT FOR CERTIFIED COURT RECORDS      | 05/07/2025   | 29.70          | 05/16/2025 | 100-414-322 Prof Serv-Other               | 525       |
| 1111                          | MISCELLANEOUS ONE TIME VENDOR | EN2025-004     | RELEASE BOND; 140 SANDIA DR              | 05/22/2025   | 750.00         | 05/22/2025 | 100-228300 Customer Deposits/Bonds - Dev  | 525       |
| Total 1111:                   |                               |                |                                          |              | 779.70         |            |                                           |           |
| MMS WEST                      |                               |                |                                          |              |                |            |                                           |           |
| 8588                          | MMS WEST                      | INV33641       | BULK MAILER RENEWAL 1YR                  | 02/11/2025   | 1,357.50       | 05/22/2025 | 520-810-441 Rentals                       | 225       |
| 8588                          | MMS WEST                      | INV33641       | BULK MAILER RENEWAL 1YR                  | 02/11/2025   | 1,357.50       | 05/22/2025 | 510-810-441 Rentals                       | 225       |
| 8588                          | MMS WEST                      | INV34279       | INHOUSE BILLING SVC                      | 05/14/2025   | 42.75          | 05/22/2025 | 510-810-550 Printing and Postage          | 525       |
| 8588                          | MMS WEST                      | INV34279       | INHOUSE BILLING SVC                      | 05/14/2025   | 42.75          | 05/22/2025 | 520-810-550 Printing and Postage          | 525       |
| 8588                          | MMS WEST                      | INV34280       | INHOUSE BILL MAINTENANCE                 | 05/14/2025   | 43.47          | 05/22/2025 | 510-810-441 Rentals                       | 525       |
| 8588                          | MMS WEST                      | INV34280       | INHOUSE BILL MAINTENANCE                 | 05/14/2025   | 43.48          | 05/22/2025 | 510-810-441 Rentals                       | 525       |
| Total 8588:                   |                               |                |                                          |              | 2,887.45       |            |                                           |           |
| MOFFITT ANIMAL CLINIC         |                               |                |                                          |              |                |            |                                           |           |
| 6660                          | MOFFITT ANIMAL CLINIC         | 180381         | Hickory 5-6-25 Male Adapter              | 05/06/2025   | 100.00         | 05/22/2025 | 100-525-322 Prof Serv-Other               | 525       |
| Total 6660:                   |                               |                |                                          |              | 100.00         |            |                                           |           |
| MOUNTAIN ALARM                |                               |                |                                          |              |                |            |                                           |           |
| 8814                          | MOUNTAIN ALARM                | 6473333        | Quarterly Maintenance Alarms             | 06/01/2025   | 1,020.22       | 05/22/2025 | 100-417-430 Outside Serv-Repair & Maint   | 625       |
| 8814                          | MOUNTAIN ALARM                | 6473333        | Quarterly Maintenance Alarms             | 06/01/2025   | 1,020.23       | 05/22/2025 | 100-575-430 Outside Serv-Repair & Maint   | 625       |
| Total 8814:                   |                               |                |                                          |              | 2,040.45       |            |                                           |           |

| Vendor                   | Vendor Name              | Invoice Number | Description                                      | Invoice Date | Invoice Amount | Date Paid  | GL Account and Title             | GL Period |
|--------------------------|--------------------------|----------------|--------------------------------------------------|--------------|----------------|------------|----------------------------------|-----------|
| MSC INDUSTRIAL SUPPLY CO |                          |                |                                                  |              |                |            |                                  |           |
| 115                      | MSC INDUSTRIAL SUPPLY CO | 22201780       | Hydrant paint                                    | 05/15/2025   | 506.40         | 05/22/2025 | 510-810-614 Shop Supplies        | 525       |
| Total 115:               |                          |                |                                                  |              | 506.40         |            |                                  |           |
| NAPA AUTO & TRUCK PARTS  |                          |                |                                                  |              |                |            |                                  |           |
| 58                       | NAPA AUTO & TRUCK PARTS  | 429741         | Vehicle Cleaning Supplies                        | 05/14/2025   | 118.79         | 05/22/2025 | 100-475-614 Shop Supplies        | 525       |
| 58                       | NAPA AUTO & TRUCK PARTS  | 429881         | BOLT FOR DUMP TRUCK                              | 05/16/2025   | 7.69           | 05/22/2025 | 100-480-610 Automotive Supplies  | 525       |
| 58                       | NAPA AUTO & TRUCK PARTS  | 430049         | Anti-seize & nitrile gloves                      | 05/20/2025   | 52.87          | 05/22/2025 | 520-810-614 Shop Supplies        | 525       |
| Total 58:                |                          |                |                                                  |              | 179.35         |            |                                  |           |
| NCE                      |                          |                |                                                  |              |                |            |                                  |           |
| 7617                     | NCE                      | 675212531      | NCE - Design Shadow Ln                           | 05/20/2025   | 2,810.00       |            | 100-475-745 RTC Reimbursable     | 525       |
| Total 7617:              |                          |                |                                                  |              | 2,810.00       |            |                                  |           |
| NSB - BANKCARD CENTER    |                          |                |                                                  |              |                |            |                                  |           |
| 8649                     | NSB - BANKCARD CENTER    | APR 25         | GRAND SIERRA RESORT; POOL PACT ANN. BOARD MTG.   | 04/30/2025   | 47.14          | 05/10/2025 | 100-413-582 Travel               | 425       |
| 8649                     | NSB - BANKCARD CENTER    | APR 25         | AMAZON; LETTERS FOR CEMETERY                     | 04/30/2025   | 445.61         | 05/10/2025 | 100-576-600 General Supplies     | 425       |
| 8649                     | NSB - BANKCARD CENTER    | APR 25         | CONSTRUCTION EXAM; ACCESSIBILITY INSPECTOR, PL   | 04/30/2025   | 895.00         | 05/10/2025 | 100-605-580 Training             | 425       |
| 8649                     | NSB - BANKCARD CENTER    | APR 25         | TOTALLY PROMOTIONAL; STADIUM CUPS FOR FES FIEL   | 04/30/2025   | 24.00          | 05/10/2025 | 510-840-601 Office Supplies      | 425       |
| 8649                     | NSB - BANKCARD CENTER    | APR 25         | ASCE; MEMBERSHIP RENEWAL M. PAZ FERNANDEZ EN     | 04/30/2025   | 218.25         | 05/10/2025 | 100-529-581 Dues and Memberships | 425       |
| 8649                     | NSB - BANKCARD CENTER    | APR 25         | RALEY'S; MAYORS CLEAN SWEEP, FSCAC DONATION      | 04/30/2025   | 50.49          | 05/10/2025 | 100-413-650 Community Support    | 425       |
| 8649                     | NSB - BANKCARD CENTER    | APR 25         | NV TRANSPORTATION; NDOT 2025 NV CONFERENCE B.    | 04/30/2025   | 275.00         | 05/10/2025 | 100-413-580 Training             | 425       |
| 8649                     | NSB - BANKCARD CENTER    | APR 25         | RALEY'S; CLA 4/17 SUPPLIES                       | 04/30/2025   | 24.97          | 05/10/2025 | 100-413-650 Community Support    | 425       |
| 8649                     | NSB - BANKCARD CENTER    | APR 25         | EMBASSY SUITES; APA NATIONAL PLANNING CONF. M. R | 04/30/2025   | 1,173.84       | 05/10/2025 | 100-610-582 Travel               | 425       |
| 8649                     | NSB - BANKCARD CENTER    | APR 25         | AMAZON; FLOOR MATS FOR NEW STREETS TRUCK         | 04/30/2025   | 149.99         | 05/10/2025 | 100-475-600 General Supplies     | 425       |
| 8649                     | NSB - BANKCARD CENTER    | APR 25         | APPLIED PAVEMENT TECH; NV LTAP ADA DESIGN COUR   | 04/30/2025   | 80.00          | 05/10/2025 | 100-529-580 Training             | 425       |
| 8649                     | NSB - BANKCARD CENTER    | APR 25         | TOTALLY PROMOTIONAL; STADIUM CUPS FOR FES FIEL   | 04/30/2025   | 48.00          | 05/10/2025 | 520-810-601 Office Supplies      | 425       |
| 8649                     | NSB - BANKCARD CENTER    | APR 25         | RALEY'S; CLA 4/10 SUPPLIES                       | 04/30/2025   | 43.11          | 05/10/2025 | 100-413-650 Community Support    | 425       |
| 8649                     | NSB - BANKCARD CENTER    | APR 25         | WNDD; 2025 SUMMIT C. KASTEN                      | 04/30/2025   | 125.00         | 05/10/2025 | 100-413-580 Training             | 425       |
| 8649                     | NSB - BANKCARD CENTER    | APR 25         | AMAZON; FES FIELD TRIP SUPPLIES CMO              | 04/30/2025   | 88.66          | 05/10/2025 | 100-413-600 General Supplies     | 425       |
| 8649                     | NSB - BANKCARD CENTER    | APR 25         | STAMPLI; MAR 2025                                | 04/30/2025   | 1,059.00       | 05/10/2025 | 100-418-342 Tech Services-Other  | 425       |
| 8649                     | NSB - BANKCARD CENTER    | APR 25         | REALTRUCK.COM; RUNNING BOARDS GS REFUND          | 04/30/2025   | 278.45         | 05/10/2025 | 100-480-610 Automotive Supplies  | 425       |
| 8649                     | NSB - BANKCARD CENTER    | APR 25         | CONSTRUCTION EXAM; ACCESSIBILITY INSPECTOR, PL   | 04/30/2025   | 895.00         | 05/10/2025 | 100-605-580 Training             | 425       |
| 8649                     | NSB - BANKCARD CENTER    | APR 25         | TOTALLY PROMOTIONAL; STADIUM CUPS FOR FES FIEL   | 04/30/2025   | 24.00          | 05/10/2025 | 510-810-601 Office Supplies      | 425       |
| 8649                     | NSB - BANKCARD CENTER    | APR 25         | ASCE; MEMBERSHIP RENEWAL A. NAVARRO ENG          | 04/30/2025   | 218.25         | 05/10/2025 | 100-529-581 Dues and Memberships | 425       |
| 8649                     | NSB - BANKCARD CENTER    | APR 25         | STARBUCKS; MAYORS CLEAN SWEEP, FSCAC DONATIO     | 04/30/2025   | 42.84          | 05/10/2025 | 100-413-650 Community Support    | 425       |
| 8649                     | NSB - BANKCARD CENTER    | APR 25         | PENS.COM; 150 NOTE CADDY & PEN CMO               | 04/30/2025   | 520.76         | 05/10/2025 | 100-413-600 General Supplies     | 425       |
| 8649                     | NSB - BANKCARD CENTER    | APR 25         | HERTZ CAR RENTAL; CITIZEN'S ACADEMY TOUR REFUN   | 04/30/2025   | 329.55         | 05/10/2025 | 100-417-441 Rentals              | 425       |
| 8649                     | NSB - BANKCARD CENTER    | APR 25         | DMV; OHV REGISTRATION RENEWAL PW                 | 04/30/2025   | 20.00          | 05/10/2025 | 100-528-642 Licenses and Permits | 425       |
| 8649                     | NSB - BANKCARD CENTER    | APR 25         | AMAZON; PARKER UNION COMP N5UC4 WTP              | 04/30/2025   | 70.21          | 05/10/2025 | 510-840-614 Shop Supplies        | 425       |
| 8649                     | NSB - BANKCARD CENTER    | APR 25         | AMAZON; PRINTER TONER CARTRIDGES PW              | 04/30/2025   | 98.99          | 05/10/2025 | 100-417-601 Office Supplies      | 425       |

| Vendor      | Vendor Name           | Invoice Number | Description                                       | Invoice Date | Invoice Amount | Date Paid  | GL Account and Title                    | GL Period |
|-------------|-----------------------|----------------|---------------------------------------------------|--------------|----------------|------------|-----------------------------------------|-----------|
| 8649        | NSB - BANKCARD CENTER | APR 25         | ICC; ACCESSIBILITY INSPECTOR, PLANS EXAM C. BIRKE | 04/30/2025   | 480.00         | 05/10/2025 | 100-605-580 Training                    | 425       |
| 8649        | NSB - BANKCARD CENTER | APR 25         | NV TRASPORTATION; 2025 NV TRANSPORTATION CONF     | 04/30/2025   | 550.00         | 05/10/2025 | 100-413-580 Training                    | 425       |
| 8649        | NSB - BANKCARD CENTER | APR 25         | WNDD; 2025 SUMMIT QUARTZ SPONSORSHIP              | 04/30/2025   | 375.00         | 05/10/2025 | 100-412-581 Dues and Memberships        | 425       |
| 8649        | NSB - BANKCARD CENTER | APR 25         | AMAZON; FES FIELD TRIP SUPPLIES CMO               | 04/30/2025   | 88.66          | 05/10/2025 | 100-412-650 Community Support           | 425       |
| 8649        | NSB - BANKCARD CENTER | APR 25         | ZOOM; CMO MONTHLY SUBSCRIPTION, MONTHLY PROM      | 04/30/2025   | 516.80         | 05/10/2025 | 100-418-342 Tech Services-Other         | 425       |
| 8649        | NSB - BANKCARD CENTER | APR 25         | AMAZON; FES FIELD TRIP SUPPLIES FIN               | 04/30/2025   | 233.05         | 05/10/2025 | 100-415-600 General Supplies            | 425       |
| 8649        | NSB - BANKCARD CENTER | APR 25         | PENS.COM FES FIELD TRIP SUPPLIES, PENS UT         | 04/30/2025   | 63.47          | 05/10/2025 | 520-810-601 Office Supplies             | 425       |
| 8649        | NSB - BANKCARD CENTER | APR 25         | AMAZON; PARKER UNION COMP N5UC4 WTP               | 04/30/2025   | 70.21          | 05/10/2025 | 510-840-610 Automotive Supplies         | 425       |
| 8649        | NSB - BANKCARD CENTER | APR 25         | CALTROL; AVENTICS VALVE & REPAIR KIT WTP          | 04/30/2025   | 1,073.77       | 05/10/2025 | 510-840-614 Shop Supplies               | 425       |
| 8649        | NSB - BANKCARD CENTER | APR 25         | AMAZON; DELL XPS BUSINESS LAPTOP M. PAZ FERNAN    | 04/30/2025   | 1,883.00       | 05/10/2025 | 100-529-605 Minor Equipment             | 425       |
| 8649        | NSB - BANKCARD CENTER | APR 25         | NORCO; CO2                                        | 04/30/2025   | 142.10         | 05/10/2025 | 100-528-617 Chemical Supplies           | 425       |
| 8649        | NSB - BANKCARD CENTER | APR 25         | AMAZON; LAMINATOR & LAMINATING POUCHES            | 04/30/2025   | 316.67         | 05/10/2025 | 100-417-605 Minor Equipment             | 425       |
| 8649        | NSB - BANKCARD CENTER | APR 25         | PENS.COM 150 NOTE CADDY & PEN CMO REFUND          | 04/30/2025   | 520.76-        | 05/10/2025 | 100-413-600 General Supplies            | 425       |
| 8649        | NSB - BANKCARD CENTER | APR 25         | ZOOM; FMC SUBSCRIPTION                            | 04/30/2025   | 758.90         | 05/10/2025 | 100-425-322 Prof Serv-Other             | 425       |
| 8649        | NSB - BANKCARD CENTER | APR 25         | BOYS & GIRLS CLUB; FCTA SPONSORED EVENT 4/26 MA   | 04/30/2025   | 100.00         | 05/10/2025 | 100-412-582 Travel                      | 425       |
| 8649        | NSB - BANKCARD CENTER | APR 25         | NV CONTAINER; 55 GALLON TRASH CANS                | 04/30/2025   | 575.00         | 05/10/2025 | 100-575-600 General Supplies            | 425       |
| 8649        | NSB - BANKCARD CENTER | APR 25         | AMAZON; FES FIELD TRIP SUPPLIES PLN               | 04/30/2025   | 106.09         | 05/10/2025 | 100-610-600 General Supplies            | 425       |
| 8649        | NSB - BANKCARD CENTER | APR 25         | RALEY'S; CLA 4/24 SUPPLIES                        | 04/30/2025   | 35.13          | 05/10/2025 | 100-413-650 Community Support           | 425       |
| 8649        | NSB - BANKCARD CENTER | APR 25         | OTC; FES FIELD TRIP CRAYONS PLN                   | 04/30/2025   | 81.37          | 05/10/2025 | 100-610-600 General Supplies            | 425       |
| 8649        | NSB - BANKCARD CENTER | APR 25         | DRIVELINE & GEAR; PARTS FOR PARKS TRUCK           | 04/30/2025   | 395.74         | 05/10/2025 | 100-575-430 Outside Serv-Repair & Maint | 425       |
| 8649        | NSB - BANKCARD CENTER | APR 25         | GROCERY OUTLET; ALL HANDS 4/30/25                 | 04/30/2025   | 9.47           | 05/10/2025 | 100-412-586 Employee Recognition        | 425       |
| 8649        | NSB - BANKCARD CENTER | APR 25         | NV BOARD VET EXAMINERS; EUTHANASIA TECH LICENS    | 04/30/2025   | 257.00         | 05/10/2025 | 100-525-322 Prof Serv-Other             | 425       |
| 8649        | NSB - BANKCARD CENTER | APR 25         | LOUIE'S ACE HARDWARE; SCISSOR LIFT RENTAL         | 04/30/2025   | 165.00         | 05/10/2025 | 100-417-441 Rentals                     | 425       |
| 8649        | NSB - BANKCARD CENTER | APR 25         | PENS.COM FES FIELD TRIP SUPPLIES, PENS UT         | 04/30/2025   | 63.47          | 05/10/2025 | 510-810-601 Office Supplies             | 425       |
| 8649        | NSB - BANKCARD CENTER | APR 25         | AMAZON; MAGNETS WTP                               | 04/30/2025   | 23.97          | 05/10/2025 | 510-840-610 Automotive Supplies         | 425       |
| 8649        | NSB - BANKCARD CENTER | APR 25         | AMAZON; FENCE SLATS FOR CEMETERY                  | 04/30/2025   | 89.25          | 05/10/2025 | 100-576-600 General Supplies            | 425       |
| 8649        | NSB - BANKCARD CENTER | APR 25         | CORWIN FORD; PARTS FOR FLEET                      | 04/30/2025   | 1,500.00       | 05/10/2025 | 100-480-610 Automotive Supplies         | 425       |
| Total 8649: |                       |                |                                                   |              | 15,462.47      |            |                                         |           |

## NV ENERGY

|            |           |              |                    |            |          |            |                         |     |
|------------|-----------|--------------|--------------------|------------|----------|------------|-------------------------|-----|
| 167        | NV ENERGY | 13050 MAY 25 | 48768103613050 ACH | 05/09/2025 | 1,910.08 | 05/27/2025 | 100-417-622 Electricity | 525 |
| 167        | NV ENERGY | 14319 MAY 25 | 34596405214319 ACH | 05/09/2025 | 105.07   | 05/27/2025 | 100-575-622 Electricity | 525 |
| 167        | NV ENERGY | 34991 MAY 25 | 34596407734991 ACH | 05/10/2025 | 37.54    | 05/28/2025 | 510-810-622 Electricity | 525 |
| 167        | NV ENERGY | 37594 MAY 25 | 80865904937594 ACH | 05/10/2025 | 37.54    | 05/28/2025 | 100-475-622 Electricity | 525 |
| 167        | NV ENERGY | 52067 MAY 25 | 82190407952067ACH  | 05/10/2025 | 114.69   | 05/28/2025 | 520-810-622 Electricity | 525 |
| 167        | NV ENERGY | 65197 MAY 25 | 34596407565197 ACH | 05/09/2025 | 37.54    | 05/27/2025 | 510-810-622 Electricity | 525 |
| 167        | NV ENERGY | 67463 MAY 25 | 34596404867463 ACH | 05/10/2025 | 76.91    | 05/28/2025 | 100-575-622 Electricity | 525 |
| 167        | NV ENERGY | 68387 MAY 25 | 345964082-68387    | 05/10/2025 | 37.54    | 05/28/2025 | 100-475-622 Electricity | 525 |
| 167        | NV ENERGY | 84389 MAY 25 | 34596503684389 ACH | 05/09/2025 | 227.05   | 05/27/2025 | 100-417-622 Electricity | 525 |
| Total 167: |           |              |                    |            | 2,583.96 |            |                         |     |

| Vendor                                    | Vendor Name                        | Invoice Number | Description                                                    | Invoice Date | Invoice Amount | Date Paid  | GL Account and Title             | GL Period |
|-------------------------------------------|------------------------------------|----------------|----------------------------------------------------------------|--------------|----------------|------------|----------------------------------|-----------|
| <b>OFFICE DEPOT</b>                       |                                    |                |                                                                |              |                |            |                                  |           |
| 133                                       | OFFICE DEPOT                       | 415713049001   | Keyboard                                                       | 05/08/2025   | 88.19          | 05/22/2025 | 100-610-605 Minor Equipment      | 525       |
| 133                                       | OFFICE DEPOT                       | 422713762001   | Office supplies- pens                                          | 05/08/2025   | 54.76          | 05/22/2025 | 100-605-601 Office Supplies      | 525       |
| 133                                       | OFFICE DEPOT                       | 423846253001   | UT OFFICE SUPPLIES- pens, hole punch, post it notes, files,    | 05/15/2025   | 64.94          |            | 510-810-601 Office Supplies      | 525       |
| 133                                       | OFFICE DEPOT                       | 423846253001   | UT OFFICE SUPPLIES- pens, hole punch, post it notes, files,    | 05/15/2025   | 64.94          |            | 520-810-601 Office Supplies      | 525       |
| 133                                       | OFFICE DEPOT                       | 423846763001   | UT OFFICE SUPPLIES                                             | 05/14/2025   | 7.42           |            | 510-810-601 Office Supplies      | 525       |
| 133                                       | OFFICE DEPOT                       | 423846763001   | UT OFFICE SUPPLIES                                             | 05/14/2025   | 7.42           |            | 520-810-601 Office Supplies      | 525       |
| 133                                       | OFFICE DEPOT                       | 424163184001   | office supples- paper, folders, rubber bands, post-its         | 05/14/2025   | 78.37          | 05/22/2025 | 100-414-600 General Supplies     | 525       |
| 133                                       | OFFICE DEPOT                       | 424710748001   | Office Supplies- desk pad                                      | 05/20/2025   | 4.80           | 05/22/2025 | 510-810-601 Office Supplies      | 525       |
| 133                                       | OFFICE DEPOT                       | 424710748001   | Office Supplies- desk pad                                      | 05/20/2025   | 9.60           | 05/22/2025 | 520-810-601 Office Supplies      | 525       |
| 133                                       | OFFICE DEPOT                       | 424710748001   | Office Supplies- desk pad                                      | 05/20/2025   | 4.80           | 05/22/2025 | 510-840-601 Office Supplies      | 525       |
| 133                                       | OFFICE DEPOT                       | 424710750001   | Office Supplies-mouse pad, tape, binders, batteries, chair mat | 05/21/2025   | 43.78          | 05/22/2025 | 510-810-601 Office Supplies      | 525       |
| 133                                       | OFFICE DEPOT                       | 424710750001   | Office Supplies-mouse pad, tape, binders, batteries, chair mat | 05/21/2025   | 87.54          | 05/22/2025 | 520-810-601 Office Supplies      | 525       |
| 133                                       | OFFICE DEPOT                       | 424710750001   | Office Supplies-mouse pad, tape, binders, batteries, chair mat | 05/21/2025   | 43.78          | 05/22/2025 | 510-840-601 Office Supplies      | 525       |
| 133                                       | OFFICE DEPOT                       | 425514701001   | Paper for CCR                                                  | 05/21/2025   | 139.56         | 05/22/2025 | 510-840-601 Office Supplies      | 525       |
| Total 133:                                |                                    |                |                                                                |              | 699.90         |            |                                  |           |
| <b>OFFICE SHIPPING &amp; MAILBOXES</b>    |                                    |                |                                                                |              |                |            |                                  |           |
| 8589                                      | OFFICE SHIPPING & MAILBOXES        | 175234         | 12x6x4 box A. Torres                                           | 04/21/2025   | 1.92           | 05/22/2025 | 100-413-600 General Supplies     | 425       |
| Total 8589:                               |                                    |                |                                                                |              | 1.92           |            |                                  |           |
| <b>O'REILLY AUTO PARTS</b>                |                                    |                |                                                                |              |                |            |                                  |           |
| 6230                                      | O'REILLY AUTO PARTS                | 3599-354317    | PARTS FOR PARKS                                                | 05/13/2025   | 25.98          | 05/22/2025 | 100-480-610 Automotive Supplies  | 525       |
| 6230                                      | O'REILLY AUTO PARTS                | 3599-355253    | PARTS FOR PARKS                                                | 05/19/2025   | 2.15           | 05/22/2025 | 100-480-610 Automotive Supplies  | 525       |
| 6230                                      | O'REILLY AUTO PARTS                | 3599-355284    | parks for W/D                                                  | 05/19/2025   | 22.40          | 05/22/2025 | 100-480-610 Automotive Supplies  | 525       |
| Total 6230:                               |                                    |                |                                                                |              | 50.53          |            |                                  |           |
| <b>PACIFIC STORAGE COMPANY</b>            |                                    |                |                                                                |              |                |            |                                  |           |
| 8876                                      | PACIFIC STORAGE COMPANY            | 5258802        | Shredding Bin                                                  | 04/30/2025   | 16.50          | 05/22/2025 | 100-425-322 Prof Serv-Other      | 425       |
| Total 8876:                               |                                    |                |                                                                |              | 16.50          |            |                                  |           |
| <b>PUBLIC EMPLOYEES RETIREMENT SYSTEM</b> |                                    |                |                                                                |              |                |            |                                  |           |
| 144                                       | PUBLIC EMPLOYEES RETIREMENT SYSTEM | APR 2025       | #621 RETIREMENT CONTRIBUTIONS                                  | 04/30/2025   | 167,088.04     | 05/15/2025 | 100-216000 RETIREMENT PAYABLE    | 425       |
| Total 144:                                |                                    |                |                                                                |              | 167,088.04     |            |                                  |           |
| <b>PURCHASE POWER</b>                     |                                    |                |                                                                |              |                |            |                                  |           |
| 3155                                      | PURCHASE POWER                     | 69812 MAY 25   | POSTAGE - WATER                                                | 05/04/2025   | 85.40          | 06/01/2025 | 510-810-550 Printing and Postage | 525       |
| 3155                                      | PURCHASE POWER                     | 69812 MAY 25   | POSTAGE - CITY MANAGER                                         | 05/04/2025   | 7.24           | 06/01/2025 | 100-413-550 Printing and Postage | 525       |
| 3155                                      | PURCHASE POWER                     | 69812 MAY 25   | POSTAGE - ANIMAL CONTROL                                       | 05/04/2025   | 29.88          | 06/01/2025 | 100-525-550 Printing and Postage | 525       |

| Vendor                       | Vendor Name           | Invoice Number | Description                        | Invoice Date | Invoice Amount | Date Paid  | GL Account and Title                    | GL Period |
|------------------------------|-----------------------|----------------|------------------------------------|--------------|----------------|------------|-----------------------------------------|-----------|
| 3155                         | PURCHASE POWER        | 69812 MAY 25   | POSTAGE - FERNLEY JUSTICE          | 05/04/2025   | 70.57          | 06/01/2025 | 100-126000 Intergovernmental Receivable | 525       |
| 3155                         | PURCHASE POWER        | 69812 MAY 25   | POSTAGE - PLANNING                 | 05/04/2025   | 140.12         | 06/01/2025 | 100-610-550 Printing and Postage        | 525       |
| 3155                         | PURCHASE POWER        | 69812 MAY 25   | POSTAGE - COURT                    | 05/04/2025   | 99.88          | 06/01/2025 | 100-425-550 Printing and Postage        | 525       |
| 3155                         | PURCHASE POWER        | 69812 MAY 25   | POSTAGE - PARKS                    | 05/04/2025   | .29            | 06/01/2025 | 100-575-550 Printing and Postage        | 525       |
| 3155                         | PURCHASE POWER        | 69812 MAY 25   | POSTAGE - STREETS                  | 05/04/2025   | 2.96           | 06/01/2025 | 100-475-550 Printing and Postage        | 525       |
| 3155                         | PURCHASE POWER        | 69812 MAY 25   | POSTAGE - CLERK                    | 05/04/2025   | 439.58         | 06/01/2025 | 100-416-550 Printing and Postage        | 525       |
| 3155                         | PURCHASE POWER        | 69812 MAY 25   | POSTAGE - MAYOR                    | 05/04/2025   | 6.14           | 06/01/2025 | 100-412-550 Printing and Postage        | 525       |
| 3155                         | PURCHASE POWER        | 69812 MAY 25   | POSTAGE - TLT                      | 05/04/2025   | 4.97           | 06/01/2025 | 225-575-550 Printing and Postage        | 525       |
| 3155                         | PURCHASE POWER        | 69812 MAY 25   | POSTAGE - BUILDING                 | 05/04/2025   | .70            | 06/01/2025 | 100-605-550 Printing and Postage        | 525       |
| 3155                         | PURCHASE POWER        | 69812 MAY 25   | POSTAGE - FINANCE                  | 05/04/2025   | 107.98         | 06/01/2025 | 100-415-550 Printing and Postage        | 525       |
| 3155                         | PURCHASE POWER        | 69812 MAY 25   | POSTAGE - CITY ATTORNEY            | 05/04/2025   | 46.28          | 06/01/2025 | 100-414-550 Printing and Postage        | 525       |
| Total 3155:                  |                       |                |                                    |              | 1,041.99       |            |                                         |           |
| <b>Rain For Rent</b>         |                       |                |                                    |              |                |            |                                         |           |
| 1068                         | Rain For Rent         | 2141905        | by-pass rental                     | 05/16/2025   | 8,646.09       | 05/22/2025 | 520-810-430 Outside Serv-Repair & Maint | 525       |
| 1068                         | Rain For Rent         | 2144215        | East Lift Emergency By-pass rental | 05/23/2025   | 7,367.96       |            | 520-810-430 Outside Serv-Repair & Maint | 525       |
| Total 1068:                  |                       |                |                                    |              | 16,014.05      |            |                                         |           |
| <b>RELIANT ELECTRIC, LLC</b> |                       |                |                                    |              |                |            |                                         |           |
| 4934                         | RELIANT ELECTRIC, LLC | 24097-1        | Aerator cord cap and receptical    | 04/21/2025   | 743.00         | 05/22/2025 | 520-810-428 Outside Serv-Electrical     | 425       |
| 4934                         | RELIANT ELECTRIC, LLC | 24156-1        | Hwy 50 pump wiring and startup     | 04/21/2025   | 960.00         | 05/22/2025 | 520-810-428 Outside Serv-Electrical     | 425       |
| Total 4934:                  |                       |                |                                    |              | 1,703.00       |            |                                         |           |
| <b>RENOWN HEALTH</b>         |                       |                |                                    |              |                |            |                                         |           |
| 190                          | RENOWN HEALTH         | 4044196        | MRN 3120110                        | 05/12/2025   | 3.18           | 05/22/2025 | 520-810-322 Prof Serv-Other             | 525       |
| 190                          | RENOWN HEALTH         | 4044196        | MRN 0688265                        | 05/12/2025   | 32.47          | 05/22/2025 | 100-575-322 Prof Serv-Other             | 525       |
| 190                          | RENOWN HEALTH         | 4044196        | MRN 3215273                        | 05/12/2025   | 1.90           | 05/22/2025 | 100-575-322 Prof Serv-Other             | 525       |
| 190                          | RENOWN HEALTH         | 4044196        | MRN 4925446                        | 05/12/2025   | 25.00          | 05/22/2025 | 510-840-322 Prof Serv-Other             | 525       |
| 190                          | RENOWN HEALTH         | 4044196        | MRN 3120110                        | 05/12/2025   | 9.10           | 05/22/2025 | 510-810-322 Prof Serv-Other             | 525       |
| 190                          | RENOWN HEALTH         | 4044196        | MRN 3120110                        | 05/12/2025   | 9.10           | 05/22/2025 | 510-810-322 Prof Serv-Other             | 525       |
| 190                          | RENOWN HEALTH         | 4044196        | MRN 0688265                        | 05/12/2025   | 12.53          | 05/22/2025 | 100-417-530 Communications              | 525       |
| 190                          | RENOWN HEALTH         | 4044196        | MRN 3215273                        | 05/12/2025   | 9.28           | 05/22/2025 | 100-475-322 Prof Serv-Other             | 525       |
| 190                          | RENOWN HEALTH         | 4044196        | MRN 3215273                        | 05/12/2025   | 3.36           | 05/22/2025 | 520-810-322 Prof Serv-Other             | 525       |
| 190                          | RENOWN HEALTH         | 4044196        | MRN 4568204                        | 05/12/2025   | 50.00          | 05/22/2025 | 100-605-322 Prof Serv-Other             | 525       |
| 190                          | RENOWN HEALTH         | 4044196        | MRN 3316330                        | 05/12/2025   | 45.00          | 05/22/2025 | 510-810-322 Prof Serv-Other             | 525       |
| 190                          | RENOWN HEALTH         | 4044196        | MRN 3215273                        | 05/12/2025   | 7.97           | 05/22/2025 | 510-810-322 Prof Serv-Other             | 525       |
| 190                          | RENOWN HEALTH         | 4044196        | MRN 4991481                        | 05/12/2025   | 12.53          | 05/22/2025 | 100-417-322 Prof Serv-Other             | 525       |
| 190                          | RENOWN HEALTH         | 4044196        | MRN 3120110                        | 05/12/2025   | 12.72          | 05/22/2025 | 100-413-322 Prof Serv-Other             | 525       |
| 190                          | RENOWN HEALTH         | 4044196        | MRN4877312                         | 05/12/2025   | 50.00          | 05/22/2025 | 100-605-322 Prof Serv-Other             | 525       |
| 190                          | RENOWN HEALTH         | 4044196        | MRN 3215273                        | 05/12/2025   | .77            | 05/22/2025 | 100-417-322 Prof Serv-Other             | 525       |
| 190                          | RENOWN HEALTH         | 4044196        | MRN 3120110                        | 05/12/2025   | 12.72          | 05/22/2025 | 100-413-322 Prof Serv-Other             | 525       |

| Vendor                                         | Vendor Name                             | Invoice Number | Description                                                  | Invoice Date | Invoice Amount | Date Paid  | GL Account and Title                     | GL Period |
|------------------------------------------------|-----------------------------------------|----------------|--------------------------------------------------------------|--------------|----------------|------------|------------------------------------------|-----------|
| 190                                            | RENOWN HEALTH                           | 4044196        | MRN 3120110                                                  | 05/12/2025   | 3.18           | 05/22/2025 | 520-810-322 Prof Serv-Other              | 525       |
| 190                                            | RENOWN HEALTH                           | 4044196        | MRN 3215273                                                  | 05/12/2025   | 1.72           | 05/22/2025 | 510-840-322 Prof Serv-Other              | 525       |
| 190                                            | RENOWN HEALTH                           | 4044196        | MRN 4991481                                                  | 05/12/2025   | 32.47          | 05/22/2025 | 100-575-322 Prof Serv-Other              | 525       |
| 190                                            | RENOWN HEALTH                           | 4044196        | MRN 4691578                                                  | 05/12/2025   | 50.00          | 05/22/2025 | 100-475-322 Prof Serv-Other              | 525       |
| Total 190:                                     |                                         |                |                                                              |              | 385.00         |            |                                          |           |
| <b>RESOURCE CONCEPTS</b>                       |                                         |                |                                                              |              |                |            |                                          |           |
| 8602                                           | RESOURCE CONCEPTS                       | 25-0535        | Water right services - TROA water storage scheduling assista | 05/19/2025   | 2,180.00       |            | 510-810-698 Water Rights Protection      | 525       |
| 8602                                           | RESOURCE CONCEPTS                       | 25-0536        | Water right services - NV Energy Project                     | 05/19/2025   | 1,951.25       |            | 510-810-698 Water Rights Protection      | 525       |
| Total 8602:                                    |                                         |                |                                                              |              | 4,131.25       |            |                                          |           |
| <b>SHELL CREEK CONSTRUCTION</b>                |                                         |                |                                                              |              |                |            |                                          |           |
| 1447                                           | SHELL CREEK CONSTRUCTION                | 25-009-002R    | In Town Park Construction                                    | 05/06/2025   | 276,229.39     | 05/22/2025 | 230-575-730 Improve Other than Buildings | 525       |
| Total 1447:                                    |                                         |                |                                                              |              | 276,229.39     |            |                                          |           |
| <b>SECTRAN SECURITY, INC.</b>                  |                                         |                |                                                              |              |                |            |                                          |           |
| 8629                                           | SECTRAN SECURITY, INC.                  | 25050612       | ARMORED SERVICES-WATER                                       | 05/07/2025   | 219.64         | 05/22/2025 | 510-810-342 Tech Services-Other          | 525       |
| 8629                                           | SECTRAN SECURITY, INC.                  | 25050612       | ARMORED SERVICES-SEWER                                       | 05/07/2025   | 219.64         | 05/22/2025 | 520-810-342 Tech Services-Other          | 525       |
| 8629                                           | SECTRAN SECURITY, INC.                  | 25050612       | ARMORED SERVICES-GF                                          | 05/07/2025   | 219.64         | 05/22/2025 | 100-415-322 Prof Serv-Other              | 525       |
| Total 8629:                                    |                                         |                |                                                              |              | 658.92         |            |                                          |           |
| <b>SEVENTYFIVEBLUE WATER AND ENVIRONMENTAL</b> |                                         |                |                                                              |              |                |            |                                          |           |
| 8884                                           | SEVENTYFIVEBLUE WATER AND ENVIRONMENTAL | 25-04          | Consulting and Training                                      | 05/12/2025   | 1,500.00       | 05/22/2025 | 510-840-320 Prof Serv-Engineering        | 525       |
| Total 8884:                                    |                                         |                |                                                              |              | 1,500.00       |            |                                          |           |
| <b>SHAPE INCORPORATED</b>                      |                                         |                |                                                              |              |                |            |                                          |           |
| 9037                                           | SHAPE INCORPORATED                      | 47370B35321    | 2 E-Ones                                                     | 05/22/2025   | 7,640.00       |            | 520-810-615 E-One Supplies               | 525       |
| 9037                                           | SHAPE INCORPORATED                      | 47370B35322    | 2 E-Ones                                                     | 05/22/2025   | 7,640.00       |            | 520-810-615 E-One Supplies               | 525       |
| Total 9037:                                    |                                         |                |                                                              |              | 15,280.00      |            |                                          |           |
| <b>SHAW ENGINEERING</b>                        |                                         |                |                                                              |              |                |            |                                          |           |
| 1897                                           | SHAW ENGINEERING                        | 187119         | WTP Tank Design                                              | 04/30/2025   | 200.00         |            | 520-166100 Construction In Progress      | 425       |
| 1897                                           | SHAW ENGINEERING                        | 187124         | Ricci Tank 2 Design                                          | 04/30/2025   | 1,600.00       |            | 520-166100 Construction In Progress      | 425       |
| 1897                                           | SHAW ENGINEERING                        | 187135         | Shaw - Permit Review (Civil)                                 | 04/30/2025   | 5,000.00       |            | 100-529-320 Prof Serv-Engineering        | 425       |
| Total 1897:                                    |                                         |                |                                                              |              | 6,800.00       |            |                                          |           |

| Vendor                                | Vendor Name                           | Invoice Number | Description                          | Invoice Date | Invoice Amount | Date Paid  | GL Account and Title |                         | GL Period |
|---------------------------------------|---------------------------------------|----------------|--------------------------------------|--------------|----------------|------------|----------------------|-------------------------|-----------|
| SILVER STATE ANALYTICAL LABORATORIES  |                                       |                |                                      |              |                |            |                      |                         |           |
| 7856                                  | SILVER STATE ANALYTICAL LABORATORIES  | RN329156       | Monthly samples                      | 05/12/2025   | 286.00         | 05/22/2025 | 510-810-423          | Outside Serv-Analytical | 525       |
| 7856                                  | SILVER STATE ANALYTICAL LABORATORIES  | RN329502       | WWTP Influent & Effluent Samples     | 05/20/2025   | 502.00         | 05/22/2025 | 520-810-423          | Outside Serv-Analytical | 525       |
| 7856                                  | SILVER STATE ANALYTICAL LABORATORIES  | RN329503       | WWTP Monitoring Well Samples         | 05/20/2025   | 665.00         | 05/22/2025 | 520-810-423          | Outside Serv-Analytical | 525       |
| 7856                                  | SILVER STATE ANALYTICAL LABORATORIES  | RN329520       | monthly samples                      | 05/20/2025   | 264.00         | 05/22/2025 | 510-810-423          | Outside Serv-Analytical | 525       |
| Total 7856:                           |                                       |                |                                      |              | 1,717.00       |            |                      |                         |           |
| SILVER STATE BARRICADE                |                                       |                |                                      |              |                |            |                      |                         |           |
| 170                                   | SILVER STATE BARRICADE                | 80906 MAY 25   | STREET SIGNS                         | 05/19/2025   | 802.50         | 05/22/2025 | 100-475-615          | Sign & Stripe Supplies  | 525       |
| 170                                   | SILVER STATE BARRICADE                | 81236          | Street Signs                         | 05/22/2025   | 420.00         |            | 100-475-615          | Sign & Stripe Supplies  | 525       |
| Total 170:                            |                                       |                |                                      |              | 1,222.50       |            |                      |                         |           |
| SIPPOLA, REENA G.                     |                                       |                |                                      |              |                |            |                      |                         |           |
| 8878                                  | SIPPOLA, REENA G.                     | 2540           | Punjabi 25CT00118 3K                 | 04/24/2025   | 196.00         | 05/22/2025 | 100-425-330          | Prof Serv-Interpreter   | 425       |
| Total 8878:                           |                                       |                |                                      |              | 196.00         |            |                      |                         |           |
| SOUTHWEST GAS CORP                    |                                       |                |                                      |              |                |            |                      |                         |           |
| 204                                   | SOUTHWEST GAS CORP                    | 18971 MAY 25   | 910000818971 ACH                     | 05/16/2025   | 30.24          | 06/04/2025 | 520-810-621          | Natural Gas             | 525       |
| 204                                   | SOUTHWEST GAS CORP                    | 86744 MAY 25   | 910001086744 WTP                     | 05/13/2025   | 1,305.50       | 06/02/2025 | 510-840-621          | Natural Gas             | 525       |
| Total 204:                            |                                       |                |                                      |              | 1,335.74       |            |                      |                         |           |
| STATE COLLECTION & DISB. UNIT (SCaDU) |                                       |                |                                      |              |                |            |                      |                         |           |
| 176                                   | STATE COLLECTION & DISB. UNIT (SCaDU) | MAY 2025-2     | CHILD SUPPORT                        | 05/16/2025   | 324.46         | 05/16/2025 | 100-219900           | OTHER PAYROLL PAYABLES  | 525       |
| Total 176:                            |                                       |                |                                      |              | 324.46         |            |                      |                         |           |
| TAGGART & TAGGART LTD                 |                                       |                |                                      |              |                |            |                      |                         |           |
| 3275                                  | TAGGART & TAGGART LTD                 | 18957          | Water Right Contract FY24/25 APRIL25 | 04/30/2025   | 17,835.33      | 05/22/2025 | 510-810-698          | Water Rights Protection | 425       |
| Total 3275:                           |                                       |                |                                      |              | 17,835.33      |            |                      |                         |           |
| THATCHER COMPANY, INC.                |                                       |                |                                      |              |                |            |                      |                         |           |
| 8646                                  | THATCHER COMPANY, INC.                | 2025250102640  | PS Ferric Chloride                   | 05/16/2025   | 19,156.40      | 05/22/2025 | 510-840-617          | Chemical Supplies       | 525       |
| Total 8646:                           |                                       |                |                                      |              | 19,156.40      |            |                      |                         |           |
| THE FERNLEY REPORTER                  |                                       |                |                                      |              |                |            |                      |                         |           |
| 8618                                  | THE FERNLEY REPORTER                  | 1167           | Yearly news paper                    | 03/05/2025   | 119.49         |            | 100-412-550          | Printing and Postage    | 325       |

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|---------------------------|--------------------|----------------|------------------------------------|--------------|----------------|------------|----------------------------------------|-----------|
| Total 8618:               |                    |                |                                    |              | 119.49         |            |                                        |           |
| <b>TSK</b>                |                    |                |                                    |              |                |            |                                        |           |
| 8714                      | TSK                | B1278-02-01    | CRRC 11/01/2024 through 03/31/2025 | 04/30/2025   | 106,281.20     |            | 220-480-810 ARPA                       | 425       |
| Total 8714:               |                    |                |                                    |              | 106,281.20     |            |                                        |           |
| <b>TWISTED STEEL</b>      |                    |                |                                    |              |                |            |                                        |           |
| 8822                      | TWISTED STEEL      | 1305           | 3 Steel Arches                     | 05/14/2025   | 2,625.00       | 05/22/2025 | 220-480-684 Main Street Beautification | 525       |
| Total 8822:               |                    |                |                                    |              | 2,625.00       |            |                                        |           |
| <b>ULTIMATE AIR, INC.</b> |                    |                |                                    |              |                |            |                                        |           |
| 8575                      | ULTIMATE AIR, INC. | 7992           | Trouble Shooting                   | 04/02/2025   | 155.00         |            | 100-417-424 Outside Serv-HVAC          | 425       |
| Total 8575:               |                    |                |                                    |              | 155.00         |            |                                        |           |
| <b>USA BLUEBOOK</b>       |                    |                |                                    |              |                |            |                                        |           |
| 464                       | USA BLUEBOOK       | INV00716134    | chart paper for well 11            | 05/20/2025   | 238.58         | 05/22/2025 | 510-810-614 Shop Supplies              | 525       |
| Total 464:                |                    |                |                                    |              | 238.58         |            |                                        |           |
| <b>UTILITY DEPOSITS</b>   |                    |                |                                    |              |                |            |                                        |           |
| 2202                      | UTILITY DEPOSITS   | 102052.05      | CREDIT REFUND                      | 05/09/2025   | 16.45          | 05/22/2025 | 010-115100 Cash Clearing-Utilities     | 525       |
| 2202                      | UTILITY DEPOSITS   | 10205205       | SEWER DEPOSIT REFUND               | 05/08/2025   | 80.00          | 05/22/2025 | 520-228200 Customer Deposits           | 525       |
| 2202                      | UTILITY DEPOSITS   | 10205205       | WATER DEPOSIT REFUND               | 05/08/2025   | 75.00          | 05/22/2025 | 510-228200 Customer Deposits           | 525       |
| 2202                      | UTILITY DEPOSITS   | 10298101       | CREDIT REFUND                      | 05/19/2025   | 141.13         | 05/22/2025 | 010-115100 Cash Clearing-Utilities     | 525       |
| 2202                      | UTILITY DEPOSITS   | 103825.02      | CREDIT REFUND                      | 05/19/2025   | 115.00         | 05/22/2025 | 010-115100 Cash Clearing-Utilities     | 525       |
| 2202                      | UTILITY DEPOSITS   | 10673806       | CREDIT REFUND                      | 05/19/2025   | 116.28         | 05/22/2025 | 010-115100 Cash Clearing-Utilities     | 525       |
| 2202                      | UTILITY DEPOSITS   | 10872004       | WATER DEPOSIT REFUND               | 05/13/2025   | 1.24           | 05/22/2025 | 510-228200 Customer Deposits           | 525       |
| 2202                      | UTILITY DEPOSITS   | 10872004       | SEWER DEPOSIT REFUND               | 05/13/2025   | 80.00          | 05/22/2025 | 520-228200 Customer Deposits           | 525       |
| 2202                      | UTILITY DEPOSITS   | 1122110        | CREDIT REFUND                      | 05/19/2025   | 97.42          | 05/22/2025 | 010-115100 Cash Clearing-Utilities     | 525       |
| 2202                      | UTILITY DEPOSITS   | 1128412        | CREDIT REFUND                      | 05/15/2025   | 105.28         | 05/22/2025 | 010-115100 Cash Clearing-Utilities     | 525       |
| 2202                      | UTILITY DEPOSITS   | 11344724       | CREDIT REFUND                      | 05/15/2025   | 38.34          | 05/22/2025 | 010-115100 Cash Clearing-Utilities     | 525       |
| 2202                      | UTILITY DEPOSITS   | 11687704       | CREDIT REFUND                      | 05/19/2025   | 92.45          | 05/22/2025 | 010-115100 Cash Clearing-Utilities     | 525       |
| 2202                      | UTILITY DEPOSITS   | 11785008       | CREDIT REFUND                      | 05/06/2025   | 246.61         | 05/22/2025 | 010-115100 Cash Clearing-Utilities     | 525       |
| 2202                      | UTILITY DEPOSITS   | 11899602       | CREDIT REFUND                      | 05/16/2025   | 91.05          | 05/22/2025 | 010-115100 Cash Clearing-Utilities     | 525       |
| 2202                      | UTILITY DEPOSITS   | 11903404       | SEWER DEPOSIT REFUND               | 05/01/2025   | 38.01          | 05/22/2025 | 520-228200 Customer Deposits           | 525       |
| 2202                      | UTILITY DEPOSITS   | 13366003       | CREDIT REFUND                      | 05/15/2025   | 48.74          | 05/22/2025 | 010-115100 Cash Clearing-Utilities     | 525       |
| 2202                      | UTILITY DEPOSITS   | 13595010       | CREDIT REFUND                      | 05/19/2025   | 85.60          | 05/22/2025 | 010-115100 Cash Clearing-Utilities     | 525       |
| 2202                      | UTILITY DEPOSITS   | 13612914       | CREDIT REFUND                      | 05/19/2025   | 54.74          | 05/22/2025 | 010-115100 Cash Clearing-Utilities     | 525       |
| 2202                      | UTILITY DEPOSITS   | 13976501       | WATER DEPOSIT REFUND               | 05/20/2025   | 9.42           | 05/22/2025 | 510-228200 Customer Deposits           | 525       |
| 2202                      | UTILITY DEPOSITS   | 13976501       | SEWER DEPOSIT REFUND               | 05/20/2025   | 80.00          | 05/22/2025 | 520-228200 Customer Deposits           | 525       |



| Vendor                         | Vendor Name             | Invoice Number | Description                 | Invoice Date | Invoice Amount | Date Paid  | GL Account and Title               | GL Period |
|--------------------------------|-------------------------|----------------|-----------------------------|--------------|----------------|------------|------------------------------------|-----------|
| 2202                           | UTILITY DEPOSITS        | 14473024       | SEWER DEPOSIT REFUND        | 05/07/2025   | 80.00          | 05/22/2025 | 520-228200 Customer Deposits       | 525       |
| 2202                           | UTILITY DEPOSITS        | 14473024       | WATER DEPOSIT REFUND        | 05/07/2025   | 39.98          | 05/22/2025 | 510-228200 Customer Deposits       | 525       |
| 2202                           | UTILITY DEPOSITS        | 14478012       | SEWER DEPOSIT REFUND        | 05/12/2025   | 9.98           | 05/22/2025 | 520-228200 Customer Deposits       | 525       |
| 2202                           | UTILITY DEPOSITS        | 14873202       | CREDIT REFUND               | 05/19/2025   | 53.07          | 05/22/2025 | 010-115100 Cash Clearing-Utilities | 525       |
| 2202                           | UTILITY DEPOSITS        | 16693315       | CREDIT REFUND               | 05/19/2025   | 112.28         | 05/22/2025 | 010-115100 Cash Clearing-Utilities | 525       |
| 2202                           | UTILITY DEPOSITS        | 16831004       | CREDIT REFUND               | 05/19/2025   | 57.01          | 05/22/2025 | 010-115100 Cash Clearing-Utilities | 525       |
| 2202                           | UTILITY DEPOSITS        | 16908902       | CREDIT REFUND               | 05/12/2025   | 172.12         | 05/22/2025 | 010-115100 Cash Clearing-Utilities | 525       |
| 2202                           | UTILITY DEPOSITS        | 169774.01      | CREDIT REFUND               | 05/19/2025   | 109.69         | 05/22/2025 | 010-115100 Cash Clearing-Utilities | 525       |
| 2202                           | UTILITY DEPOSITS        | 16978401       | SEWER DEPOSIT REFUND        | 05/01/2025   | 46.05          | 05/22/2025 | 520-228200 Customer Deposits       | 525       |
| 2202                           | UTILITY DEPOSITS        | 17940405       | CREDIT REFUND               | 05/16/2025   | 45.07          | 05/22/2025 | 010-115100 Cash Clearing-Utilities | 525       |
| 2202                           | UTILITY DEPOSITS        | 18516924       | CREDIT REFUND               | 04/18/2025   | 242.36         | 05/16/2025 | 010-115100 Cash Clearing-Utilities | 425       |
| 2202                           | UTILITY DEPOSITS        | 19674604       | CREDIT REFUND               | 05/19/2025   | 118.87         | 05/22/2025 | 010-115100 Cash Clearing-Utilities | 525       |
| 2202                           | UTILITY DEPOSITS        | 21955101       | WATER DEPOSIT REFUND        | 05/14/2025   | 47.60          | 05/22/2025 | 510-228200 Customer Deposits       | 525       |
| 2202                           | UTILITY DEPOSITS        | 21955201       | WATER DEPOSIT REFUND        | 05/14/2025   | 47.60          | 05/22/2025 | 510-228200 Customer Deposits       | 525       |
| 2202                           | UTILITY DEPOSITS        | 219726.01      | CREDIT REFUND               | 05/16/2025   | 196.72         | 05/22/2025 | 010-115100 Cash Clearing-Utilities | 525       |
| 2202                           | UTILITY DEPOSITS        | 21972601       | SEWER DEPOSIT REFUND        | 05/01/2025   | 80.00          | 05/22/2025 | 520-228200 Customer Deposits       | 525       |
| 2202                           | UTILITY DEPOSITS        | 21972601       | WATER DEPOSIT REFUND        | 05/01/2025   | 75.00          | 05/22/2025 | 510-228200 Customer Deposits       | 525       |
| 2202                           | UTILITY DEPOSITS        | 219762.01      | CREDIT REFUND               | 05/12/2025   | 63.91          | 05/22/2025 | 010-115100 Cash Clearing-Utilities | 525       |
| 2202                           | UTILITY DEPOSITS        | 21976201       | WATER DEPOSIT REFUND        | 05/05/2025   | 75.00          | 05/22/2025 | 510-228200 Customer Deposits       | 525       |
| 2202                           | UTILITY DEPOSITS        | 21976201       | SEWER DEPOSIT REFUND        | 05/05/2025   | 80.00          | 05/22/2025 | 520-228200 Customer Deposits       | 525       |
| 2202                           | UTILITY DEPOSITS        | 30500705       | WATER DEPOSIT REFUND        | 05/01/2025   | 1,504.13       | 05/22/2025 | 510-228200 Customer Deposits       | 525       |
| 2202                           | UTILITY DEPOSITS        | 305102.08      | CREDIT REFUND               | 05/19/2025   | 92.87          | 05/22/2025 | 010-115100 Cash Clearing-Utilities | 525       |
| 2202                           | UTILITY DEPOSITS        | 6908402        | CREDIT REFUND               | 05/19/2025   | 115.29         | 05/22/2025 | 010-115100 Cash Clearing-Utilities | 525       |
| 2202                           | UTILITY DEPOSITS        | 6914102        | CREDIT REFUND               | 05/19/2025   | 302.63         | 05/22/2025 | 010-115100 Cash Clearing-Utilities | 525       |
| 2202                           | UTILITY DEPOSITS        | 6970201        | SEWER DEPOSIT REFUND        | 05/07/2025   | 26.37          | 05/22/2025 | 520-228200 Customer Deposits       | 525       |
| 2202                           | UTILITY DEPOSITS        | 6970701        | CREDIT REFUND               | 05/09/2025   | 22.35          | 05/22/2025 | 010-115100 Cash Clearing-Utilities | 525       |
| 2202                           | UTILITY DEPOSITS        | 8406703        | CREDIT REFUND               | 05/09/2025   | 148.74         | 05/22/2025 | 010-115100 Cash Clearing-Utilities | 525       |
| 2202                           | UTILITY DEPOSITS        | 9193910        | CREDIT REFUND               | 05/16/2025   | 143.47         | 05/22/2025 | 010-115100 Cash Clearing-Utilities | 525       |
| 2202                           | UTILITY DEPOSITS        | 9980501        | SEWER DEPOSIT REFUND        | 05/12/2025   | 69.37          | 05/22/2025 | 520-228200 Customer Deposits       | 525       |
| Total 2202:                    |                         |                |                             |              | 5,790.29       |            |                                    |           |
| <b>VANDERHEIDEN, JACOB RAY</b> |                         |                |                             |              |                |            |                                    |           |
| 9027                           | VANDERHEIDEN, JACOB RAY | 51425          | PLANNING COMMISSION STIPEND | 05/14/2025   | 80.00          | 05/22/2025 | 100-610-322 Prof Serv-Other        | 525       |
| Total 9027:                    |                         |                |                             |              | 80.00          |            |                                    |           |
| <b>VERIZON WIRELESS</b>        |                         |                |                             |              |                |            |                                    |           |
| 8495                           | VERIZON WIRELESS        | 6112339083     | City Treasurer              | 05/01/2025   | 64.10          | 05/22/2025 | 100-415-530 Communications         | 525       |
| 8495                           | VERIZON WIRELESS        | 6112339083     | Streets                     | 05/01/2025   | 52.00          | 05/22/2025 | 100-475-530 Communications         | 525       |
| 8495                           | VERIZON WIRELESS        | 6112339083     | Engineering                 | 05/01/2025   | 171.09         | 05/22/2025 | 100-529-530 Communications         | 525       |
| 8495                           | VERIZON WIRELESS        | 6112339083     | WTP                         | 05/01/2025   | 414.76         | 05/22/2025 | 510-840-530 Communications         | 525       |
| 8495                           | VERIZON WIRELESS        | 6112339083     | City Attorney               | 05/01/2025   | 240.06         | 05/22/2025 | 100-414-530 Communications         | 525       |
| 8495                           | VERIZON WIRELESS        | 6112339083     | Municipal Court             | 05/01/2025   | 56.15          | 05/22/2025 | 100-425-530 Communications         | 525       |

| Vendor                                | Vendor Name                    | Invoice Number | Description                           | Invoice Date | Invoice Amount | Date Paid  | GL Account and Title                 | GL Period |
|---------------------------------------|--------------------------------|----------------|---------------------------------------|--------------|----------------|------------|--------------------------------------|-----------|
| 8495                                  | VERIZON WIRELESS               | 6112339083     | Vector                                | 05/01/2025   | 92.01          | 05/22/2025 | 100-528-530 Communications           | 525       |
| 8495                                  | VERIZON WIRELESS               | 6112339083     | Water Dist                            | 05/01/2025   | 259.09         | 05/22/2025 | 510-810-530 Communications           | 525       |
| 8495                                  | VERIZON WIRELESS               | 6112339083     | Mayor/Council                         | 05/01/2025   | 220.10         | 05/22/2025 | 100-412-530 Communications           | 525       |
| 8495                                  | VERIZON WIRELESS               | 6112339083     | Facilities                            | 05/01/2025   | 401.17         | 05/22/2025 | 100-417-530 Communications           | 525       |
| 8495                                  | VERIZON WIRELESS               | 6112339083     | Fleet                                 | 05/01/2025   | 52.00          | 05/22/2025 | 100-480-530 Communications           | 525       |
| 8495                                  | VERIZON WIRELESS               | 6112339083     | Parks                                 | 05/01/2025   | 19.99          | 05/22/2025 | 100-575-530 Communications           | 525       |
| 8495                                  | VERIZON WIRELESS               | 6112339083     | Sewer                                 | 05/01/2025   | 454.96         | 05/22/2025 | 520-810-530 Communications           | 525       |
| 8495                                  | VERIZON WIRELESS               | 6112339083     | City Manager                          | 05/01/2025   | 56.15          | 05/22/2025 | 100-413-530 Communications           | 525       |
| 8495                                  | VERIZON WIRELESS               | 6112339083     | IT                                    | 05/01/2025   | 108.15         | 05/22/2025 | 100-418-530 Communications           | 525       |
| 8495                                  | VERIZON WIRELESS               | 6112339083     | Animal Control                        | 05/01/2025   | 92.01          | 05/22/2025 | 100-525-530 Communications           | 525       |
| 8495                                  | VERIZON WIRELESS               | 6112339083     | Building                              | 05/01/2025   | 196.94         | 05/22/2025 | 100-605-530 Communications           | 525       |
| 8495                                  | VERIZON WIRELESS               | 6112430321     | 52267 APRIL 2- MAY 01 25              | 05/24/2025   | 40.01          | 05/22/2025 | 520-810-530 Communications           | 525       |
| Total 8495:                           |                                |                |                                       |              | 2,990.74       |            |                                      |           |
| <b>VOYA FINANCIAL</b>                 |                                |                |                                       |              |                |            |                                      |           |
| 8591                                  | VOYA FINANCIAL                 | MAY 2025-2     | ROTH IRA                              | 05/16/2025   | 1,034.59       | 05/16/2025 | 100-215000 457 PAYABLE               | 525       |
| 8591                                  | VOYA FINANCIAL                 | MAY 2025-2     | DEFERRED COMPENSATION, 457            | 05/16/2025   | 4,721.34       | 05/16/2025 | 100-215000 457 PAYABLE               | 525       |
| Total 8591:                           |                                |                |                                       |              | 5,755.93       |            |                                      |           |
| <b>WAGNER, CODY</b>                   |                                |                |                                       |              |                |            |                                      |           |
| 9013                                  | WAGNER, CODY                   | 51425          | PLANNING COMMISSION STIPEND           | 05/14/2025   | 80.00          | 05/22/2025 | 100-610-322 Prof Serv-Other          | 525       |
| Total 9013:                           |                                |                |                                       |              | 80.00          |            |                                      |           |
| <b>WEDCO</b>                          |                                |                |                                       |              |                |            |                                      |           |
| 3350                                  | WEDCO                          | S100163588.001 | Electrician Tools                     | 05/16/2025   | 205.21         | 05/22/2025 | 520-810-600 General Supplies         | 525       |
| 3350                                  | WEDCO                          | S100163594.003 | lock out kit                          | 05/08/2025   | 306.84         | 05/22/2025 | 520-810-616 Safety Supplies          | 525       |
| 3350                                  | WEDCO                          | S100166913.001 | Electrician parts                     | 05/14/2025   | 22.05          | 05/22/2025 | 520-810-600 General Supplies         | 525       |
| 3350                                  | WEDCO                          | S100168625.001 | New outlet for emergency fuel station | 05/21/2025   | 12.13          |            | 510-840-600 General Supplies         | 525       |
| Total 3350:                           |                                |                |                                       |              | 546.23         |            |                                      |           |
| <b>WESTERN INDUSTRIAL PARTS, INC.</b> |                                |                |                                       |              |                |            |                                      |           |
| 8571                                  | WESTERN INDUSTRIAL PARTS, INC. | 2505-124982    | FLEET SUPPLIES                        | 05/22/2025   | 168.59         |            | 100-480-610 Automotive Supplies      | 525       |
| Total 8571:                           |                                |                |                                       |              | 168.59         |            |                                      |           |
| <b>WESTERN INSURANCE SPECIALTIES</b>  |                                |                |                                       |              |                |            |                                      |           |
| 881                                   | WESTERN INSURANCE SPECIALTIES  | JUNE 2025      | SUPPLEMENTAL INSURANCE                | 06/01/2025   | 90.35          | 05/22/2025 | 100-218100 Western Insurance Payable | 625       |
| Total 881:                            |                                |                |                                       |              | 90.35          |            |                                      |           |

| Vendor                           | Vendor Name               | Invoice Number | Description                        | Invoice Date | Invoice Amount | Date Paid  | GL Account and Title                | GL Period |
|----------------------------------|---------------------------|----------------|------------------------------------|--------------|----------------|------------|-------------------------------------|-----------|
| <b>WESTERN NEVADA SUPPLY CO.</b> |                           |                |                                    |              |                |            |                                     |           |
| 195                              | WESTERN NEVADA SUPPLY CO. | 11702942       | PS Basin 3 mud valve               | 05/22/2025   | 2,899.65       |            | 510-840-614 Shop Supplies           | 525       |
| 195                              | WESTERN NEVADA SUPPLY CO. | 11736334       | bin stock                          | 05/09/2025   | 618.54         | 05/22/2025 | 510-810-613 Meter Service Supplies  | 525       |
| 195                              | WESTERN NEVADA SUPPLY CO. | 11743383       | 1""-1/2 omni 1000 gal water meters | 05/09/2025   | 1,576.56       | 05/22/2025 | 510-166100 Construction In Progress | 525       |
| 195                              | WESTERN NEVADA SUPPLY CO. | 11743386       | 3/4"" iperl 1000 gal water meters  | 05/09/2025   | 4,710.24       | 05/22/2025 | 510-166100 Construction In Progress | 525       |
| 195                              | WESTERN NEVADA SUPPLY CO. | 11743388       | Single and dual port mxu           | 05/09/2025   | 4,663.35       | 05/22/2025 | 510-166100 Construction In Progress | 525       |
| 195                              | WESTERN NEVADA SUPPLY CO. | 11746944       | PS OCL ARV parts                   | 05/15/2025   | 56.25          | 05/22/2025 | 510-840-614 Shop Supplies           | 525       |
| 195                              | WESTERN NEVADA SUPPLY CO. | 11759977       | bin stock                          | 05/22/2025   | 1,111.76       |            | 510-810-613 Meter Service Supplies  | 525       |
| Total 195:                       |                           |                |                                    |              | 15,636.35      |            |                                     |           |
| <b>WESTWATER RESEARCH LLC</b>    |                           |                |                                    |              |                |            |                                     |           |
| 9053                             | WESTWATER RESEARCH LLC    | 1873           | WATER RIGHTS SURVEY-RETAINER FEE   | 05/13/2025   | 3,995.94       | 05/16/2025 | 510-810-322 Prof Serv-Other         | 525       |
| Total 9053:                      |                           |                |                                    |              | 3,995.94       |            |                                     |           |
| <b>WHITE CAP, L.P.</b>           |                           |                |                                    |              |                |            |                                     |           |
| 8852                             | WHITE CAP, L.P.           | 50031383275    | Shovels/Rakes                      | 05/13/2025   | 440.92         | 05/22/2025 | 100-475-600 General Supplies        | 525       |
| Total 8852:                      |                           |                |                                    |              | 440.92         |            |                                     |           |
| <b>WILLIAMS, BARRY REGINALD</b>  |                           |                |                                    |              |                |            |                                     |           |
| 9018                             | WILLIAMS, BARRY REGINALD  | 51425          | PLANNING COMMISSION STIPEND        | 05/14/2025   | 80.00          | 05/22/2025 | 100-610-322 Prof Serv-Other         | 525       |
| Total 9018:                      |                           |                |                                    |              | 80.00          |            |                                     |           |
| <b>WOOD RODGERS, INC.</b>        |                           |                |                                    |              |                |            |                                     |           |
| 2454                             | WOOD RODGERS, INC.        | 192298         | Wood Rodgers - NDOT Corridor Study | 04/30/2025   | 39,875.00      |            | 100-475-320 Prof Serv-Engineering   | 425       |
| Total 2454:                      |                           |                |                                    |              | 39,875.00      |            |                                     |           |
| Grand Totals:                    |                           |                |                                    |              | 975,387.91     |            |                                     |           |

Dated: \_\_\_\_\_

Mayor: \_\_\_\_\_

City Treasurer: \_\_\_\_\_

| Vendor | Vendor Name | Invoice Number | Description | Invoice Date | Invoice Amount | Date Paid | GL Account and Title | GL Period |
|--------|-------------|----------------|-------------|--------------|----------------|-----------|----------------------|-----------|
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Report Criteria:

- Detail report.
- Invoice detail records above \$0 included.
- Paid and unpaid invoices included.
- Vendor.Vendor Number = {<>} 2201

**MINUTES OF THE  
FERNLEY CITY COUNCIL MEETING  
APRIL 16, 2025**

Mayor Neal E. McIntyre called the meeting to order at 5:00 pm.

**1. INTRODUCTORY ITEMS**

**1.1. Pledge of Allegiance**

**1.2. Roll Call**

**Present:** Mayor Neal E. McIntyre, Councilman Ryan Hanan, Councilwoman Felicity Zoberski, Councilman Stan Lau, Councilman Albert Torres, Councilman Joe Mendoza, City Manager Benjamin Marchant, Deputy City Manager Lydia Altick, Management Analyst Casey Kasten, City Attorney Aaron Mouritsen, City Clerk Kim Swanson, Administrative Specialist I Sandy Harris, City Treasurer Robert Carson, Planning Director Michele Rambo, Public Works Director Barry Williams, City Engineer Maria Paz Fernandez.

**1.3. Public Forum**

Cody Wagner, Chair of The Fernley Community Foundation, expressed concern about the future of the CRRC. He stated most of the city leadership and council agree with the vision discussed over the years. He asked the City Council to consider an innovative approach that utilizes TLT funding to create an operations plan for the building that combines the Boys and Girls Club with building usages that have the potential to positively impact residents in Fernley.

Michelle Trousdale expressed concern over the community center and that negotiations for a lease have apparently broken down, and that the city is considering other uses for the building, effectively shutting out the very organization this building was intended to support. The building now standing was created with the intention of becoming a hub for community life and specifically a home for the Boys and Girls Club. She added any attempt to turn it into a revenue stream at the expense of youth services was a betrayal of public trust.

Rob Jacobson, Lyon County Commissioner and Fernley Boys and Girls Club Chairman, stated that he is an advocate for the Fernley Boys and Girls Club. He expressed concern over the future home of the Fernley Boys and Girls Club. He encouraged the city to sit down with the Council, the Mayor, and Truckee Meadows Boys and Girls Club and work this out in an open forum, where you can hear from the community as well.

Jamie and Roman Sisneros, representing Fernley Youth Football League, stated they were here to talk about parks. They express concern over the lack of parks in our city.

John Reichlein, Fernley resident, congratulated Jackson Hohnholz, he was the first student in Lyon County School District to be named a Distinguished Student. He also stated considering the present abrupt disruption of food deliveries to the schools, food pantries, and senior centers of Nevada and our country, he requested that letters of concern are written to representatives.

Councilman Torres stated that he spoke with our representatives and brought up the funding and what it's going to look like, for our nonprofits, our school foods, and our food banks. We are making a very concerted effort to make sure they know how we stand as a community about those items.

Bill Willsie, Fernley resident, asked about the community center that had a fire and has not been completely repaired.

Ben Marchant, City Manager, stated that this is privately owned by Fernley ACES. They are going through a process of rebuilding.

#### **1.4. (For Possible Action) Approval of Agenda**

**Motion:** I MOVE TO APPROVE THE AGENDA AS PRESENTED. **Action:** Approved. **Moved by:** Councilman Ryan Hanan, **Seconded by:** Councilman Stan Lau. **Vote:** Passed, **Summary:** Yes 5. **Yes:** Councilwoman Zoberski, Councilman Lau, Councilman Torres, Councilman Hanan, Councilman Mendoza.

## **2. CONSENT AGENDA**

### **2.1(Possible Action) Approval of Voucher Report**

### **2.2. (Possible Action) Approval of Minutes**

### **2.3. (Possible Approval) Approval of Business Licenses**

Kim Swanson, City Clerk, read the new business licenses.

**2.4. Discussion and possible action to approve a change order with Stantec to expand the design for Highway 50 Water Main Loop to Wedge Lane. The change order is not to exceed the amount of \$58,365.00.**

**2.5. Discussion and Possible action to approve a contract with JUB Engineering at the Water Treatment Plant to determine the source and mitigation of the water hammer in the amount of \$43,387.00**

### **2.6. (Possible Action) to approve the liquor license for All Points Grill.**

**Motion:** I MOVE TO APPROVE THE CONSENT AGENDA. **Action:** Approved. **Moved by:** Councilman Stan Lau, **Seconded by:** Councilman Ryan Hanan. **Vote:** Passed, **Summary:** Yes 5. **Yes:** Councilwoman Zoberski, Councilman Lau, Councilman Torres, Councilman Hanan, Councilman Mendoza.

## **3. REPORTS - this item is for various public entity representatives to provide general information to the Council and public. No action will be taken.**

Jeffrey Miller, Central Area Commander, Lyon County Sheriff's Office, spoke of the Sex Offender Task Force consists of 4 deputies, one in each of the operational patrol areas. The mission of the task force is to ensure 100% compliance among each of the 251 registered sexual offenders in Lyon County.

### **3.1. Reports by City Staff, City Council, and the Mayor, including but not limited to monthly statistical reports by city departments.**

Councilman Mendoza reported that he met with the Senior Advisor Committee and was able to learn a little bit about them while giving a presentation. He invited them to do a ride-along with the fire department.

Councilwoman Zoberiski commented that she was able to sit in on the Senior Advisory Committee meeting on April 11th. She explained the Senior Fan drive they are doing. She really liked Councilman Mendoza's presentation regarding the information the fire department gave out in a "Vile of Life".

Councilman Hanan announced that Microsoft has purchased 300 acres in the Victory Logistics District.

Councilman Lau reported that the Sports Committee is starting to move along with getting our adult and youth sports organized. The next meeting is May 20th at 6:00 pm at City Hall and everybody that are involved with sports is invited.

Mayor Neal E. McIntyre commented that Councilman Mendoza asked him to do a ride-along, and he's going to do so when he gets back from vacation next week. He also gave a shout-out and thanked the sponsors for the Mayor's Clean Sweep adding there were quite a few. He stated it is important to acknowledge the invaluable contributions that our residents and our sponsors make in making an impact on our community and trying to beautify the city.

### **3.2. State of Nevada Legislative update**

Mindy Elliott gave an update. There are 86 bills that she is still tracking. 37 died last Friday. AB540 is the Governor's Housing Bill, which is ruled exempt, and SB457, which is public safety. AB540, has had a hearing and Senate Bill 457 has not. There are three more bills that we are waiting for the Governor to introduce. One is economic development. The second one is education, and the third one is health and human services. The bills of importance specifically for Fernley are AB462, The Inland Port Bill, which is Go-Ed's bill, is moving right along. The Rail Bill, which is SB364, has been amended and has been moved out of the committee. Senate Bill 69, which is the Storey County's Economic Development Bill. They are still working through some amendments. There still is not a compromise that has been reached. Two rental assistance bills, AB475 and SB285, basically mirror each other. One of them will certainly get out, which will help Fernley citizens. The next date that's important is April 22nd. That is the date that bills need to be out of the House of origin, unless they are exempt. Fernley's bill is exempt, and we are expecting that bill to probably have a hearing after May 1st. May 1st is the next important date. That is the Economic Forum. We are seeing requests for funding being zeroed out in committees. The Knowledge Fund, which is a Go-Ed project, was requesting \$27 million and they received zero. The Lieutenant Governor's office of Small Business Advocacy is basically going to be closed. She thanked the Mayor, City Manager Marchant, and Councilman Torres and his capacity as the Nevada League of Cities representative. They have all been very responsive when she has called and asked as amendments are dropped and the impact on the city.

Mayor Neal E. McIntyre stated that in our Bill SB70 we are asking for \$15 million dollars. That \$15 million is to finish Phases 2 and 3 of the CRRC project. We're hoping that they come through

with some funding to where we can at least get the Early Learning Center built, and that will help supplement the Boys and Girls Club in Phase 1 of the project.

#### **4. PROCLAMATIONS BY THE MAYOR**

Mayor Neal E. McIntyre presented two proclamations. National Law Day 2025 and Awareness Month.

#### **5. PRESENTATIONS**

##### **5.1. Presentation by the Fernley City Attorney regarding Public Records and Personnel Records**

Aaron Mouritsen, City Attorney, stated Councilman Mendoza requested this agenda item regarding public records requirements of the Nevada law as well as personnel files.

Councilman Joe Mendoza thanked Mr. Mouritsen and asked why only three of them are responsible to the Council and not the City Manager.

Aaron Mouritsen, City Attorney, explained the two forms of government in the State of Nevada.

Mayor Neal E. McIntyre suggested bringing back a presentation on the different branches of government and how they operate.

Mayor McIntyre called for a break 6:08 pm - 6:18 pm.

#### **6. STAFF REPORTS**

**6.1. (For Possible Action) Consideration and possible action on an Appeal (APP25001), submitted by Jim Cutler on behalf of King Construction, appealing the Planning Commission's approval of Tentative Parcel Map (TPM24002), the division of one existing ± 5-acre parcel into two (2) smaller parcels located at 2040 Farm District Road (APN 021-331-05) within an SF20 (Single-Family: 20,000 square feet lot minimum) zoning district. The appeal request is to remove Conditions of Approval 8 through 11 dealing with street improvements.**

Lisa Warner, Assistant Planner, reviewed the history of the parcel. On February 12, 2025, the Planning Commission approved TPM 24002, subject to conditions 1 through 14 and based on finding TPM1 through TPM6 based on the property remaining SF20. Additionally, removing findings or conditions 8 through 11 based on the property being rezoned from SF20 to RR1/2. The applicant chose to move forward with the existing zoning of SF20 which requires the street improvements outlined in the conditions of approval. The subdivision of the parcel is for estate planning purposes only and there is no development planned at this time.

Jim Cutler, representing the King Family Trust, stated if it were changed to RR1/2, it would cost an extra \$4,000 to go through the process but in addition to that, the requirements are pavement and underground utilities. In addition to the \$4,000, to pay the surveyor it would come up to about \$175,000, just for one half of the road. That's why we rejected the zoning change. There is no additional development, there is no additional traffic, there is no additional services being required from the city. This is a trust planning opportunity for the family to have one parcel for their one daughter and the rest of it remains in the Family Trust.



Michele Rambo, Planning Director, stated that according to our code, development is defined as construction or division of land. So, the division of a parcel is considered development of that parcel.

**Motion:** I MOVE TO APPROVE THE APPEAL APP25001 AND UPHOLD THE PLANNING COMMISSION'S APPROVAL OF TPM 24002 SUBJECT TO CONDITIONS OF APPROVAL 1 THROUGH 14. **Action:** Approved. **Moved by:** Councilman Albert Torres, **Seconded by:** Councilman Stan Lau. **Vote:** Passed, **Summary:** Yes 5. **Yes:** Councilwoman Zoberski, Councilman Lau, Councilman Torres, Councilman Hanan, Councilman Mendoza.

**6.2. Discussion and possible action to approve a Memorandum of Understanding (MOU) between the Bureau of Land Management (BLM) Sierra Front Field Office and the City of Fernley for the purposes of land conveyance for Fernley Land Conveyance Phase 2 under the National Defense Authorization Act.**

Lydia Altick, Deputy City Manager, reported this is an update to the MOU that we already have with the BLM. It's for Phase 2. The only change to this MOU is it just removed a paragraph on grazing because there are no grazing permittees in Phase 2. It also clarifies who has responsibility for doing the mineral potential report. So, it specifies that the city can now hire a third-party contractor, which is already included in our contract with Wood Rogers. There is an environmental assessment section, and it removes the references to the Council of Environmental Quality based on the recent presidential election. Right now, we are in the environmental assessment phase. So that's moving quickly, and we hope to be through that by August.

**Motion:** I MOVE TO APPROVE THE MOU BETWEEN THE BLM SIERRA FRONT FIELD OFFICE AND THE CITY OF FERNLEY FOR THE PURPOSES OF LAND CONVEYANCE UNDER THE NATIONAL DEFENSE AUTHORIZATION ACT. **Action:** Approved. **Moved by:** Councilman Albert Torres, **Seconded by:** Councilman Ryan Hanan. **Vote:** Passed, **Summary:** Yes 5. **Yes:** Councilwoman Zoberski, Councilman Lau, Councilman Torres, Councilman Hanan, Councilman Mendoza.

**6.3. (For Possible Action) Discussion and Possible Action to approve the agreement for the installation of public art at City locations during the Murals, Music & Margaritas Festival.**

Casey Kaston, with the City Manager's office, introduced The Fernley ACES. City Staff is requesting the Council's approval of the 2025 Public Art Agreement, the installation of the proposed public art during the Music, Murals and Margaritas festival in May, and the allocation of \$10,000 from the current arts and culture budget.

Jamie Daniels, Skye Long and Dana Uhlhorn from the Fernley ACES presented the murals they propose for the city property at the Out-Of-Town park plus additional locations, during the Music, Murals & Margaritas Festival.

Councilman Torres inquired about the number of attendees last year and the FCTA grant money in January.

Skye Long stated there were over 3,500 attendees last year, and they did surveys to find out where they were from and 24% of the ones that we surveyed were from out of town. The FCTA grant money is going directly toward advertising. Besides social media they are streaming ads, radio and digital billboards in Reno.

Councilman Joe Mendoza inquired about the murals on private property.

Skye Long stated that they have written permission from the owners of those properties to proceed with those murals.

**Motion:** I MOVE TO APPROVE THE INSTALLATION OF THE PROPOSED PUBLIC ARTWORK AT THE OUT-OF-TOWN PARK AND THE AGREEMENT WITH FERNLEY ACES (ARTS & CULTURE EVENT SQUAD) FOR MURALS, MUSIC & MARGARITAS FESTIVAL AND I MOVE TO APPROVE THE ALLOCATION OF \$10,000 FROM THE ARTS AND CULTURE BUDGET FOR THE EVENT. **Action:** Approved. **Moved by:** Councilman Stan Lau, **Seconded by:** Councilman Ryan Hanan. **Vote:** Passed, **Summary:** Yes 5. **Yes:** Councilwoman Zoberski, Councilman Lau, Councilman Torres, Councilman Hanan, Councilman Mendoza.

## 7. RESOLUTIONS

### 7.1. Discussion and possible action to approve an Animal Services Department microchip program and fee implementation, and creation of a pet food pantry program for animal owners experiencing financial hardship or homelessness.

RanDee Gahr, Animal Services Program Manager, explained the microchip program. She stated she would like to increase pet identification in the city by installing microchips into cats, dogs, horses, that people would like to identify. If approved, microchips would be offered for a fee of \$15, or a donation of a 10-pound bag of pet food to a food pantry that we would like to establish. She explained the reason for the pet pantry is to give those who are experiencing financial instability a source of finding food for their pets.

**Motion:** I MOVE TO ADOPT 25-006 TO ALLOW THE ANIMAL SERVICES DEPARTMENT TO IMPLANT MICROCHIPS FOR A \$15.00 FEE OR DONATION OF AN UNOPENED BAG OF PET FOOD TO THE PET PANTRY PROGRAM. **Action:** Approved. **Moved by:** Councilman Stan Lau, **Seconded by:** Councilman Albert Torres. **Vote:** Passed, **Summary:** Yes 5. **Yes:** Councilwoman Zoberski, Councilman Lau, Councilman Torres, Councilman Hanan, Councilman Mendoza.

### 7.2. Discussion and Possible Action to Approve Resolution 25-003 updating the City of Fernley Internal Agenda Process.

Kim Swanson, City Clerk, presented Resolution 25-003, explaining the few changes that were made.

**Motion:** I MOVE TO APPROVE RESOLUTION 25-003 UPDATING THE CITY OF FERNLEY INTERNAL AGENDA PROCESS WITH THE REMOVAL OF THE CO-SPONSOR LINE. **Action:** Approved. **Moved by:** Councilman Albert Torres, **Seconded by:** Councilman Stan Lau. **Vote:** Passed, **Summary:** Yes 5. **Yes:** Councilwoman Zoberski, Councilman Lau, Councilman Torres, Councilman Hanan, Councilman Mendoza.

## 8. PUBLIC HEARINGS

**8.1. (For possible action) Discussion and possible action regarding Resolution #25-004 associated with a Master Plan Amendment application (MPA25002) submitted by the City of Fernley to adopt the Southwest Fernley Area Plan document for approximately 11,800 acres generally located south of the Truckee Canal and west of Highway 50/95 Alternate.**

Michele Rambo, Planning Director, presented. This is the culmination of a year and a half worth of work. We've had lots of meetings and lots of stakeholder meetings and open houses.

Blake Young, Kimley-Horn, presented the Southwest Area Plan. He explained the process used to determine the plan. Mr. Young stated at the Planning Commission meeting the vote was 4 to 2 in favor. However, a super majority needed to pass, and so we are asking today for a vote on plan adoption.

City Attorney Mouritsen stated that it is the recommendation of the City attorney's office that this matter be remanded back to the planning commission for further review and another vote.

Tammy Dittman, Fernley resident, stated that she would like to see the difference between BLM, landowners and homeowners, and the BLM land that's being obtained. She also asked for clarification between open space and recreation.

Aaron Mouritsen, City Attorney, commented that open space does not automatically preclude any development. It still allows development. It generally has additional buffering requirements.

Fernley resident stated he was at one of the meetings, and they said that the open recreation was also possible for fields for youth sports, and didn't see anything listed about possible fields for recreation sports. He wanted to make sure that it was in there.

Derek Kirkland, Wood Rogers, representing TRI II, stated that the pause in communication was due to an ownership transition that was taking place. The draft map from March 2025 shows that most of their properties shown are open space which they do not support. He stated TRI II group feels like there are some good things going forward.

Anthony Arger, attorney for Norman TRI II, LLC stated that Norman TRI II wants to work with the city and shares a vision of balancing economic and community growth. The issue here is two different parcels that are almost 2,000 acres that is privately owned property is suddenly going to be designated open space.

**Motion:** I MOVE TO REMAND ITEM 8.1 BACK TO THE PLANNING COMMISSION. **Action:** Approved. **Moved by:** Councilman Ryan Hanan, **Seconded by:** Councilman Stan Lau. **Vote:** Passed, **Summary:** Yes 5. **Yes:** Councilwoman Zoberski, Councilman Lau, Councilman Torres, Councilman Hanan, Councilman Mendoza.

Mayor Neal E. McIntyre called for a break 8:03 pm - 8:09 pm

## 9. ITEMS REQUESTED BY MAYOR OR CITY COUNCIL MEMBERS

**9.1. Discussion and Possible Action requesting a future agenda item to conduct a City-wide Efficiency Study. Councilman Mendoza.**

Aaron Mouritsen, City Attorney, stated the resolution modifying the process was passed today. His recommendation today was to discuss each of these items, but don't take a vote because at

this point you don't need a vote. You can discuss it in the meeting. Then, after the meeting, fill out the form, and it's going to go through and be agendaized appropriately.

Councilman Mendoza requested this agenda item, because he believes that we need to do a citywide efficiency study for each of our departments.

**9.2. Discussion and possible action requesting a future agenda item to have City Staff work with Waste Management on a survey to find out what our citizens would like to see, and bring forward one of the 4 options presented by Waste Management with any additional information requested by Council. Councilman Torres.**

Councilman Torres stated the discussion two weeks ago with Waste Management was very positive. They're going to do the survey and would like them to work with staff on putting this together and then come back with a proposal. They have to do a business impact state study for businesses. That time is a perfect time for any business to say whether they like it or not.

Mayor Neal E. McIntyre opened the meeting to public comments:

Becki Howlett, Fernley resident, stated the contract that we have right now with Waste Management states they can only raise the rates once a year, but they seem to be raising them more often than that.

Tillio Olcese, owner of Olcese Waste Services, stated his company has 49 full-time employees right now. We pick up the garbage in Fernley, Nevada, under the Fernandez brand. He would like to see this residential garbage contract come up for bid. His company is ready to tackle it.

Ken Barlow of ERG Incorporated stated that they have the Fremont apartments behind Walgreens, and they're building the River Ranch Apartments. We are mandated to use Waste Management in Reno, and they were never good players. We use Olcese right now, and they take very good care of us.

**10. ADDRESS REQUEST(S) FOR FUTURE AGENDA ITEMS**

Councilman Mendoza stated that he would fill out an agenda form, but we had a lot of community comments this evening about the Boys and Girls Club, and he's concerned because he had no idea there were negotiations taking place with the Boys and Girls Club until he was approached in public. What he would like to see council members being a part of those negotiations with any entity, and having something in place so that they are notified of said negotiation so that they can make decisions as a council about the direction of the city.

Ben Marchant, City Manager, stated he would like to just provide some context that the conversations with the Boys and Girls Club of Truckee Meadows have been ongoing for over 6 months. We have open lines of communication. He's not sure where the concerns that have gotten out into the public, and the rumors that people are saying things like they haven't been respectful, or they're broken down. He had a conversation with Mr. Wurm this morning, and we've been talking regularly. All the conversations were very cordial and positive. This morning, we agreed to have a stakeholder's meeting. That will be in two weeks when Mayor McIntyre and Councilman Torres will participate with city staff, along with the Fernley Community Foundation and Commissioner Jacobson. They're going to be available for this conversation so that we can set expectations and come to an agreement quickly.

Councilwoman Felicity Zoberski stated she would like to create a committee between the Council and the Community Foundation and the Boys and Girls Club about the future of the lease.

Councilwoman Felicity Zoberski left at 8:28 pm.

**11. PUBLIC FORUM**

Cody Wagner stated during communications everything from the Boys and Girls Club side has been positive. We just need to try to come to some agreement, especially financially, on how things are going to go. The word he's used is just frustrated with not being part of that, and not being knowledgeable about being able to share kind of the historical context about that. So, we made a lot of progress tonight. He thinks collaborative process is absolutely the way to go.

Tammy Dittman, Fernley resident, would like an update on what's going on with the hydrants.

Oscar Aguilar, Director of the Boys and Girls Club, thanked everyone for the FCTA funds that are helping with their Passport to Party, which is going on next Saturday. He also thanked them for supporting the ACES. The mural that was painted last year was dedicated to one of our members that tragically passed away on the highway.

The next meeting will be May 7, 2025, at 5:00 pm.

**12. ADJOURNMENT**

There being no further business to come before it, the Fernley City Council meeting adjourned at 8:32 pm.

Approved by the Fernley City Council on June 4, 2025 by a vote of:

AYES \_\_\_\_\_ NAYS: \_\_\_\_\_ ABSTENTIONS: \_\_\_\_\_ ABSENT: \_\_\_\_\_

|                        |                                |
|------------------------|--------------------------------|
| _____                  | _____                          |
| Mayor Neal E. McIntyre | ATTEST: City Clerk Kim Swanson |

## Report Criteria:

License.Status = "Active"

Business.Origination date = 5/16/2025-5/29/2025

| Business Name                     | DBA              | Name               | Location                   | City      | State | Zip   | Business Tel | Description  | Occupation              |
|-----------------------------------|------------------|--------------------|----------------------------|-----------|-------|-------|--------------|--------------|-------------------------|
| Franzen-Hill Corp                 |                  | Amanda Hill-Thoma  | 1100 N. J Street           | Tulare    | CA    | 93274 | 559-688-2977 | Contractor   | General Engineering Con |
| Venture Construction Company      |                  | Denise Smith       | 5660 Peachtree Industrial  | Norcross  | GA    | 30071 | 770-441-6555 | Contractor   | General Contractor #423 |
| Vazquez Property Improvements LLC |                  | Eligio Vazquez Jr. | 225 McCart St.             | Fernley   | NV    | 89408 | 775-699-0349 | Handyman     | Handyman                |
| Water Works Plumbing LLC          |                  | Jeanee' Wagar & R  | 11560 Chesapeake Drive     | Reno      | NV    | 89506 | 775-351-3325 | Contractor   | Plumbing Contractor #80 |
| Rooted Realty Media, LLC          |                  | Savannah Dukes     | 6778 Shell Ct              | Fernley   | NV    | 89408 | 775-339-1840 | Photography  | Real Estate Photography |
| FDS - Reno, NV LLC                | Fox Pest Control | Bryant T White Jr  | 380 Freeport Blvd, Suite 1 | Sparks    | NV    | 89431 | 435-465-5323 | Pest Control | Pest control services   |
| Roper Buildings Nevada LLC        |                  | James Bertschi     | 1730 S Perlite Dr          | St George | UT    | 84790 | 435-900-2875 | Contractor   | Residential & Small Com |
| Grand Totals:                     |                  |                    |                            |           |       |       |              |              |                         |
|                                   |                  |                    |                            |           |       |       |              |              | 7                       |

## Report Criteria:

License.Status = "Active"

Business.Origination date = 5/16/2025-5/29/2025



# CITY OF FERNLEY

## City Council AGENDA REPORT

**Meeting Date: June 4, 2025**

**REPORT TO:** Mayor and City Council

**REPORT FROM:** Alex Lopez Martinez

**FINANCIAL IMPACT:**

Yes: X

No:

**CURRENTLY BUDGETED:**

Yes:

No: X

**FUND/ACCOUNT:**

100-475-320

510-810-430

520-810-430

**ACTION REQUESTED:** Consent

**AGENDA ITEM:**

(For Possible Action) to approve acceptance of infrastructure related to the Royal Oaks Culvert project.

**AGENDA ITEM BRIEF:**

Staff is seeking Council approval to accept the roadways and utility infrastructure for the Royal Oaks Culvert project. The improvements were completed and are currently under a one-year warranty period. NRS 278.390 requires the local planning commission or the governing body to accept roadway right of way improvements by resolution.

**RECOMMENDED MOTION:**

"I recommend to approve the acceptance of the new utility infrastructure associated with the Royal Oaks Culvert."

**BUSINESS IMPACT (per NRS Chapter 237):**

A Business Impact Statement is not required because this is not a rule (term excludes vehicles by which legislative powers are exercised under NRS Chapters 271, 278, 278A, or 278B).

**See attached report for background, analysis, alternatives.**

**ALTERNATIVES:**

Staff does not recommend City Council choose to not accept the improvements.

**BACKGROUND:**

Acceptance is for the construction of new stormwater drainage infrastructure that includes four 18" reinforced concrete culverts with rock lined trapezoidal channels.

**RELEVANT LAWS, STATUTES, AND REGULATIONS:**

There are none

**FINANCIAL IMPLICATIONS:**

The added value of the new improvements will be added to the City's financial records. The ongoing cost of maintenance will be absorbed into the current budget for streets, water, and sewer.

**ATTACHMENTS:**

1. 2025.05.05 CP2019-010 Royal Oaks Culvert Acceptance Consent Agenda
2. 2025.05.12 CP2019-010 Royal Oaks Culvert Acceptance Memo to Finance





# CITY OF FERNLEY

## City Council AGENDA REPORT

**Meeting Date: June 4, 2025**

**REPORT TO:** Mayor and City Council

**REPORT FROM:** Alex Lopez-Martinez, Project Manager

**FINANCIAL IMPACT:**

Yes: x

No:

**CURRENTLY BUDGETED:**

Yes:

No: x

**FUND/ACCOUNT:**

100-475-320

510-810-430

520-810-430

**ACTION REQUESTED:** Consent

**AGENDA ITEM:**

(For Possible Action) to approve acceptance of infrastructure related to the Royal Oaks Culvert project.

**AGENDA ITEM BRIEF:**

Staff is seeking Council approval to accept the roadways and utility infrastructure for the Royal Oaks Culvert project. The improvements were completed and are currently under a one-year warranty period. NRS 278.390 requires the local planning commission or the governing body to accept roadway right of way improvements by resolution.

**RECOMMENDED MOTION:**

"I recommend to approve the acceptance of the new utility infrastructure associated with the Royal Oaks Culvert."

**BUSINESS IMPACT (per NRS Chapter 237):**

N/A

See attached report for background, analysis, alternatives.

**ALTERNATIVES:**

Staff does not recommend City Council choose to not accept the improvements.

**BACKGROUND:**

Acceptance is for the construction of new stormwater drainage infrastructure that includes four 18" reinforced concrete culverts with rock lined trapezoidal channels.

**RELEVANT LAWS, STATUTES, AND REGULATIONS:**

**FINANCIAL IMPLICATIONS:**

The added value of the new improvements will be added to the City's financial records. The ongoing cost of maintenance will be absorbed into the current budget for streets, water, and sewer.

**ATTACHMENTS:**

1. Royal Oaks Culvert Acceptance Consent Agenda
2. Royal Oaks Culvert Acceptance Memo To Finance



## CITY OF FERNLEY Engineering Department

Water Treatment/Distribution  
Wastewater  
Streets/Storm Drain  
Parks  
Facilities &  
Vector Control

**To:** Finance Department

**Cc:** Engineering Department

**From:** Alex Lopez-Martinez, Project Manager

**Date:** May 12, 2025

**Subject:** Acceptance of Royal Oaks Culvert Public Infrastructure

This memo is to inform you of the estimated value of new infrastructure recently accepted by the City of Fernley.

On **December 13, 2024**, the engineering department issued a notice of completion for: **Royal Oaks Culvert Public Improvements**.

The new utility quantities and values are based on the Engineer of Record's probable cost estimation.

|                |                    |
|----------------|--------------------|
| Streets        | \$0.00             |
| Sanitary Sewer | \$0.00             |
| Storm Drain    | \$50,300.00        |
| Water          | \$0.00             |
| <b>Total:</b>  | <b>\$50,300.00</b> |

**To keep the C.A.F.R. up to date we have included the following quantities for this project:**

Total new miles of streets: 0.00 mi  
Total new miles of water main: 0.00 mi  
Total new hydrants: 0  
Total new miles of sewer main: 0.00 mi  
Total new sanitary sewer manholes: 0  
Total new miles of storm drain main: 0.00 mi  
Total new storm drain manholes: 0

Please let us know if additional information is needed.



# CITY OF FERNLEY

## City Council AGENDA REPORT

**Meeting Date: June 4, 2025**

**REPORT TO:** Mayor and City Council

**REPORT FROM:** Alex Lopez Martinez

**FINANCIAL IMPACT:**

Yes: X

No:

**CURRENTLY BUDGETED:**

Yes:

No: X

**FUND/ACCOUNT:**

100-475-320

510-810-430

520-810-430

**ACTION REQUESTED:** Consent

**AGENDA ITEM:**

(For Possible Action) to approve acceptance of infrastructure related to the Lickety-Split Car Wash project.

**AGENDA ITEM BRIEF:**

Staff is seeking Council approval to accept the roadway and utility infrastructure for the Lickety-Split Car Wash project. The improvements were completed and are currently under a one-year warranty period. NRS 278.390 requires the local planning commission or the governing body to accept roadway right of way improvements by resolution.

**RECOMMENDED MOTION:**

"I move to approve the acceptance of the new roadway and utility infrastructure associated with the Lickety-Split Car Wash."

**BUSINESS IMPACT (per NRS Chapter 237):**

A Business Impact Statement is not required because this is not a rule (term excludes vehicles by which legislative powers are exercised under NRS Chapters 271, 278, 278A, or 278B).

**See attached report for background, analysis, alternatives.**

**ALTERNATIVES:**

Staff does not recommend City Council choose to not accept the improvements.

**BACKGROUND:**

Acceptance is for the construction of new roadway, water, and sewer infrastructure within Fremont Street to serve the project and provide adequate public facilities along the frontage of the property.

**RELEVANT LAWS, STATUTES, AND REGULATIONS:**

There are none

**FINANCIAL IMPLICATIONS:**

The added value of the new improvements will be added to the City's financial records. The ongoing cost of maintenance will be absorbed into the current budget for streets, water, and sewer.

**ATTACHMENTS:**

1. 2025.05.05 CP2023-001 Lickety-Split Car Wash Acceptance Consent Agenda
2. 2025.05.12 CP2023-001 Lickety-Split Car Wash Acceptance Memo to Finance



# CITY OF FERNLEY

## City Council AGENDA REPORT

**Meeting Date: June 4, 2025**

**REPORT TO:** Mayor and City Council

**REPORT FROM:** Alex Lopez-Martinez, Project Manager

**FINANCIAL IMPACT:**

Yes: x

No:

**CURRENTLY BUDGETED:**

Yes:

No: x

**FUND/ACCOUNT:**

100-475-320

510-810-430

520-810-430

**ACTION REQUESTED:** Consent

**AGENDA ITEM:**

(For Possible Action) to approve acceptance of infrastructure related to the Lickety-Split Car Wash project.

**AGENDA ITEM BRIEF:**

Staff is seeking Council approval to accept the roadway and utility infrastructure for the Lickety-Split Car Wash project. The improvements were completed and are currently under a one-year warranty period. NRS 278.390 requires the local planning commission or the governing body to accept roadway right of way improvements by resolution.

**RECOMMENDED MOTION:**

"I recommend to approve the acceptance of the new roadway and utility infrastructure associated with the Lickety-Split Car Wash."

**BUSINESS IMPACT (per NRS Chapter 237):**

N/A

See attached report for background, analysis, alternatives.

**ALTERNATIVES:**

Staff does not recommend City Council choose to not accept the improvements.

**BACKGROUND:**

Acceptance is for the construction of new roadway, water, and sewer infrastructure within Fremont Street to serve the project and provide adequate public facilities along the frontage of the property.

**RELEVANT LAWS, STATUTES, AND REGULATIONS:**

**FINANCIAL IMPLICATIONS:**

The added value of the new improvements will be added to the City's financial records. The ongoing cost of maintenance will be absorbed into the current budget for streets, water, and sewer.

**ATTACHMENTS:**

1. Lickety-Split Car Wash Acceptance Consent Agenda
2. Lickety-Split Car Wash Acceptance Memo To Finance



## CITY OF FERNLEY Engineering Department

Water Treatment/Distribution  
Wastewater  
Streets/Storm Drain  
Parks  
Facilities &  
Vector Control

**To:** Finance Department

**Cc:** Engineering Department

**From:** Alex Lopez-Martinez, Project Manager

**Date:** May 12, 2025

**Subject:** Acceptance of Lickety-Split Car Wash Public Infrastructure

This memo is to inform you of the estimated value of new infrastructure recently accepted by the City of Fernley.

On **August 27, 2024**, the engineering department issued a notice of completion for: **Lickety-Split Car Wash Public Improvements**.

The new utility quantities and values are based on the Engineer of Record's probable cost estimation.

|                |                    |
|----------------|--------------------|
| Streets        | \$24,552.50        |
| Sanitary Sewer | \$12,950.00        |
| Storm Drain    | \$0.00             |
| Water          | \$22,720.00        |
| <b>Total:</b>  | <b>\$60,222.50</b> |

**To keep the C.A.F.R. up to date we have included the following quantities for this project:**

Total new miles of streets: 0.00 mi  
Total new miles of water main: 0.00 mi  
Total new hydrants: 1  
Total new miles of sewer main: 0.00 mi  
Total new sanitary sewer manholes: 1  
Total new miles of storm drain main: 0.00 mi  
Total new storm drain manholes: 0

Please let us know if additional information is needed.





# CITY OF FERNLEY

## City Council AGENDA REPORT

**Meeting Date: June 4, 2025**

**REPORT TO:** Mayor and City Council

**REPORT FROM:** Alex Lopez Martinez

**FINANCIAL IMPACT:**

Yes: X

No:

**CURRENTLY BUDGETED:**

Yes:

No: X

**FUND/ACCOUNT:**

100-475-320

510-810-430

520-810-430

**ACTION REQUESTED:** Consent

**AGENDA ITEM:**

(For Possible Action) to approve acceptance of public infrastructure related to the Fernley Self Storage project.

**AGENDA ITEM BRIEF:**

Staff is seeking Council approval to accept the roadway and utility infrastructure for the Fernley Self Storage project. The improvements were completed and are currently under a one-year warranty period. NRS 278.390 requires the local planning commission or the governing body to accept roadway right of way improvements by resolution.

**RECOMMENDED MOTION:**

"I move to approve the acceptance of the new roadway and utility infrastructure associated with Fernley Self Storage."

**BUSINESS IMPACT (per NRS Chapter 237):**

A Business Impact Statement is not required because this is not a rule (term excludes vehicles by which legislative powers are exercised under NRS Chapters 271, 278, 278A, or 278B).

**See attached report for background, analysis, alternatives.**

**ALTERNATIVES:**

Staff does not recommend City Council choose to not accept the improvements.

**BACKGROUND:**

Acceptance is for the construction of new roadway, water, and sewer infrastructure within Mull Lane to serve the project and provide adequate public facilities along the frontage of the property.

**RELEVANT LAWS, STATUTES, AND REGULATIONS:**

There are none

**FINANCIAL IMPLICATIONS:**

The added value of the new improvements will be added to the City's financial records. The ongoing cost of maintenance will be absorbed into the current budget for streets, water, and sewer.

**ATTACHMENTS:**

1. 2025.05.05 CP2023-005 Fernley Self Storage Acceptance Consent Agenda
2. 2025.05.12 CP2023-005 Fernley Self Storage Acceptance Memo to Finance



# CITY OF FERNLEY

## City Council AGENDA REPORT

**Meeting Date: June 4, 2025**

**REPORT TO:** Mayor and City Council

**REPORT FROM:** Alex Lopez-Martinez, Project Manager

**FINANCIAL IMPACT:**

Yes: x

No:

**CURRENTLY BUDGETED:**

Yes:

No: x

**FUND/ACCOUNT:**

100-475-320

510-810-430

520-810-430

**ACTION REQUESTED:** Consent

**AGENDA ITEM:**

(For Possible Action) to approve acceptance of public infrastructure related to the Fernley Self Storage project.

**AGENDA ITEM BRIEF:**

Staff is seeking Council approval to accept the roadway and utility infrastructure for the Fernley Self Storage project. The improvements were completed and are currently under a one-year warranty period. NRS 278.390 requires the local planning commission or the governing body to accept roadway right of way improvements by resolution.

**RECOMMENDED MOTION:**

"I recommend to approve the acceptance of the new roadway and utility infrastructure associated with Fernley Self Storage."

**BUSINESS IMPACT (per NRS Chapter 237):**

N/A

See attached report for background, analysis, alternatives.

**ALTERNATIVES:**

Staff does not recommend City Council choose to not accept the improvements.

**BACKGROUND:**

Acceptance is for the construction of new roadway, water, and sewer infrastructure within Mull Lane to serve the project and provide adequate public facilities along the frontage of the property.

**RELEVANT LAWS, STATUTES, AND REGULATIONS:**

**FINANCIAL IMPLICATIONS:**

The added value of the new improvements will be added to the City's financial records. The ongoing cost of maintenance will be absorbed into the current budget for streets, water, and sewer.

**ATTACHMENTS:**

1. Fernley Self Storage Acceptance Consent Agenda
2. Fernley Self Storage Acceptance Memo To Finance



## CITY OF FERNLEY Engineering Department

Water Treatment/Distribution  
Wastewater  
Streets/Storm Drain  
Parks  
Facilities &  
Vector Control

**To:** Finance Department

**Cc:** Engineering Department

**From:** Alex Lopez-Martinez, Project Manager

**Date:** May 12, 2025

**Subject:** Acceptance of Fernley Self Storage Public Infrastructure

This memo is to inform you of the estimated value of new infrastructure recently accepted by the City of Fernley.

On **January 10, 2025**, the engineering department issued a notice of completion for: **Fernley Self Storage Public Improvements**.

The new utility quantities and values are based on the Engineer of Record's probable cost estimation.

|                |                     |
|----------------|---------------------|
| Streets        | \$289,088.94        |
| Sanitary Sewer | \$33,648.50         |
| Storm Drain    | \$0.00              |
| Water          | \$16,045.80         |
| <b>Total:</b>  | <b>\$338,783.24</b> |

**To keep the C.A.F.R. up to date we have included the following quantities for this project:**

Total new miles of streets: 0.11 mi  
Total new miles of water main: 0.00 mi  
Total new hydrants: 0  
Total new miles of sewer main: 0.04 mi  
Total new sanitary sewer manholes: 1  
Total new miles of storm drain main: 0.00 mi  
Total new storm drain manholes: 0

Please let us know if additional information is needed.



# CITY OF FERNLEY

## City Council AGENDA REPORT

**Meeting Date: June 4, 2025**

**REPORT TO:** Mayor and City Council

**REPORT FROM:** Alex Lopez Martinez

**FINANCIAL IMPACT:**

Yes: X

No:

**CURRENTLY BUDGETED:**

Yes:

No: X

**FUND/ACCOUNT:**

100-475-320

510-810-430

520-810-430

**ACTION REQUESTED:** Consent

**AGENDA ITEM:**

(For Possible Action) to approve acceptance of infrastructure related to the Inglewood Drive Public Improvements project.

**AGENDA ITEM BRIEF:**

Staff is seeking Council approval to accept the roadway and utility infrastructure for the Inglewood Drive Public Improvements project. The improvements were completed and are currently under a one-year warranty period. NRS 278.390 requires the local planning commission or the governing body to accept roadway right of way improvements by resolution.

**RECOMMENDED MOTION:**

"I move to approve the acceptance of the new roadway and utility infrastructure associated with the Inglewood Drive Public Improvements."

**BUSINESS IMPACT (per NRS Chapter 237):**

A Business Impact Statement is not required because this is not a rule (term excludes vehicles by which legislative powers are exercised under NRS Chapters 271, 278, 278A, or 278B).

**See attached report for background, analysis, alternatives.**

**ALTERNATIVES:**

Staff does not recommend City Council choose to not accept the improvements.

**BACKGROUND:**

Acceptance is for the construction of new roadway, water, and sewer infrastructure within Inglewood Drive to serve the project and provide adequate public facilities along the frontage of the property.

**RELEVANT LAWS, STATUTES, AND REGULATIONS:**

There are none

**FINANCIAL IMPLICATIONS:**

The added value of the new improvements will be added to the City's financial records. The ongoing cost of maintenance will be absorbed into the current budget for streets, water, and sewer.

**ATTACHMENTS:**

1. 2025.05.05 CP2023-006 Inglewood Drive Improvements Acceptance Consent Agenda
2. 2025.05.12 CP2023-006 Inglewood Drive Improvements Acceptance Memo to Finance



# CITY OF FERNLEY

## City Council AGENDA REPORT

**Meeting Date: June 4, 2025**

**REPORT TO:** Mayor and City Council

**REPORT FROM:** Alex Lopez-Martinez, Project Manager

**FINANCIAL IMPACT:**

Yes: x

No:

**CURRENTLY BUDGETED:**

Yes:

No: x

**FUND/ACCOUNT:**

100-475-320

510-810-430

520-810-430

**ACTION REQUESTED:** Consent

**AGENDA ITEM:**

(For Possible Action) to approve acceptance of infrastructure related to the Inglewood Drive Public Improvements project.

**AGENDA ITEM BRIEF:**

Staff is seeking Council approval to accept the roadway and utility infrastructure for the Inglewood Drive Public Improvements project. The improvements were completed and are currently under a one-year warranty period. NRS 278.390 requires the local planning commission or the governing body to accept roadway right of way improvements by resolution.

**RECOMMENDED MOTION:**

"I recommend to approve the acceptance of the new roadway and utility infrastructure associated with the Inglewood Drive Public Improvements."

**BUSINESS IMPACT (per NRS Chapter 237):**

N/A

See attached report for background, analysis, alternatives.

**ALTERNATIVES:**

Staff does not recommend City Council choose to not accept the improvements.



**BACKGROUND:**

Acceptance is for the construction of new roadway, water, and sewer infrastructure within Inglewood Drive to serve the project and provide adequate public facilities along the frontage of the property.

**RELEVANT LAWS, STATUTES, AND REGULATIONS:****FINANCIAL IMPLICATIONS:**

The added value of the new improvements will be added to the City's financial records. The ongoing cost of maintenance will be absorbed into the current budget for streets, water, and sewer.

**ATTACHMENTS:**

1. Inglewood Drive Public Improvements Acceptance Consent Agenda
2. Inglewood Drive Public Improvements Acceptance Memo To Finance



## CITY OF FERNLEY Engineering Department

Water Treatment/Distribution  
Wastewater  
Streets/Storm Drain  
Parks  
Facilities &  
Vector Control

**To:** Finance Department

**Cc:** Engineering Department

**From:** Alex Lopez-Martinez, Project Manager

**Date:** May 12, 2025

**Subject:** Acceptance of Inglewood Drive Public Improvements Public Infrastructure

This memo is to inform you of the estimated value of new infrastructure recently accepted by the City of Fernley.

On **June 25, 2024**, the engineering department issued a notice of completion for: **Inglewood Drive Public Improvements**.

The new utility quantities and values are based on the Engineer of Record's probable cost estimation.

|                |                     |
|----------------|---------------------|
| Streets        | \$89,249.53         |
| Sanitary Sewer | \$33,880.00         |
| Storm Drain    | \$0.00              |
| Water          | \$4,000.00          |
| <b>Total:</b>  | <b>\$127,129.53</b> |

**To keep the C.A.F.R. up to date we have included the following quantities for this project:**

Total new miles of streets: 0.00 mi  
Total new miles of water main: 0.00 mi  
Total new hydrants: 0  
Total new miles of sewer main: 0.06 mi  
Total new sanitary sewer manholes: 2  
Total new miles of storm drain main: 0.00 mi  
Total new storm drain manholes: 0

Please let us know if additional information is needed.



# CITY OF FERNLEY

## City Council AGENDA REPORT

**Meeting Date: June 4, 2025**

**REPORT TO:** Mayor and City Council

**REPORT FROM:** Alex Lopez Martinez

**FINANCIAL IMPACT:**

Yes: X

No:

**CURRENTLY BUDGETED:**

Yes:

No: X

**FUND/ACCOUNT:**

100-475-320

510-810-430

520-810-430

**ACTION REQUESTED:** Consent

**AGENDA ITEM:**

(For Possible Action) to approve acceptance of public infrastructure related to The Meadows at Inglewood (TMAI) Phase 3 project.

**AGENDA ITEM BRIEF:**

Staff is seeking Council approval to accept the roadway and utility infrastructure for the TMAI Phase 3 project. The improvements were completed and are currently under a one-year warranty period. NRS 278.390 requires the local planning commission or the governing body to accept roadway right of way improvements by resolution.

**RECOMMENDED MOTION:**

"I move to approve the acceptance of the new roadway and utility infrastructure associated with TMAI Phase 3."

**BUSINESS IMPACT (per NRS Chapter 237):**

A Business Impact Statement is not required because this is not a rule (term excludes vehicles by which legislative powers are exercised under NRS Chapters 271, 278, 278A, or 278B).

**See attached report for background, analysis, alternatives.**

**ALTERNATIVES:**

Staff does not recommend City Council choose to not accept the improvements.

**BACKGROUND:**

Acceptance is for the construction of new roadway, water, and sewer infrastructure within Inglewood Drive to serve the project and provide adequate public facilities along the frontage of the property.

**RELEVANT LAWS, STATUTES, AND REGULATIONS:**

There are none

**FINANCIAL IMPLICATIONS:**

The added value of the new improvements will be added to the City's financial records. The ongoing cost of maintenance will be absorbed into the current budget for streets, water, and sewer.

**ATTACHMENTS:**

1. 2025.05.05 CP2023-010 TMAI Phase 3 Acceptance Consent Agenda
2. 2025.05.12 CP2023-010 TMAI Phase 3 Acceptance Memo to Finance



# CITY OF FERNLEY

## City Council AGENDA REPORT

**Meeting Date: June 4, 2025**

**REPORT TO:** Mayor and City Council

**REPORT FROM:** Alex Lopez-Martinez, Project Manager

**FINANCIAL IMPACT:**

Yes: x

No:

**CURRENTLY BUDGETED:**

Yes:

No: x

**FUND/ACCOUNT:**

100-475-320

510-810-430

520-810-430

**ACTION REQUESTED:** Consent

**AGENDA ITEM:**

(For Possible Action) to approve acceptance of public infrastructure related to The Meadows at Inglewood (TMAI) Phase 3 project.

**AGENDA ITEM BRIEF:**

Staff is seeking Council approval to accept the roadway and utility infrastructure for the TMAI Phase 3 project. The improvements were completed and are currently under a one-year warranty period. NRS 278.390 requires the local planning commission or the governing body to accept roadway right of way improvements by resolution.

**RECOMMENDED MOTION:**

"I recommend to approve the acceptance of the new roadway and utility infrastructure associated with TMAI Phase 3."

**BUSINESS IMPACT (per NRS Chapter 237):**

N/A

See attached report for background, analysis, alternatives.

**ALTERNATIVES:**

Staff does not recommend City Council choose to not accept the improvements.

**BACKGROUND:**

Acceptance is for the construction of new roadway, water, and sewer infrastructure within Inglewood Drive to serve the project and provide adequate public facilities along the frontage of the property.

**RELEVANT LAWS, STATUTES, AND REGULATIONS:****FINANCIAL IMPLICATIONS:**

The added value of the new improvements will be added to the City's financial records. The ongoing cost of maintenance will be absorbed into the current budget for streets, water, and sewer.

**ATTACHMENTS:**

1. TMAI Phase 3 Acceptance Consent Agenda
2. TMAI Phase 3 Acceptance Memo To Finance



## CITY OF FERNLEY Engineering Department

Water Treatment/Distribution  
Wastewater  
Streets/Storm Drain  
Parks  
Facilities &  
Vector Control

**To:** Finance Department

**Cc:** Engineering Department

**From:** Alex Lopez-Martinez, Project Manager

**Date:** May 12, 2025

**Subject:** Acceptance of TMAI Phase 3 Public Infrastructure

This memo is to inform you of the estimated value of new infrastructure recently accepted by the City of Fernley.

On **April 24, 2025**, the engineering department issued a notice of completion for: **TMAI Phase 3 Public Improvements**.

The new utility quantities and values are based on the Engineer of Record's probable cost estimation.

|                |                     |
|----------------|---------------------|
| Streets        | \$168,275.50        |
| Sanitary Sewer | \$95,880.00         |
| Storm Drain    | \$20,890.00         |
| Water          | \$183,224.00        |
| <b>Total:</b>  | <b>\$468,269.50</b> |

**To keep the C.A.F.R. up to date we have included the following quantities for this project:**

Total new miles of streets: 0.00 mi  
Total new miles of water main: 0.25 mi  
Total new hydrants: 4  
Total new miles of sewer main: 0.19 mi  
Total new sanitary sewer manholes: 4  
Total new miles of storm drain main: 0.01 mi  
Total new storm drain manholes: 0

Please let us know if additional information is needed.



# CITY OF FERNLEY

## City Council AGENDA REPORT

**Meeting Date: June 4, 2025**

**REPORT TO:** Mayor and City Council

**REPORT FROM:** Lydia Altick, Deputy City Manager

**FINANCIAL IMPACT:**

Yes: X

No:

**CURRENTLY BUDGETED:**

Yes: X

No:

**FUND/ACCOUNT:**

GL 100-413-322

**ACTION REQUESTED:**

**AGENDA ITEM:**

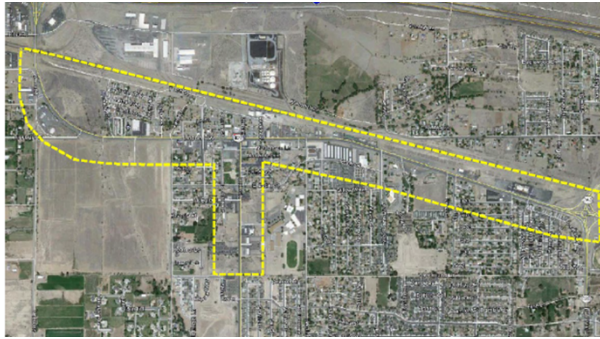
For Possible Action to approve a Memorandum of Understanding between Main Street Fernley and the City of Fernley to work together to improve the downtown corridor to promote the community and local economy.

**AGENDA ITEM BRIEF:**

The purpose of the City of Fernley and Main Street Fernley entering into an MOU is to encourage cooperation and build leadership for the purpose of stimulating and sustaining economic development in the downtown district. Advancing a positive image of downtown and promoting it as an exciting place to live, shop, and invest by maintaining and improving the appearance of downtown and by strengthening and expanding the economic base of downtown.

Main Street Fernley aims to improve the Downtown Corridor's economy, character, spaces, and diversity to promote the community and local economy. The targeted area is generally described as the Downtown Corridor (Main Street from the UPRR Underpass in the west to the Main Street roundabout in the east and a portion of US95A), the parties agree that the benefits to Fernley as a whole justify this MOU. The Downtown Corridor may benefit from increased visibility, façade improvements, grant programs, community events, and other programs created by Main Street Fernley that further the missions of the parties.





**Downtown Corridor**

**RECOMMENDED MOTION:**

I move to approve the MOU between Main Street Fernley to encourage cooperation to advance improvements of the Downtown Corridor.

**BUSINESS IMPACT (per NRS Chapter 237):**

A Business Impact Statement is not required because this is not a rule (term excludes vehicles by which legislative powers are exercised under NRS Chapters 271, 278, 278A, or 278B).

**See attached report for background, analysis, alternatives.**

**ALTERNATIVES:**

The City Council may choose to not enter into a MOU with the Fernley Main Street.

**BACKGROUND:**

The City of Fernley has been contributing \$25,000 annually to Main Street Fernley as part of the FY 2022 – 2023 budget adoption.

In November of 2024, Main Street Fernley received a grant for \$25,000 from Nevada Main Street to permit and construct a high visibility crosswalk at Silver Lace Blvd. for connection to the Main Street Art Park to be completed in the summer of 2025.

In June of 2025, the Fernley Downtown Corridor Association, dba Main Street Fernley, was recognized as a 2025 Affiliate Program for meeting the performance standards in 2024 by Main Street America and Nevada Main Street.

**RELEVANT LAWS, STATUTES, AND REGULATIONS:**

There are none

**FINANCIAL IMPLICATIONS:**

The City of Fernley obligates \$25,000 to Fernley Main Street annually.

**ATTACHMENTS:**

1. MSF\_COF\_MOU\_FINAL

## Memorandum of Understanding

Between

**Main Street Fernley**

and

**City of Fernley**

This Memorandum of Understanding (“MOU”) is made and entered into on this \_\_\_\_\_ day of \_\_\_\_\_ 2025, by and between the **City of Fernley** (“City”), whose address is 595 Silver Lace Blvd., Fernley, NV, 89408, and the **Fernley Downtown Corridor Association dba Main Street Fernley** (“Main Street Fernley”) whose address is PO Box 2288, Fernley, NV, 89408 for the purposes set forth herein.

### I. MISSION

**Main Street Fernley Mission:** Provide education of, and access to, an inclusive and resilient Downtown Corridor – a place that has a thriving local economy, is distinctive and rich in character, and features welcoming spaces and diverse businesses for residents and visitors alike.

**City of Fernley Mission:** Promote a vibrant, safe, friendly, and family-oriented community with a high quality of life and engaged residents; a strong local economy and abundant amenities for residents; and a financially stable city government.

Together, Main Street Fernley and the City of Fernley enter into this MOU and mutually agree to focus on improving the economy, character, spaces and diversity of the Downtown Corridor to promote the community and local economy.

### II. PURPOSE AND SCOPE

The purpose of the City of Fernley and Main Street Fernley to enter into an MOU is to stimulate and sustain economic development in the downtown district by encouraging cooperation and building leadership; by advancing a positive image of downtown and promoting it as an exciting place to live, shop, and invest; by sustaining and improving the appearance of downtown; and by strengthening and expanding the economic base of downtown.

The boundary of Main Street Fernley is identified in its bylaws. Main Street Fernley is focused on the traditional commercial district of the community. To that end, Main Street Fernley is entering into an MOU with the City of Fernley to identify roles and responsibilities:

1. The Downtown Corridor may benefit from increased visibility, façade improvements, grant programs, community events, and other programs created by Main Street Fernley.
2. The targeted area and subsequent area of the most benefit is identified in the Main Street Fernley bylaws. While this benefit is generally described as the Downtown Corridor (Main Street from the UPRR Underpass in the west to the Main Street roundabout in the east and a portion of US95A), the parties agree that the benefits to Fernley as a whole justify this MOU.
3. Provide programs, events, and funding that furthers the missions of the parties.

### III. RIGHTS, DUTIES, AND OBLIGATIONS OF THE CITY OF FERNLEY

1. The City of Fernley will regularly promote Main Street Fernley events and programs.
2. Commit to annual funding of the Main Street Fernley program in the amount of \$25,000 per year.
3. Main Street Fernley's log/artwork must appear on the City of Fernley's website and can be used in other media as well as stipulated in the brand guidelines.

### IV. RIGHTS, DUTIES, AND OBLIGATIONS OF MAIN STREET FERNLEY

1. "Main Street" must be in the name of the program and must be used in all media, printed material, website, interviews, etc.
2. Main Street Fernley is a separate organization and must have a separate budget from the City of Fernley.
3. Main Street Fernley must operate under the Main Street Four Point Approach™ with an active board of directors and committees under each point.
4. The City of Fernley's log/artwork must appear on the Main Street Fernley website and can be used in other media as well as stipulated in the brand guidelines.
5. Main Street Fernley will report to the City Council of the City of Fernley quarterly to provide program updates.
6. Main Street Fernley will provide an annual report to the City of Fernley that will include program data (i.e. sources of funding, expenses, program participation, etc.)
7. Main Street Fernley will update the Comprehensive Economic Development Strategies (CEDS) document at five-year intervals.

Each party will appoint a person to serve as the official contact and coordinate the activities of each organization in carrying out this MOU. The initial appointees of each organization are:

Main Street Fernley: Lowell Patton, President (775) 686-0521

City of Fernley: Ben Marchant, City Manager (775) 784-9859

### V. TERMS OF UNDERSTANDING

The term of this MOU is for a period of five years from the effective date of this MOU and may be extended upon written mutual agreement. It shall be reviewed at least annually to ensure that it is fulfilling its purpose and to make any necessary revisions.

Either organization may terminate this MOU upon ninety (90) days written notice without penalties or liabilities.

From time to time, additional tasks, duties and obligations may be added to this MOU to clarify the original MOU or additional programs to which the parties agree.

VI. AUTHORIZATION

CITY OF FERNLEY

---

Neal E. McIntyre, Mayor

---

Date

MAIN STREET FERNLEY

---

Lowell Patton, President

---

Date



# CITY OF FERNLEY

## City Council AGENDA REPORT

**Meeting Date: June 4, 2025**

**REPORT TO:** Mayor and City Council

**REPORT FROM:** Lydia Altick, Deputy City Manager

**FINANCIAL IMPACT:**

Yes: X

No:

**CURRENTLY BUDGETED:**

Yes: X

No:

**FUND/ACCOUNT:**

GL No.100-413-322

**ACTION REQUESTED:** Consent

**AGENDA ITEM:**

Possible action to approve \$70,900 of additional funding for the Bureau of Land Management (BLM) to fund labor associated with processing and Cadastral survey work for the Fernley Lands Bill Conveyance Phase 2 and 3.

**AGENDA ITEM BRIEF:**

Staff is seeking approval to provide BLM with \$70,900 of additional funding under the BLM Cost Reimbursement Agreement between the BLM and the City of Fernley received May 1, 2025.

**RECOMMENDED MOTION:**

I move to pay the Bureau of Land Management \$70,900 for work associated with the Fernley Lands Bill Conveyance Phase 2 and 3.

**BUSINESS IMPACT (per NRS Chapter 237):**

A Business Impact Statement is not required because this is not a rule (term excludes vehicles by which legislative powers are exercised under NRS Chapters 271, 278, 278A, or 278B).

**See attached report for background, analysis, alternatives.**

**ALTERNATIVES:**

The City Council may choose not to approve the contribution of \$70,900 to BLM for the Cost Recovery Agreement.

**BACKGROUND:**

Efforts began several years ago to have Congress work on a Federal Lands Bill to address the checkerboard of Federal Land within the City limits of Fernley.

On August 15, 2012, the Fernley City Council voted to approve Resolution 2012-10 supporting the Fernley Lands Conveyance Bill introduced by Congressman Mark Amodei.

On December 19, 2014, Congress passed the National Defense Authorization Act (H.R. 3913). This Act included Section 3009(c) titled "Conveyance to the City of Fernley, NV", commonly referred to as the Lands Bill.

On December 28, 2016, Fernley City Council approved an MOU between the BLM and the City of Fernley regarding respective roles, responsibilities, conditions, and procedures for the land conveyance of approximately 9,779 acres of public lands.

On November 13, 2019, the City of Fernley entered into a contract with Wood Rodgers initially for coordination services with the Bureau of Reclamation (BOR) and BLM to facilitate and complete required baseline studies, NEPA compliance, and concept layouts for eight parcels of public lands in compliance with the Recreation and Public Purposes Act (R&PP). It is anticipated that those eight parcels (1,576 acres) will be deeded to the City in 2023.

On June 10, 2020, a Cost Reimbursement Agreement for \$21,000 was initiated between the City of Fernley and the BLM Sierra Front Field Office – NVN 093783. The Cost Reimbursement Agreement establishes procedures to reimburse BLM for costs incurred in the processing of a land conveyance pursuant to the National Defense Authorization Act. Processing may include coordination, preparation, administration and approval of necessary environmental analyses, preparation of the administrative record, compliance checks, surveys, and any other necessary processing and monitoring actions consistent with the final determination.

The City of Fernley entered into a contract with Wood Rodgers initially in September 2019 for coordination services with the BOR and BLM to facilitate and complete required baseline studies, NEPA compliance, and concept layouts in compliance with the Recreation and Public Purposes Act (R&PP).

On January 9, 2020, the City released a request for proposals (RFP) to seek development proposals from qualified firms for the opportunity to purchase and develop ten parcels of Federal land to be conveyed through the process established by the Lands Bill. Several firms replied with project visions for the various parcels and the benefits their projects will bring to the City, among other qualifications. The intended outcome of the RFP process is the development of an Exclusive Right to Negotiate agreement that will establish terms and conditions, as identified in the Lands Bill.

On May 2, 2023, City staff met with the Carson City District BLM staff and field manager as required to initiate the conveyance process for ten parcels of land designated in the Lands Bill, called Fernley Land Conveyance Phase 2. After that meeting, the City put out a request to three professional consulting firms that are listed on the City's list of Qualified Professionals for baseline surveys, reports, concept layouts, and NEPA documentation in accordance with the 2016 MOU between the BLM and the City to facilitate conveyance of 10 parcels (Attachment B, blue parcels). Two firms responded including DOWL (formerly Farr West) and Wood Rodgers.

On May 30, 2023, the City of Fernley received a letter from BLM requesting an additional \$15,000 to continue processing the original eight parcels and associated Cadastral work. The City paid the requested additional funds in June 2023.

On August 16, 2023, Fernley City Council provided approval for the City to enter a time and materials contract

required baseline studies, NEPA compliance, and concept layouts for the Fernley Phase 2 Conveyance of ten parcels located south of the Truckee Canal and mostly west and partly east of 95A, in compliance with the R&PP, and under the 2016 MOU between the BLM and the City.

On March 11, 2024, the City of Fernley received a Cost Reimbursement Agreement for \$35,000 to continue processing the City's request to fund Cadastral work on Parcels 9 and 10 of Fernley Land Conveyance Phase 2. Any remaining funds will be applied to work associated with the City for their land conveyance requests.

On September 16, 2024, the City of Fernley received a Cost Reimbursement Agreement dated September 10, 2024, for \$42,800 to continue processing Phase 1 for the conveyance of eight parcels to the City as part of the 2013 Fernley Lands Bill, and to fund the Cadastral survey work on Parcels 9 and 10 as needed in the conveyance process for Phase 2.

In April 2025, the City of Fernley discussed adding the remaining five (5) parcels in the 2014 Fernley Lands Bill to Phase 2. The BLM determined that this would not negatively impact the existing Phase 2 conveyance timeline. Combining Phases 2 and 3 would require the City of Fernley to prepare one NEPA document instead of two.

On May 1, 2025, the City of Fernley received a Cost Recovery Agreement for \$70,900 to complete the environmental assessment, notice of realty action, and patent issuance phases of the Phase 2 and 3 conveyance process.

#### **RELEVANT LAWS, STATUTES, AND REGULATIONS:**

Federal Land Policy and Management Act of 1976 43 U.S.C 1712,1713  
Recreation and Public Purposes Act 43 U.S.C. 869 et seq.  
NRS 268.063 NDAA of 2015, Section 3009(c)

#### **FINANCIAL IMPLICATIONS:**

This fee would come out of the FY 2024-2025 budget.

#### **ATTACHMENTS:**

1. 2025-05-01\_Fernley Updated CR Letter\_signed





# United States Department of the Interior



## BUREAU OF LAND MANAGEMENT

Sierra Front Field Office

5665 Morgan Mill Road

Carson City, Nevada 89701

Phone: 775-885-6000

Fax: 775-885-6147

<http://www.blm.gov/nevada>

**MAY 01 2025**

### Your Reference

City of Fernley Land Conveyance Phase II- NVNV106718846

Lydia Altick

Deputy City Manager - City of Fernley

595 Silverlace Boulevard

Fernley, Nevada 89408

### Additional Funding Request

On June 10, 2020, the Bureau of Land Management (BLM) Sierra Front Field Office and the City of Fernley, Nevada entered into a Cost Recovery Agreement for processing the conveyance of public lands associated with PUBLIC LAW 113-291—DEC. 19, 2014, H.R.3979 - Carl Levin and Howard P. "Buck" McKeon National Defense Authorization Act for Fiscal Year 2015, Section 3009(c) (a.k.a. "Fernley Lands Bill."

It was outlined in the cost recovery agreement that the BLM may request additional funding as needed for processing the conveyance. As of April 24, 2025, the BLM requires additional funds in the amount of **\$70,900** to complete the environmental assessment, notice of realty action, and patent issuance phases of the Phase II and III conveyance process. A full breakdown of the costs can be found in the attached updated financial plan.

As part of Phase II of the conveyance, a Cadastral boundary survey of Parcels 9 & 10 is required. The cost to complete the field investigations is quoted at about \$20,000 for Parcel 9 and \$15,000 for Parcel 10, and includes all research, labor, travel, and mileage. On September 10, 2024, the BLM requested \$42,800 to cover the costs of the Phase II Cadastral surveys in addition to labor costs associated with processing the remaining Phase I conveyance actions. This amount was received on December 9, 2024.

As of April 24, 2025, the BLM requires additional funds in the amount of **\$70,900** to complete the environmental assessment, notice of realty action, and patent issuance phases of the Phase II and III conveyance process. A full breakdown of the costs can be found in the attached updated financial plan.

Please submit a total of **\$70,900** to our office at the address above so that we can continue processing the land sale. If you have any questions, please contact Mary Feitz, Realty Specialist, at (775) 885-6000, email [mfeitz@blm.gov](mailto:mfeitz@blm.gov), or at the above address.

Please make your payment within 15 days of receipt of this letter.

INTERIOR REGION 10 • CALIFORNIA-GREAT BASIN

CALIFORNIA\*, NEVADA\*, OREGON\*

\* PARTIAL

If you have any questions, please contact Mary Feitz, Realty Specialist, at (775) 885-6194, email mfeitz@blm.gov, or at the above address.

Kimberly D. Dow



District Manager  
Carson City District Office

Enclosure

**Updated Financial Plan for City of Fernley**  
**April 2025**

| <b>Cost Source</b>                  | <b>Cost Method</b> | <b>GS Grade</b> | <b>Estimated Hours</b> | <b>Estimated Costs</b> |
|-------------------------------------|--------------------|-----------------|------------------------|------------------------|
| Realty Specialist- SFFO             | Hourly Billing     | 11              | 350                    | \$23,367.75            |
| Land Law Examiner- SFFO             | Hourly Billing     | 9               | 16                     | \$882.96               |
| P&EC (NEPA)- SFFO                   | Hourly Billing     | 12              | 30                     | \$2,002.95             |
| District Manager- CCDO              | Hourly Billing     | 13              | 20                     | \$1,600.50             |
| Assistant Field Manager- SFFO       | Hourly Billing     | 12              | 100                    | \$9,516.00             |
| Fire and Fuels Management- SFFO     | Hourly Billing     | 11              | 24                     | \$3,125.28             |
| Archaeologist- SFFO                 | Hourly Billing     | 9               | 50                     | \$3,338.25             |
| Botanist- SFFO                      | Hourly Billing     | 11              | 24                     | \$1,602.36             |
| Environmental Compliance Specialist | Hourly Billing     | 11              | 2                      | \$133.53               |
| Hydrologist- SFFO                   | Hourly Billing     | 11              | 24                     | \$1,602.36             |
| Outdoor Recreation Planner- SFFO    | Hourly Billing     | 11              | 4                      | \$267.06               |
| Rangeland Mgmt Specialist- SFFO     | Hourly Billing     | 11              | 8                      | \$534.12               |
| PAO- DOI                            | Hourly Billing     | 13              | 2                      | \$133.53               |
| Wildlife Biologist- SFFO            | Hourly Billing     | 11              | 16                     | \$1,068.24             |
| Subtotal direct labor costs:        |                    |                 |                        | \$49,174.89            |

|                                                     |                    |
|-----------------------------------------------------|--------------------|
| <b>Carson City District Labor Costs:</b>            | <b>\$49,174.89</b> |
| <b>Carson City District Travel/Operating Costs:</b> | <b>\$148.80</b>    |
| <b>Other Labor Costs:</b>                           | <b>\$0.00</b>      |
| <b>Other Travel/Operating Costs:</b>                | <b>\$0.00</b>      |
| <b>Subtotal Direct Costs</b>                        | <b>\$49,323.69</b> |
| <b>Support Services Overhead Costs:</b>             | <b>\$9,834.98</b>  |
| <b>Indirect Rate Costs:</b>                         | <b>\$11,737.08</b> |
| <b>Total Estimated Costs:</b>                       | <b>\$70,895.75</b> |
| <b>Rounded to:</b>                                  | <b>\$70,900.00</b> |



# CITY OF FERNLEY

## City Council AGENDA REPORT

**Meeting Date: June 4, 2025**

**REPORT TO:** Mayor and City Council

**REPORT FROM:** Lydia Altick, Deputy City Manager

**FINANCIAL IMPACT:**

Yes: X

No:

**CURRENTLY BUDGETED:**

Yes: X

No:

**FUND/ACCOUNT:**

GL No.100-413-580, GL No. 100-610-580, GL No. 100-529-580, and GL No. 100-605-399

**ACTION REQUESTED:** Consent

**AGENDA ITEM:**

Possible action to approve a proposal with Granicus for \$28,406.44 to provide professional consulting services for SmartGov training, implementation, and electronic payment system for licensing and permitting.

**AGENDA ITEM BRIEF:**

Staff is seeking approval for Granicus to replace CivicPlus in providing development services software and training for licensing and permitting.

**RECOMMENDED MOTION:**

I move to approve a proposal with Granicus for \$28,406.44 for license and permit management software.

**BUSINESS IMPACT (per NRS Chapter 237):**

A Business Impact Statement is not required because this is not a rule (term excludes vehicles by which legislative powers are exercised under NRS Chapters 271, 278, 278A, or 278B).

**See attached report for background, analysis, alternatives.**

**ALTERNATIVES:**

City Council could decide not to approve funding for development services software.

**BACKGROUND:**

In 2023, the City of Fernley extended a contract with Brightly software, formerly Dude Solutions, and previous to that, SmartGov, to resume training, implement the software for use by all departments, and resolve persistent technical issues. That contract expired in September 2024. Brightly has been unable to troubleshoot the persistent problems with electronic fees, reports, and automated parcel updates, and has been unsuccessful in training and implementing changes as stated in the 2023 contract. In that time, Brightly has undergone two additional company takeovers, by Siemens and most recently, Granicus.

On April 17, 2024, City Council approved a contract with CivicPlus to provide development software to the Building, Planning, and Engineering Departments, as well as the City Clerk for services in FY 2024-2025, with an option to continue services in FY 2025-2026. Due to insufficient services and training, the City of Fernley does not wish to continue services with CivicPlus for FY 2025-2026. As a matter of record, CivicPlus is the City's current website provider and administers the Public Works Department facility reservation system. Those services continue under separate contracts.

**RELEVANT LAWS, STATUTES, AND REGULATIONS:**

There are none.

**FINANCIAL IMPLICATIONS:**

The Fiscal Year 2025 – 2026 budget has funds to cover this request.

**ATTACHMENTS:**

1. NV\_Fernley NV\_Q-427275\_2025MAY15

## Granicus Proposal for Fernley, NV

### ORDER DETAILS

**Prepared By:** Taylor Brodersen  
**Phone:** (814) 720-4368  
**Email:** taylor.brodersen@granicus.com  
**Order #:** Q-427275  
**Prepared On:** 15 May 2025  
**Expires On:** 30 Jun 2025

### ORDER TERMS

**Currency:** USD  
**Payment Terms:** Net 30 (Payments for subscriptions are due at the beginning of the period of performance.)  
**Current Subscription End Date:** 30 Jun 2026  
**Period of Performance:** The term of the Agreement will commence on the date this document is signed and will continue for 12 months.

## PRICING SUMMARY

The pricing and terms within this Proposal are specific to the products and volumes contained within this Proposal.

| One-Time Fees                                 |                   |               |              |
|-----------------------------------------------|-------------------|---------------|--------------|
| Solution                                      | Billing Frequency | Quantity/Unit | One-Time Fee |
| SmartGov Configuration (Planning & Licensing) | Upon Delivery     | 86 Hours      | \$13,545.00  |
| Project Management - SmartGov                 | Upon Delivery     | 1 Each        | \$3,705.19   |
| Standardized Data Migration - Licensing       | Upon Delivery     | 1 Each        | \$6,562.50   |
| Base Standardized Migration Cost              | Upon Delivery     | 1 Each        | \$1,968.75   |
| Financial Export Connector Configuration      | Upon Delivery     | 1 Each        | \$2,625.00   |
| SUBTOTAL:                                     |                   |               | \$28,406.44  |

| New Subscription Fees        |                           |                   |               |            |              |
|------------------------------|---------------------------|-------------------|---------------|------------|--------------|
| Solution                     | Period of Performance     | Billing Frequency | Quantity/Unit | Annual Fee | Prorated Fee |
| SmartGov Connector Financial | 16 May 2025 - 30 Jun 2026 | Annual            | 1 Each        | \$1,440.60 | \$1,619.85   |
| SUBTOTAL:                    |                           |                   |               | \$1,440.60 | \$1,619.85   |

- Please note, annual fees for new subscriptions will be prorated to align to Client's then-current billing term. Exceptions include Recurring Captioning Services, SMS, and Targeted Messages.

## PRODUCT DESCRIPTIONS

| Solution                                      | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|-----------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SmartGov Connector Financial                  | <p>The SmartGov Financial Connector outputs a financial extract with a pre-determined format which may be written to the customer's FTP site, if desired, to facilitate automated external processing of the file. The customer may request the use of an alternate delimiter if a comma is not acceptable. The financial extract job may be run on demand or scheduled to run on a consistent basis (e.g., daily, weekly, monthly, etc.). Companion reports designed for reconciliation and extract verification are also available.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| SmartGov Configuration (Planning & Licensing) | <p>Summary: Company will provide professional consulting services for Subscriber's SmartGov instance, a license and permit management software.</p> <p>These professional services include a discovery meeting and consulting session(s) based the number of hours identified in the scoping process. This time can be used for multiple efforts including usage audit or customization assistance.</p> <p>In Scope: The items below will be considered in scope of this SOW: SmartGov Consulting Service Deliverables: Discovery meeting and consulting services delivered by Company. Acceptance Process: Discovery meeting has been completed. Consulting session(s) hav been delivered.</p> <p>Project Assumptions: The success of the implementation is dependent on the completion and full engagement of key stakeholders. Subscriber "no-shows" or cancellations, made less than 24 hours in advance, are subject to losing that session and will require the purchase of additional training hours or alternative learning arrangements.</p> <p>Subscriber Assumptions: There will be a single point of contact/project manager for the duration of the project.</p> <p>IT department is responsible for ensuring access to mobile devices, internet connections, email access, and web link access to the software such as white listing IP addresses as necessary based on consulting services purchased.</p> <p>Subscriber has up to five (5) business days to confirm deliverable acceptance. No response will be interpreted as acceptance.</p> <p>Company Assumptions: Company will not access any 3rd party systems for the purpose of exporting data. No third-party systems or software configuration is included in this service. No third-party systems or software training is included in this service. No API integration or development services are included in this service. Any services not explicitly included in this SOW are assumed to be out of scope.</p> |



| Solution                      | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|-------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                               | <p>Invoicing: Subscriber will be billed 100% on completion of the service outlined in this SOW.</p> <p><b>Configuration &amp; Validation</b></p> <ul style="list-style-type: none"> <li>• Planning Application Updates (48 hours)</li> <li>• Planning Application New Configuration (12 hours)</li> <li>• License Application Updates (16 hours)</li> </ul> <p><b>Training</b></p> <ul style="list-style-type: none"> <li>• License Admin Training (2 hours)</li> <li>• License User Training (4 hours)</li> <li>• Planning User Training (2 hours)</li> <li>• Impact Fees (2 hours)</li> </ul> <p>Total Consultant Hours (86 hours)</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Project Management - SmartGov | <p>Project Management: Company Project Manager will act as an extension of the Subscriber's team and manage the implementation from start to finish. The Subscriber will have access to a personalized timeline which will be reviewed on a regular cadence. The Project Manager will partner with the Subscriber to coordinate all services, management of the project timeline, and help identify risks and/or issues.</p> <p>Project Management Services include:</p> <ul style="list-style-type: none"> <li>• Project planning and kickoff meetings.</li> <li>• Project schedule developed and maintained according to the SOW tasks, deliverables, dependencies, and resource assignments.</li> <li>• Status reporting and coordination of status meetings, bi-weekly, or as required.</li> <li>• Schedule monitoring and scope management.</li> <li>• Risk Management planning to identify, analyze, and mitigate risks.</li> <li>• Action Item and decision tracking, as well as resolving and escalating issues.</li> <li>• Change control management and issue tracking.</li> <li>• Company project resource management.</li> <li>• Verify product and deliverable acceptance with Subscriber.</li> <li>• Facilitating transition to Support.</li> <li>• Company's Project Manager will serve as the single point of contact for the project related to this SOW.</li> </ul> |

| Solution                                | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|-----------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Standardized Data Migration - Licensing | <p>Company will import Licensing data from a single client database source, approved by Company as standard source data. Multiple databases or unapproved source data will be subject to a change order for a custom data migration.</p> <p>The fields below are considered in-scope of a standard Licensing data migration. The final output has many factors, including the fields available from the source data. Migration includes only current occurrence, no history. Fields: License Info, Contacts, Parcels, Inspections, Fees as Notes, Notes</p> <p>The data migration process assumptions: Subscriber will provide an initial data set from source database. Company will provide a mapping workbook to Subscriber where Subscriber is responsible for mapping data fields to the preconfigured database fields. Subscriber will have two (2) weeks ten (10) business days to validate the initial data load and provide feedback. There is a maximum of two (2) rounds of feedback within that 10-day period.</p> <p>Thorough validation is necessary for any successful SmartGov data migration as there is no additional data cleansing possible after the final migration. No more system changes will be permitted after successful Validation. Subscriber to provide a final data set three (3) business days before Go-Live. Final data load will occur the day before Go-Live.</p> |
| Base Standardized Migration Cost        | <p>Base Data Migration includes non-module data such as contacts and is included in all standard data migration packages with one or more module data migrations.</p> <p>Company will import permit data from a single client database source, approved by Company as standard source data. Multiple databases or unapproved source data will be subject to a change order for a custom data migration.</p> <p>The Standard Data Migration includes the Base fields and one or more of the additional datasets per the Sales Order Form. The fields below are considered in-scope of a standard data migration. The final output has many factors, including the fields available from the source data. Parcels: Ownership Addresses Contacts: Phone Address Email</p> <p>The data migration process assumptions: Subscriber will provide an initial data set from source database. Company will provide a mapping workbook to Subscriber where Subscriber is responsible for mapping data fields to the preconfigured database fields. Subscriber will have two (2) weeks ten (10) business days to validate the initial data load and provide feedback. There is a maximum of two (2) rounds of feedback within that 10-day period. Thorough validation is necessary for any successful</p>                                                                                                          |

| Solution                                 | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                          | <p>SmartGov data migration as there is no additional data cleansing possible after the final migration. No more system changes will be permitted after successful Validation. Subscriber to provide a final data set three (3) business days before Go-Live. Final data load will occur the day before Go-Live.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Financial Export Connector Configuration | <p>Configure financial export according to subscribers FMS (financial management system) as provided by Subscriber.</p> <p>Train Subscriber on how to export and set scheduler.</p> <p>Company will customize the configuration of the export to match Subscriber financial system input needs as documented. Available customizations include:</p> <p>Additional data fields<br/> Altered order of column information<br/> Alternate delimiter or fixed width formatting<br/> A header line is not part of the export.<br/> Financial Connector does not connect directly with any Financial Management System.<br/> If Subscriber provides a local (FTP) File Transfer Protocol, the Financial Connector can automatically upload to the defined FTP destination.</p> <p>By default, financial extract jobs are pre-configured and the included configuration of the Receipt Extract job will produce a comma-delimited file with the following data points:<br/> Receipt Number<br/> Receipt Date<br/> FMS/GL Code<br/> Fund<br/> GL Account<br/> Fee Amount Paid<br/> Fee Code Name<br/> Permit/License/Case Number<br/> Payer Name</p> <p>The included configuration of the Receipt Extract – FMS/GL Summary job will produce a comma-delimited file with the following data points:<br/> FMS/GL Code<br/> Fund<br/> GL Account<br/> Fee Amount Paid</p> <p>The file output of the financial extract may be written to the customer's FTP site, if desired, to facilitate automated external processing of the file. The customer may request the use of an alternate delimiter if a comma is not acceptable.</p> |

| Solution | Description                                                                                                                                                                                                               |
|----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|          | The financial extract job may be run on demand or scheduled to run on a consistent basis (e.g., daily, weekly, monthly, etc.). Companion reports designed for reconciliation and extract verification are also available. |

## TERMS & CONDITIONS

- This quote, and all products and services delivered hereunder are governed by the terms located at <https://granicus.com/legal/licensing>, including any product-specific terms included therein (the "License Agreement"). If your organization and Granicus has entered into a separate agreement or is utilizing a contract vehicle for this transaction, the terms of the License Agreement are incorporated into such separate agreement or contract vehicle by reference, with any directly conflicting terms and conditions being resolved in favor of the separate agreement or contract vehicle to the extent applicable.
- If submitting a Purchase Order, please include the following language: The pricing, terms and conditions of quote Q-427275 dated 15 May 2025 are incorporated into this Purchase Order by reference and shall take precedence over any terms and conditions included in this Purchase Order.
- This quote is exclusive of applicable state, local, and federal taxes, which, if any, will be included in the invoice. It is the responsibility of Fernley, NV to provide applicable exemption certificate(s).
- Any lapse in payment may result in suspension of service and will require the payment of a setup fee to reinstate the subscription.

**BILLING INFORMATION**

|                         |  |                                            |                                                                 |
|-------------------------|--|--------------------------------------------|-----------------------------------------------------------------|
| <b>Billing Contact:</b> |  | <b>Purchase Order Required?</b>            | <input type="checkbox"/> - No<br><input type="checkbox"/> - Yes |
| <b>Billing Address:</b> |  | <b>PO Number:</b><br><i>If PO required</i> |                                                                 |
| <b>Billing Email:</b>   |  | <b>Billing Phone:</b>                      |                                                                 |

**If submitting a Purchase Order, please include the following language:**  
*The pricing, terms, and conditions of quote Q-427275 dated 15 May 2025 are incorporated into this Purchase Order by reference and shall take precedence over any terms and conditions included in this Purchase Order.*

**AGREEMENT AND ACCEPTANCE**

By signing this document, the undersigned certifies they have authority to enter the agreement. The undersigned also understands the services and terms.

|                    |  |
|--------------------|--|
| <b>Fernley, NV</b> |  |
| <b>Signature:</b>  |  |
| <b>Name:</b>       |  |
| <b>Title:</b>      |  |
| <b>Date:</b>       |  |



# CITY OF FERNLEY

## City Council AGENDA REPORT

**Meeting Date: June 4, 2025**

**REPORT TO:** Mayor and City Council

**REPORT FROM:** Seong Kim, Utilities Director, Kim Swanson, City Clerk

**FINANCIAL IMPACT:**

Yes:

No:

**CURRENTLY BUDGETED:**

Yes:

No:

**FUND/ACCOUNT:**

**ACTION REQUESTED:**

**AGENDA ITEM:**

(For Possible Action) to approve the Severance Agreement and Release of All Claims between the City of Fernley and Benjamin Marchant.

**AGENDA ITEM BRIEF:**

**RECOMMENDED MOTION:**

**BUSINESS IMPACT (per NRS Chapter 237):**

See attached report for background, analysis, alternatives.

**ALTERNATIVES:**

**BACKGROUND:**

**RELEVANT LAWS, STATUTES, AND REGULATIONS:**

**FINANCIAL IMPLICATIONS:**

**ATTACHMENTS:**

1. Severance Agreement



## **SEVERANCE AGREEMENT AND RELEASE OF ALL CLAIMS**

This Severance Agreement and Release of All Claims ("**Agreement**") is entered into by and between **the City of Fernley** (the "**Employer**"), on behalf of itself, subsidiaries, and other corporate affiliates, and its present and former employees, officers, directors, and agents, individually and in their official capacities (collectively referred to as the "**Employer Group**"), and **BENJAMIN MARCHANT** (the "**Employee**").

The Employee's last day of employment with the Employer is June 5, 2025, at five (5:00 p.m.) (the "**Separation Date**"). Employee will remain on paid administrative leave until that time. After the Separation Date, the Employee will not be represented and will not represent himself as being an employee, officer, agent, or representative of the Employer for any purpose. While on paid administrative leave, Employee agrees to not conduct any business on behalf of Employer, including having any communication with any employees of Employer other than that which is necessary to facilitate this separation and Agreement. Except as otherwise set forth in this Agreement, the Separation Date is the employment termination date for the Employee for all purposes, meaning the Employee is not entitled to any further compensation, monies, or other benefits from the Employer, including coverage under any benefit plans or programs sponsored by the Employer, as of the Separation Date, other than those considerations provided in this Agreement.

### **TERMS OF THE AGREEMENT**

1. **Return of Property**. By the Separation Date, the Employee must return all Employer property, including identification cards or badges, access codes or devices, keys, laptops, computers, telephones, mobile phones, hand-held electronic devices, credit cards, electronically stored documents or files, physical files, and any other Employer property in the Employee's possession.

2. **Employee Representations**. The Employee specifically represents, warrants, and confirms that the Employee:

(a) has not filed any claims, complaints, or actions of any kind against the Employer with any court of law, or local, state, or federal government or agency;

(b) has been properly paid for all hours worked for the Employer;

(c) has received all salary, wages, commissions, bonuses, and other compensation due to the Employee, the Employee's final payroll check for wages

and any other unpaid compensation through and including the Separation Date which will be paid on the Separation Date; and

(d) has not engaged in and is not aware of any unlawful conduct relating to the business of the Employer.

3. Separation Benefits. In consideration for the Employee's execution of and compliance with this Agreement, including the Employee's waiver and release of claims, the Employer agrees to provide the following benefits to which the Employee is not otherwise entitled:

(a) Employee and his dependents will remain on Employer's health insurance until the end of the month in which he was terminated, under the same terms and conditions as he currently enjoys .

(b) Employee agrees to direct all requests for references to the Mayor or current Human Resources Director. In response to a request for a reference, Employer shall provide only Employee's dates of employment and job title.

(c) Upon the expiration of all applicable deadlines, whether waivable or nonwaivable, and within two weeks of the expiration of all rights of rescission, Employee will be paid wages in a sum equivalent to twelve (12) months' pay, subject to twenty-five (25) percent flat tax withholding, or as otherwise determined by the IRS.

(d) Employer will pay Employee's fees and costs for COBRA coverage for himself and his dependents for one year from the first full month following Employee's resignation. If such direct payment by Employer to its health insurance is not permissible under the provisions of the insurance policy, Employer will determine the value of such COBRA benefits and pay Employee said value without standard withholding. Employee will be issued a 1099 for the value of said COBRA reimbursement. Employee will be responsible for all taxes which may be assessed to him related to this payment.

(e) Employer agrees to make every effort to buy PERS benefits in an amount sufficient to cause Employee to be fully vested in Nevada PERS. Employee acknowledges that Employer may be prohibited by PERS regulations and statutes from making such purchase since he is currently not fully vested in PERS. If Employer is prohibited from making such a purchase, Employer agrees to determine the equivalent value of such purchase and make a lump-sum payment to Employee in that amount in the form of payment with all standard withholdings being made. That payment will be treated as standard W-2 wages subject to

twenty-five (25) percent flat-tax withholdings, or as otherwise determined by the IRS.

The Employee understands, acknowledges, and agrees that these benefits exceed what the Employee is otherwise entitled to receive on separation from employment, and that these benefits are being given as consideration in exchange for executing this Agreement. The Employee further acknowledges that the Employee is not entitled to any additional payment or consideration not specifically referenced in this Agreement. Nothing in this Agreement shall be deemed or construed as an express or implied policy or practice of the Employer to provide these or other benefits to any individuals other than the Employee.

#### 4. Release.

##### (a) Employee's General Release and Waiver of Claims

In exchange for the consideration provided in this Agreement, the Employee and the Employee's heirs, executors, representatives, administrators, agents, and assigns (collectively, the "**Releasors**") irrevocably and unconditionally fully and forever waive, release and discharge the Employer, including the Employer's subsidiaries, affiliates, predecessors, successors, and assigns, and all of the respective officers, directors, employees, shareholders, trustees, partners, and other related persons or entities, in their public and individual capacities (collectively, the "**Released Parties**"), from any and all claims, demands, actions, causes of action, judgments, rights, fees, damages, debts, obligations, liabilities, and expenses (inclusive of attorneys' fees) of any kind whatsoever, whether known or unknown (collectively, "**Claims**"), that Employee may have or has ever had against the Released Parties, or any of them, arising out of, or in any way related to the Employee's hire, benefits, employment, termination, or separation from employment with the Employer by reason of any actual or alleged act, omission, transaction, practice, conduct, occurrence, or other matter from the beginning of time up to and including the date of the Employee's execution of this Agreement, including, but not limited to:

(i) any and all claims under Title VII of the Civil Rights Act of 1964 (Title VII), the Americans with Disabilities Act (ADA), the Family and Medical Leave Act (FMLA) (regarding existing but not prospective claims), the Fair Labor Standards Act (FLSA), the Equal Pay Act, the Employee Retirement Income Security Act (ERISA) (regarding unvested benefits), the Civil Rights Act of 1991, Section 1981 of U.S.C. Title 42, the Worker Adjustment and Retraining Notification (WARN) Act, the National Labor Relations Act (NLRA), The Age Discrimination in Employment Act (ADEA), the Uniform Services Employment and Reemployment Rights

Act (USERRA), the Genetic Information Nondiscrimination Act (GINA), the Immigration Reform and Control Act (IRCA), all state and local laws that may be legal, including any and all amendments and their respective implementing regulations, and any federal, state, local, or foreign law (statutory, regulatory, or otherwise) that may be legally waived and released;

(ii) Any and all claims for compensation of any type whatsoever, including but not limited to claims for salary, wages, bonuses, commissions, incentive compensation, vacation, and severance that may be legally waived and released;

(iii) any and all claims arising under tort, contract, and quasi-contract law, including but not limited to claims of breach of an express or implied contract, tortious interference with contract or prospective business advantage, breach of the covenant of good faith and fair dealing, promissory estoppels, detrimental reliance, invasion of privacy, nonphysical injury, personal injury or sickness or any other harm, wrongful or retaliatory discharge, fraud, defamation, slander, libel, false imprisonment, and negligent or intentional infliction of emotional distress;

(iv) any and all claims for monetary or equitable relief, including but not limited to attorneys' fees, back pay, front pay, reinstatement, experts' fees, medical fees or expenses, costs and disbursements, punitive damages, liquidated damages, and penalties; and

(v) indemnification rights the Employee has against the Employer.

(vi) Employee understands that the payment made pursuant to this Release may be subject to federal, state and local taxes as required by law. Employee will be issued a W-2 for all applicable amounts paid as more specifically described above. All remaining monies paid will be made without deductions or withholdings and Employer will issue a Form 1099-MISC in the amount of this payment. Should it be determined by any governmental agency or other taxing authority that payment to Employee or his attorney should have been subject to withholding or deductions other than as indicated above, Employee agrees to indemnify Employer for any tax or deduction that should have been withheld by Employer on behalf of Employee, as well as any resulting penalty, fine or other damages assessed against the Employer.

However, this general release and waiver of claims excludes, and the Employee **does not waive**, release, or discharge: (A) any right to file an administrative charge or complaint with, or testify, assist, or participate in an investigation, hearing, or proceeding conducted by, the Equal Employment Opportunity Commission, or other similar federal or state administrative agencies, although the Employee waives any right to monetary relief related to any filed charge or administrative complaint; (B) claims that cannot be waived by law, such as claims for unemployment benefit rights and workers' compensation; (C) indemnification rights the Employee has against the Employer; and (D) any rights to vested benefits, such as pension or retirement benefits, the rights to which are governed by the terms of the applicable plan documents and awards agreements.

Employee acknowledged that because his separation is a resignation, he may likely be denied unemployment benefits. If the Employee applies for unemployment benefits, the Employer will respond truthfully, completely, and timely to any inquiries by the Nevada Unemployment Insurance Division or Department of Labor concerning the termination of Employee's employment. Employer is not responsible for paying Employee unemployment benefits or their equivalent in the event Employee's application for benefits is denied.

(b) Specific Release of ADEA Claims

In further consideration of the payments and benefits provided to the Employee in this Agreement, the Releasers hereby irrevocably and unconditionally fully and forever waive, release, and discharge the Released Parties from any and all Claims, whether known or unknown, from the beginning of time through the date of the Employee's execution of this Agreement arising under the Age Discrimination in Employment Act (ADEA), as amended, and its implementing regulations. By signing this Agreement, the Employee hereby acknowledges and confirms that:

(i) the Employee has read this Agreement in its entirety and understands all of its terms;

(ii) by this Agreement, the Employee has been advised in writing to consult with an attorney of the Employee's choosing before signing this Agreement;

(iii) the Employee knowingly, freely, and voluntarily agrees to all of the terms and conditions set out in this Agreement including, without limitation, the waiver, release, and covenants contained in it;

(iv) the Employee is signing this Agreement, including the waiver and release, in exchange for good and valuable consideration in addition to anything of value to which the Employee is otherwise entitled;

(v) the Employee was given at least twenty-one (21) days to consider the terms of this Agreement and consult with an attorney of the Employee's choice, although the Employee may sign it sooner if desired, and any changes to this Agreement, whether material or immaterial, do not restart the running of the 21-day period;

(vi) the Employee understands that the Employee has seven (7) days after signing this Agreement as relates to any age-related claim, to revoke the release in this paragraph by delivering notice of revocation to the City Attorney by email: ([amouritsen@cityoffernley.org](mailto:amouritsen@cityoffernley.org)), or U.S. Mail addressed to the City Attorney, at 595 Silver Lace Blvd., Fernley, NV, 89408, before the end of the seven-day period; and

(vii) the Employee understands that the release contained in this paragraph does not apply to rights and claims that may arise after the Employee signs this Agreement.

I hereby waive my right to 21 days to consider the terms of this Agreement.

 5/28/2025  
BENJAMIN MARCHANT Date

5. Knowing and Voluntary Acknowledgment. The Employee specifically agrees and acknowledges that:

(a) the Employee has read this Agreement in its entirety and understands all of its terms;

(b) by this Agreement, the Employee has been advised to consult with an attorney before executing this Agreement;

(c) the Employee knowingly, freely, and voluntarily assents to all of this Agreement's terms and conditions including, without limitation, the waiver, release, and covenants contained in it;

(d) the Employee is signing this Agreement, including the waiver and release, in exchange for good and valuable consideration in addition to anything of value to which the Employee is otherwise entitled;

(e) the Employee is not waiving or releasing rights or claims that may arise after the Employee signs this Agreement; and

(f) the Employee understands that the waiver and release in this Agreement is being requested in connection with the Employee's separation of employment from the Employer.

This Agreement shall not become effective until the eighth (8<sup>th</sup>) day after the Employee and the Employer sign, without revoking, this Agreement ("**Effective Date**"). No payments due to the Employee under this Agreement shall be made or begin before the Effective Date.

6. Mutual Nondisparagement. The Employee and Employer agree and covenant that they shall not at any time make, publish, or communicate or cause to be made, published or communicated to any person or entity or in any public forum, including social media, any defamation or maliciously false or disparaging remarks, comments, or statements concerning the each other, including the Employer or any of its employees, officers, or directors and other associated third parties, now or in the future. Employee acknowledges that these restrictions on behalf of the Employer extend only to its elected and appointed officials, and Employer cannot be held responsible for comments made by any other of its employees. Nothing in this Agreement is intended to violate or interfere with Employee's rights under the National Labor Relations Act, if Employee has any such rights.

7. Confidentiality of Agreement. The Employee agrees and covenants that to the extent allowable by law, the Employee shall not disclose any of the negotiations of, terms of, or amount paid under this Agreement to any individual or entity; provided, however, that the Employee will not be prohibited from making disclosures to the Employee's spouse or domestic partner, attorney, tax advisors, or as may be required by law.

This Section does not in any way restrict or impede Employee from exercising protected rights to the extent that such rights cannot be waived by agreement or from complying with any applicable law or regulation or a valid order of a court of competent jurisdiction or an authorized government agency, provided that such compliance does not exceed that required by law, regulation, or order. The Employee shall promptly provide written notice of any such order to the City Attorney at the City of Fernley, 595 Silver Lace Blvd., Fernley, NV 89408.

8. Remedies. If the Employee fails to comply with any of the terms of this Agreement or post-employment obligations contained in it, the Employer may, in addition to any other remedies it may have, reclaim any amounts paid to the Employee

under the provisions of this Agreement or terminate any benefits or payments that are later due under this Agreement, without waiving the releases provided in it.

The Parties mutually agree that this Agreement can be specifically enforced in court and can be cited as evidence in legal proceedings alleging breach of the Agreement.

9. Governing Law, Jurisdiction, and Venue. This Agreement and all matters arising out of or relating to this Agreement and the Employee's employment by Employer, whether sounding contract, tort, or statute, for all purposes shall be governed by and construed in accordance with the laws of Nevada (including its statutes of limitations) without regard to any conflicts of laws principles that would require the laws of any other jurisdiction to apply. Any action or proceeding by either of the Parties to enforce this Agreement shall be brought only in any state or federal court located in the state of Nevada, county of Lyon. The Parties hereby irrevocably submit to the exclusive jurisdiction of these courts and waive the defense of inconvenient forum to the maintenance of any action or proceeding in such venue.

10. Entire Agreement. Unless specifically provided herein, the Agreement contains all of the understandings and representations between Employer and Employee relating to the subject matter hereof and supersedes all prior and contemporaneous understandings, discussions, agreements, representations, and warranties, both written and oral, regarding such subject matter; provided, however, that nothing in this Agreement modifies, supersedes, voids, or otherwise alters Employee's obligations with Employer. Employee's obligations shall remain in full force and effect.

11. Modification and Waiver. No provision of this Agreement may be amended or modified unless the amendment or modification is agreed to in writing and signed by the Employee and by Michael Buis. No waiver by any Party of any breach by the other party of any condition or provision of this Agreement to be performed by any other party shall be deemed a waiver of any similar or dissimilar provision or condition at the same or any prior or subsequent time, nor shall the failure of or delay by any Party in exercising any right, power, or privilege under this Agreement operate as a waiver thereof to preclude any other or further exercise thereof or the exercise of any other such right, power, or privilege.

12. Severability. Should any provision of this Agreement be held by a court of competent jurisdiction to be enforceable only if modified, or if any portion of this Agreement shall be held to be unenforceable and thus stricken, such holding shall not affect the validity of the remainder of this Agreement, the balance of which shall continue to be binding on the Parties with any such modification to become a part hereof and treated as though originally set forth in this Agreement.



The Parties further agree that any such court is expressly authorized to modify any such court is expressly authorized to modify any such unenforceable provision of this Agreement instead of severing such unenforceable provision from this Agreement in its entirety, whether by rewriting the offending provision, deleting any or all of the offending provision, adding additional language to this Agreement, or by making such other modifications as it deems necessary to carry out the intent and agreement of the Parties as embodied in this Agreement to the maximum extent permitted by law. The Parties expressly agree that this Agreement as so modified by the court shall be binding on and enforceable against each of them. If any provision of this Agreement is held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provisions hereof, and if such provision or provisions are not modified as provided above this Agreement shall be construed as if such invalid, illegal, or unenforceable provisions had not been set forth in it.

13. Captions. Captions and headings of the sections and paragraphs of this Agreement are intended solely for convenience and no provision of this Agreement is to be construed by reference to the caption or heading of any section or paragraph.

14. Counterparts. The Parties may execute this Agreement in counterparts, each of which shall be deemed an original, and all of which taken together shall constitute one and the same instrument.

15. No Admission of Liability. Nothing in this Agreement shall be construed as an admission by the Employer of any wrongdoing, liability, or noncompliance with any federal, state, city, or local rule, ordinance, statute, common law, or other legal obligation. The Employer specifically disclaims and denies any wrongdoing or liability to Employee.

16. Tolling. If the Employee violates any of the post-termination obligations in this Agreement, the obligations at issue will run from the first date on which the Employee is in violation of such obligation.

17. Attorneys' Fees and Costs. If the Employee breaches any terms of this Agreement or the post-termination obligations referenced in it, to the extent authorized by Nevada law, the Employee will be responsible for payment of all reasonable attorneys' fees and costs that Employer incurred in the course of enforcing the terms of the Agreement, including demonstrating the existence of a breach and any other contract enforcement efforts.

18. No Prejudice Created by Preparation of Agreement by Counsel for Employer. Employer and Employee agree that although this Release has been prepared by counsel for Employer, Employee has had an opportunity to thoroughly review the Release, and has been advised of an opportunity to retain an attorney. As such, by

executing this Release, employee and Employer agree that the Release shall not be construed against any other based upon any claim that the Release was prepared by attorneys for the Employer, or that Employee has been prejudiced thereby

19. Acknowledgement of Full Understanding. Employee acknowledges and agrees that the Employee has fully read, understands, and voluntarily enters into this Agreement. The Employee acknowledges and agrees that the Employee has had the opportunity to ask questions and consult with an attorney of the Employee's choice before signing this Agreement. The Employee further acknowledges that the Employee's signature below is an agreement to release Employer from any and all claims that can be released as a matter of law.

**UNDER PENALTY OF PERJURY**, the Parties have executed this Agreement as of the Execution Date above. Dated this 28<sup>th</sup> day of May, 2025.

**CITY OF FERNLEY**

Neal E. McIntyre  
Neal E. McIntyre - Mayor

**EMPLOYEE – BENJAMIN MARCHANT**

Signature: Benjamin Marchant

Print Name: Benjamin Marchant

Date: 5/28/2025



# NEVADA PUBLIC AGENCY INSURANCE POOL MEMBER COVERAGE SUMMARY

Prepared For:  
**Fernley, City of**

Presented By:  
**LP Insurance Services, Inc.**

**THANK YOU FOR  
YOUR  
MEMBERSHIP!**



Dear POOL Member:

Thank you for your continuing leadership commitment to serving your communities by fulfilling your public service mission. The POOL continues to offer programs, services and support for Members' financial security and collaborating with you in support of your mission.

This Member Coverage Summary reflects the successful negotiations with multiple markets to obtain cost-effective terms, conditions and pricing for approval by the POOL Board on behalf of all Members.

As owners of the POOL, you approved the extensive risk management services, such as POOL/PACT HR services including its training courses and ELearning modules on important HR topics. Enrollment in POOL's ELearning programs including Target Solutions Fire/EMS training, KnowBe4 email security training continues to reach an increasing number of employees for convenient and cost-effective learning. Our ongoing focus on law enforcement policies and practices targeted jail and road operations with onsite and virtual assessments and sample policies.

We encourage you to discuss the POOL's services with staff and your agent. We regularly update our website and encourage you to visit [www.poolpact.com](http://www.poolpact.com) to utilize a growing base of HR and risk management information in the resource libraries. While there, look for the POOL Coverage documents, board and committee agendas and minutes.

Thanks to all Member volunteers who serve on our boards and committees. These volunteers do a superb job of representing the interests of the Members of your POOL.

Sincerely,

Wayne Carlson  
Executive Director  
Nevada Public Agency Insurance Pool



## NEVADA PUBLIC AGENCY INSURANCE POOL COVERAGE SUMMARY

| RENEWAL PROPOSAL | COVERAGE PERIOD                             | NAMED ASSURED    | MAINTENANCE DEDUCTIBLE |
|------------------|---------------------------------------------|------------------|------------------------|
|                  | 07/01/2025 –<br>07/01/2026<br>Standard Time | Fernley, City of | \$2,000                |

### Property Coverage

| Coverage | Limit per Loss |                           |
|----------|----------------|---------------------------|
| Property | \$300,000,000  | Per Schedule of Locations |

The following sub-limits apply to Section V. C. Extensions of Property Coverage:

|                                    |                                                                  |
|------------------------------------|------------------------------------------------------------------|
| Accounts Receivable                | \$5,000,000 per loss                                             |
| Arson Reward                       | 10% up to \$25,000 per loss                                      |
| Debris Removal - Mold/ Asbestos    | \$100,000                                                        |
| Earthquake                         | \$150,000,000 aggregate                                          |
| Flood                              | \$150,000,000 aggregate<br>\$25,000,000 aggregate - Flood Zone A |
| Equipment Breakdown                | \$100,000,000 per loss                                           |
| • Loss of Income & Extra Expense   | included                                                         |
| • Hazardous Substance Coverage     | \$250,000 per loss                                               |
| • Spoilage Coverage                | \$250,000 per loss                                               |
| • Data Restoration                 | \$100,000 per loss                                               |
| • Electrical Risk Improvements     | \$10,000                                                         |
| Expediting Expenses                | \$25,000 per loss                                                |
| Unintentional Errors and Omissions | \$5,000,000 per loss                                             |
| Money and Securities               | \$500,000 per loss                                               |
| Ordinance or Law – LEED Building   | \$500,000                                                        |
| Agreed Value Vehicles              | Per Attachment D, if applicable                                  |





## NEVADA PUBLIC AGENCY INSURANCE POOL COVERAGE SUMMARY

### Liability Coverage

The Limits of Liability are as *follows*:

| Coverage                                                                           | Limit per<br><b>Named Assured</b>                      | Annual Aggregate Limit<br>per <b>Named Assured</b> |
|------------------------------------------------------------------------------------|--------------------------------------------------------|----------------------------------------------------|
| <b>Per Event</b>                                                                   | <b>\$10,000,000</b>                                    | <b>\$10,000,000</b>                                |
| <i>All Sublimits are a part of and not in addition to the Limits of Liability.</i> |                                                        |                                                    |
| <i>Liability Sublimits:</i>                                                        |                                                        |                                                    |
| • Additional Assured (Lessors)<br>(Section I, item 2)                              | \$2,000,000                                            |                                                    |
| • Weed Spray Property<br>Damage (Section IV, item 3<br>(B) (2) (ix))               | \$250,000                                              | \$250,000                                          |
| • Emergency Response to<br>Pollution (Section IV, item 3<br>(B) (2) (v))           | \$1,000,000                                            | \$1,000,000                                        |
| • Criminal Defense Fees and<br>Costs (Section VI, part C, item<br>4)               | \$50,000                                               | \$50,000                                           |
| • Defense for Regulatory<br>Agency Actions (Section VI,<br>part C, item 16)        | \$50,000                                               |                                                    |
| <b>Sexual Abuse Sublimit</b><br>(Section VI, part C, item 21)                      | <b>\$2,500,000</b>                                     | <b>\$2,500,000</b>                                 |
| <i>Retroactive Date</i>                                                            | <i>May 1, 1987 except as<br/>shown in Attachment C</i> |                                                    |



## NEVADA PUBLIC AGENCY INSURANCE POOL COVERAGE SUMMARY

### Cyber Risk Coverage Form

| FORM NUMBER                                                                                         | COVERAGE PERIOD                                      | NAMED ASSURED                                                          | MAINTENANCE DEDUCTIBLE                                             |
|-----------------------------------------------------------------------------------------------------|------------------------------------------------------|------------------------------------------------------------------------|--------------------------------------------------------------------|
| CRCF 202526                                                                                         | 07/01/2025 – 07/01/2026<br>12:01 A.M., Standard Time | Per Attachment A                                                       | 10%, up to \$25,000                                                |
| <b>CYBER SECURITY RISK COVERAGE</b>                                                                 |                                                      |                                                                        |                                                                    |
| <b>PART ONE: Terms and Conditions</b>                                                               |                                                      |                                                                        |                                                                    |
| <b>SECURITY RISK COVERAGE LIMITS</b>                                                                |                                                      | Limit per <b>Named Assured</b><br>Per <b>PRIVACY OR SECURITY EVENT</b> | Annual Aggregate Limit<br>Per All <b>Named Assureds</b>            |
| PART TWO: Third-Party Liability Coverage Limits                                                     |                                                      | \$1,000,000                                                            | \$1,000,000 up to \$15,000,000 aggregate all POOL Members combined |
| <b><i>The following sublimits are a part of and not in addition to the Limits of Liability:</i></b> |                                                      |                                                                        |                                                                    |
| PART THREE: First-Party Event Management and Network Interruption Coverage Limit                    |                                                      | \$250,000                                                              |                                                                    |
|                                                                                                     |                                                      |                                                                        |                                                                    |
| Proof of Loss Preparation Costs (as defined, Separate Limit)                                        |                                                      | \$50,000                                                               |                                                                    |
| Retroactive Date                                                                                    |                                                      |                                                                        | July 1, 2013                                                       |



## NEVADA PUBLIC AGENCY INSURANCE POOL COVERAGE SUMMARY

### Environmental Liability Coverage

The Limits of Liability are as follows:

|            |                                                                              |
|------------|------------------------------------------------------------------------------|
| Coverage A | Third Party Claims for Bodily Injury, Property Damage or Remediation Expense |
| Coverage B | First Party Remediation Expense                                              |
| Coverage C | Emergency Response Expense                                                   |
| Coverage D | Business Interruption                                                        |

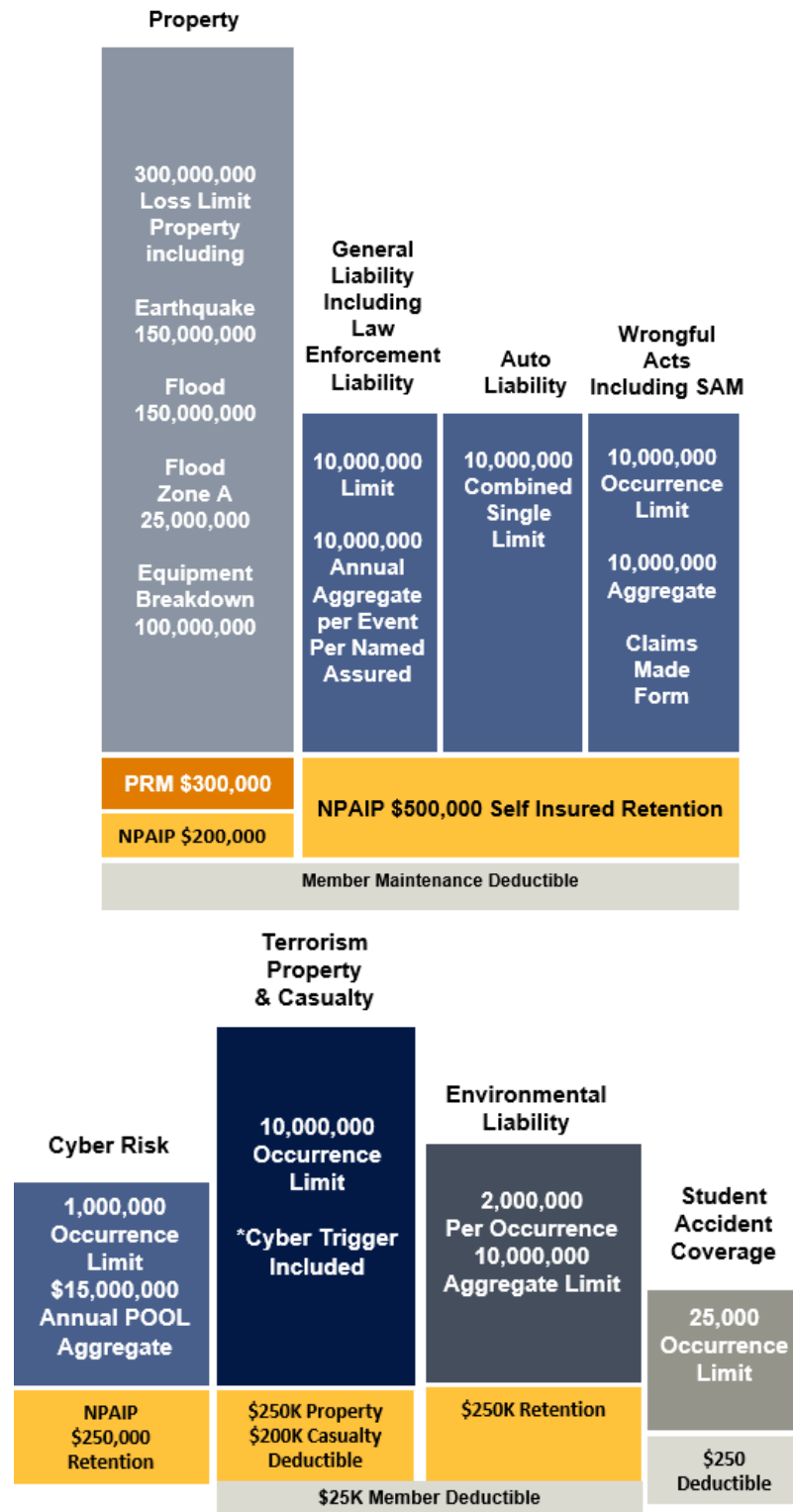
| COVERAGE | DEDUCTIBLE | EACH INCIDENT<br>LIMIT | AGGREGATE<br>LIMIT |
|----------|------------|------------------------|--------------------|
| A,B,C    | \$25,000   | \$2,000,000            | \$10,000,000       |

| COVERAGE | DEDUCTIBLE | BUSINESS<br>INTERRUPTION LIMIT<br>(Days) | BUSINESS<br>INTERRUPTION<br>LIMIT (\$) |
|----------|------------|------------------------------------------|----------------------------------------|
| D        | 3 Days     | 365                                      | \$2,000,000                            |





## NPAIP 2025 - 2026 Program Structure





**NEVADA PUBLIC AGENCY INSURANCE POOL COVERAGE SUMMARY**

**Member Contribution:**

|                                                        |                     |
|--------------------------------------------------------|---------------------|
| <b>Total Cost:</b>                                     | <b>\$362,649.90</b> |
| <b>Agent Compensation:</b>                             | <b>\$25,379.28</b>  |
| <b>Total Program Cost Including All POOL Services:</b> | <b>\$388,029.17</b> |



## NEVADA PUBLIC AGENCY INSURANCE POOL COVERAGE SUMMARY

The current Property market conditions have softened a little over last year and the economic inflation is not as hard felt. With the market conditions listed below, contributions are mainly reflecting changes in exposures, such as Total Insured Values, Number of Employees, Amount of Payroll, Number of Law Enforcement, Number of Students, Firefighters, EMT's, and the Number of Vehicles (below is a breakdown of your application exposures year-over-year).

For All Members Property, NPAIP obtained a favorable rate decrease compared to expiring, due to our long-term relationship in the London Market.

Municipality Liability for NPAIP continues to be impacted by adverse loss development related to social inflation, law enforcement and climate change.

The School Liability for NPAIP continues to be impacted by large settlements due to Wrongful Acts including Sexual Abuse and Molestation.

### Coverage:

|                         |         |
|-------------------------|---------|
| Maintenance Deductible: | \$2,000 |
|-------------------------|---------|

|                         | 2024         | 2025         | Percent (%) Change |
|-------------------------|--------------|--------------|--------------------|
| Program Cost Comparison | \$342,457.19 | \$388,029.17 | 13.31%             |

### Key Exposures:

|                      | 2024         | 2025         | Percent (%) Change |
|----------------------|--------------|--------------|--------------------|
| Payroll              | \$5,007,664  | \$5,416,414  | 8.16%              |
| Total Insured Values | \$68,585,223 | \$80,109,049 | 16.80%             |
| Auto Count           | 67           | 74           | 10.45%             |
| Law Enforcement      | 1            | 1            | 0.00%              |
| Employees            | 78           | 80           | 2.56%              |
| EMT's                | 0            | 0            | 0.00%              |
| Student ADA          | 0            | 0            | 0.00%              |
| Teachers             | 0            | 0            | 0.00%              |



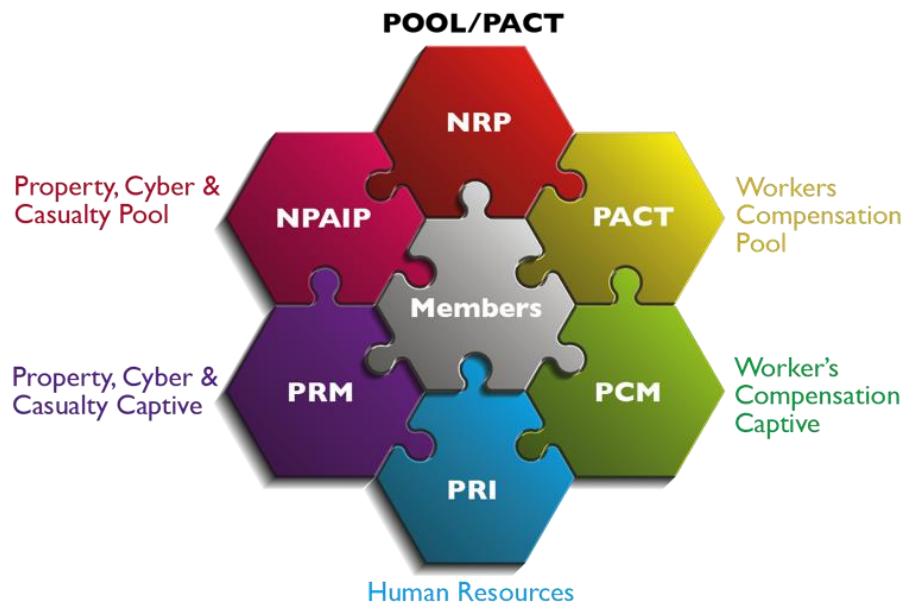
## POOL/PACT – HERE FOR YOU

### Members Helping Members

In 1987, four Nevada counties formed their own risk sharing pool. Now over thirty years later, the majority of Nevada's public entities remain committed to each other and the mission of their risk pool organization. POOL/PACT continues to excel in providing an unparalleled level of service to our members. Our mission seeks to help members manage their risks so they can serve the public effectively.

The POOL Board is comprised of dedicated, hardworking, and ethical Member leaders focused on public risk management. They continue to do an excellent job of representing the interests of the Member-owners of POOL/PACT.

Our members continue to see great value in being part of POOL/PACT because of extensive services, which keeps membership retention strong. POOL/PACT encourages you to discuss the services we offer with your insurance agent – its valued partner in the POOL program.



### POOL Executive Committee

Josh Foli - Chair (Lyon County)  
Kim Todd – Director (Eureka County)  
Amanda Osborne - Director (Elko County)  
Dan Murphy – Vice Chair (Pershing Co.SD)  
Gina Rackley – Fiscal Officer (Humboldt Co)  
Ann Cyr - Director (Carson City SD)  
Scott Lindgren - Director (TDFPD)

### PACT Executive Committee

Paul Sikora - Chair (Boulder City)  
Russell Klein – Vice Chair (Lander CSD)  
Amana Osborne - Trustee (Elko County)  
Josh Foli – Fiscal Officer (Lyon County)  
Robyn Dunckhorst - Trustee (Humboldt GH)  
Alicia Heiser - Trustee (City of Winnemucca)  
Joe Westerlund – Trustee (Town of Tonopah)



## **RISK MANAGEMENT BENEFITS AND SERVICES**

### **POOL/PACT ENTERPRISE RISK MANAGEMENT COMMITTEE**

Develops, administers, and supervises Risk Management policy, procedure, and planning • Supports innovative risk reduction and/or mitigation programs • Develops and administers risk control techniques to reduce the frequency and severity of losses

### **ENTERPRISE RISK MANAGEMENT EXCELLENCE PROGRAM**

A voluntary program developed to assist POOL/PACT members achieve operational excellence in the delivery of public service through effective risk management • Develops understanding of Enterprise Risk Management – that risk management efforts of one department have a direct impact, either positive or negative, on the enterprise as a whole

### **RISK MANAGEMENT GRANT PROGRAM**

Educational Grants supporting risk management education and training opportunities • Risk Management Grants for risk management/mitigation projects or acquisitions • Visit [www.poolpact.com/risk-grant.asp](http://www.poolpact.com/risk-grant.asp) for more information

### **ONLINE SAFETY TRAINING**

Active Shooter Response • Asbestos Awareness Training • Aversive Interventions • Back Safety in the Workplace • Bloodborne Pathogens Awareness • The Complex Quadriplex of Lifeguard Blindness • Cybersecurity Awareness • Ransomware Awareness • Defensive Driving • FERPA • GHS - Hazard Communication • Heat-Related Illness • HIPAA Privacy Rule • Lock-Out, Tag-Out • Mandatory Child Abuse Reporting Laws • MRSA Awareness for Correctional Employees • MRSA Awareness in Hospitals • Nevada Ethics in Government Law • Office Ergonomics • Open Meeting Law • OSHA – Rights and Responsibilities • Pool Chemical Safety • Slips, Trips, and Falls • Strip Search Training • Students in Transition • Sub-Administrator Training • Surviving an Active Shooter • Teaching Science Safely • Transporting Students with Special Needs • MSDSONline (SDS management)

### **LAW ENFORCEMENT AND FIRE PROTECTION**

Partnership with Legal Liability Risk Management Institute (LLRMI) to provide Best-practice Road and Detention Operation Policies and Procedures • Detention Facility Assessments and Reports • Team Approach to Address Individual Needs Through Network of Subject Matter Experts in Law Enforcement, Jails/Corrections, Public Safety, and Criminal Justice • TargetSolutions Fire and EMS Training Platform • Mental Health – Fit for Retirement Wellness

### **SWIMMING POOL SAFETY POLICIES, INSPECTIONS, AND TRAINING**

Aquatic Facility Assessment and Report • Annual Aquatic Risk Management Seminar • Best-practice Aquatic Facility Policy and Lifeguard Manual Templates

### **CYBERSECURITY TRAINING AND POLICIES**

Onsite Passive Network Assessments (PNA) • Best-practice Data Security Policy Templates • Quarterly Cybersecurity Hot-Topic Webinars • Annual Cybersecurity Summit • KnowB4 Phishing Awareness Campaigns and Training • KnowB4 Cybersecurity Newsletter • Cyber Incident Response Plan Templates • Individualized Data- and Cybersecurity Advice and Support

### **SCHOOL DISTRICT EMERGENCY OPERATIONS PLANS, TRAINING, AND POLICIES**

NRS-required Emergency Operation Plans (EOP) • Annual EOP updates • Emergency Management and Response Training • School Safety Training based on FEMA Guide for High Quality School Emergency Operations Plans • Hazard and Vulnerability Assessments and Reports

### **SITE SAFETY INSPECTIONS, TRAININGS, AND AUDITS**

Playground & Parks Safety Surveys • Workstation Ergonomic Evaluations • Confined Space Risk Assessments • Facility Surveys • Fire Extinguisher Education • Respirator Fit Testing and Education • CPR/First Aid/AED • Accident Investigation Training • Back Safety and Lifting • Defensive and Distracted Driver Education • Workplace Violence • Personal Protective Equipment • Emergency Preparedness • OSHA Compliance Training • Written Workplace Safety Plan Training • Safety Committee Formation and Operation • Wellness/Health Education and Training

### **For More Information, Contact:**

Marshall Smith, Risk Manager ([marshallsmith@poolpact.com](mailto:marshallsmith@poolpact.com)) or Jarrod Hickman, Risk Management Specialist ([jarrodhickman@poolpact.com](mailto:jarrodhickman@poolpact.com)); (775) 885-7475; or visit [www.poolpact.com](http://www.poolpact.com).



## **PROGRAMS AND SERVICES AVAILABLE TO POOL/PACT MEMBERS**



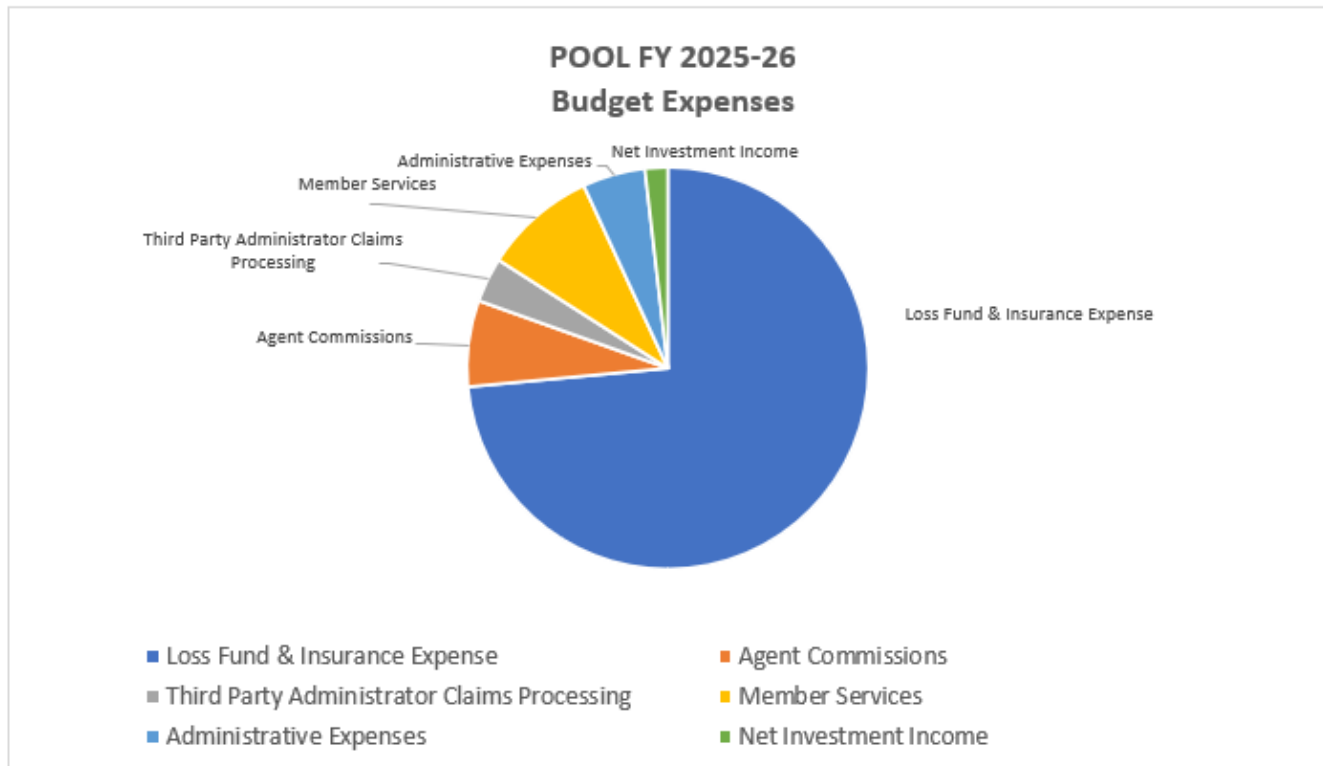
### **POOL/PACT HUMAN RESOURCES MEMBER SERVICES**

A variety of services are offered through POOL/PACT HR. We work with each member individually to address their specific HR-related needs and reduce liability. The basic services include:

- Consultation with members to manage and resolve critical employment-related issues to include identifying options, providing step-by-step guidance, monitoring progress, and answering questions.
- In-person and virtual instructor-led training courses, workshops, and certificate programs.
- eLearning courses available 24/7.
- Webinars on HR-related topics.
- On-site assessments of members' HR practices with recommendations.
- Communication issued as "Alerts" to inform members of significant HR-related law or practice changes.
- On-site HR Briefings tailored to specific needs/requests of members.
- Sample personnel policies which may be adopted for use by members.
- Sample job description templates and numerous HR forms that can be tailored for use by members.
- Salary schedule database available on our website for member reference.
- Summary of HR-related legislation produced each legislative session.
- HR scholarships to assist member HR representatives in attaining nationally recognized HR certifications.
- Annual HR Conference providing HR representatives and CEOs valuable information on communication, leadership, and legal compliance.



## POOL 2025-2026 APPROVED BUDGET AND EXPENSES



| POOL Budget FY 25-26                        | Approved Budget      | % Allocation  |
|---------------------------------------------|----------------------|---------------|
| Loss Fund & Insurance Expense               | \$ 22,379,752        | 77.0%         |
| Agent Commissions                           | \$ 1,974,871         | 6.8%          |
| Third Party Administrator Claims Processing | \$ 865,822           | 3.0%          |
| Member Services                             | \$ 2,151,757         | 7.4%          |
| Administrative Expenses                     | \$ 1,487,327         | 5.1%          |
| Building Cost                               | \$ 196,263           | 0.7%          |
| <b>Total Budget</b>                         | <b>\$ 29,055,791</b> | <b>100.0%</b> |



## POOL/PACT CONTACTS

### **Nevada Risk Pooling (NRP)** (775) 885-7475

Wayne Carlson, Executive Director, ext 132  
[waynecarlson@poolpact.com](mailto:waynecarlson@poolpact.com)

Alan Kalt, Chief Financial Officer, ext 128  
[akalt@poolpact.com](mailto:akalt@poolpact.com)

Marshall Smith, Risk Manager, ext 104  
[marshallsmith@poolpact.com](mailto:marshallsmith@poolpact.com)

Jarrold Hickman, Risk Manager, ext 133  
[jarroldhickman@poolpact.com](mailto:jarroldhickman@poolpact.com)

Mike Van Houten, eLearning Administrator, ext 101  
[eLearning@poolpact.com](mailto:eLearning@poolpact.com)

Stephen Romero, Member Relations Manager, ext 110  
[stephenromero@poolpact.com](mailto:stephenromero@poolpact.com)

Jennifer Turner, Admin Data Analyst, ext 129  
[jenniferturner@poolpact.com](mailto:jenniferturner@poolpact.com)

Beck Freeman, Admin Assistant, ext 125  
[beckfreeman@poolpact.com](mailto:beckfreeman@poolpact.com)

### **Pooling Resources, Inc. (POOL/PACT HR)** (775) 887-2240

Stacy Norbeck, General Manager, ext 107  
[stacynorbeck@poolpact.com](mailto:stacynorbeck@poolpact.com)

Ashley Creel, Sr. HR Business Partner, ext 105  
[ashleycreel@poolpact.com](mailto:ashleycreel@poolpact.com)

Lessly Monroy, Sr. HR Business Partner, ext 108  
[Lesslymonroy@poolpact.com](mailto:Lesslymonroy@poolpact.com)

Sean Moyle, Sr. HR Business Partner, ext 103  
[seanmoyle@poolpact.com](mailto:seanmoyle@poolpact.com)

Andrea Laughlin, HR Analyst, ext 113  
[andrealaughlin@poolpact.com](mailto:andrealaughlin@poolpact.com)

### **Davies Claims Solutions**

Donna Squires, Claims Manager  
(775) 329-1181  
[Donna.squires@us.davies-group.com](mailto:Donna.squires@us.davies-group.com)

Margaret Malzahn, WC Claims Supervisor  
(775) 329-1181  
[Margaret.malzahn@us.davies-group.com](mailto:Margaret.malzahn@us.davies-group.com)





## NPAIP MEMBERSHIP

### Counties:

Carson City  
Churchill County  
Elko County  
Esmeralda County  
Eureka County  
Humboldt County  
Lander County  
Lincoln County  
Lyon County  
Mineral County  
Pershing County  
Storey County  
White Pine County

### Cities:

Boulder City  
City of Caliente  
City of Carlin  
City of Elko  
City of Ely  
City of Fernley  
City of Lovelock  
City of Sparks  
City of Wells  
City of West Wendover  
City of Winnemucca  
City of Yerington

### Towns:

Town of Gardnerville  
Town of Genoa  
Town of Minden  
Town of Round Mountain  
Town of Tonopah

### School Districts:

Carson City School District  
Churchill County School District  
Douglas County School District  
Elko County School District  
Esmeralda County School District  
Eureka County School District  
Humboldt County School District  
Lander County School District  
Lincoln County School District  
Lyon County School District  
Mineral County School District  
Nye County School District  
Pershing County School District  
Storey County School District  
White Pine County School District

### Fire Districts:

Moapa Valley Fire Protection District  
Mt. Charleston Fire Protection District  
North Lake Tahoe Fire Protection District  
North Lyon County Fire Protection District  
Pahranagat Valley Fire District  
Tahoe Douglas Fire Protection District  
Washoe County Fire Suppression  
White Pine Fire District

### Others:

Central Nevada Health District  
Central Nevada Historical Society  
Central Nevada Regional Water Authority  
Community Chest, Inc  
Consolidated Agencies of Human Services  
County Fiscal Officers Association of Nevada  
Douglas County Redevelopment Agency  
Eight Judicial District  
Elko Central Dispatch  
Elko Convention & Visitors Authority  
Humboldt River Basin Water Authority  
Lincoln County Regional Development  
Mineral County Housing Authority  
Nevada Association of Counties  
Nevada Association of School Superintendents  
Nevada Commission for the Reconstruction of the V & T Railway  
Nevada League of Cities  
Nevada Risk Pooling, Inc.  
Nevada Rural Housing Authority  
Nevada Volunteers  
NevadaWorks  
Pooling Resources, Inc.  
Regional Transportation Commission of Washoe County  
Truckee Meadows Regional Planning Agency  
U.S. Board of Water Commissioners  
Virginia City Tourism Convention  
Western Nevada Regional Youth Center  
White Pine County Tourism

### Special Districts:

Alamo Water & Sewer District  
Amargosa Library District  
Baker Water and Sewer  
Battle Mountain Hospital  
Beatty Library District  
Beatty Water & Sanitation District  
Canyon General Improvement District  
Carson-Truckee Water Conservancy District  
Carson Water Subconservancy District  
Cave Rock Estates GID  
Churchill County Mosquito, Vector and Weed Control District  
Churchill Area Regional Transportation

### Special Districts (continue):

Douglas County Mosquito District  
Douglas County Sewer  
East Fork Swimming Pool District  
Elko County Agricultural Association  
Elko TV District  
Fernley Swimming Pool District  
Gardnerville Ranchos General Improvement District  
Gerlach General Improvement District  
Humboldt General Hospital  
Incline Village General Improvement District  
Indian Hills General Improvement District  
Kingsbury General Improvement District  
Lakeridge General Improvement District  
Lincoln County Water District  
Logan Creek Estates General Improvement District  
Lovelock Meadows Water District  
Marla Bay General Improvement District  
Mason Valley Swimming Pool District  
McGill Ruth Sewer and Water  
Minden Gardnerville Sanitation District  
Moapa Valley Water District  
MT Grant General Hospital  
Nevada Association of Conservation Districts  
Nevada Association of School Boards  
Nevada Association of School Superintendents  
Nevada Tahoe Conservation District  
Northern Nye County Hospital District  
Pahrump Library District  
Palomino Valley General Improvement District  
Pershing County Water Conservation District  
Sierra Estates General Improvement District  
Silver Springs General Improvement District  
Silver Springs Stagecoach Hospital  
Skyland General Improvement District  
Smoky Valley Library District  
Southern Nevada Area Communication Council  
Stagecoach General Improvement District  
Sun Valley General Improvement District  
Tahoe Douglas District  
Topaz Ranch General Improvement District  
Tahoe Reno Industrial General Improvement District  
Tonopah Library District  
Truckee Meadows Water Reclamation Facility  
Walker Basin Conservancy  
Walker River Irrigation District  
Washoe County Water Conservation District  
West Wendover Recreation District  
Western Nevada Development District  
White Pine Television District #1  
Zephyr Cove General Improvement District  
Zephyr Heights General Improvement District

**THANK YOU  
FOR YOUR  
MEMBERSHIP!**



# CITY OF FERNLEY

## City Council AGENDA REPORT

**Meeting Date: June 4, 2025**

**REPORT TO:** Mayor and City Council

**REPORT FROM:** Charity Birkel, Building Official

**FINANCIAL IMPACT:**

Yes: No: x

**CURRENTLY BUDGETED:**

Yes: X No:

**FUND/ACCOUNT:**

N/A

**ACTION REQUESTED:** Ordinance

**AGENDA ITEM:**

First reading and consideration of Bill 360, a general ordinance adopting the 2024 International Code Council (ICC) series, the 2023 National Electric Code, and the 2024 Northern Nevada Chapter of the International Code Council amendments, which will amend the City of Fernley Municipal Code, Title 8. Chapter 2, Buildings and Building Regulations and Building and Construction.

**AGENDA ITEM BRIEF:**

First reading and consideration of Bill 360, a general ordinance adopting the 2024 International Code Council (ICC) series, the 2023 National Electric Code, and the 2024 Northern Nevada Chapter of the International Code Council amendments, which will amend the City of Fernley Municipal Code, Title 8. Chapter 2, Buildings and Building Regulations and Building and Construction.

**RECOMMENDED MOTION:**

No motion required, as this is a first reading.

**BUSINESS IMPACT (per NRS Chapter 237):**

A business impact statement is not required.

**See attached report for background, analysis, alternatives.**

**ALTERNATIVES:**

N/A

**BACKGROUND:**

It is an existing City of Fernley Ordinance (FMC 8.02.12) to adopt and implement the most recent coordinated set of codes as published by the International Code Council within 18 months of the publication of the codes. Adoption of the latest codes aids in maintaining our Building Code Effectiveness Grading Schedule (BCEGS) rating as classified by Insurance Services Office, Inc. (ISO). This rating is used by the insurance industry for underwriting and premium development programs for residential and commercial properties. This rating was subject to a survey last year and is subject to regression from Class 5 to Class 6 if the newest codes are not adopted, possibly impacting insurance rates for all City of Fernley property owners.

**RELEVANT LAWS, STATUTES, AND REGULATIONS:**

NRS 244.105 FMC 8.02.12

**FINANCIAL IMPLICATIONS:**

N/A

**ATTACHMENTS:**

1. BILL # , Ordinance
2. Adopted Codes 2024
3. 2024 NNICC\_Code\_Amendments\_Final\_2-20-2025

**BILL NO. 360**

**CITY OF FERNLEY**

**ORDINANCE # 2025-\_\_**

**CITY OF FERNLEY**

**AN ORDINANCE AMENDING THE CITY OF FERNLEY MUNICIPAL CODE TITLE 8  
CHAPTER 2 ADOPTING THE 2024 INTERNATIONAL BUILDING CODE SERIES,  
2023 NATIONAL ELECTRIC CODE, AND THE 2024 NORTHERN NEVADA  
INTERNATIONAL CODE COUNCIL AMENDMENTS.**

**THE CITY COUNCIL OF THE CITY OF FERNLEY DOES HEREBY ORDAIN:**

That the Fernley Municipal Code, Title 8, Chapter 2 is hereby amended to adopt the 2024 International Building Code series, 2023 National Electric Code, 2024 Uniform Plumbing Code, 2024 Uniform Mechanical Code and the 2024 Northern Nevada International Code Council Amendments. The list of codes hereby adopted and relevant Northern Nevada ICC amendments are attached and incorporated herein as Exhibit A.

PROPOSED on the 6th day of June 2025.

PASSED, APPROVED and ADOPTED this 6th day of June 2025, by the following vote of the Council:

Ayes: \_\_\_\_\_ Nays: \_\_\_\_\_ Abstentions: \_\_\_\_\_ Absent: \_\_\_\_\_

FERNLEY CITY COUNCIL

By: \_\_\_\_\_

Neal E. McIntyre, Mayor

Date: \_\_\_\_\_

Attest By: \_\_\_\_\_

Date: \_\_\_\_\_

Kimberly Swanson, City Clerk

**TITLE 8  
CHAPTER 2  
BUILDING AND CONSTRUCTION**

**Sec. 8.02.01 Codes adopted; amended.**

- (a) Codes Adopted: City of Fernley does hereby adopt, pursuant to NRS 244.105, in whole the following construction codes and specialized codes, which will be collectively known as the City of Fernley Building Codes:
- (1) International Building Code, 2024 Edition.
  - (2) International Residential Code, 2024 Edition.
  - (3) International Mechanical Code, 2024 Edition.
  - (4) International Fire Code, 2024 Edition
  - (5) International Property Maintenance Code, 2024 Edition.
  - (6) National Electric Code, 2023 Edition
  - (7) International Fuel Gas Code, 2024 Edition.
  - (8) International Energy Conservation Code, 2024 Edition.
  - (9) International Existing Building Code, 2024 Edition.
  - (10) Uniform Mechanical Code, 2024 Edition.
  - (11) Uniform Plumbing Code, 2024 Edition.
  - (12) 2024 Northern Nevada Amendments by NNICC.

# 2024 NORTHERN NEVADA CODE AMENDMENTS

2024 International Building Code  
2024 International Existing Building Code  
2024 International Energy Conservation Code  
2024 International Residential Code  
2023 National Electrical Code  
2024 International Fuel Gas Code  
2024 International Mechanical Code  
2024 Uniform Mechanical Code  
2024 Uniform Plumbing Code



**Published by the Northern Nevada Chapter of the International Code Council on  
February 20, 2025**

## Participating jurisdictions in the production of this document

### **Carson City**

108 E. Proctor St.  
Carson City, NV 89701

### **Churchill County**

155 N. Taylor Street  
Fallon, NV 89406

### **City of Elko**

1751 College Avenue  
Elko, NV 89801

### **City of Fernley**

595 Silver Lace Blvd  
Fernley, NV 89408

### **City of Reno**

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### **City of Sparks**

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### **Douglas County**

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## Participating organizations in the production of this document

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| Certified Structure Inspector  | Construction Materials Engineer                |
| CORE Construction              | CWX Architects                                 |
| D&D Plumbing                   | Desert Wind Homes                              |
| DR Horton                      | ENGEO                                          |
| Frame Architecture, Inc.       | Jensen Engineering, Inc.                       |
| Lennar Reno LLC                | National Electrical Manufacturers Association  |
| Nevada Builders Alliance       | New Fields                                     |
| PK Electrical                  | Plumbing Heating Cooling Contractors of Nevada |
| Raglen System Balance, Inc     | RHP Mechanical Systems                         |
| Savage & Sons Inc              | Southwest Gas Corporation                      |
| Summit Engineering Corporation | The Happy Outlet, LLC                          |



## Preface

This document contains amendments to the following codes published by the International Code Council, Inc., the National Fire Protection Association, and the International Association of Plumbing and Mechanical Officials. These amendments were made by the participating jurisdictions and industry members listed above, with support from the Northern Nevada Chapter of the International Code Council. The amendments apply to the following codes:

- 2024 International Building Code
- 2024 International Existing Building Code
- 2024 International Energy Conservation Code
- 2024 International Residential Code
- 2023 National Electrical Code
- 2024 International Fuel Gas Code
- 2024 International Mechanical Code
- 2024 Uniform Mechanical Code
- 2024 Uniform Plumbing Code

This document is hereafter referred to as the 2024 Northern Nevada Code Amendment and is prepared for adoption by reference by the local Authority Having Jurisdiction. These provisions shall not be considered enacted as part of the code unless they are formally adopted and codified by the local Authority Having Jurisdiction.

Notes:

- Deleted language in the base code has been ~~stricken through~~.
- Added language to the code section has been underlined.
- The entire section amended has been shown for context.

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# International Building Code (IBC)

## Section 202 Definitions

*Amend Section 202 to read as follows:*

**High-rise building.** A *building* with an occupied floor or occupied roof located more than ~~75~~ 55 feet (22-860 16,764 mm) above the lowest level of fire department vehicle access.

**International Electrical Code.** The Electrical Code, whether the National Electrical Code or the International Electrical Code, as amended and adopted by the local jurisdiction.

**International Mechanical Code.** The Mechanical Code, whether the Uniform Mechanical Code or the International Mechanical Code as amended and adopted by the local jurisdiction.

**International Plumbing Code.** The Plumbing Code, whether the Uniform Plumbing Code or the International Plumbing Code, as amended and adopted by the local jurisdiction.

**International Fuel Gas Code.** The Fuel Gas Code, whether NFPA 54 or the International Fuel Gas Code, as amended and adopted by the local jurisdiction.

**Surcharge.** A vertical load imposed on the retained soil that may impose a lateral force in addition to the lateral earth pressure of the retained soil. Examples include:

- Sloped retained soil.
- Structure footings supported by the retained soil.
- Adjacent vehicle loads supported by the retained soil.

## Section 305.2 Group E, day care facilities

*Amend Section 305.2 to read as follows:*

**305.2 Group E, day care facilities.** This group includes *buildings* and *structures*, or portions thereof occupied by more than ~~five~~ six children older than 2½ years of age who receive educational, supervision or *personal care services* for fewer than 24 hours per day.

**305.2.1 Within Places of religious worship.** Rooms and spaces within *places of religious worship* providing such day care during religious functions shall be classified as part of the primary occupancy.

**305.2.2 ~~Five~~ Six or fewer children.** A *facility* having ~~five~~ six or fewer children receiving such day care shall be classified as part of the primary occupancy.

**305.2.3 ~~Five~~ Six or fewer children in a dwelling unit.** A *facility* such as the above within a *dwelling unit* and having ~~five~~ six or fewer children receiving such day care shall be classified as a Group R-3 occupancy or shall comply with the *International Residential Code*.

## Section 308.2 Institutional Group I-1

Add Section 308.2.5 to Section 308.2 to read as follows:

**308.2 Institutional Group I-1.** Institutional Group I-1 occupancy shall include *buildings, structures* or portions thereof for more than 16 *persons*, excluding staff, who reside on a *24-hour basis* in a supervised environment and receive *custodial care*. *Buildings* of Group I-1 shall be classified as one of the occupancy conditions specified in Section 308.2.1 or 308.2.2 and shall comply with Section 420. This group shall include, but not be limited to, the following:

- Alcohol and drug centers
- Assisted living *facilities*
- Congregate care *facilities*
- Group homes*
- Halfway houses
- Residential board and care *facilities*
- Social rehabilitation *facilities*

**308.2.1 Condition 1.** This occupancy condition shall include *buildings* in which all *persons* receiving *custodial care* who, without any assistance, are capable of responding to an emergency situation to complete building evacuation.

**308.2.2 Condition 2.** This occupancy condition shall include *buildings* in which there are any *persons* receiving *custodial care* who require *limited verbal or physical assistance* while responding to an emergency situation to complete *building* evacuation.

**308.2.3 Six to 16 persons receiving custodial care.** A facility housing not fewer than six and not more than 16 persons receiving custodial care shall be classified as Group R-4.

**308.2.4 Five or fewer persons receiving custodial care.** A *facility* with five or fewer persons receiving *custodial care* shall be classified as Group R-3 or shall comply with the *International Residential Code* provided an *automatic sprinkler system* is installed in accordance with Section 903.3.1.3 or Section P2904 of the *International Residential Code*.

**308.2.5 Board of Health.** All portions of a care facility which houses patients or residents which is classified by the State Board of Health as 'Category 2,' and which has an occupant load of more than 10 residents, is classified as an 'I-1' occupancy classification.



## Section 308.5 Institutional Group I-4, day care facilities

*Amend Section 308.5 to read as follows:*

**308.5 Institutional Group I-4, day care facilities.** Institutional Group I-4 occupancy shall include *buildings* and *structures* occupied by more than ~~five~~ six *persons* of any age who receive *custodial care* for fewer than 24 hours per day by *persons* other than parents or guardians, relatives by blood, marriage or adoption, and in a place other than the home of the *person* cared for. This group shall include, but not be limited to, the following:

Adult day care

Child day care

**308.5.1 Classification as Group E.** A child day care *facility* that provides care for more than ~~five~~ six but not more than 100 children 2 ½ years or less of age, where the rooms in which the children are cared for are located on a *level of exit discharge* serving such rooms and each of these child care rooms has an *exit* door directly to the exterior, shall be classified as Group E.

**308.5.2 Within a place of religious worship.** Rooms and spaces within *places of religious worship* providing such care during religious functions shall be classified as part of the primary occupancy.

**308.5.3 Five Six or fewer persons receiving care.** A *facility* having ~~five~~ six or fewer *persons* receiving *custodial care* shall be classified as part of the primary occupancy.

**308.5.4 Five Six or fewer persons receiving care in a dwelling unit.** A *facility* such as the above within a *dwelling unit* and having ~~five~~ six or fewer *persons* receiving *custodial care* shall be classified as a Group R-3 occupancy or shall comply with the *International Residential Code*.

## Section 310.2 Residential Group R-1

*Amend Section 310.2 to read as follows:*

**310.2 Residential Group R-1.** Residential Group R-1 occupancies containing *sleeping units* or more than two *dwelling units* where the occupants are primarily *transient* in nature, including:

*Boarding houses (transient)* with more than 10 occupants

Brothels

*Congregate living facilities (transient)* with more than 10 occupants

*Hotels (transient)*

*Motels (transient)*

*Lodging houses* with more than five *guestrooms*

## Group 311.2 Moderate-hazard storage, Group S-1

*Amend Section 311.2 to read as follows:*

**311.2 Moderate-hazard storage, Group S-1.** Storage Group S-1 occupancies are *buildings* occupied for storage uses that are not classified as Group S-2, including, but not limited to, storage of the following:

*Aerosol products*, Levels 2 and 3, aerosol cooking spray, plastic aerosol (PA3)  
Aircraft hangar (storage and repair)  
Bags: cloth, burlap and paper  
Bamboos and rattan  
Baskets  
Belting: canvas and leather  
Beverages over 20-percent alcohol content  
Books and paper in rolls or packs  
Boots and shoes  
Buttons, including cloth covered, pearl or bone  
Cardboard and cardboard boxes  
Clothing, woolen wearing apparel  
Cordage  
~~Dry boat storage (indoor)~~  
Furniture  
Furs  
Glues, mucilage, pastes and size  
Grains  
Horns and combs, other than celluloid  
Leather  
Linoleum  
Lithium-ion or lithium metal batteries  
Lumber  
Motor vehicle repair garages complying with the maximum allowable quantities of hazardous materials specified in Table 307.1(1) (see Section 406.8)  
Photo engravings  
Resilient flooring  
*Self-service storage facility* (mini-storage)  
Silks  
Soaps  
Sugar  
*Tires, bulk storage of*  
Tobacco, cigars, cigarettes and snuff  
Upholstery and mattresses  
Vehicle *repair garages* for vehicles powered by lithium-ion or lithium metal batteries  
Wax candles

## Section 403.5.4 Smokeproof enclosures

*Amend Section 403.5.4 to read as follows:*

**403.5.4 Smokeproof enclosures.** Every required *interior exit stairway* serving floors more than ~~75~~ 55 feet (~~22,860~~ 16,764 mm) above the lowest level of fire department vehicle access shall be a *smokeproof enclosure* in accordance with Sections 909.20 and 1023.12.

## Section 906 Portable fire extinguishers

*Delete to Section 906:*

Refer to the 2024 Editions of the International Fire Code and the 2024 Northern Nevada Fire Amendments.

## Section 910.2 Where required

*Amend Section 910.2 to read as follows:*

**910.2 Where required.** Smoke and heat vents or a mechanical smoke removal system shall be installed as required by Sections 910.2.1 and 910.2.2.

### Exceptions:

1. Frozen food warehouses used solely for storage of Class I and II commodities where protected by an *approved automatic sprinkler system*.
2. ~~Smoke and heat removal shall not be required in areas of buildings equipped with early suppression fast-response (ESFR) sprinklers.~~ Automatic smoke and heat vents are not required within areas of buildings equipped with early suppression fast-response (ESFR) sprinklers unless the area of Group F-1 or S-1 occupancy protected with the ESFR sprinklers has an exit access travel distance of more than 250 feet (76 200mmn).
3. Smoke and heat removal shall not be required in areas of *buildings* equipped with control mode special application sprinklers with a response time index of 50 (m x S)<sup>1/2</sup> or less that are *listed* to control a fire in stored commodities with 12 or fewer sprinklers.

## Section 1210.4 Baby changing tables

*Add Section 1210.4 to Section 1210 to read as follows:*

**1210.4 Baby changing tables.** Diaper changing tables are required to be installed in both male, female and other restrooms, in permanent buildings that contain public restrooms as defined in Chapter 29 of the 2024 IBC. Changing tables are required when any of the following occur: new buildings, tenant improvements, new restrooms, alteration of existing restrooms, new additions, change of uses that require updating existing restrooms with additions to those facilities. Shall meet the guidelines of 603.5, 309 and 902 of ANSI/ICC A117.1-2017.

**Exceptions:** A building or facility that does not have public restrooms or has been issued a permit or license which restricts the admission of children on the basis of age, shall be exempt from this requirement.

## **Section 1503.6 Snow shedding and impact areas**

*Add Section 1503.6 to Section 1503 to read as follows:*

**1503.6 Snow shedding and impact areas.** Snow shedding onto adjacent properties is prohibited. Snow shed impact areas shall be designed to contain shedding snow from structures and prevent snow from encroaching onto adjacent properties when ground snow loads exceed 154 p<sub>g</sub> when located in Washoe County or Carson City or exceeds 69 p<sub>g</sub> when located in Storey County. The roof and eaves of all structures shall be designed so that snow shed impact areas will not occur in or on required exits, parking areas, driveways, LPG storage tanks, walkways, and public areas.

**Exception:** The snow shed impact area may be reduced provided an engineered snow restraint system, designed in accordance with this code, is incorporated into the roof design and the roof drainage system.

## **Section 1608.2 Ground snow loads**

*Amend Section 1608.2 to read as follows:*

**Section 1608.2 Ground snow loads.** The ground snow loads for structures shall be determined in accordance with the reliability-targeted (strength based) ground snow load values in Chapter 7 of ASCE & or Figures 1608.2(1) through 1608.2(4) for the contiguous United States and Table 1608.2 for Alaska. Site-specific case studies shall be determined in accordance with Chapter 7 of ASCE 7 and shall be approved by the building official. Snow loads are zero for Hawaii, except in mountainous regions as approved by the building official. The snow loads for elevations above 4500 feet shall be taken from Table 1608.2.1.

**Table 1608.2.1 Ground snow loads for Northern Nevada locations**

Add Table 1608.2.1 to read as follows:

**Table 1608.2.1**

**GROUND SNOW LOADS,  $P_g$ , FOR NORTHERN NEVADA LOCATIONS <sup>1,2,3,4</sup>**

| <u>Elevation</u><br><u>(feet)</u> | <u>West of U.S. 395,</u><br><u>Eastern Sierra Slope,</u><br><u>Carson City, Reno,</u><br><u>Washoe County*,</u><br><u>Douglas County and</u><br><u>West of S.R. 88.<sup>1</sup></u> |            |            |            | <u>East of U.S. 395 for</u><br><u>Carson City, Reno,</u><br><u>Sparks, Washoe</u><br><u>County*, Douglas</u><br><u>County and East of S.R.</u><br><u>88.<sup>1</sup></u> |            |            |            | <u>Lyon County,</u><br><u>City of Fernley</u> |            |            |            | <u>Storey County<sup>1</sup></u> |            |            |            | <u>All Nevada Counties*,</u><br><u>Lake Tahoe Basin,</u><br><u>Western Sierra Slope</u> |            |            |            |
|-----------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|------------|------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|------------|------------|-----------------------------------------------|------------|------------|------------|----------------------------------|------------|------------|------------|-----------------------------------------------------------------------------------------|------------|------------|------------|
|                                   | RISK CATEGORY                                                                                                                                                                       |            |            |            |                                                                                                                                                                          |            |            |            |                                               |            |            |            |                                  |            |            |            |                                                                                         |            |            |            |
|                                   | <u>I</u>                                                                                                                                                                            | <u>II</u>  | <u>III</u> | <u>IV</u>  | <u>I</u>                                                                                                                                                                 | <u>II</u>  | <u>III</u> | <u>IV</u>  | <u>I</u>                                      | <u>II</u>  | <u>III</u> | <u>IV</u>  | <u>I</u>                         | <u>II</u>  | <u>III</u> | <u>IV</u>  | <u>I</u>                                                                                | <u>II</u>  | <u>III</u> | <u>IV</u>  |
|                                   | Pg (Pounds Per Square Foot)                                                                                                                                                         |            |            |            |                                                                                                                                                                          |            |            |            |                                               |            |            |            |                                  |            |            |            |                                                                                         |            |            |            |
| <u>4500</u>                       | <u>35</u>                                                                                                                                                                           | <u>43</u>  | <u>48</u>  | <u>52</u>  | <u>35</u>                                                                                                                                                                | <u>43</u>  | <u>48</u>  | <u>52</u>  | <u>12</u>                                     | <u>15</u>  | <u>16</u>  | <u>18</u>  | <u>12</u>                        | <u>15</u>  | <u>16</u>  | <u>18</u>  |                                                                                         |            |            |            |
| <u>5000</u>                       | <u>35</u>                                                                                                                                                                           | <u>43</u>  | <u>48</u>  | <u>52</u>  | <u>35</u>                                                                                                                                                                | <u>43</u>  | <u>48</u>  | <u>52</u>  | <u>35</u>                                     | <u>43</u>  | <u>48</u>  | <u>52</u>  | <u>12</u>                        | <u>15</u>  | <u>16</u>  | <u>18</u>  |                                                                                         |            |            |            |
| <u>5100</u>                       | <u>47</u>                                                                                                                                                                           | <u>59</u>  | <u>65</u>  | <u>71</u>  | <u>36</u>                                                                                                                                                                | <u>45</u>  | <u>49</u>  | <u>54</u>  | <u>36</u>                                     | <u>45</u>  | <u>49</u>  | <u>54</u>  | <u>12</u>                        | <u>15</u>  | <u>16</u>  | <u>18</u>  |                                                                                         |            |            |            |
| <u>5200</u>                       | <u>60</u>                                                                                                                                                                           | <u>75</u>  | <u>82</u>  | <u>90</u>  | <u>38</u>                                                                                                                                                                | <u>48</u>  | <u>52</u>  | <u>57</u>  | <u>36</u>                                     | <u>45</u>  | <u>49</u>  | <u>54</u>  | <u>12</u>                        | <u>15</u>  | <u>16</u>  | <u>18</u>  |                                                                                         |            |            |            |
| <u>5300</u>                       | <u>74</u>                                                                                                                                                                           | <u>92</u>  | <u>101</u> | <u>110</u> | <u>39</u>                                                                                                                                                                | <u>49</u>  | <u>54</u>  | <u>59</u>  | <u>39</u>                                     | <u>49</u>  | <u>54</u>  | <u>59</u>  | <u>12</u>                        | <u>15</u>  | <u>16</u>  | <u>18</u>  |                                                                                         |            |            |            |
| <u>5400</u>                       | <u>86</u>                                                                                                                                                                           | <u>108</u> | <u>118</u> | <u>129</u> | <u>40</u>                                                                                                                                                                | <u>50</u>  | <u>55</u>  | <u>60</u>  | <u>40</u>                                     | <u>50</u>  | <u>55</u>  | <u>60</u>  | <u>12</u>                        | <u>15</u>  | <u>16</u>  | <u>18</u>  |                                                                                         |            |            |            |
| <u>5500</u>                       | <u>99</u>                                                                                                                                                                           | <u>123</u> | <u>136</u> | <u>148</u> | <u>43</u>                                                                                                                                                                | <u>53</u>  | <u>59</u>  | <u>64</u>  | <u>43</u>                                     | <u>53</u>  | <u>59</u>  | <u>64</u>  | <u>58</u>                        | <u>72</u>  | <u>79</u>  | <u>86</u>  |                                                                                         |            |            |            |
| <u>6000</u>                       | <u>163</u>                                                                                                                                                                          | <u>203</u> | <u>224</u> | <u>244</u> | <u>50</u>                                                                                                                                                                | <u>62</u>  | <u>68</u>  | <u>74</u>  | <u>50</u>                                     | <u>62</u>  | <u>68</u>  | <u>74</u>  | <u>80</u>                        | <u>100</u> | <u>110</u> | <u>120</u> | <u>252</u>                                                                              | <u>315</u> | <u>346</u> | <u>378</u> |
| <u>6500</u>                       | <u>196</u>                                                                                                                                                                          | <u>245</u> | <u>269</u> | <u>294</u> | <u>50</u>                                                                                                                                                                | <u>62</u>  | <u>68</u>  | <u>74</u>  | <u>50</u>                                     | <u>62</u>  | <u>68</u>  | <u>74</u>  | <u>103</u>                       | <u>129</u> | <u>142</u> | <u>155</u> | <u>269</u>                                                                              | <u>336</u> | <u>370</u> | <u>403</u> |
| <u>7000</u>                       | <u>229</u>                                                                                                                                                                          | <u>286</u> | <u>315</u> | <u>343</u> | <u>66</u>                                                                                                                                                                | <u>82</u>  | <u>90</u>  | <u>98</u>  | <u>66</u>                                     | <u>82</u>  | <u>90</u>  | <u>98</u>  | <u>103</u>                       | <u>129</u> | <u>142</u> | <u>155</u> | <u>286</u>                                                                              | <u>358</u> | <u>393</u> | <u>429</u> |
| <u>7500</u>                       | <u>246</u>                                                                                                                                                                          | <u>308</u> | <u>338</u> | <u>369</u> | <u>66</u>                                                                                                                                                                | <u>82</u>  | <u>90</u>  | <u>98</u>  | <u>66</u>                                     | <u>82</u>  | <u>90</u>  | <u>98</u>  | <u>103</u>                       | <u>129</u> | <u>142</u> | <u>155</u> | <u>303</u>                                                                              | <u>379</u> | <u>417</u> | <u>455</u> |
| <u>8000</u>                       | <u>262</u>                                                                                                                                                                          | <u>328</u> | <u>360</u> | <u>393</u> | <u>99</u>                                                                                                                                                                | <u>123</u> | <u>136</u> | <u>148</u> | <u>99</u>                                     | <u>123</u> | <u>136</u> | <u>148</u> | <u>103</u>                       | <u>129</u> | <u>142</u> | <u>155</u> | <u>320</u>                                                                              | <u>400</u> | <u>440</u> | <u>480</u> |
| <u>8500</u>                       | <u>278</u>                                                                                                                                                                          | <u>348</u> | <u>382</u> | <u>417</u> | <u>99</u>                                                                                                                                                                | <u>123</u> | <u>136</u> | <u>148</u> | <u>99</u>                                     | <u>123</u> | <u>136</u> | <u>148</u> | <u>103</u>                       | <u>129</u> | <u>142</u> | <u>155</u> | <u>338</u>                                                                              | <u>422</u> | <u>464</u> | <u>506</u> |
| <u>9000</u>                       | <u>310</u>                                                                                                                                                                          | <u>388</u> | <u>426</u> | <u>465</u> | <u>131</u>                                                                                                                                                               | <u>163</u> | <u>180</u> | <u>196</u> | <u>131</u>                                    | <u>163</u> | <u>180</u> | <u>196</u> | <u>131</u>                       | <u>163</u> | <u>180</u> | <u>196</u> | <u>378</u>                                                                              | <u>472</u> | <u>519</u> | <u>566</u> |
| <u>9500</u>                       | <u>343</u>                                                                                                                                                                          | <u>429</u> | <u>472</u> | <u>515</u> | <u>163</u>                                                                                                                                                               | <u>203</u> | <u>224</u> | <u>244</u> | <u>163</u>                                    | <u>203</u> | <u>224</u> | <u>244</u> | <u>138</u>                       | <u>172</u> | <u>189</u> | <u>206</u> | <u>446</u>                                                                              | <u>558</u> | <u>613</u> | <u>669</u> |
| <u>10000</u>                      | <u>408</u>                                                                                                                                                                          | <u>510</u> | <u>561</u> | <u>612</u> | <u>163</u>                                                                                                                                                               | <u>203</u> | <u>224</u> | <u>244</u> | <u>163</u>                                    | <u>203</u> | <u>224</u> | <u>244</u> | <u>163</u>                       | <u>203</u> | <u>224</u> | <u>244</u> | <u>480</u>                                                                              | <u>600</u> | <u>660</u> | <u>720</u> |

Footnotes:

1. Final roof snow design load Ps or Pf shall not be less than 29 psf

2. Refer to local jurisdiction ordinances for other Ground Snow Load information

S.R. = State Route

3. Intermediate values may be determined by interpolation

U.S. = U.S. Highway

4. The City of Elko shall not have ground snow loads less than 30 psf and Churchill County shall not have ground snow loads less than 20 psf

\* Ground snow loads in Washoe County shall be taken from Tables 1608.2.1 or the ASCE Hazard Tool. Ground snow loads from the ASCE Hazard tool shall use the ASCE/SEI 7-22 standard. The minimum ground snow load for a structure shall not be less than the lower of the two values from Table 1608.2.1 and the ASCE Hazard Tool.

## Section 1609.1.1 Determination of wind loads

*Amend Section 1609.1.1 to read as follows:*

**1609.1.1 Determination of wind loads.** Wind loads on every *building* or *structure* shall be determined in accordance with Chapters 26 to 30 of ASCE 7. The type of opening protection required, the basic design wind speed,  $V$ , and the exposure category for a *site* is permitted to be determined in accordance with section 1609 or ASCE 7. The wind speed in the City of Reno, the City of Sparks, Douglas, and Washoe Counties shall be per the Special Wind Region Table 1609.3.2. Wind shall be assumed to come from any horizontal direction and wind pressures shall be assumed to act normal to the surface considered.

### Exceptions:

1. Subject to limitations of section 1609.1.1.1, the provisions of ICC 600 shall be permitted for applicable Group R-2 and R-3 *buildings*.
2. Subject to the limitations of Section 1609.1.1.1, residential *structures* using the provisions of AWC WFCM.
3. Subject to the limitations of Section 1609.1.1.1 residential *structures* using the provisions of AISI S230.
4. Designs using NAAMM FP 1001.
5. Designs using TIA-222 for antenna-supporting *structures* and antennas, provided that the horizontal extent of Topographic Category 2 escarpments in Section 2.6.6.2 of TIA-222 shall be 16 times the height of the escarpment.
6. Wind tunnel tests in accordance with ASCE 49 and Sections 31.4 and 31.5 of ASCE 7.
7. *Temporary structures* complying with Section 3103.6.1.2.

The wind speeds in Figures 1609.3(1) through 1609.3(4) are basic design wind speeds,  $V$ , and shall be converted in accordance with Section 1609.3.1 to *allowable stress design* wind speeds,  $V_{asd}$ , when the provisions of the standards referenced in Exceptions 4 and 5 are used. The wind speed in the City of Reno, the City of Sparks, Douglas, and Washoe Counties shall be per the Special Wind Region Table 1609.3.2

### Section 1609.1.1.1 Applicability

*Amend Section 1609.1.1.1 to read as follows:*

**1609.1.1.1 Applicability.** The provisions of ICC 600 are applicable only to buildings located within Exposure B or C as defined in section 1609.4. The wind speed in the Carson City, City of Reno, the City of Sparks, Douglas, Storey, Lyon and Washoe Counties shall be per the Special Wind Region Table 1609.3.2. The provisions of ICC 600, AWC WFCM and AISI S230 shall not apply to buildings sited on the upper half of an isolated hill, ridge, or escarpment meeting all of the following conditions:

1. The hill, ridge or escarpment is 60 feet (18288 mm) or higher if located in Exposure B or 30 feet (9144 mm) or higher if located in Exposure C.
2. The maximum average slope of the hill exceeds 10 percent.
3. The hill, ridge or escarpment is unobstructed upwind by other such topographic features for a distance from the high point of 50 times the height of the hill or 2 miles (3.22 km), whichever is greater.

## Section 1609.3 Basic design wind speed

*Amend Section 1609.3 to read as follows:*

**1609.3 Basic design wind speed.** The *basic wind speed*,  $V$ , in mph, for the determination of the wind loads shall be determined by the Figures 1609.3(1) through 1609.3(4).

The *basic wind speed*,  $V$ , for use in the design of *Risk Category I buildings and structures* shall be obtained from Figure 1609.3(1).

The *basic wind speed*,  $V$ , for use in the design of *Risk Category II buildings and structures* shall be obtained from Figure 1609.3(2).

The *basic wind speed*,  $V$ , for use in the design of *Risk Category III buildings and structures* shall be obtained from Figure 1609.3(3).

The *basic wind speed*,  $V$ , for use in the design of *Risk Category IV buildings and structures* shall be obtained from Figure 1609.3(4).

*Basic wind speed*,  $V$ , for Hawaii, the US Virgin Islands and Puerto Rico shall be determined by using the ASCE Wind Design Geodatabase. The ASCE Wind Design Geodatabase is available at <https://asce7hazardtool.online>, or an approved equivalent. The *basic wind speed*,  $V$ , for the special wind regions indicated near mountainous terrain and near gorges shall be in accordance with local *jurisdiction* requirements.

The *basic wind speeds*,  $V$ , determined by the local *jurisdiction* shall be in accordance with Chapter 26 of ASCE 7.

In nonhurricane-prone regions, when the *basic wind speed*,  $V$ , is estimated from the regional climatic data, the *basic wind speed*,  $V$ , shall be determined in accordance with Chapter 26 of ASCE 7. No altitude density reduction shall be taken.



## Table 1609.3.2 Special wind region defined: minimum basic wind speeds

Add Table 1609.3.2 to read as follows:

**TABLE 1609.3.2**  
**SPECIAL WIND REGION DEFINED:**  
**MINIMUM BASIC WIND SPEEDS**

For Carson City, City of Reno, City of Sparks, Douglas, Lyon, Storey and Washoe Counties  
the design wind speed values shall be:

| <u>Risk Category</u> | <u>Ultimate Wind Speed</u><br><u>V<sub>ult</sub> (mph)</u> | <u>V<sub>asd</sub> Wind Speed</u><br><u>3-sec gust (mph)</u> |
|----------------------|------------------------------------------------------------|--------------------------------------------------------------|
| I                    | 110                                                        | 85                                                           |
| II & 2024 IRC        | 120                                                        | 93                                                           |
| III                  | 130                                                        | 101                                                          |
| IV                   | 135                                                        | 104                                                          |

Table notes:

- a) Air density corrections to design wind pressures are prohibited. The conversions from V<sub>ult</sub> to V<sub>asd</sub> are based on Table 1609.3.1

## Section 1704.2 Special inspections and tests

Amend Section 1704.2 to read as follows:

**1704.2 Special inspections and tests.** Where application is made to the *building official* for construction as specified in Section 105, the *owner* or the *owner's* authorized agent, other than the contractor, shall employ one or more *approved agencies* to provide *special inspections* and tests during construction on the types of work specified in Section 1705 and identify the *approved agencies* to the *building official*. These *special inspections* and tests are in addition to the inspections by the *building official* that are identified in Section 110.

### Exceptions:

1. *Special inspections* and tests are not required for construction of a minor nature or as warranted by conditions in the *jurisdiction* as *approved* by the *building official*.
2. Unless otherwise required by the *building official*, *special inspections* and tests are not required for Group R-3 occupancies as applicable in section 101.2 and Group U occupancies that are accessory to a residential occupancy including, but not limited to, those listed in Section 312.1.
3. *Special inspections* and tests are not required for portions of *structures* designed and constructed in accordance with the cold-formed steel *light-frame construction* provisions of Section 2206.1.2 or the *conventional light-frame constructions* provisions of Section 2308.
4. The contractor is permitted to employ the *approved agencies* where the contractor is also the *owner*.

## Section 1803.2 Investigations required

Amend Section **1803.2** to read as follows:

**1803.2 Investigations required.** Geotechnical investigations shall be conducted in accordance with Sections 1803.3 through 1803.5.

**Exception:** The *building official* shall be permitted to waive the requirement for need not require a geotechnical investigation where satisfactory data from adjacent areas is provided by a licensed design professional available that demonstrates an investigation is not necessary for any of the conditions in Sections 1803.5.1 through 1803.5.6 and Sections 1803.5.10 and 1803.5.11.

## Section 1803.6 Reporting

Amend Section **1803.6** to read as follows:

**1803.6 Reporting.** Where geotechnical investigations are required, a written report of the investigations shall be submitted to the *building official* by the *permit* applicant at the time of *permit* application. This geotechnical report shall include, but need not be limited to, the following information:

1. A plot showing the location of the soil investigations.
2. A complete record of the soil boring and penetration test logs and soil samples.
3. A record of the soil profile.
4. Elevation of the water table, if encountered.
5. Recommendations for foundation type and design criteria, including but not limited to: bearing capacity of natural or compacted soil; provisions to mitigate the effects of expansive soils; mitigation of the effects of liquefaction, differential settlement, and varying soil strength; and the effects of adjacent *loads*.
6. Expected total and differential settlement.
7. *Deep foundation* information in accordance with Section 1803.5.5.
8. Special design and construction provisions for foundations of *structures* founded on expansive soils, as necessary.
9. Compacted fill material properties and testing in accordance with Section 1803.5.8.
10. *Controlled low-strength* material properties and testing in accordance with Section 1803.5.9.
11. Where required by Section 1803.5.11, investigation of liquefaction hazards shall be performed in accordance with “Guidelines for Evaluating Liquefaction Hazards in Nevada;” investigation of hazards associated with surface displacement due to faulting or seismically induced lateral spreading or lateral flow shall be performed in accordance with “Guidelines for Evaluating Potential Surface Fault Rupture/Land Subsidence Hazards in Nevada.”

## Section 1807.2.1.1 Rockery retaining walls

Add Section **1807.2.1.1** to Section **1807.2** to read as follows:

**1807.2.1.1 Rockery retaining walls:** Rockery retaining walls or rockery soil stabilization walls shall be placed against cuts in native soils and shall not be subject to surcharges, such as building foundations, adjacent retaining structures, slopes, or vehicle surcharge. All loads adjacent to rockery walls shall be set back a minimum distance equal to the height of the wall. Set back distances shall be measured at the top of the wall from to the back of the wall and at the bottom of wall from the front of the wall. Rockery walls shall be embedded below the frost line. For sloping toe conditions, rockery walls shall be embedded to a depth sufficient achieve a minimum lateral distance in front of the foundation/base rock equal to the width of the base rock, but not less than 6 feet (1829 mm). Rockery walls over two feet in height shall be engineered and any wall over three feet in height shall have special inspection. No individual wall or tiered wall section shall exceed 6 feet (1829 mm) in height. Wall height is measured from the exposed ground surface at the bottom of the wall to the adjacent grade at the top of the wall. Rockery walls shall be analyzed for bearing, sliding, overturning resistance, and global stability. Sliding resistance shall be analyzed at the bottom of each rock level. The maximum coefficient of friction between the rocks in the wall shall be 0.5. Passive resistance at the toe of the wall shall be neglected. Rockery walls shall be designed for dynamic seismic lateral earth pressures due to the design earthquake ground motion. For seismic loading conditions and global stability analyses, the design earthquake ground motion shall be determined per Chapter 11 of ASCE-7. Rockery walls shall be in a continuous alignment without abrupt changes in direction. Termination, intersections, and radii shall be included in the engineering analysis. Drainage shall be provided behind all engineered rockery walls.

Design documents shall be stamped by an Engineer licensed in the State of Nevada and include all engineering calculations including inputs and results. Special inspection documents shall verify all of items listed below which the design engineer shall include on the construction documents:

1. Type and quality of rock
2. Unit weight, if design exceeds 155 pcf
3. Rock size in approximate diameter
4. Rock placement
5. Voids greater than 3 inches (76 mm) shall be filled
6. Wall drainage system (i.e. drainage rock and geosynthetic filter fabric)
7. Surface drainage
8. Embedment depth and width
9. Wall face slope (batter 6 vertical to one horizontal maximum)
10. Maintenance and service access.

Any rockery walls exceeding 6 feet (1829 mm) in height or varying from these design requirements, including backslopes, or constructed to support fill soils, shall require a variance and engineering review to include the following:

1. Suitability evaluation of other alternative wall types

2. 3<sup>rd</sup> party review
3. Full-time inspection

In no case, shall a single wall exceed 10 feet (3048 mm) in height. All fill placed behind a rockery wall shall be reinforced and designed to eliminate any loads acting upon the wall.

## Section 1808.6.1 Foundations

*Amend Section 1808.6.1 to read as follows:*

**1808.6.1 Foundations.** Foundations placed on or within the active zone of expansive soils shall be designed to resist differential volume changes and to prevent structural damage to the supported *structure*. Deflection and racking of the supported *structure* shall be limited to that which will not interfere with the usability and serviceability of the *structure*. Foundations placed below where volume change occur or below expansive soil shall comply with the following provisions:

1. Foundations extending into or penetrating expansive soils shall be designed to prevent uplift of the supported structure.
2. Foundations penetrating expansive soils shall be designed to resist forces exerted on the foundation due to soil volume changes or shall be isolated from the expansive soil.

Post-tensioned slabs shall not be utilized in place of frost depth footing design unless super structure deflection and differential movement calculations are provided. The deflection calculations would need to show that the maximum combined frost and expansive soil heaving, as localized at slab edges, with resultant non-uniformly distributed deflections, as well as whole slab deflections would not result in super structure racking or excessive truss, roof or wall frame movement.

## Section 1809.5 Frost protection

*Amend Section 1809.5 to read as follows:*

**1809.5 Frost protection.** Except where otherwise protected from frost, foundations and other permanent supports of *buildings* and *structures* shall be protected from frost by one or more of the following methods:

1. Extending below the frost line of the locality. Refer to 2024 Northern Nevada Amendments Appendix Table R301.2 for requirements of local authorities having jurisdiction.
2. Constructing in accordance with ASCE 32.
3. Erecting on solid rock.

**Exception:** Free-standing *buildings* meeting all of the following conditions shall not be required to be protected:

1. Assigned to *Risk Category I*.

2. Area of 600 square feet (56 m<sup>2</sup>) or less for *light-frame construction* or 400 square feet (37 m<sup>2</sup>) or less for other than *light-frame construction*.
3. Eave height of 10 feet (3048 mm) or less.

Shallow foundations shall not bear on frozen soil unless such frozen condition is of a permanent character.

## Section [P] 2901.1 Scope

*Amend Section [P] 2901.1 to read as follows:*

**[P] 2901.1 Scope.** The provisions of this chapter and the ~~International Plumbing Code~~ Uniform Plumbing Code shall govern the design, construction, erection and installation of plumbing components, appliances, equipment and systems used in *buildings* and *structures* covered by this code. Toilet and bathing rooms shall be constructed in accordance with Section 1209. ~~Private sewage disposal systems shall conform to the International Private Sewage Disposal Code.~~ The *International Fire Code*, the *International Property Maintenance Code* and the ~~International Plumbing Code~~ Uniform Plumbing Code shall govern the use and maintenance of plumbing components, appliances, equipment and systems. The *International Existing Building code* and the ~~International Plumbing Code~~ Uniform Plumbing Code shall govern the *alteration, repair*, relocation, replacement and addition of plumbing components, *appliances, equipment* and systems.

## Section [P] 2902.1 Minimum number of fixtures

*Amend Section [P] 2902.1 to read as follows:*

**[P] 2902.1 Minimum number of fixtures.** Plumbing fixtures shall be provided in the minimum number as shown in Table 2902.1 based on the actual use of the *building* or space. Uses not shown in Table 2902.1 shall be considered individually by the code official. The number of occupants shall be determined by this code. Suitable toilet facilities shall be provided and maintained in a sanitary condition for the use of workers during construction.

## [P] Table 2902.1 Minimum number of required plumbing fixtures

Amend [P] Table 2902.1 to read as follows:

| TABLE 2902.1 [P] TABLE 2902.1—MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES <sup>a</sup><br>(See Sections 2902.1.1 and 2902.2) |                |                                                                                                                                                |                                                                              |                                                                             |                                                                           |           |                      |                                                              |                |
|-------------------------------------------------------------------------------------------------------------------------------|----------------|------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------|-----------------------------------------------------------------------------|---------------------------------------------------------------------------|-----------|----------------------|--------------------------------------------------------------|----------------|
| NO.                                                                                                                           | CLASSIFICATION | DESCRIPTION                                                                                                                                    | WATER CLOSETS <sup>b</sup><br>(URINALS: SEE SECTION 424.2)                   |                                                                             | LAVATORIES                                                                |           | BATHTUBS/<br>SHOWERS | DRINKING<br>FOUNTAIN <sup>a</sup><br>(SEE<br>SECTION<br>410) | OTHER          |
|                                                                                                                               |                |                                                                                                                                                | MALE                                                                         | FEMALE                                                                      | MALE                                                                      | FEMALE    |                      |                                                              |                |
| 1                                                                                                                             | Assembly       | Theaters and other buildings for the performing arts and motion pictures <sup>d</sup>                                                          | 1 per 125                                                                    | 1 per 65                                                                    | 1 per 200                                                                 |           | —                    | 1 per 500                                                    | 1 service sink |
|                                                                                                                               |                | Nightclubs, bars, taverns, dance halls and buildings for similar purposes <sup>d</sup>                                                         | 1 per 40                                                                     | 1 per 40                                                                    | 1 per 75                                                                  |           | —                    | 1 per 500                                                    | 1 service sink |
|                                                                                                                               |                | Restaurants, banquet halls and food courts <sup>d</sup>                                                                                        | 1 per 75                                                                     | 1 per 75                                                                    | 1 per 200                                                                 |           | —                    | 1 per 500                                                    | 1 service sink |
|                                                                                                                               |                | Casino gaming areas                                                                                                                            | 1 per 100 for the first 400 and 1 per 250 for the remainder exceeding 400    | 1 per 50 for the first 400 and 1 per 150 for the remainder exceeding 400    | 1 per 250 for the first 750 and 1 per 500 for the remainder exceeding 750 |           | —                    | 1 per 1,000                                                  | 1 service sink |
|                                                                                                                               |                | Auditoriums without permanent seating, art galleries, exhibition halls, museums, lecture halls, libraries, arcades and gymnasiums <sup>d</sup> | 1 per 125                                                                    | 1 per 65                                                                    | 1 per 200                                                                 |           | —                    | 1 per 500                                                    | 1 service sink |
|                                                                                                                               |                | Passenger terminals and transportation facilities <sup>d</sup>                                                                                 | 1 per 500                                                                    | 1 per 500                                                                   | 1 per 750                                                                 |           | —                    | 1 per 1,000                                                  | 1 service sink |
|                                                                                                                               |                | Places of worship and other religious services <sup>d</sup>                                                                                    | 1 per 150                                                                    | 1 per 75                                                                    | 1 per 200                                                                 |           | —                    | 1 per 1,000                                                  | 1 service sink |
|                                                                                                                               |                | Coliseums, arenas, skating rinks, pools and tennis courts for indoor sporting events and activities <sup>f</sup>                               | 1 per 75 for the first 1,500 and 1 per 120 for the remainder exceeding 1,500 | 1 per 40 for the first 1,520 and 1 per 60 for the remainder exceeding 1,520 | 1 per 200                                                                 | 1 per 150 | —                    | 1 per 1,000                                                  | 1 service sink |
|                                                                                                                               |                | Stadiums, amusement parks, bleachers and grandstands for outdoor sporting events and activities <sup>f</sup>                                   | 1 per 75 for the first 1,500 and 1 per 120 for the remainder exceeding 1,500 | 1 per 40 for the first 1,520 and 1 per 60 for the remainder exceeding 1,520 | 1 per 200                                                                 | 1 per 150 | —                    | 1 per 1,000                                                  | 1 service sink |

|   |             |                                                                                                                                                                               |                                                                       |                                                                       |                                                                       |   |           |                             |
|---|-------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------|-----------------------------------------------------------------------|-----------------------------------------------------------------------|---|-----------|-----------------------------|
| 2 | Business    | Buildings for the transaction of business, nonmedical professional services, other services involving merchandise, office buildings, banks, light industrial and similar uses | 1 per 25 for the first 50 and 1 per 50 for the remainder exceeding 50 |                                                                       | 1 per 40 for the first 80 and 1 per 80 for the remainder exceeding 80 | — | 1 per 100 | 1 service sink <sup>e</sup> |
|   |             | Ambulatory care facilities and outpatient clinics                                                                                                                             | 1 per 25 for the first 50 and 1 per 50 for the remainder exceeding 50 | 1 per 25 for the first 50 and 1 per 50 for the remainder exceeding 50 | 1 per 50                                                              | — | 1 per 100 | 1 service sink per floor    |
| 3 | Educational | Educational facilities                                                                                                                                                        | 1 per 50                                                              |                                                                       | 1 per 50                                                              | — | 1 per 100 | 1 service sink              |

**TABLE 2902.1 [P] TABLE 2902.1—MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES<sup>a</sup>**  
**(See Sections 2902.1.1 and 2902.2)—continued**

| NO. | CLASSIFICATION         | DESCRIPTION                                                                                                                                                                                                                         | WATER CLOSETS <sup>h</sup><br>(URINALS: SEE SECTION 424.2) |        | LAVATORIES                            |        | BATHTUBS/<br>SHOWERS                   | DRINKING<br>FOUNTAIN <sup>a</sup><br>(SEE SECTION<br>410) | OTHER                            |
|-----|------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------|--------|---------------------------------------|--------|----------------------------------------|-----------------------------------------------------------|----------------------------------|
|     |                        |                                                                                                                                                                                                                                     | MALE                                                       | FEMALE | MALE                                  | FEMALE |                                        |                                                           |                                  |
| 4   | Factory and industrial | Structures in which occupants are engaged in work fabricating, assembly or processing of products or materials                                                                                                                      | 1 per 100                                                  |        | 1 per 100                             |        | —                                      | 1 per 400                                                 | 1 service sink                   |
| 5   | Institutional          | Alcohol and drug centers <sup>b</sup><br>Congregate care facilities <sup>b</sup><br>Group homes <sup>b</sup><br>Halfway houses <sup>b</sup><br>Social rehabilitation facilities <sup>b</sup><br>Foster care facilities <sup>b</sup> | 1 per 10 care recipients                                   |        | 1 per 10 care recipients              |        | 1 per 8 care recipients                | —                                                         | —                                |
|     |                        | Assisted living and residential board and care facilities with care recipients who receive custodial care                                                                                                                           | Sleeping units for care recipient <sup>c</sup>             |        | 1 per 2 sleeping units                |        | 1 per 2 sleeping units                 | 1 per 8 sleeping units                                    |                                  |
|     |                        |                                                                                                                                                                                                                                     | Dwelling units for care recipients                         |        | 1 per dwelling unit                   |        | 1 per dwelling unit                    | —                                                         | 1 kitchen sink per dwelling unit |
|     |                        |                                                                                                                                                                                                                                     | Employee facilities                                        |        | 1 per 60 care recipient units         |        | 1 per 60 care recipient units          | —                                                         | 1 service sink per floor         |
|     |                        |                                                                                                                                                                                                                                     | Visitor facilities                                         |        | 1 per 75 care recipient units.        |        | 1 per 75 care recipient units          | —                                                         | —                                |
|     |                        | Nursing homes <sup>b</sup>                                                                                                                                                                                                          | Sleeping units for care recipients <sup>c</sup>            |        | 1 per 2 care recipient sleeping units |        | 1 per 2 care recipient sleeping units  | 1 per 8 care recipient sleeping units                     | —                                |
|     |                        |                                                                                                                                                                                                                                     | Employee facilities                                        |        | 1 per 60 care recipient units         |        | 1 per 60 care recipient sleeping units | —                                                         | 1 service sink per floor         |
|     |                        |                                                                                                                                                                                                                                     | Visitor facilities                                         |        | 1 per 75 care recipient units         |        | 1 per 75 care recipient sleeping rooms | —                                                         | —                                |



**TABLE 2902.1 [P] TABLE 2902.1—MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES<sup>a</sup>**  
**(See Sections 2902.1.1 and 2902.2)—continued**

| NO. | CLASSIFICATION               | DESCRIPTION                                                                            |                                          | WATER CLOSETS <sup>h</sup><br>(URINALS: SEE SECTION 424.2)     |                                                                   | LAVATORIES                                                    |        | BATHTUBS/<br>SHOWERS                                | DRINKING<br>FOUNTAIN <sup>a</sup><br>(SEE SECTION<br>410) | OTHER                          |
|-----|------------------------------|----------------------------------------------------------------------------------------|------------------------------------------|----------------------------------------------------------------|-------------------------------------------------------------------|---------------------------------------------------------------|--------|-----------------------------------------------------|-----------------------------------------------------------|--------------------------------|
|     |                              |                                                                                        |                                          | MALE                                                           | FEMALE                                                            | MALE                                                          | FEMALE |                                                     |                                                           |                                |
| 5   | Institutional -<br>continued | Hospitals <sup>b</sup>                                                                 | Sleeping<br>units for care<br>recipients | 1 per care recipient sleeping unit                             |                                                                   | 1 per care recipient sleeping<br>unit                         |        | 1 per 100<br>care<br>recipient<br>sleeping<br>units |                                                           | —                              |
|     |                              |                                                                                        | Care<br>recipient<br>treatment<br>areas  | 1 per 25 care recipient treatment rooms                        |                                                                   | 1 per 50 care recipient<br>treatment rooms                    |        | —                                                   | 1 per 100                                                 | —                              |
|     |                              |                                                                                        | Employee<br>facilities                   | 1 per 25 care recipient<br>sleeping units or<br>treatment room | 1 per 25 care<br>recipient sleeping<br>units or treatment<br>room | 1 per 50 care recipient<br>sleeping room or treatment<br>room |        | —                                                   | 1 per 100                                                 | 1 service sink<br>per floor    |
|     |                              |                                                                                        | Visitor<br>facilities                    | 1 per 75 care recipient<br>sleeping units or<br>treatment room | 1 per 75 care<br>recipient sleeping<br>units or treatment<br>room | 1 per 50 care recipient<br>sleeping room or treatment<br>room |        | —                                                   | 1 per 500                                                 | —                              |
|     |                              | Prisons <sup>b</sup>                                                                   |                                          | 1 per cell                                                     |                                                                   | 1 per cell                                                    |        | 1 per 15                                            | 1 per 100                                                 | 1 service sink                 |
|     |                              | Reformatorie,<br>detention<br>centers and<br>correctional<br>centers <sup>b</sup>      | Cells                                    | 1 per 15                                                       |                                                                   | 1 per 15                                                      |        | 1 per 15                                            | 1 per 100                                                 | 1 service sink                 |
|     |                              |                                                                                        | Congregate<br>Living<br>Facilities       | 1 per 15                                                       |                                                                   | 1 per 15                                                      |        | 1 per 15                                            | 1 per 100                                                 | 1 service sink                 |
|     |                              |                                                                                        | Employees                                | 1 per 25                                                       |                                                                   | 1 per 35                                                      |        | —                                                   | 1 per 100                                                 | —                              |
|     |                              | Adult day care and child day<br>care                                                   |                                          | 1 per 15                                                       |                                                                   | 1 per 15                                                      |        | 1                                                   | 1 per 100                                                 | 1 service sink                 |
| 6   | Mercantile                   | Retail stores, service stations,<br>shops, salesrooms, markets<br>and shopping centers |                                          | 1 per 500                                                      |                                                                   | 1 per 750                                                     |        | —                                                   | 1 per 1,000                                               | 1 service<br>sink <sup>e</sup> |
| 7   | Residential                  | Hotels, motels, boarding houses<br>(transient)                                         |                                          | 1 per dwelling or sleeping unit                                |                                                                   | 1 per dwelling or sleeping<br>unit                            |        | 1 per dwelling<br>or sleeping<br>unit               | —                                                         | 1 service sink                 |
|     |                              | Dormitories, fraternities, sorori-<br>ties and boarding houses (not<br>transient)      |                                          | 1 per 10                                                       |                                                                   | 1 per 10                                                      |        | 1 per 8                                             | 1 per 100                                                 | 1 service sink                 |

**TABLE 2902.1 [P] TABLE 2902.1—MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES<sup>a</sup>**

## (See Sections 2902.1.1 and 2902.2)—continued

| NO. | CLASSIFICATION            | DESCRIPTION                                                                                              | WATER CLOSETS <sup>h</sup><br>(URINALS: SEE SECTION 424.2) |        | LAVATORIES                           |        | BATHTUBS/<br>SHOWERS                 | DRINKING<br>FOUNTAIN <sup>a</sup><br>(SEE SECTION<br>410) | OTHER                                                                                         |
|-----|---------------------------|----------------------------------------------------------------------------------------------------------|------------------------------------------------------------|--------|--------------------------------------|--------|--------------------------------------|-----------------------------------------------------------|-----------------------------------------------------------------------------------------------|
|     |                           |                                                                                                          | MALE                                                       | FEMALE | MALE                                 | FEMALE |                                      |                                                           |                                                                                               |
| 7   | Residential—<br>continued | Apartment house                                                                                          | 1 per dwelling unit or sleeping unit                       |        | 1 per dwelling unit or sleeping unit |        | 1 per dwelling unit or sleeping unit | —                                                         | 1 kitchen sink per dwelling unit; 1 automatic clothes washer connection per 20 dwelling units |
|     |                           | Congregate living facilities with 16 or fewer care recipients receiving custodial care                   | 1 per 10                                                   |        | 1 per 10                             |        | 1 per 8                              |                                                           | 1 kitchen sink                                                                                |
|     |                           | One- and two-family dwellings and lodging houses with five or fewer guestrooms                           | 1 per dwelling unit                                        |        | 1 per dwelling unit                  |        | 1 per dwelling unit                  | —                                                         | 1 kitchen sink per dwelling unit; 1 automatic clothes washer connection per dwelling unit     |
| 8   | Storage                   | Structures for the storage of goods, warehouses, storehouse and freight depots. Low and Moderate Hazard. | 1 per 100                                                  |        | 1 per 100                            |        | —                                    | 1 per 1,000                                               | 1 service sink                                                                                |

a. The fixtures shown are based on one fixture being the minimum required for the number of persons indicated or any fraction of the number of persons indicated. The number of occupants shall be determined by this code.

b. Toilet facilities for employees shall be separate from facilities for inmates or care recipients.

c. A single-occupant toilet room with one water closet and one lavatory serving not more than two adjacent patient sleeping units shall be permitted, provided that each patient sleeping unit has direct access to the toilet room and provisions for privacy for the toilet room user are provided.

d. The occupant load for seasonal outdoor seating and entertainment areas shall be included when determining the minimum number of facilities required.

e. For business and mercantile classifications with an occupant load of 45 30 or fewer, a service sink shall not be required.

f. The required number and type of plumbing fixtures for indoor and outdoor swimming pools shall be in accordance with Section 609 of the *International Swimming Pool and Spa Code*.

g. The minimum number of required drinking fountains shall comply with Table 2902.1 and Chapter 11. Drinking fountains are not required for an occupant load of 30 or fewer.

h. In each bathroom or toilet room, urinals shall not be substituted for more than 67 percent of the required water closets in assembly and educational occupancies. Urinals shall not be substituted for more than 50 percent of the required water closets in all other occupancies.

## Section [P] 2902.2 Separated facilities

Amend Section [P] 2909.2 to read as follows:

**[P] 2902.2 Separate facilities.** Where plumbing fixtures are required, separate facilities shall be provided for each sex.

### Exceptions:

1. Separate toilet *facilities* shall not be required for *dwelling units* and *sleeping units*.
2. Separate toilet *facilities* shall not be required in structures or tenant spaces with a total *occupant load*, including both employees and customers, of ~~45~~ 20 or fewer.
3. Separate toilet *facilities* shall not be required in mercantile occupancies in which the maximum *occupant load* is 100 or fewer.
4. Separate toilet *facilities* shall not be required in business occupancies in which the maximum *occupant load* is 25 or fewer.
5. Separate toilet facilities shall not be required to be designated by sex where single-user toilet rooms are provided in accordance with Section 2902.1.2.
6. Separate toilet *facilities* shall not be required where rooms having both water closets and lavatory fixtures are designed for use by all *persons* regardless of sex and privacy is provided for water closets in accordance with Section 405.3.4 of the ~~*International Plumbing Code*~~ *Uniform Plumbing Code* and for urinals in accordance with Section 422.2 of the ~~*International Plumbing Code*~~ *Uniform Plumbing Code*.

## Section 3102.7 Engineering design

Amend Section **3102.7** to read as follows:

**3102.7 Engineering design.** The *structure* shall be designed and constructed to sustain *dead loads*; *loads* due to tension or inflation; *live loads* including wind, snow or *flood* and seismic loads and in accordance with Chapter 16.

**Exception:** Membrane structures intended to be in place for 30 days or less may be engineered to risk category I loads provided the installation and use are per the manufacturer's recommendations.

## Section I105.2 Footings

Amend Section **I105.2** to read as follows:

**I105.2 Footings.** ~~In areas with a frost depth of zero, a~~ An unenclosed patio cover that projects 14 feet (1220 mm) or less from the main structure shall be permitted to be supported on a concrete slab on grade without footing, provided that the slab conforms to the provisions of Chapter 19 of this code and is not less than 3½ inches (89 mm) thick, and the columns do not support *loads* in excess of 750 pounds (3.36 kN) per column.

# International Existing Building Code (IEBC)

## Section 301.5 Baby changing tables

*Add Section 301.5 to Section 301 to read as follows:*

**301.5 Baby changing tables.** Diaper changing tables are required to be installed in both male, female and other restrooms, in permanent buildings that contain public restrooms as defined in Chapter 29 of the 2024 IBC. Changing tables are required when any of the following occur: new buildings, tenant improvements, new restrooms, alteration of existing restrooms, new additions, change of uses that require updating existing restrooms with additions to those facilities. Shall meet the guidelines of 603.5, 309 and 902 of ANSI/ICC A117.1-2017.

**Exceptions:** A building or facility that does not have public restrooms or has been issued a permit or license which restricts the admission of children on the basis of age, shall be exempt from this requirement.

## Section 902.1 High-rise buildings

*Amend Section 902.1 to read as follows:*

**902.1 High-rise buildings.** Any building having occupied floors more than ~~75~~ 55 feet (~~22,860~~ 16,764 mm) above the lowest level of fire department vehicle access shall comply with the requirements of Sections 902.1.1 and 902.1.2.

# International Energy Conservation Code (IECC)

## COMMERCIAL PROVISIONS

### Section C104.1.1 Above code programs

*Amend Section C104.1.1 to read as follows:*

**Section C104.1.1 Above code programs.** The *code official* or other authority having jurisdiction shall be permitted to deem a national, state or local energy efficiency program as exceeding the energy efficiency required by this code. Programs seeking approval must submit all requested supporting documentation, including program guidelines, protocols, calculations and program simulation performance software to the authority having jurisdiction for review for use as an acceptable program. Buildings *approved* in writing by such an energy efficiency shall be considered to be in compliance with this code. The requirements identified in Table C407.2(1) shall be met.

### Section C201.3 Terms defined in other codes

*Amend Section C201.3 to read as follows:*

**C201.3 Terms defined in other codes.** Terms that are not defined in this code but are defined in the *International Building Code, International Fire Code, International Fuel Gas Code, International Mechanical Code, Uniform Mechanical Code, International Plumbing Code, Uniform Plumbing Code, or the International Residential Code* shall have the meanings ascribed to them in those codes.

### Section C202 General Definitions

*Amend Section C202 by adding the following definitions to read as follows:*

**CASINO.** A structure that houses a business with a Non-Restricted Gaming License from the Nevada Gaming Commission and State Gaming Control Board. It includes the gaming area(s) as well as the adjacent area(s) within the building envelope.

**CASINO GAMING AREA.** The space within a *casino* wherein gaming is conducted. The gaming area shall also include accessory uses within the same room(s) as, or substantially open to the gaming floor(s). Such areas shall include, but not be limited to lobbies, balconies, public circulation areas, assembly areas, restaurants, bars, lounges, food courts, retail spaces, mezzanines, convention pre-function areas, cashiers' cages, players' clubs, customer support, conservatories and promenades that share the same atmosphere, spillover lighting and theme lighting with the adjacent gaming floor area. For accessory areas situated on the perimeter of the gaming floor to be considered substantially open, the walls(s) or partitions(s) separating an

accessory space from the gaming area must be a minimum of 50% open, as measured from the interior side of the accessory space, with no doors, windows and other obstructions, other than roll up security grills, installed within the opening.

## **Section C402.1.5 Rooms containing fuel-burning appliances.**

*Amend Section C402.1.5 to read as follows:*

**C402.1.5 Rooms containing fuel-burning appliances.** In Climate Zones 3 through 8, where combustion air is supplied through openings in an *exterior wall* to a room or space containing a space-conditioning fuel-burning appliance, one of the following shall apply:

1. The room or space containing the appliance shall be located outside of the *building thermal envelope*.
2. The room or space containing the appliance shall be enclosed and isolated from *conditioned spaces* inside of the *building thermal envelope*. Such rooms shall comply with all of the following:
  - 2.1 The walls, floors and ceilings that separate the enclosed room or space from *conditioned spaces* shall be insulated to be not less than equivalent to the insulation requirement of *below-grade walls* as specified in Table C402.1.3 or Table C402.1.2.
  - 2.2 The walls, floors and ceilings that separate the enclosed room or space from *conditioned spaces* shall be sealed in accordance with Section C402.6.1.2.
  - 2.3 The doors into the enclosed room or space shall be fully gasketed.
  - 2.4 Piping serving as part of a heating or cooling system and *ducts* in the enclosed room or space shall be insulated in accordance with Section C403. Service water piping shall be insulated in accordance with Section C404.
  - 2.5 Where an air *duct* supplying combustion air to the enclosed room or space passes through *conditioned space*, the duct shall be insulated to an *R-value* of not less than R-8.

**Exception:** Fireplaces and stoves complying with Sections 901 through 905 of the *International Mechanical Code*, Sections 911, 912, 913 of the *Uniform Mechanical Code*, and Section 2111.14 of the *International Building Code*.

## **Section C402.6.8 Air curtains**

*Add Section 402.6.8 to Section 402.6 to read as follows:*

**C402.6.8 Air curtains.** Where doorway, passageway or pass-thru openings in the building thermal envelope area intended to be normally opened to the exterior environment, an approved air curtain tested in accordance with ANSI/AMCA 220-21 shall be used to separate conditioned air from the exterior.

## Section C403.2.2 Ventilation

Amend Section **C403.2.2** to read as follows:

**C403.2.2 Ventilation.** *Ventilation*, either natural or mechanical, shall be provided in accordance with Chapter 4 of the *International Mechanical Code* or Uniform Mechanical Code. Where mechanical ventilation is provided, the system shall provide the capability to reduce the outdoor air supply to the minimum required by Chapter 4 of the *International Mechanical Code* or Uniform Mechanical Code.

## Section C403.6.1 Variable air volume and multiple-zone systems

Amend Section **C403.6.1** to read as follows:

**C403.6.1 Variable air volume and multiple-zone systems.** Supply air systems serving multiple zones shall be variable air volume (VAV) systems that have *zone* controls configured to reduce the volume of air that is reheated, re-cooled or mixed in each *zone* to one of the following:

1. Thirty percent of the *zone* design peak supply for systems with *direct digital control* (DDC).
2. Systems with DDC where all of the following apply:
  - 2.1 The airflow rate in the deadband between heating and cooling does not exceed the highest of the allowed rates under items 3, 4, 5, or 6 of this section.
  - 2.2 The first stage of heating modulates the *zone* supply air temperature setpoint up to a maximum setpoint while the airflow is maintained at the deadband flow rate.
  - 2.3 The second stage of heating modulates the airflow rate from the deadband flow rate up to the heating maximum flow rate that is less than 50 percent of the *zone* design peak supply rate.
3. The outdoor airflow rate required to meet the minimum *ventilation* requirements of Chapter 4 of the *International Mechanical Code* or Uniform Mechanical Code.
4. The minimum primary airflow rate required to meet the Simplified Procedure *ventilation* requirements of ASHRAE 62.1 for the zone and is permitted to be the average airflow rate as allowed by ASHRAE 62.1.
5. Any higher rate that can be demonstrated to reduce overall system annual energy use by offsetting reheat/recool energy losses through a reduction in outdoor air intake for the system as *approved* by the *code official*.
6. The airflow rate required to comply with applicable codes or accreditation standards such as pressure relationships or minimum air change rates.

**Exception:** The following individual *zones* or entire air distribution systems are exempted are from the requirement for VAV control:

1. *Zones* or supply air systems where not less than 75 percent of the energy for reheating or for providing warm air in mixing systems is provided from a site-recovered, including condenser heat, or site-solar energy source.

2. Systems that prevent reheating, recooling, mixing or simultaneous supply of air that has been previously cooled, either mechanically or through the use of economizer systems, and air that has been previously mechanically heated.

## **Section C403.6.6 Multiple-zone VAV system ventilation optimization control**

*Amend Section C403.6.6 to read as follows:*

**C403.6.6 Multiple-zone VAV system ventilation optimization control.** Multiple-zone VAV systems with *direct digital control* of individual *zone* boxes reporting to a central control panel shall have *automatic* controls configured to reduce outdoor air intake flow below design rates in response to changes in system *ventilation* efficiency ( $E_v$ ) as defined by the *International Mechanical Code* or *Uniform Mechanical Code*.

### **Exceptions:**

1. VAV systems with zonal transfer fans that recirculate air from other *zones* without directly mixing it with outdoor air, dual-duct dual-fan VAV systems, and VAV systems with fan-powered terminal units.
2. Systems where total design exhaust airflow is more than 70 percent of the total design outdoor air intake flow requirements.

## **Section C403.7.1 Demand control ventilation**

*Amend Section C403.7.1 to read as follows:*

**C403.7.1 Demand control ventilation.** Demand control ventilation (DCV) shall be provided for the following:

1. Spaces with *ventilation* provided by single-zone systems where an air-side economizer is provided in accordance with Section C403.5.
2. Spaces larger than 250 square feet (23 m<sup>2</sup>) in Climate Zones 5A, 6, 7, and 8 and spaces larger than 500 square feet (46.5 m<sup>2</sup>) in other *climate zones* that have a design occupant load of 15 people or greater per 1,000 square feet (93 m<sup>2</sup>) of floor area, as established in Table 403.3.1.1 of the *International Mechanical Code* or Table 402.1 of the *Uniform Mechanical Code*, and are served by systems with one or more of the following:
  - 2.1. An air-side economizer.
  - 2.2. *Automatic* modulating control of the outdoor air damper.
  - 2.3. A design outdoor airflow greater than 3,000 cfm (1416 L/s).

### **Exceptions:**

1. Spaces served by systems with energy recovery in accordance with Section C403.7.4.2 and that have a floor area less than:
  - 1.1. 6,000 square feet (557 m<sup>2</sup>) in Climate Zone 3C.
  - 1.2. 2,000 square feet (186 m<sup>2</sup>) in Climate Zones 1A, 3B and 4B.
  - 1.3. 1,000 square feet (93 m<sup>2</sup>) in Climate Zones 2A, 2B, 3A, 4A, 4C, 5 and 6.



- 1.4. 400 square feet (37 m<sup>2</sup>) in Climate Zones 7 and 8.
2. Multiple-zone systems without *direct digital control* of individual zones communicating with a central control panel.
3. Spaces served by multiple-zone systems with a design outdoor airflow less than 750 cfm (354 L/s)
4. Spaces where more than 75 percent of the space design outdoor airflow is required for makeup air that is exhausted from the space or transfer air that is required for makeup air that is exhausted from other spaces.
5. Spaces with one of the following occupancy classifications as defined in Table 403.3.1.1 of the *International Mechanical Code* or Table 402.1 of the *Uniform Mechanical Code*: correctional cells, education laboratories, barber, beauty and nail salons, and bowling alley seating areas.
6. Spaces where the *registered design professional* demonstrates an engineered ventilation system design that:
  - 6.1. Prevents the maximum concentration of contaminants from being more than that obtainable by the required rate of outdoor air *ventilation*.
  - 6.2. Allows the required minimum design rate of outdoor air to be reduced by not less than 15 percent.

## Section C403.7.2 Parking garage ventilation controls

Amend Section **C403.7.2** to read as follows:

**C403.7.2 Parking garage ventilation controls.** Ventilation systems employed in enclosed parking garages shall comply with Section 404.1 of the *International Mechanical Code* or Section 403.7 of the *Uniform Mechanical Code* and the following:

1. Separate ventilation systems and control systems shall be provided for each *parking garage* section.
2. Control systems for each *parking garage* section shall be capable of and configured to reduce fan airflow to not less than 0.05 cfm per square foot [0.00025 m<sup>3</sup>/(s × m<sup>2</sup>)] of the floor area served and not more than 20 percent of the design capacity.
3. The ventilation system for each *parking garage section* shall have controls and devices that result in fan motor demand of not more than 30 percent of design wattage at 50 percent of the design airflow.

**Exception:** Garage ventilation systems serving a single *parking garage section* having a total ventilation system motor *nameplate horsepower* (ventilation system motor nameplate kilowatt) not exceeding 5 hp (3.7 kW) at fan system design conditions and where the *parking garage* section has no mechanical cooling or mechanical heating.

Nothing in this section shall be construed to require more than one *parking garage section* in any parking structure.

## Section C403.7.4.2 Spaces other than nontransient dwelling units

Amend Section C403.7.4.2 to read as follows:

**C403.7.4.2 Spaces other than nontransient dwelling units.** Where the supply airflow rate of a *fan system* serving a space other than a nontransient dwelling unit exceeds the values specified in Tables C403.7.4.2(1) and C403.7.4.2(2), the system shall include an energy recovery system. The energy recovery system shall provide an *enthalpy recovery* ratio of not less than 50 percent at design conditions. Where an *air economizer* is required, the energy recovery system shall include a bypass or controls that permit operation of the economizer as required by Section C403.5.

**Exception:** An *energy recovery ventilation system* shall not be required in any of the following conditions:

1. Where energy recovery systems are prohibited by the *International Mechanical Code* or *Uniform Mechanical Code*.
2. Laboratory fume hood systems that include not fewer than one of the following features:
  - 2.1. Variable-air-volume hood exhaust and room supply systems configured to reduce exhaust and makeup air volume to 50 percent or less of design values.
  - 2.2. Direct makeup (auxiliary) air supply equal to or greater than 75 percent of the exhaust rate, heated not warmer than 2°F (1.1°C) above room setpoint, cooled to not cooler than 3°F (1.7°C) below room setpoint, with no humidification added, and no simultaneous heating and cooling used for dehumidification control.
3. Systems serving spaces that are heated to less than 60°F (15.5°C) and that are not cooled.
4. Heating energy recovery where more than 60 percent of the outdoor heating energy is provided from site-recovered or site-solar energy in Climate Zones 5 through 8.
5. *Enthalpy recovery ratio* requirements at heating design condition in Climate Zones 0, 1 and 2.
6. *Enthalpy recovery ratio* requirements at cooling design condition in Climate Zones 3C, 4C, 5B, 5C, 6B, 7 and 8.
7. Systems in Climate Zones 0 through 4 requiring dehumidification that employ series energy recovery ~~and~~ and have a minimum ~~SERR~~ SEER of 0.40.
8. Where the largest source of air exhausted at a single location at the *building* exterior is less than 75 percent of the design outdoor airflow rate.
9. Systems expected to operate less than 20 hours per week at the *outdoor air* percentage covered by Table C403.7.4.2(1).
10. Systems exhausting toxic, flammable, paint or corrosive fumes or dust.
11. Commercial kitchen hoods used for collecting and removing grease vapors and smoke.

## Section C403.7.7 Shutoff dampers

Amend Section **C403.7.7** to read as follows:

**C403.7.7 Shutoff dampers.** Outdoor air intake and exhaust openings and stairway and shaft vents shall be provided with Class I motorized dampers. The dampers shall have an *air leakage* rate not greater than 4 cfm/ft<sup>2</sup> (20.3 L/s × m<sup>2</sup>) of damper surface area at 1.0 inch water gauge (249 Pa) and shall be *labeled* by an *approved agency* when tested in accordance with AMCA 500D for such purpose.

Outdoor air intake and exhaust dampers shall be installed with *automatic* controls configured to close when the systems or spaces served are not in use or during unoccupied period warm-up and setback operation, unless the systems served require outdoor or exhaust air in accordance with the *International Mechanical Code* or *Uniform Mechanical Code* or the dampers are opened to provide intentional economizer cooling.

Stairway and elevator shaft vent dampers shall be installed with *automatic* controls configured to open upon the activation of any fire alarm initiating device of the *building's* fire alarm system, the interruption of power to the damper, or by thermostatic control systems.

**Exception:** Nonmotorized gravity dampers shall be an alternative to motorized dampers for exhaust and relief openings as follows:

1. In *buildings* less than three stories in height above grade plane.
2. In *buildings* of any height located in Climate Zones 0, 1, 2 or 3.
3. Where the design exhaust capacity is not greater than 300 cfm (142 L/s).

Nonmotorized gravity dampers shall have an *air leakage* rate not greater than 20 cfm/ft<sup>2</sup> (101.6 L/s × m<sup>2</sup>) where not less than 24 inches (610 mm) in either dimension and 40 cfm/ft<sup>2</sup> (203.2 L/s × m<sup>2</sup>) where less than 24 inches (610 mm) in either dimension. The rate of *air leakage* shall be determined at 1.0 inch water gauge (249 Pa) when tested in accordance with AMCA 500D for such purpose. The dampers shall be *labeled* by an *approved agency*.

## Section C403.13.1 Duct and plenum insulation and sealing

Amend Section **C403.13.1** to read as follows:

**C403.13.1 Duct and plenum insulation and sealing.** Supply and return air *ducts* and plenums shall be insulated with not less than R-6 insulation where located in unconditioned spaces and where located outside the *building* with not less than R-8 insulation in Climate Zones 0 through 4 and not less than R-12 insulation in Climate Zones 5 through 8. *Ducts* located underground beneath *buildings* shall be insulated as required in this section or have an equivalent *thermal distribution efficiency*. Underground *ducts* utilizing the *thermal distribution efficiency* method shall be *listed* and *labeled* to indicate the *R-value* equivalency. Where located within a *building thermal envelope* assembly, the *duct* or plenum shall be separated from the *building* exterior or unconditioned or exempt spaces by not less than R-8 insulation in Climate Zones 0 through 4 and not less than R-12 insulation in Climate Zones 5 through 8.

**Exceptions:**

1. Where located within equipment.
2. Where the design temperature difference between the interior and exterior of the *duct* or plenum is not greater than 15°F (8°C).

*Ducts*, air handlers and filter boxes shall be sealed. Joints and seams shall comply with Section 603.9 of the *International Mechanical Code* or Sections 603.9 and 603.10 of the *Uniform Mechanical Code*.

**Section C403.13.2.1 Low-pressure duct systems**

Amend Section **C403.13.2.1** to read as follows:

**C403.13.2.1 Low-pressure duct systems.** Longitudinal and transverse joints, seams and connections of supply and return *ducts* operating at a static pressure less than or equal to 2 inches water gauge (w.g.) (498 Pa) shall be securely fastened and sealed with welds, gaskets, mastics (adhesives), mastic-plus-embedded-fabric systems or tapes installed in accordance with the manufacturer's instructions. Pressure classifications specific to the *duct system* shall be clearly indicated on the *construction documents* in accordance with the *International Mechanical Code* or *Uniform Mechanical Code*.

**Exception:** Locking-type longitudinal joints and seams, other than the snap-lock and button-lock types, need not be sealed as specified in this section.

**Section C403.13.2.2 Medium-pressure duct systems**

Amend Section **C403.13.2.2** to read as follows:

**C403.13.2.2 Medium-pressure duct systems.** *Ducts* and plenums designed to operate at a static pressure greater than 2 inches water gauge (w.g.) (498 Pa) but less than 3 inches w.g. (747 Pa) shall be insulated and sealed in accordance with Section C403.13.1. Pressure classifications specific to the *duct system* shall be clearly indicated on the *construction documents* in accordance with the *International Mechanical Code* or *Uniform Mechanical Code*.

**Section C405.13 Energy monitoring**

Amend Section **C405.13** to read as follows:

**C405.13 Energy monitoring.** ~~New buildings with a gross conditioned floor area of not less than 10,000 square feet (929m<sup>2</sup>) shall be equipped to measure, monitor, record and report energy consumption in accordance with Sections C405.13.1 through C405.13.6 for load categories indicated in Table C405.13.2 and Sections C405.13.7 through C405.13.11 for end-use categories indicated in Table C405.13.8.~~ Electrical systems shall be disaggregated as per the end-use categories per Section C405.13.2. A data acquisition system required by Section C405.13.4 and a Graphical energy report required by Section C405.13.5 are not mandatory.

### Exceptions:

1. *Dwelling units* in R-2 occupancies.
2. Individual tenant spaces are not required to disaggregate as per the end-use categories per Section C405.13.2 End-use electric metering categories. ~~to comply with this section provided that the space has its own utility services and meters and has less than 5,000 square feet (464.5m<sup>2</sup>) of conditioned floor area.~~

## Section C405.15 Renewable energy systems

Amend Section **C405.15** to read as follows:

**C405.15 Renewable energy systems.** *Buildings designed with renewable energy systems and built* in Climate Zones 0 through 7 shall comply with Sections C405.15.1 through C405.15.4.

**C405.15.1 On-site renewable energy systems.** *Buildings* shall be provided with on-site renewable electricity generation systems with a direct current (DC) nameplate power rating of not less than 0.75 watts per square foot (8.1 W/m<sup>2</sup>) multiplied by the sum of the *gross conditioned floor* area of all floors, not to exceed the combined *gross conditioned floor* area of the three largest floors.

**Exceptions:** The following *buildings* or building sites shall comply with Section C405.15.2:

1. A *building site* located where an unshaded flat plate collector oriented toward the equator and tilted at an angle from horizontal equal to the latitude receives an annual daily average incident solar radiation less than 1.1 kBtu/ft<sup>2</sup> per day (3.5 kWh/m<sup>2</sup>/day).
2. A *building* where more than 80 percent of the roof area is covered by any combination of permanent obstructions such as, but not limited to, mechanical equipment, vegetated space, access pathways or occupied roof terrace.
3. Any *building* where more than 50 percent of the roof area is shaded from direct-beam sunlight by natural objects or by structures that are not part of the *building* for more than 2,500 annual hours between 8:00 a.m. and 4:00 p.m.
4. A *building* with *gross conditioned floor area* less than 5,000 square feet (465 m<sup>2</sup>).

## Section C406.2.2.5 H05 Dedicated outdoor air system

Amend Section **C406.2.2.5 H05** to read as follows:

**C406.2.2.5 H05 Dedicated outdoor air system.** Credits for this measure are allowed only where single-zone HVAC units are not required to have multispeed or variable-speed fan control in accordance with Section C403.8.6.1. HVAC controls and ventilation systems shall include all of the following:

1. Zone controls shall cycle the heating/cooling unit fans off when not providing required heating and cooling or shall limit fan power to 0.12 watts/cfm (0.056 w/l/s) of zone supply air.
2. Outdoor air shall be supplied by an independent ventilation system designed to provide not more than 130 percent of the minimum outdoor air to each individual occupied zone, as specified by the *International Mechanical Code* or *Uniform Mechanical Code*.

**Exception:** Outdoor airflow is permitted to increase during emergency or economizer operation, implemented as described in Item 4.

3. The ventilation system shall have energy recovery with an *enthalpy recovery ratio* of 65 percent or more at heating design conditions in Climate Zones 3 through 8 and an *enthalpy recovery ratio* of 65 percent or more at cooling design conditions in Climate Zones 0, 1, 2, 3A, 3B, 4A, 4B, 5A and 6A. In "A" climate zones, energy recovery shall include latent recovery. Where no humidification is provided, heating energy recovery effectiveness is permitted to be based on *sensible energy recovery ratio*. Where energy recovery effectiveness is less than the 65 percent required for full credit, adjust the credits from Section C406.2 by the factors in Table C406.2.2.5.
4. Where the ventilation system serves multiple zones and the system is not in a latent recovery outside air dehumidification mode, partial economizer cooling through an outdoor air bypass or wheel speed control shall automatically do one of the following:
  - 4.1. Set the energy recovery leaving-air temperature 55°F (13°C) or 100 percent outdoor air bypass when a majority of zones require cooling and outdoor air temperature is below 70°F (21°C).
  - 4.2. The HVAC ventilation system shall include supply-air temperature controls that automatically reset the supply-air temperature in response to representative building loads, or to outdoor air temperatures. The controls shall reset the supply-air temperature not less than 25 percent of the difference between the design supply-air temperature and the design room-air temperature.
5. Ventilation systems providing mechanical dehumidification shall use recovered energy for reheat within the limits of Item 4. This shall not limit the use of latent energy recovery for dehumidification.

Where only a portion of the building is permitted to be served by constant air volume units or the *enthalpy recovery ratio* or *sensible energy recovery ratio* is less than 65 percent, the base energy credits shown in Section C406.2 shall be prorated as follows:

**Equation 4-18**  $EC_{DOAS} = EC_{BASE} \times FLOOR_{CAV} \times ERE_{ADJ}$

where:

$EC_{DOAS}$  = Energy credits achieved for H05.

$EC_{BASE}$  = H05 base energy credits in Section C406.2.

$FLOOR_{CAV}$  = Fraction of whole-project gross conditioned floor area not required to have variable-speed or multi-speed

fan airflow control in accordance with Section C403.8.6.

$ERE_{adj}$  = The energy recovery adjustment from Table C406.2.2.5 based on the lower of actual cooling or heating enthalpy recovery ratio or sensible energy recovery ratio where required for the climate zone. Where recovery ratios vary, use a weighted average by supply airflow.

## Section C501.2 Compliance

*Amend Section C501.2 to read as follows:*

**C501.2 Compliance.** *Additions, alterations, repairs, and changes of occupancy to, or relocation of, existing buildings and structures shall comply with Sections C502, C503, C504 and C505 of this code, as applicable, and with the provisions for alterations, repairs, additions and changes of occupancy or relocation, respectively, in the International Building Code, International Existing Building Code, International Fire Code, International Fuel Gas Code, International Mechanical Code, Uniform Mechanical Code, International Plumbing Code, Uniform Plumbing Code, International Property Maintenance Code, International Private Sewage Disposal Code and NFPA 70. Changes where unconditioned space is changed to conditioned space shall comply with Section C502.*

**Exception:** *Additions, alterations, repairs or changes of occupancy complying with ANSI/ASHRAE/IES 90.1.*

## RESIDENTIAL PROVISIONS

### Section R104.1.1 Above code programs

*Amend R104.1.1 to read as follows:*

**R104.1.1 Above code programs.** The *code official* or other AHJ shall be permitted to deem a national, state or local energy-efficiency program to exceed the energy efficiency required by this code. Programs seeking approval must submit all requested supporting documentation, including program guidelines, protocols, calculations and program simulation performance software, if applicable, to the NNICC and/or the authority having jurisdiction for review for use as an acceptable program. *Buildings approved* in writing by such an energy-efficiency program shall be considered to be in compliance with this code where such buildings also meet the requirements identified in Table R405.2 and the proposed total *building thermal envelope* thermal conductance (TC) shall be less than or equal to the total *building thermal envelope* TC using the prescriptive *U*-factors and *F*-factors from Table R402.1.2 multiplied by 1.08 in Climate Zones 0, 1 and 2, and by 1.15 in Climate Zones 3 through 8, in accordance with Equation 1-1. The area-weighted *maximum fenestration solar heat gain coefficients* (SHGC) permitted in Climate Zones 0 through 3 shall be 0.30.

### Section R401.3 Certificate

*Amend R401.3 to read as follows:*

**R401.3 Certificate.** The Builder shall provide a final certificate to the owner. ~~A permanent certificate shall be completed by the builder or other approved party and posted on a wall in the space where the furnace is located, a utility room or an approved location inside the building. Where located on an electrical panel, the certificate shall not cover or obstruct the visibility of the circuit directory label, service disconnect label or other required labels. The certificate shall indicate the following:~~

1. The predominant *R*-values of insulation installed in or on ceilings, roofs, walls, foundation components such as slabs, *basement walls*, *crawl space walls* and floors and *ducts* outside *conditioned* spaces.
2. *U*-factors of *fenestration* and the ~~solar heat gain coefficient (SHGC) of fenestration~~. Where there is more than one value for any component of the *building thermal envelope*, the certificate shall indicate both the value covering the largest area and the area weighted average value if available.
3. The results from any required *duct system* and *building thermal envelope* air leakage testing performed on the *building*.
4. The types, sizes and efficiencies of heating, cooling and service water-heating equipment. ~~Where a gas-fired unvented room heater, electric furnace or baseboard electric heater is installed in the residence, the certificate shall indicate "gas-fired unvented room heater," "electric furnace" or "baseboard electric heater," as appropriate. An efficiency shall not be~~



~~indicated for gas-fired unvented room heaters, electric furnaces and electric baseboard heaters.~~

5. Where on-site photovoltaic panel systems have been installed, the array capacity, inverter efficiency, panel tilt and orientation shall be noted on the certificate.
6. For *buildings* where an *Energy Rating Index* score is determined in accordance with Section R406, the *Energy Rating Index* score, both with and without any on-site generation, shall be listed on the certificate.
7. The code edition under which the structure was permitted, the compliance path used and, where applicable, the additional efficiency measures selected for compliance with Section R408.
8. The location and dimensions of a *solar-ready zone* where one is provided.

### Section R402.5.1.2.1 Unit sampling

*Delete Section R402.5.1.2.1:*

~~**R402.5.1.2.1 Unit sampling.** For *buildings* with eight or more *dwelling units* or *sleeping units*, seven or 20 percent of the *dwelling units* or *sleeping units*, whichever is greater, shall be tested. Tested units shall include a top-floor unit, a ground-floor unit, a middle-floor unit and the *dwelling unit* or *sleeping unit* with the largest *testing unit enclosure area*. Where the air leakage rate of a tested unit is greater than the maximum permitted rate, corrective actions shall be taken and the unit retested until it passes. For each tested *dwelling unit* or *sleeping unit* with an air leakage rate greater than the maximum permitted rate, three additional units, including the corrected unit, shall be tested. Where *buildings* have fewer than eight *dwelling units* or *sleeping units*, each unit shall be tested.~~

### Section R402.5.1.3 Maximum air leakage rate

*Amend Section R402.5.1.3 to read as follows:*

**R402.5.1.3 Maximum air leakage rate.** Where tested in accordance with Section R402.5.1.2, the air leakage rate for *buildings*, *dwelling units* or *sleeping units* shall be as follows:

1. Where complying with Section R401.2.1, the *building* or the *dwelling units* or *sleeping units* in the *building* shall have an air leakage rate not greater than 4.0 5.0 air changes per hour in Climate Zones 0, 1 and 2; 3.0 air changes per hour in Climate Zones 3 through 5; and 2.5 air changes per hour in Climate Zones 6 through 8.
2. Where complying with Section R401.2.2 or R401.2.3, the *building* or the *dwelling units* or *sleeping units* in the *building* shall have an air leakage rate not greater than 4.0 5.0 air changes per hour, or 0.22 cubic feet per minute per square foot [1.1 L/(s × m<sup>2</sup>)] of the *building thermal envelope area* or the *dwelling testing unit enclosure area*, as applicable.

#### Exceptions:

1. Where *dwelling units* or *sleeping units* are attached or located in an R-2 occupancy, and are tested without simultaneously testing adjacent *dwelling units* or *sleeping units*, the air leakage rate is permitted to be not greater than 0.27 cubic feet per minute per square foot

[1.4 L/(s × m<sup>2</sup>)] of the *testing unit enclosure area*. Where adjacent *dwelling units* are simultaneously tested in accordance with ASTM E779, the air leakage rate is permitted to be not greater than 0.27 cubic feet per minute per square foot [1.4 L/(s × m<sup>2</sup>)] of the *testing unit enclosure area* that separates *conditioned space* from the exterior.

2. Where *buildings* have 1,500 square feet (139.4 m<sup>2</sup>) or less of *conditioned floor area*, the air leakage rate is permitted to be not greater than 0.27 cubic feet per minute per square foot [1.4 L/(s × m<sup>2</sup>)].

## Section R403.6 Mechanical ventilation

*Amend R403.6 to add the following:*

**R403.6 Mechanical ventilation.** The *buildings* and *dwelling units* complying with Section R402.5.1.1 shall be provided with mechanical *ventilation* that complies with the requirements of Section M1505 of the *International Residential Code* or the *International Mechanical Code*, as applicable, or with other *approved* means of *ventilation*. The ventilation system shall have a readily accessible on-off control switch allowing control of the mechanical system. Utilization of outside air temperature sensors, carbon dioxide sensors, humidity sensors or similar intermittent controls to activate the outside air mechanical equipment is permitted. Outdoor air intakes and exhausts shall have *automatic* or gravity *dampers* that close when the *ventilation* system is not operating.

# International Residential Code (IRC)

## Section R202 Definitions

*Amend R202 to add the following:*

**International Electrical Code.** The Electrical Code, whether the National Electrical Code or the International Electrical Code, as amended and adopted by the local jurisdiction.

**International Mechanical Code.** The Mechanical Code, whether the Uniform Mechanical Code or the International Mechanical Code as amended and adopted by the local jurisdiction.

**International Plumbing Code.** The Plumbing Code, whether the Uniform Plumbing Code or the International Plumbing Code, as amended and adopted by the local jurisdiction.

**International Fuel Gas Code.** The Fuel Gas Code, whether NFPA 54 or the International Fuel Gas Code, as amended and adopted by the local jurisdiction.

**Surcharge.** A vertical load imposed on the retained soil that may impose a lateral force in addition to the lateral earth pressure of the retained soil. Examples include:

- Sloped retained soil.
- Structure footings supported by the retained soil.
- Adjacent vehicle loads supported by the retained soil.

## Table R301.2 Climatic and geographic design criteria

Amend Table **R301.2** to read as follows:

| TABLE R301.2-CLIMATIC AND GEOGRAPHY DESIGN CRITERIA |                             |                                     |                                        |                                          |                                            |                         |                                     |                      |                                       |                                                      |                               |                                       |                                     |
|-----------------------------------------------------|-----------------------------|-------------------------------------|----------------------------------------|------------------------------------------|--------------------------------------------|-------------------------|-------------------------------------|----------------------|---------------------------------------|------------------------------------------------------|-------------------------------|---------------------------------------|-------------------------------------|
| GROUND<br>SNOW<br>LOAD <sup>o</sup>                 | WIND DESIGN                 |                                     |                                        |                                          | SEISMIC<br>DESIGN<br>CATEGORY <sup>f</sup> | SUBJECT TO DAMAGE FROM  |                                     |                      | WINTER<br>DESIGN<br>TEMP <sup>e</sup> | ICE BARRIER<br>UNDERLAYMENT<br>REQUIRED <sup>f</sup> | FLOOD<br>HAZARDS <sup>g</sup> | AIR<br>FREEZING<br>INDEX <sup>i</sup> | MEAN<br>ANNUAL<br>TEMP <sup>j</sup> |
|                                                     | Speed <sup>d</sup><br>(mph) | Topographic<br>effects <sup>k</sup> | Special<br>wind<br>region <sup>l</sup> | Windborne<br>debris<br>zone <sup>m</sup> |                                            | Weathering <sup>a</sup> | Frost<br>line<br>depth <sup>b</sup> | Termite <sup>c</sup> |                                       |                                                      |                               |                                       |                                     |
| See IBC<br>Table<br>1608.2.1                        | See<br>Appendix             | See<br>Appendix                     | See<br>Appendix                        | See<br>Appendix                          | See<br>Appendix                            | See<br>Appendix         | See<br>Appendix                     | See<br>Appendix      | See<br>Appendix                       | See Appendix                                         | See<br>Appendix               | See<br>Appendix                       | See<br>Appendix                     |

### MANUAL J-DESIGN CRITERIA<sup>n</sup>

For SI: 1 pound per square foot = 0.0479 kPa, 1 mile per hour = 0.447 m/s.

- Where weathering requires a higher strength concrete or grade of masonry than necessary to satisfy the structural requirements of this code, the frost line depth strength required for weathering shall govern. The weathering column shall be filled in with the weathering index, “negligible,” “moderate” or “severe” for concrete as determined from Figure R301.2(1). The grade of masonry units shall be determined from ASTM C34, ASTM C55, ASTM C62, ASTM C73, ASTM C90, ASTM C129, ASTM C145, ASTM C216 or ASTM C652.
- Where the frost line depth requires deeper footings than indicated in Figure R403.1(1), the frost line depth strength required for weathering shall govern. The jurisdiction shall fill in the frost line depth column with the minimum depth of footing below finish grade.
- The jurisdiction shall fill in this part of the table to indicate the need for protection depending on whether there has been a history of local subterranean termite damage.
- The jurisdiction shall fill in this part of the table with the wind speed from the ultimate design wind speeds map [Figure R301.2(2)]. Wind exposure category shall be determined on a site-specific basis in accordance with Section R301.2.1.4.
- The jurisdiction shall fill in this section of the table to establish the design criteria using Table 10A from ACCA Manual J or established criteria determined by the jurisdiction.
- The jurisdiction shall fill in this part of the table with the seismic design category determined from Section R301.2.2.1.
- The jurisdiction shall fill in this part of the table with the date of the jurisdiction’s entry into the National Flood Insurance Program (date of adoption of the first code or ordinance for management of flood hazard areas); and the title and date of the currently effective Flood Insurance Study or other flood hazard study and maps adopted by the authority having jurisdiction, as amended.
- In accordance with Sections R905.1.2, R905.4.3.1, R905.5.3.1, R905.6.3.1, R905.7.3.1 and R905.8.3.1, where there has been a history of local damage from the effects of ice damming, the jurisdiction shall fill in this part of the table with “YES.” Otherwise, the jurisdiction shall fill in this part of the table with “NO.”
- The jurisdiction shall fill in this part of the table with the 100-year return period air freezing index (BF-days) from Figure R403.3(2) or from the 100-year (99 percent) value on the National Climatic Data Center data table “Air Freezing Index-USA Method (Base 32°F).”

- j. The jurisdiction shall fill in this part of the table with the mean annual temperature from the National Climatic Data Center data table "Air Freezing Index-USA Method (Base 32°F)."
- k. In accordance with Section R301.2.1.5, where there is local historical data documenting structural damage to buildings due to topographic wind speed-up effects, the jurisdiction shall fill in this part of the table with "YES." Otherwise, the jurisdiction shall indicate "NO" in this part of the table.
- l. In accordance with Figure R301.2(2), where there is local historical data documenting unusual wind conditions, the jurisdiction shall fill in this part of the table with "YES" and identify any specific requirements. Otherwise, the jurisdiction shall indicate "NO" in this part of the table.
- m. In accordance with Section R301.2.1.2 the jurisdiction shall indicate the wind-borne debris wind zone(s). Otherwise, the jurisdiction shall indicate "NO" on this part of the table.
- ~~n. The jurisdiction shall fill in these sections of the table to establish the design criteria using Table 1a or 1b from ACCA Manual J or established criteria determined by the jurisdiction.~~
- o. The jurisdiction shall fill in this section of the allowable stress design table using the Ground Snow Loads in Figure R301.2(3)

## Section R309.1 Townhouse automatic sprinkler systems

*Amend Section R309.1 to read as follows:*

**Section R309.1 Townhouse automatic sprinkler systems.** An automatic sprinkler system shall be installed in *townhouses*.

### **Exceptions:**

1. An automatic sprinkler system shall not be required where *additions* or *alterations* are made to existing *townhouses* that do not have an automatic sprinkler system installed.
2. An automatic residential fire sprinkler system shall not be required in *townhouses* with less than 5,000 sq. ft. of living space unless the AHJ has amended the International Fire Code to include provisions pertaining to townhouses in accordance with NRS 278.586.

## Section R309.2 One- and two-family dwellings automatic sprinkler systems

*Amend Section R309.2 to read as follows:*

**R309.2 One- and two-family dwellings automatic fire sprinkler systems.** An automatic residential fire sprinkler system shall be installed in one- and two-family *dwellings*.

### **Exceptions:**

1. An automatic sprinkler system shall not be required for *additions* or *alterations* to existing *buildings* that are not already provided with a sprinkler system.
2. An automatic residential fire sprinkler system shall not be required in one- and two-family *dwellings* with less than 5,000 sq. ft. of living space unless the AHJ has amended the International Fire Code to include provisions pertaining to one- and two- family *dwellings* in accordance with NRS 278.586.

## Section R311.2.2 Alterations, repairs and additions

*Amend Section R311.2.2 to read as follows:*

**R311.2.2 Alterations, repairs and additions.** Where *alterations*, *repairs* or *additions* requiring a *permit* occur, the individual *dwelling unit* shall be equipped with *carbon monoxide alarms* located as required for new *dwellings*.

### **Exceptions:**

1. Work involving the exterior surface of *dwellings*, such as the replacement of roofing or siding, or the addition or replacement of windows or doors, or the addition of a porch or deck.
2. Installation, *alteration* or repairs of plumbing systems that are not fuel fired.
3. Installation, *alteration* or repairs of *mechanical systems* that are not fuel fired.

## Section R318.2 Egress door

Amend Section **R318.2** to read as follows:

**R318.2 Egress door.** Not less than one egress door shall be provided for each *dwelling unit*. The egress door shall be of the pivoted, balanced, or side-hinged swinging type, and shall provide a clear width of not less than 32 inches (813 mm) where measured between the face of the door and the stop, with the door open 90 degrees (1.57 rad). The clear height of the door opening shall be not less than 78 inches (1981 mm) in height measured from the top of the threshold to the bottom of the stop. Other doors shall not be required to comply with these minimum dimensions. Egress doors shall be readily openable from inside the *dwelling unit* without the use of a key or special knowledge or effort.

## Section R403.1.4.1 Frost protection

Amend Section **R403.1.4.1** to read as follows:

**R403.1.4.1 Frost protection.** Except where otherwise protected from frost, foundation walls, piers and other permanent supports of *buildings* and structures shall be protected from frost by one or more of the following methods:

1. Extended below the frost line specified in Table R301.2.
2. Constructed in accordance with Section R403.3.
3. Constructed in accordance with ASCE 32.
4. Erected on solid rock.

Footings shall not bear on frozen soil unless the frozen condition is permanent.

### Exceptions:

1. Protection of free-standing *accessory structures* with an area of 600 square feet (56 m<sup>2</sup>) or less, of *light-frame construction*, with an eave height of 10 feet (3048 mm) or less shall not be required.
2. Protection of free-standing *accessory structures* with an area of 400 square feet (37 m<sup>2</sup>) or less, of other than *light-frame construction*, with an eave height of 10 feet (3048 mm) or less shall not be required.
3. For patio covers supported on a concrete slab-on-grade without footings, the slab shall conform to the provisions of Section R506, shall be not less than 3.5 inches (89 mm) thick and the columns shall not support live or dead loads in excess of 750 pounds (3.34 kN) per column.

## Chapter 11-Energy efficiency

Delete **Chapter 11** to read as follows:

For residential energy efficiency requirements, reference the residential amendments of the 2024 International Energy Conservation Code (IECC).

## Section M1503.6 Makeup air required

*Amend Section M1503.6 to read as follows:*

**M1503.6 Makeup air required.** Where one or more gas, liquid or solid fuel-burning *appliance* that is neither direct-vent nor uses a mechanical draft venting system is located within a *dwelling unit's* air barrier, each exhaust system capable of exhausting in excess of ~~400-600~~ cubic feet per minute (~~0.49~~ 0.28 m<sup>3</sup>/s) shall be mechanically or passively provided with makeup air at a rate approximately equal to the exhaust air rate. Such makeup air systems shall be equipped with not fewer than one outdoor air duct and damper complying with Section M1503.6.2.

**Exception:** Makeup air is not required for exhaust systems installed for the exclusive purpose of space cooling and intended to be operated only when windows or other air inlets are open.

## Section G2404.1 Scope

*Add Section G2404.1.1(301.1.2) to Section G2404.1 (301.1) to read as follows:*

**G2404.1 (301.1) Scope.** This section shall govern the approval and installation of all *equipment* and *appliances* that comprise parts of the installations regulated by this code in accordance with Section G2401.

**G2404.1.1 (301.1.2) LP-Gas Installations.** Whenever there is a conflict between this code and NFPA 54 and NFPA 58 as adopted by the Nevada LP-Gas Board for LP-Gas installations, the adopted codes of the Nevada LP-Gas Board shall govern.

## Section G2404.12 Snow hazard

*Add Section G2404.12 (301.16) to Section G2404 (301) to read as follows:*

**G2404.12 (301.16) Snow hazard.** On any new gas installation or reconnecting the gas service of an existing installation, gas meters above 5,800 feet in elevation in Carson City, and Washoe County must be protected from falling, sliding and accumulating of snow, unless the gas meter is installed in a protected location such as under an engineered deck, roof or shed. Engineered decks, roofs, or sheds shall be enclosed on all sides when used to protect gas meters on the snow shedding sides of a structure as approved by the gas utility.

## Section G2417.4.1 Test pressure

*Amend Section G2417.4.1 (406.4.1) to read as follows:*

**G2417.4.1 (406.4.1) Test pressure.** The test pressure to be used shall be no less than 1-1/2 times the proposed maximum working pressure, but not less than 3 ~~25~~ psig (~~20~~ 172.4 kPa gauge). Where the test pressure exceeds 125 psig (862 kPa gauge), the test pressure shall not exceed a value that produces a hoop stress in the *pipng* greater than 50 percent of the specified minimum yield strength of the pipe. This test shall be made before any fixtures, or appliances have been attached and before being concealed.



## Section G2417.4.2 Test duration

*Amend Section G2417.4.2 (406.4.2) to read as follows:*

**G2417.4.2 (406.4.2) Test duration.** Test duration shall be not less than ~~40~~30 minutes.

## Section G2417.6.2 Before turning gas on

*Amend Section G2417.6.2 (406.6.2) to read as follows:*

**G2417.6.2 (406.6.2) Before turning gas on.** During the process of turning gas on into a system of new gas piping or into a system or portion of a gas system that has been restored after an interruption of service, the entire system shall be inspected to determine that there are no open fittings or ends and that all valves at unused outlets are closed and plugged or capped. In the City of Reno, City of Sparks, Storey County and Washoe County, a manometer test shall be made after all valves, unions, connectors and piping to the appliances are complete.

A pressure test shall be made with the use of a manometer gauge measuring inches of water column. With all valves including gas cock and gas control valves in the open position, a pressure of at least eleven (11) to fifteen (15) inches of water column shall be measured for at least fifteen (15) minutes, with no perceptible drop in pressure.

### Section G2417.6.2.1 For medium pressure gas systems

*Add Section G2417.6.2.1 (406.6.2.1) to Section G2417.6.2 (406.6.2) to read as follows:*

**G2417.6.2.1 (406.6.2.1) For medium pressure gas systems:** Where the appliance is rated for seven (7) to fourteen (14) inches of water column, a manometer test of eleven (11) to fifteen (15) inches of water column will be conducted between the pressure regulating valve and the appliance and shall be measured for at least fifteen (15) minutes with no perceptible drop in pressure.

### Section G2417.6.2.2 For appliances or equipment requiring pounds of gas pressure

*Add Section G2417.6.2.2 (406.2.2) to Section G2417.6.2 (406.6.2) to read as follows:*

**G2417.6.2.2 (406.2.2) For appliances or equipment requiring pounds of gas pressure:** A pressure test using a pressure gauge measuring in one tenth ( $\frac{1}{10}$ ) increments shall be conducted on the gas train of that appliance or equipment. The pressure shall be equal to the appliance's normal operating pressure for a period of thirty (30) minutes with no perceptible drop in pressure.

### Section G2417.6.2.3 Manometer testing

*Add Section G2417.6.2.3 (406.2.3) to Section G2416.6.2 (406.6.2) to read as follows:*

**G2417.6.2.3 (406.2.3) Manometer testing.** Manometer testing shall be performed by a person holding a valid Washoe County manometer tester card for which the number is to be provided at the time of request for inspection. A visual manometer test to be witnessed by the authority having jurisdiction may be allowed by the Building Official. A manometer test does not need to be reported when the serving gas utility performs a manometer or clock test prior to providing service.

### Section P2503.5.1 Rough plumbing

*Amend Section P2503.5.1 to read as follows:*

**P2503.5.1 Rough plumbing.** DWV systems shall be tested on completion of the rough piping installation by water, by air ~~for piping systems other than plastic~~, or by a vacuum of air ~~for plastic piping systems~~ without evidence of leakage. The test shall be applied to the drainage system in its entirety or in sections after rough-in piping has been installed, as follows:

1. Water test. Each section shall be filled with water to a point not less than 10 feet (3048mm) above the highest fitting connection in that section, or to the highest point in the completed system. Water shall be held in the section under test for a period of 15 minutes. The system shall prove leak free by visual inspection.
2. Air test. The portion under test shall be maintained at a gauge pressure of 5 pounds per square inch (psi) (34 kPa) or 10 inches of mercury column (34 kPa). This pressure shall be held without introduction of additional air for a period of 15 minutes.
3. *Vacuum Test. The portion under test shall be evacuated of air by a vacuum-type pump to achieve a uniform gauge pressure of -5 pounds per square inch or negative 10 inches of mercury column (-34 kPa). This pressure shall be held without the removal of additional air for a period of 15 minutes.*

### Section P2603.5.1 Sewer depth

*Amend Section P2603.5.1 to read as follows:*

**P2603.5.1 Sewer depth.** *Building sewers that connect to private sewage disposal systems shall be not less than twelve (12) inches (305 mm) below finished grade at the point of septic tank connection. Building sewers shall be not less than twelve (12) inches (305 mm) below grade.*

### Section P3002.2.2 Building sewer

*Add Section P3002.2.2 to Section P3002.2 to read as follows:*

**P3002.2.2 Building sewer.** In no event shall building sewer be less than four (4) inches in diameter.

## Section E3601.6.2 Service disconnect location.

*Amend Section E3601.6.2 to read as follows:*

**E3601.6.2 Service disconnect location.** The service disconnecting means shall be installed at a readily accessible location ~~either~~ outside of a *building* or structure ~~inside~~ nearest the point of entrance of the service conductors. Service disconnecting means shall not be installed in bathrooms. ~~Each occupant shall have access to the disconnect serving the dwelling unit in which they reside.~~ [23.70(A)(1)(2), 230.72(C)] The disconnecting means may be located independent of the building or structure served, in direct line of sight, but not to exceed thirty (30) feet.

**Exception:** The service disconnecting means may be installed within a *building* when an external remote shunt trip switch is provided. All shunt trip switches shall be located at seven feet (7') above finish grade at a location approved by the fire department. All shunt trip switches shall be located within a twelve inch (12") equilateral triangle, red in color.

## Section E3705.6 Fuses and fixed trip circuit breakers

*Add Section E3705.6.1 to Section E3705.6 to read as follows:*

**E3705.6.1 Edison Fuses.** Plug fuses of the Edison-based shall be used only for replacement in existing installations where there is no evidence of overfusing or tampering. In any existing building where alterations or additions are made to any of the premise's wiring, all fuse holders shall be made to comply with the requirements for a Type S fuse holder through the installation of a tamper proof (rejection type) base.

## Section E3901.2.2 Wall Space

*Amend Section E3901.2.2 to read as follows:*

**E3901.2.2 Wall Space.** As used in this section, a wall space shall include the following:  
[210.52(A)(2)]

1. Any space 2 ft. (610mm) or more in width, including space measured around corners, and that is unbroken along the floor line by doorways and similar openings, fireplaces, stationary appliances, and fixed cabinets that do not have countertops or similar work surfaces.
2. The space occupied by fixed panels in exterior walls, excluding sliding panels.
3. The space created by fixed room dividers such as railings and freestanding bar-type counters.

### **Exceptions:**

1. The space behind operable doors.
2. Vestibules, hallways, and similar areas less than 5 ft wide in bedrooms.

## Section E3902.2 Garage and accessory building receptacles

*Amend Section E3902.2 to read as follows:*

**E3902.2 Garage and accessory building receptacles.** 125-volt through 250-volt receptacles installed in garages and grade-level portions of unfinished accessory buildings used for storage or work areas and supplied by single-phase branch circuits rated 150 volts or less to ground shall have ground-fault circuit-interrupter protection for personnel. [210.8(A)(2)].

**Exception:** Single receptacle for a fixed in place heating appliance only (example: fuel-fired FAU, heat pump or water heater) when located within an attached garage.)

# National Electrical Code (NEC)

## Article 210.52(A)(2) Wall Spacing

*Amend Article 210.52(A)(2) to read as follows:*

**210.52(A)(2) Wall Spacing.** As used in this section, a wall space shall include the following:

- (1) Any space 600 mm (2 ft) or more in width (including space measured around corners) and unbroken along the floor line by doorways and similar openings, fireplaces, stationary appliances, and fixed cabinets to that do not have countertops or similar work surfaces
- (2) The space occupied by fixed panels in walls, excluding sliding panels
- (3) The space afforded by fixed room dividers, such as free-standing bar-type counters or railings

### **Exceptions:**

- (1) The space behind operable doors
- (2) Vestibules, hallways, and similar areas less than 5ft wide in bedrooms

## Article 225.31(B) Locations

*Amend Article 225.31(B) to read as follows:*

**225.31(B) Location.** The disconnecting means shall be installed ~~either inside or~~ attached to the outside of the building or structure served ~~or~~ where the conductors pass through the building or structure. The disconnecting means shall be at a readily accessible location nearest the point of entrance of the conductors. For the purposes of this section, the requirements in 230.6 shall apply.

*Exception No. 1: For installations under single management, where documented safe switching procedures are established and maintained, and where the installation is monitored by qualified individuals, the disconnecting means shall be permitted to be located elsewhere on the premises.*

*Exception No. 2: For buildings or other structures qualifying under 685.1, the disconnecting means shall be permitted to be located elsewhere on the premises.*

*Exception No. 3: For towers or poles used as lighting standards, the disconnecting means shall be permitted to be located elsewhere on the premises.*

*Exception No. 4: For poles or similar structures used only for support of signs installed in accordance with 600.1, the disconnecting means shall be permitted to be located elsewhere on the premises.*

*Exception No. 5: The disconnecting means shall be located independent of the building or structure served, in direct line of sight, but not to exceed thirty feet (30').*

Exception No. 6: The service disconnecting means may be installed within a building when an external remote shunt trip switch is provided. All shunt trip switches shall be located at seven feet (7') above finish grade at a location approved by the fire department. All shunt trip switches shall be located within a twelve inch (12") equilateral triangle, red in color.

## **Article 230.70(A)(1) Readily Accessible Location**

*Amend Article 230.70(A)(1) to read as follows:*

**230.70 (A)(1) Readily Accessible Location.** The service disconnecting means shall be installed at a readily accessible location ~~either outside of a building or structure or inside~~ nearest the point of entrance of the service conductors. The disconnecting means may be located independent of the building or structure served, in direct line of sight, but not to exceed thirty feet (30').

**Exception:** The service disconnecting means may be installed within a building when an external remote shunt switch is provided. All shunt trip switches shall be located at seven feet (7') above finish grade at a location approved by the fire department. All shunt trip switches shall be located within a twelve inch (12") equilateral triangle, red in color.

## **Article 240.51(B) Replacement Only**

*Amend Article 240.51(B) to read as follows:*

**240.51(B) Replacement Only.** Plug fuses of the Edison-base type shall be used only for replacements in existing installations where there is no evidence of overfusing or tampering. In any existing building where alterations or additions are made to any of the premise's wiring, all fuse holders shall comply with Article 240.54.

## **Article 250.118(A)(4) Permitted**

*Amend Article 250.118(A)(4) to read as follows:*

**250.118(A)(4) Permitted:** Electrical metallic tubing with the exception of where the metallic raceway is subject to either damage or likely to be disturbed in the future under normal operating conditions, this determination shall be made by the Authority Having Jurisdiction.

FPN: An example of "subject to damage" is a surface installed conduit running along a traffic path. An example of "likely to be disturbed" is a surface installed conduit running across a rooftop, where future re-roofing operations will require the conduit to shifted, damaged, removed or relocated.

## Article 250.120 Equipment Grounding Conductor Installation

*Amend Article 250.120 to read as follows:*

**250.120 Equipment Grounding Conductor Installation.** An equipment grounding conductor shall be installed in accordance with 250.120(A), (B), ~~and (C)~~ and (D).

(D) All raceways installed on roofs shall contain an equipment grounding conductor sized per Table 250.122 installed with the circuit conductors.

**Exception:** Low voltage, communication and similar type systems unless required elsewhere in the Code.

## Article 358.10(A) Uses Permitted

*Amend Section 358.10(A) to read as follows:*

### **358.10 Uses Permitted.**

**(A) Exposed and Concealed.** The use of EMT shall be permitted for both exposed and concealed work for the following:

- (1) ~~In concrete, in direct contact with the earth, in direct burial applications with fittings identified for direct burial, or in areas subject to severe corrosive influences where installed in accordance with 358.10(B)~~
- (2) In dry, damp and wet locations
- (3) In any hazardous (classified) location as permitted by other articles in this *Code*
- (4) For manufactured wiring systems as permitted in 604.100(A)(2)

## Article 358.12 Uses Not Permitted

*Amend Article 358.12 to read as follows:*

**358.12 Uses Not Permitted.** EMT shall not be used under the following conditions:

- (1) Where subject to severe physical damage
- (2) For the support of luminaires or other equipment except conduit bodies no larger than the largest trade size of the tubing
- (3) In direct contact with earth or direct burial applications

## Article 690.7(D) Marking DC PV Circuits

*Amend 690.7(D) to read as follows:*

**690.7(D) Marking DC PV Circuits:** A permanent readily visible etched phenolic or metallic notice label compliant with ANSI Z535.2-2011 indicating the highest maximum dc voltage in a PV system, calculated in accordance with 690.7, shall be provided by the installer at one on the following locations:

- (1) DC PV system disconnecting means
- (2) PV system electronic power conversion equipment
- (3) Distribution equipment associated with the PV System

## **Article 700.10(D)(1) Occupancies**

*Amend Article 700.10(D)(1) to read as follows:*

**700.10(D) (1) Occupancies.** Emergency systems shall meet the additional requirements in 700.100(D)(2) through (D)(4) in the following occupancies:

- (1) Assembly occupancies for not less than 1000 persons
- (2) Buildings above ~~23~~ 16.8m (75 55ft) in height
- (3) Educational occupancies with more than 300 occupants

## **Article 700.12(B) Equipment Design and Location:**

*Amend Article 700.12(B) to read as follows:*

**700.12(B) Equipment Design and Location.** Equipment shall be designed and located as to minimize the hazards that might cause complete failure due to flooding, fires, icing, and vandalism.

Equipment for sources of power as described in 700.12(C) through (H) shall be installed either in spaces fully protected by approved automatic fire protection systems or in spaces with a 2-hour fire rating where located within the following:

- (1) Assembly occupancies for more than 1000 persons
- (2) Buildings above ~~23~~ 16.8m (75 55ft) in height
- (3) Educational occupancies with more than 300 occupants



# International Fuel Gas Code (IFGC)

## Section 301.1.2 LP-Gas installations

*Add Section 301.1.2 to Section 301.1 to read as follows:*

**301.1.2 LP-Gas Installations.** Whenever there is a conflict between this code and NFPA 54 and NFPA 58 as adopted by the Nevada LP-Gas Board for LP-Gas installations, the adopted codes of the Nevada LP-Gas Board shall govern.

## Section 301.16 Snow hazard

*Add Section 301.16 to Section 301 to read as follows:*

**301.16 Snow hazard.** On any new gas installation or reconnecting the gas service of an existing installation, gas meters above 5,800 feet in elevation in Carson City, Storey County and Washoe County must be protected from falling, sliding and accumulating of snow, unless the gas meter is installed in a protected location such as under an engineered deck, roof or shed. Engineered decks, roofs, or sheds shall be enclosed on all sides when used to protect gas meters on the snow shedding sides of a structure as approved by the gas utility.

## Section 406.4.1 Test pressure

*Amend Section 406.4.1 to read as follows:*

**406.4.1 Test pressure.** The test pressure to be used shall be no less than 1½ times the proposed maximum working pressure, but not less than ~~3~~ 25 psig (~~20~~ 172.4 kPa gauge). Where the test pressure exceeds 125 psig (862 kPa gauge), the test pressure shall not exceed a value that produces a hoop stress in the *pipng* greater than 50 percent of the specified minimum yield strength of the pipe. This test shall be made before any fixtures or appliances have been attached and before being concealed.

## Section 406.4.2 Test duration

*Amend Section 406.4.2 to read as follows:*

**406.4.2 Test duration.** Test duration shall be not less than 30 minutes. ~~½-hour for each 500 cubic feet (14 m<sup>3</sup>) of pipe volume or fraction thereof. When testing a system having a volume less than 10 cubic feet (0.28 m<sup>3</sup>) or a system in a single family dwelling, the test duration shall be not less than 10 minutes. The duration of the test shall not be required to exceed 24 hours.~~

## Section 406.6.2 Before turning gas on\*

Amend Section 406.6.2 and add new subsections 405.6.2.1 thru 405.6.2.3 to read as follows:

\*This amendment shall only apply to the City of Reno, City of Sparks, and Washoe County.

**406.6.2 Before turning gas on.** During the process of turning gas on into a system of new gas piping, or portion of a gas system that has been restored after an interruption of service, the entire system shall be inspected to determine that there are no open fittings or ends and that all valves at unused outlets are closed and plugged or capped. In the City of Reno, City of Sparks, and Washoe County, a manometer test shall be made after all valves, unions, connectors and piping to the appliances are complete. A pressure test shall be made with the use of a manometer gauge measuring inches of water column. With all valves including gas cock and gas control valves in the open position, a pressure of at least eleven (11) to fifteen (15) inches of water column shall be measured for at least fifteen (15) minutes with no perceptible drop in pressure.

**406.6.2.1 For medium pressure gas systems:** Where the appliance is rated for seven (7) to fourteen (14) inches of water column, a manometer test of eleven (11) to fifteen (15) inches of water column will be conducted between the pressure regulating valve and the appliance and the appliance shall be measured for at least fifteen (15) minutes with no perceptible drop in pressure.

**406.6.2.2 For appliances or equipment requiring pounds of gas pressure:** A pressure test using a pressure gauge measuring in one tenth ( $\frac{1}{10}$ ) increments shall be conducted on the gas train of that appliance or equipment. The pressure shall be equal to the appliance's normal operating pressure for a period of thirty (30) minutes with no perceptible drop in pressure.

**406.6.2.3 Manometer testing.** Manometer testing shall be performed by a person holding a valid Washoe County manometer tester card for which the number is to be provided at the time of request for inspection. A visual manometer test to be witnessed by the authority having jurisdiction may be allowed by the Building Official. A manometer test does not need to be reported when the serving gas utility performs a manometer or clock test prior to providing service.

# International Mechanical Code (IMC)

## Section 505.4 Makeup air required

*Amend Section 505.4 to read as follows:*

**505.4 Makeup air required.** Exhaust hood systems capable of exhausting in excess of ~~400~~ 600 cfm (~~0.19~~ 0.28 m<sup>3</sup>/s) shall be provided with *makeup air* at a rate approximately equal to the *exhaust air* rate. Such *makeup air* systems shall be equipped with a means of closure and shall be automatically controlled to start and operate simultaneously with the exhaust system.

## Section 508.1.4 Evaporative cooling systems used as makeup air

*Add Section 508.1.4 to Section 508.1 to read as follows:*

**508.1.4 Evaporative cooling systems used as makeup air.** Evaporative coolers shall not be used for make-up air units on commercial kitchen hoods and kitchen ventilation systems.

**Exception:** Evaporative cooling systems that are a listed assembly with tempered air for kitchen make-up air systems.

## Section 603.2 Duct sizing

*Amend Section 603.2 to read as follows:*

**603.2 Duct sizing.** Ducts installed within a single *dwelling unit* shall be sized in accordance with ACCA Manual D based on building loads calculated in accordance with ACCA Manual J or other approved heating and cooling calculations methodologies, the *appliance* manufacturer's installation instructions or other *approved* methods. Ducts installed within all other *buildings* shall be sized in accordance with the ASHRAE *Handbook of Fundamentals* or other equivalent computation procedure.

# Uniform Mechanical Code (UMC)

## Section 304.3 Access to Appliances on Roofs

*Amend Section 304.3 to read as follows:*

**Section 304.3 Access to Appliances on Roofs.** Appliances located on roofs or other elevated locations above 30 inches (762 mm) shall be accessible. [NFPA 54:9.4.3.1]

**304.3.1 Access from the Inside.** Buildings of more than 15 feet (4572 mm) in height shall have an inside means of access to the roof unless other means acceptable to the Authority Having Jurisdiction are used [NFPA 54:9.4.3.2]

**304.3.1.1 Access Type.** The inside means of access shall be a permanent or foldaway inside stairway or ladder, terminating in an enclosure, scuttle, or trapdoor. Such scuttles or trap doors shall be at least 22 inches by 24 inches (559 mm by 610 mm) in size, shall open easily and safely under all conditions, especially snow, and shall be constructed so as to permit access from the roof side unless deliberately locked on the inside.

At least ~~6~~ 10 feet (~~1829~~ 3048 mm) of clearance shall be available between the access opening and the edge of the roof or similar hazard, or rigidly fixed rails or guards a minimum of 42 inches (1067 mm) in height shall be provided on the exposed side. Where parapets or other building structures are utilized in lieu of guards or rails, they shall be a minimum of 42 inches (1067 mm) in height. [NFPA 54:9.4.3.3]

## Section 403.7.2 Enclosed Parking Garages

*Amend Section 403.7.2 to read as follows:*

**403.7.2 Enclosed Parking Garages.** Mechanical ventilation systems for enclosed parking garages shall operate continuously.

### **Exceptions:**

- (1) Mechanical ventilation systems for enclosed parking garages shall be permitted to operate intermittently where the system is designed to operate automatically upon detection of vehicle operation or presence of occupants by approved automatic detection devices.
- (2) Approved automatic carbon monoxide sensing devices, and nitrogen dioxide detectors shall be permitted to modulate the ventilation system to not exceed a maximum average of 50 parts per million of carbon monoxide, or 1 part per million of nitrogen dioxide during an eight-hour period with a concentration of not more than 200 parts per million for carbon monoxide, or 5 parts per million nitrogen dioxide, for a period not exceeding 15 minutes. Automatic carbon monoxide sensing devices installed in modulated parking garage ventilation systems shall be approved in accordance with Section 301.2.

## Section 504.4.2.1 Length Limitation

*Amend Section 504.4.2.1 to read as follows:*

**504.4.2.1 Length Limitation.** Unless otherwise permitted or required by the dryer manufacturer's instructions and approved by the Authority Having Jurisdiction, domestic dryer moisture exhaust ducts shall not exceed a total combined horizontal and vertical length of 14 feet (4267 mm), including two 90 degree (1.57 rad) elbows. A length of 2 feet (610 mm) shall be deducted for each 90- degree (1.57 rad) elbow in excess of two.

**Exceptions:** ~~Where an exhaust duct power ventilator, in accordance with Section 504.4.2.3, is used, the maximum length of the dryer exhaust duct shall be permitted to be in accordance with the dryer exhaust duct power ventilator manufacturer's installation instructions.~~

- (1) Where the make and model of the clothes dryer to be installed is known and the manufacture's installation instructions for the clothes dryer are provided to the Authority Having Jurisdiction, the maximum length of the exhaust duct, including any transition duct, shall be permitted to be in accordance with the dryer manufacture's installation instructions.
- (2) Where large-radius 45-degree (0.8 rad) and 90-degree (1.6 rad) bends are installed, determination of the equivalent length of clothes dryer exhaust duct for each bend by engineering calculation in accordance with ASHRAE Fundamentals Handbook shall be permitted.
- (3) Dryer exhaust duct lengths may be increased when justified by calculations prepared and stamped by a Nevada Licensed Mechanical engineer.

## Section 505.10 Makeup Air

*Amend Section 505.10 to read as follows:*

**505.10 Makeup Air.** Makeup air shall be provided to replenish air exhausted by the ventilation system. Exhaust hood systems capable of exhausting in excess of 600 cfm (0.28 m3/s) shall be provided with makeup air at a rate approximately equal to the exhaust air rate. Such makeup air systems shall be equipped with a means of closure and shall be automatically controlled to start and operate simultaneously with the exhaust system. Makeup air intakes shall be located so as to avoid recirculation of contaminated air within enclosures.

## Section 508.3.5.4 Evaporative Cooling Systems Used as Make Up Air Systems

*Add Section 508.3.5.4 to read as follows:*

**508.3.5.4.1 Evaporative Cooling Systems.** Evaporative cooling systems will comply with this chapter. Evaporative coolers shall not be used for makeup air units on commercial kitchen hoods and kitchen ventilation systems.

**Exception:** Evaporative cooling systems that are part of a listed heating air system for kitchen make up air systems. The temperature differential between the makeup air and the air in the

conditioned space shall not exceed 10°F (6°C) except where the added heating and cooling load of makeup air do not exceed the capacity of the HVAC system.

## **Section 511.2.2.2 Capture and Containment Test**

*Amend Section 511.2.2.2 to read as follows:*

**Section 511.2.2.2 Capture and Containment Test.** The permit holder shall verify the capture and containment performance of Type I hoods. A field test shall be conducted with all appliances under the hood at operating temperatures, all the hoods operating at design airflows, and with all sources of replacement air operating at design airflows for the restaurant. Capture and containment shall be verified visually by observing smoke or steam produced by actual cooking operation or by simulating cooking using devices such as smoke candles or smoke puffers. Smoke bombs shall not be used [ASHRAE 154:4.7.2]

**Exception:** Capture and containment test not required if hood is UL and NFPA listed and manufacturers data lists the individual equipment below hood.

## **Section 605.1 General**

*Amend Section 605.1 to read as follows:*

**605.1 General.** ~~Air ducts conveying air at temperatures exceeding 140°F (60°C) shall be insulated to maintain an insulation surface temperature of not more than 140°F (60°C).~~ Insulation material on the exterior of ducts shall be legibly printed with the name of the manufacturer, the thermal resistance (R) value at installed thickness, flame-spread index, and smoke developed index of the composite material. Internal duct liners and insulation shall be installed in accordance with SMACNA HVAC Duct Construction Standards – Metal and Flexible. Supply-air ducts, return air-ducts, and plenum of a heating or cooling system shall be insulated to achieve the minimum thermal (R) value in accordance with the 2024 International Energy Conservation Code Section R403.3 for residential and C403.13.1 for commercial.

### **Exceptions:**

- ~~(1) Factory-installed plenums, casings, or ductwork furnished as a part of HVAC equipment tested and rated in accordance with approved energy efficiency standards.~~
- ~~(2) Ducts or plenums located in conditioned spaces where heat gain or heat loss will not increase energy use.~~
- ~~(3) For runouts less than 10 feet (3048 mm) in length to air terminals or air outlets, the rated R value of insulation need not exceed R 3.5 (R 0.6).~~
- ~~(4) Backs of air outlets and outlet plenums exposed to unconditioned or indirectly conditioned spaces with face areas exceeding 5 square feet (0.5 m<sup>2</sup>) need not exceed R 2; those 5 square feet (0.5 m<sup>2</sup>) or smaller need not be insulated.~~
- ~~(5) Ducts and plenums used exclusively for evaporative cooling systems.~~

## Section 609.1 Air-Moving Systems and Smoke Detectors

*Amend Section 609.1 to read as follows:*

**609.1 Air-Moving Systems and Smoke Detectors.** Air-moving systems supplying air in excess of 2000 cubic feet per minute (ft<sup>3</sup>/min) (0.9439 m<sup>3</sup>/s) to enclosed spaces within buildings shall be equipped with an automatic shutoff. Automatic shutoff shall be accomplished by interrupting the power source of the air-moving equipment upon detection of smoke in the main supply return-air duct or plenum upstream of any filters, exhaust air connections, outdoor air connections, or decontamination equipment and appliance air duct served by such equipment. Duct smoke detectors shall comply with UL 268A and shall be installed in accordance with NFPA 72 and the manufacturer's installation instructions. Such devices shall be compatible with the operating velocities, pressures, temperatures, and humidities of the system. Where fire-detection or alarm systems are provided for the building, the smoke detectors shall be supervised by such systems in an approved manner.

## Section 610 Performance Test for Automatic Shutoffs

*Add Section 610 to read as follows:*

### **610.0 Performance Test for Automatic Shutoffs.**

**610.1 General.** Upon completion and before final approval of the air-moving system, provide with the required smoke detectors, a performance test shall be performed to verify compliance of detector installation to manufacturer's instructions and system compatibility as specified in this chapter. The permittee shall furnish the necessary test equipment and devices required to perform the tests and shall provide the jurisdiction with an accurate, completed, and signed test report. The report shall provide the jurisdiction a form containing equivalent information. At the discretion of the Authority Having Jurisdiction, the performance test may be required to be witnessed by the Authority Having Jurisdiction or performed by an approved third-party testing agency.

## Section 939 Electric Sauna Heaters

*Amend Section 939 to read as follows:*

### **939.0 Sauna Heaters.**

**939.1 Electric Sauna Heaters.** Sauna heaters shall comply with UL 875 and shall be installed in accordance with the manufacturer's installation instructions. Approved guards or barriers shall be installed to prevent accidental contact with the sauna heater. Ventilation shall be provided in accordance with its listing and combustion air for gas-fired sauna heaters shall comply with chapter 7.

## Section 1301.1 Applicability

*Amend Section 1301.1 to read as follows:*

**1301.1 Applicability.** The regulations of this chapter shall govern the installation of fuel gas piping in or in connection with a building, structure or within the property lines of premises up to 5 pounds-force per square inch (psi) (34 kPa) for natural gas-and 10 psi (69 kPa) for undiluted propane, other than service pipe.

Whenever there is a conflict between this code and NFPA 54 and NFPA 58 as adopted by the Nevada LP-Gas Board for LP-Gas installations, the adopted codes of the Nevada LP-Gas Board shall govern.

## Section 1313.3 Test Pressure

*Amend Section 1313.3 to read as follows:*

**1313.3 Test Pressure.** This inspection shall include an air, CO<sub>2</sub>, or nitrogen pressure test, at which time the gas piping shall stand a pressure of not less than ~~40~~ 25 psi (~~69~~ 172.4 kPa) gauge pressure. Test pressures shall be held for a length of time satisfactory to the Authority Having Jurisdiction but in no case less than ~~45~~ 30 minutes with no perceptible drop in pressure. For welded piping, and for piping carrying gas at pressures in excess of 14 inches water column (3.5 kPa) pressure, the test pressure shall be not less than 60 psi (414 kPa) and shall be continued for a length of time satisfactory to the Authority Having Jurisdiction, but in no case for less than 30 minutes. ~~For CSST carrying gas at pressures in excess of 14 inches water column (3.5 kPa) pressure, the test pressure shall be 30 psi (207 kPa) for 30 minutes.~~ These tests shall be made using air, CO<sub>2</sub>, or nitrogen pressure and shall be made in the presence of the Authority Having Jurisdiction. Necessary apparatus for conducting tests shall be furnished by the permit holder. Test gauges used in conducting test shall be in accordance with Section 1303.3.3.1 through Section 1303.3.3.4. This test shall be made before any fixtures, or appliances have been attached and before being concealed.

## Section 1313.5.1 Turning Gas On

*Amend Section 1313.5.1 to read as follows:*

**1313.5.1 Turning Gas On.** During the process of turning gas on into a system of new gas piping or portion of a gas system that has been restored after an interruption of service, the entire system shall be inspected to determine that there are no open fittings or ends and that all valves at unused outlets are closed and plugged or capped. [NFPA 54:8.2.2]

**1313.5.1.1 During** the process of turning gas on into a system of new gas *piping* or into a system or portion of a gas system that has been restored after an interruption of service; in the City of Reno, City of Sparks, and Washoe County a manometer test shall be made after all valves, unions, connectors and piping to the appliances are complete. A pressure test shall be made with the use of a manometer gauge measuring inches of water column. With all valves including gas cock and gas control valves in the open position, a pressure



of at least eleven (11) to fifteen (15) inches of water column shall be measured for at least fifteen (15) minutes with no perceptible drop in pressure.

**1313.5.1.2 For medium pressure gas systems:** Where the appliance is rated for seven (7) to fourteen (14) inches of water column, a manometer test of eleven (11) to fifteen (15) inches of water column will be conducted between the pressure regulating valve and the appliance and shall be measured for at least fifteen (15) minutes with no perceptible drop in pressure.

**1313.5.1.3 For appliances or equipment requiring pounds of gas pressure:** A pressure test using a pressure gauge measuring in one tenth ( $\frac{1}{10}$ ) increments shall be conducted on the gas train of that appliance or equipment. The pressure shall be equal to the appliance's normal operating pressure for a period of thirty (30) minutes with no perceptible drop in pressure.

**1313.5.1.4 Manometer testing.** Manometer testing shall be performed by a person holding a valid *Washoe County manometer tester card* in the City of Reno, City of Sparks, and Washoe County for which the number is to be provided at the time of request for inspection. A visual manometer test to be witnessed by the authority having jurisdiction may be allowed by the Building Official. A manometer test does not need to be reported when the serving gas utility performs a manometer or clock test prior to providing service.

# Uniform Plumbing Code (UPC)

## Section 216.0 Non-Combustible Material

*Add Section 216.0 to read as follows:*

**261.0 Non-Combustible Material.** Materials that, when tested in accordance with ASTM E136, have at least three of four specimens tested meeting all of the following criteria:

1. The recorded temperature of the surface and interior thermocouples shall not at any time during the test rise more than 54°F (30°C) above the furnace temperature at the beginning of the test.
2. There shall not be flaming from the specimen after the first 30 seconds.
3. If the weight loss of the specimen during testing exceeds 50 percent, the recorded temperature of the surface and interior thermocouples shall not at any time during the test rise above the furnace air temperature at the beginning of the test, and there shall not be flaming of the specimen.

## Section 218.0 Penetration Firestop System

*Delete Section 218.0:*

~~**218.0 Penetration Firestop System.** A specific assemblage of field-assembled materials, or a factory-made device, which has been tested to a standard test method and, where installed properly on penetrating piping materials, is capable of maintaining the fire-resistance rating of assemblies penetrated.~~

## Section 222.0 “T” Rating

*Delete Section 222.0:*

~~**222.0 T Rating.** The time period that the penetration firestop system, including the penetrating item, limits the maximum temperature rise of 325° (181°C) above its initial temperature through the penetration on the non-fire side, where tested in accordance with ASTM E 814 or UL 1479.~~

## Section 312.7 Fire-Resistant Construction

*Amend Section 312.7 to read as follows:*

**312.7 Fire-Resistant Construction.** Piping penetrations of fire-resistance-rated walls, partitions, floors, floor/ceiling assemblies, roof/ceiling assemblies, or shaft enclosures shall be protected in accordance with the requirements of the building code. ~~and Chapter 14, “Firestop Protection.”~~

## Section 422.0 Minimum Number of Required Fixtures

*Delete Section 422.0:*

Shall comply with 2024 International Building Code Chapter 29.

## Table 422.1 Minimum Plumbing Facilities

*Delete Table 422.1:*

Shall comply with 2024 International Building Code Table 2902.1

## Section 609.1 Installation

*Amend Section 609.1 to read as follows:*

**609.1 Installation.** Water piping shall be adequately supported in accordance with Table 313.3. Burred ends shall be reamed to the full bore of the pipe or tube. Changes in direction shall be made by the appropriate use of fittings, except that changes in direction in copper or copper alloy tubing shall be permitted to be made with bends, provided that such bends are made with bending equipment that does not deform or create a loss in the cross-sectional area of the tubing. Changes in direction are allowed with flexible pipe and tubing without fittings in accordance with the manufacturer's instructions. Provisions shall be made for expansion in hot-water piping. Piping, equipment, appurtenances, and devices shall be installed in a workmanlike manner in accordance with the provisions and intent of the code. Building supply yard piping shall be not less than 42 6 inches (~~305~~ 152mm) below the average local frost depth. The cover shall be not less than 12 inches (305 mm) below finish grade.

## Section 712.1 Media

*Amend Section 712.1 to read as follows:*

**712.1 Media.** The piping of the plumbing, drainage and venting systems shall be tested with water or air. ~~except that plastic piping shall not be tested with air.~~ The Authority Having Jurisdiction shall be permitted to require the removal of cleanouts, etc., to ascertain whether the pressure has reached all parts of the system. After the plumbing fixtures have been set and their traps filled with water, they shall be submitted to a final test.

## Section 717.1 General (Size of Building Sewers)

*Amend Section 717.1 to read as follows:*

**717.1 General.** The minimum size of a building sewer shall be determined on the basis of the total number of fixture units drained by such sewer, in accordance with Table 717.1. No building sewer shall be smaller than the building drain or less than four (4) inches in diameter.

For alternate methods of sizing building sewers, see Appendix C.

## Section 723.1 General (Building Sewer Test)

*Amend Section 723.1 to read as follows:*

**723.1 General.** Building sewers shall be tested by plugging the end of the building sewer at its points of connection to the public sewer or private sewage disposal system and completely filling the building sewer with water from the lowest to highest point thereof, or by approved equivalent low-pressure air test. ~~Plastic DWV piping systems shall not be tested by the air test method.~~ The building sewer shall be watertight.

## Section 1107.2 Methods of Testing Storm Drainage Systems

*Amend Section 1107.2 to read as follows:*

**1107.2 Methods of Testing Storm Drainage Systems.** Except for outside leaders and perforated or open-jointed drain tile, the piping of storm drain systems shall be tested upon completion of the rough piping installation by water or air, ~~except that plastic pipe shall not be tested with air,~~ and proved tight. The Authority Having Jurisdiction shall be permitted to require the removal of cleanout plugs to ascertain whether the pressure has reached parts of the system. One of the following test methods shall be used in accordance with Section 1107.2.1 through Section 1107.2.3.

## Section 1201.1 Applicability

*Amend Section 1201.1 to read as follows:*

**1201.1 Applicability.** The regulations of this chapter shall govern the installation of fuel gas piping in or in connection with a building, structure or within the property lines of premises up to 5 pounds-force per square inch (psi)(34 kPa) for natural gas and 10 psi (69 kPa) for undiluted propane, other than service pipe. Fuel oil piping systems shall be installed in accordance with NFPA 31. Whenever there is a conflict between this code and NFPA 54 and NFPA 58 as adopted by the Nevada LP-Gas Board for LP-Gas installations, the adopted codes of the Nevada LP-Gas Board shall govern.

## Section 1208.6.1.3 Snow Hazard

*Add Section 1208.6.1.3 to 1208.6 to read as follows:*

**1208.6.1.3 Snow Hazard:** On any new gas installation or reconnecting the gas service of an existing installation, gas meters above 5,800 feet in elevation in Carson City, Storey County and Washoe County must be protected from falling, sliding and accumulating of snow, unless the gas meter is installed in a protected location such as under an engineered deck, roof or shed. Engineered decks, roofs, or sheds shall be enclosed on all sides when used to protect gas meters on the snow shedding sides of a structure as approved by the gas utility.

## Section 1213.3 Test Pressure

*Amend Section 1213.3 to read as follows:*

**1213.3 Test Pressure.** This inspection shall include an air, CO<sub>2</sub>, or nitrogen pressure test, at which time the gas piping shall stand a pressure of not less than ~~40~~ 25 psi (~~69~~ 172.4 kPa) gauge pressure. Test pressures shall be held for a length of time satisfactory to the Authority Having Jurisdiction, but in no case less than ~~45~~ 30 minutes with no perceptible drop in pressure. For welded piping, and for piping carrying gas at pressures in excess of 14 inches water column pressure (3.5 kPa), the test pressure shall be not less than 60 psi (414 kPa) and shall be continued for a length of time satisfactory to the Authority Having Jurisdiction, but in no case for less than 30 minutes. For CSST carrying gas at pressures in excess of 14 inches water column (3.5 kPa) pressure, the test pressure shall be not less than 30 psi (207 kPa) for 30 minutes. These tests shall be made using air, CO<sub>2</sub>, or nitrogen pressure and shall be made in the presence of the Authority Having Jurisdiction. Necessary apparatus for conducting tests shall be furnished by the permit holder. Test gauges used in conducting tests shall be in accordance with Section 318.0.

## Section 1213.5.1 Turning Gas On

*Amend Section 1213.5.1 to read as follows:*

**1213.5.1 Turning Gas On.** During the process of turning gas on into a system of new gas piping or into a system or portion of a gas system that has been restored after an interruption of service, the entire system shall be inspected to determine that there are no open fittings or ends and that the valves at unused outlets are closed and plugged or capped. [NFPA 54:8.2.2]

**1213.5.1.1** During the process of turning gas on into a system of new gas piping or into a system or portion of a gas system that has been restored after an interruption of service; in the City of Reno, City of Sparks, Storey County and Washoe County a manometer test shall be made after all valves, unions, connectors and piping to the appliances are complete. A pressure test shall be made with the use of a manometer gauge measuring inches of water column. With all valves including gas cock and gas control valves in the open position, a pressure of at least eleven (11) to fifteen (15) inches of water column shall be measured for at least fifteen (15) minutes, with no perceptible drop in pressure.

**1213.5.1.2 For medium pressure gas systems:** Where the appliance is rated for seven (7) to fourteen (14) inches of water column, a manometer test of eleven (11) to fifteen (15) inches of water column will be conducted between the pressure regulating valve and the appliance and shall be measured for at least fifteen (15) minutes with no perceptible drop in pressure.

**1213.5.1.3 For appliances or equipment requiring pounds of gas pressure:** A pressure test using a pressure gauge measuring in one tenth (1/10) increments shall be conducted on the gas train of that appliance or equipment. The pressure shall be equal to the appliance's normal operating pressure for a period of thirty (30) minutes with no perceptible drop in pressure.

**1213.5.1.4 Manometer testing.** Manometer testing shall be performed by a person holding a valid Washoe County manometer tester card in the City of Reno, City of Sparks, Storey County and Washoe County for which the number is to be provided at the time of request for inspection. A visual manometer test to be witnessed by the authority having jurisdiction may be allowed by the Building Official. A manometer test does not need to be reported when the serving gas utility performs a manometer or clock test prior to providing service.

## **Chapter 14 Firestop Protection**

*Delete Chapter 14:*

Refer to 2024 International Building Code

# Appendix

**Table R301.2 - Climatic And Geography Design Criteria**

| JURISDICTION     | GROUND SNOW LOAD <sup>o</sup>   | WIND DESIGN                 |                                  |                                  |                                    | SEISMIC DESIGN CATEGORY <sup>f</sup> | SUBJECT TO DAMAGE FROM  |                               |                      | WINTER DESIGN TEMP <sup>e</sup> | ICE BARRIER UNDERLAYMENT REQUIRED <sup>h</sup> | FLOOD HAZARDS <sup>g</sup>            | AIR FREEZING INDEX <sup>i</sup> | MEAN ANNUAL TEMP <sup>j</sup> |
|------------------|---------------------------------|-----------------------------|----------------------------------|----------------------------------|------------------------------------|--------------------------------------|-------------------------|-------------------------------|----------------------|---------------------------------|------------------------------------------------|---------------------------------------|---------------------------------|-------------------------------|
|                  |                                 | Speed <sup>d</sup><br>(mpg) | Topographic effects <sup>k</sup> | Special wind region <sup>l</sup> | Windborne debris zone <sup>m</sup> |                                      | Weathering <sup>a</sup> | Frost line depth <sup>b</sup> | Termite <sup>c</sup> |                                 |                                                |                                       |                                 |                               |
| Carson City      | See IBC Table 1608.2.1          | 120                         | No                               | Yes                              | No                                 | D <sub>2</sub>                       | Severe                  | 24"                           | Moderate to heavy    | 9°F                             | Yes above 5500'                                | Varies. See Engineering Dept          | 444                             | 50.9°F                        |
| City of Elko     | 30 lb/ft <sup>2</sup>           | 115                         | No                               |                                  |                                    | D <sub>0</sub>                       | Severe                  | 30"                           | Slight to moderate   | -2°F                            | Yes                                            | Varies, see Engineering Dept          | 2000                            | 46°F                          |
| City of Fallon   | See IBC Table 1608.2.1 (16 lbs) | 115                         | No                               | No                               | No                                 | D <sub>1</sub>                       | Severe                  | 18"                           | Moderate to severe   | 49.9°F                          | No                                             | See FMC 17.36                         | 382                             | 50.6°F                        |
| City of Fernley  | See IBC Table 1608.2.1          | 120                         | No                               | Yes                              | No                                 | D <sub>2</sub>                       | Severe                  | 18"                           | Moderate to heavy    | 11°F                            | No                                             | a)06/04/2003<br>(b)11/20/1998 Firm    | 594                             | 49.4°F                        |
| City of Reno     | See IBC Table 1608.2.1          | 120                         | No                               | Yes                              | No                                 | D <sub>2</sub>                       | Severe                  | 24"                           | Moderate to heavy    | 17°F                            | Yes above 5300'                                | See RMC 18.12.1701                    | 594                             | 49.4°F                        |
| City of Sparks   | See IBC Table 1608.2.1          | 120                         | No                               | Yes                              | No                                 | D <sub>2</sub>                       | Severe                  | 24"                           | Moderate to heavy    | 17°F                            | No                                             | See SMC 15.11                         | 594                             | 49.4°F                        |
| Churchill County | See IBC Table 1608.2.1          | 115                         | No                               | No                               | No                                 | D <sub>1</sub>                       | Severe                  | 18"                           | Moderate to heavy    | 49.4                            | No                                             | See Churchill County Code Title 19    | 382                             | 51.6                          |
| Douglas County   | See IBC Table 1608.2.1          | 120                         | No                               | Yes                              | No                                 | D <sub>2</sub>                       | Severe                  | 18"< 6000'<br>24"> 6000'      | Moderate To heavy    | 4°F                             | Yes above 5300'                                | Douglas County Title 20 Chapter 20.50 | 647                             | 47.2°F                        |
| Lyon County      | See IBC Table 1608.2.1          | 115                         | No                               | No                               | No                                 | D <sub>1</sub>                       | Severe                  | 18"                           | Moderate to heavy    | 11°F                            | No                                             | Lyon Co. Title 12                     | 445                             | 51.2°F                        |
| Storey County    | See IBC Table 1608.2.1          | 115                         | No                               | No                               | No                                 | D <sub>1</sub>                       | Severe                  | 18"                           | Moderate to heavy    | 18°F                            | Yes above 5500'                                | See SCC 15.20                         | 594                             | 49.4°F                        |
| Washoe County    | See IBC Table 1608.2.1          | 120                         | No                               | Yes                              | No                                 | D <sub>2</sub>                       | Severe                  | 24"                           | Moderate to heavy    | 17°F                            | Yes above 5300'                                | See WCC Chapter 110                   | 594                             | 49.4°F                        |

**MANUAL J DESIGN CRITERIA<sup>n</sup>**

For SI: 1 pound per square foot = 0.0479 kPa, 1 mile per hour = 0.447 m/s.

a. Where weathering requires a higher strength concrete or grade of masonry than necessary to satisfy the structural requirements of this code, the frost line depth strength required for weathering shall govern. The weathering column shall be filled in with the weathering index, "negligible," "moderate" or

“severe” for concrete as determined from Figure R301.2(1). The grade of masonry units shall be determined from ASTM C34, ASTM C55, ASTM C62, ASTM C73, ASTM C90, ASTM C129, ASTM C145, ASTM C216 or ASTM C652.

b. Where the frost line depth requires deeper footings than indicated in Figure R403.1(1), the frost line depth strength required for weathering shall govern. The jurisdiction shall fill in the frost line depth column with the minimum depth of footing below finish grade.

c. The jurisdiction shall fill in this part of the table to indicate the need for protection depending on whether there has been a history of local subterranean termite damage.

d. The jurisdiction shall fill in this part of the table with the wind speed from the ultimate design wind speeds map [Figure R301.2(2)]. Wind exposure category shall be determined on a site-specific basis in accordance with Section R301.2.1.4.

e. The jurisdiction shall fill in this section of the table to establish the design criteria using Table 10A from ACCA Manual J or established criteria determined by the jurisdiction.

f. The jurisdiction shall fill in this part of the table with the seismic design category determined from Section R301.2.2.1.

g. The jurisdiction shall fill in this part of the table with: the date of the jurisdiction’s entry into the National Flood Insurance Program (date of adoption of the first code or ordinance for management of flood hazard areas); and the title and

date of the currently effective Flood Insurance Study or other flood hazard study and maps adopted by the authority having jurisdiction, as amended.

h. In accordance with Sections R905.1.2, R905.4.3.1, R905.5.3.1, R905.6.3.1, R905.7.3.1 and R905.8.3.1, where there has been a history of local damage from the effects of ice damming, the jurisdiction shall fill in this part of the table with

“YES.” Otherwise, the jurisdiction shall fill in this part of the table with “NO.”

i. The jurisdiction shall fill in this part of the table with the 100-year return period air freezing index (BF-days) from Figure R403.3(2) or from the 100-year (99 percent) value on the National Climatic Data Center data table “Air Freezing Index-USA Method (Base 32°F).”

j. The jurisdiction shall fill in this part of the table with the mean annual temperature from the National Climatic Data Center data table “Air Freezing Index-USA Method (Base 32°F).”

k. In accordance with Section R301.2.1.5, where there is local historical data documenting structural damage to buildings due to topographic wind speed-up effects, the jurisdiction shall fill in this part of the table with “YES.” Otherwise, the jurisdiction shall indicate “NO” in this part of the table.

l. In accordance with Figure R301.2(2), where there is local historical data documenting unusual wind conditions, the jurisdiction shall fill in this part of the table with “YES” and identify any specific requirements. Otherwise, the jurisdiction shall indicate “NO” in this part of the table.

m. In accordance with Section R301.2.1.2 the jurisdiction shall indicate the wind-borne debris wind zone(s). Otherwise, the jurisdiction shall indicate “NO” on this part of the table.

~~n. The jurisdiction shall fill in these sections of the table to establish the design criteria using Table 1a or 1b from ACCA Manual J or established criteria determined by the jurisdiction.~~

o. The jurisdiction shall fill in this section of the allowable stress design table using the Ground Snow Loads in Figure R301.2(3)





# CITY OF FERNLEY

## City Council AGENDA REPORT

**Meeting Date: June 4, 2025**

**REPORT TO:** Mayor and City Council

**REPORT FROM:** Alex Lopez Martinez

**FINANCIAL IMPACT:**

Yes: X

No:

**CURRENTLY BUDGETED:**

Yes:

No: X

**FUND/ACCOUNT:**

100-475-320

510-810-430

520-810-430

**ACTION REQUESTED:** Resolution

**AGENDA ITEM:**

(For Possible Action) Discussion and possible action to adopt Resolution #25-007 accepting the public improvements: roadway, water, sewer, and storm drain infrastructure for the Friendly 5 Ranch Village 2 project.

**AGENDA ITEM BRIEF:**

Staff is seeking Council approval to accept the roadway and utility infrastructure for the Friendly 5 Ranch Village 2 project. The new roadways are Carson Way, Darci Lane, and Maeve Way in addition to the extension of Eleanor Way and Payton Way. The improvements were completed and are currently under a one-year warranty period. NRS 278.390 requires the local planning commission or the governing body to accept roadway right of way improvements by resolution.

**RECOMMENDED MOTION:**

"I move to approve Resolution No. 25-007 to accept the roadway, water, sewer, and storm drain public infrastructure improvements for Friendly 5 Ranch Village 2."

**BUSINESS IMPACT (per NRS Chapter 237):**

A Business Impact Statement is not required because this is not a rule (term excludes vehicles by which legislative powers are exercised under NRS Chapters 271, 278, 278A, or 278B).

**See attached report for background, analysis, alternatives.**

**ALTERNATIVES:**

There are none

**BACKGROUND:**

Friendly 5 Ranch Village 2 was approved by City Council on August 21, 2024. Village 2 of the subdivision project features three new roads in Carson Way, Darci Lane, and Maeve Way as well as the extension of Eleanor Way and Payton Way from Village 1. The improvements have been completed and are currently under a one-year warranty period. After the resolution is signed, staff will send to Lyon County Recorder's Office and notify the City's Finance Department to include the value of the infrastructure in the City's financial statement.

**RELEVANT LAWS, STATUTES, AND REGULATIONS:**

NRS 278 sets the state laws for planning and zoning. The City of Fernley Development Code and Design Standards set the laws for the development in the City of Fernley.

**FINANCIAL IMPLICATIONS:**

The added value of the new improvements will be added to the City's financial records. The ongoing cost of maintenance will be absorbed into the current budget for streets, water, and sewer. The additional homes created by the map and constructed with the improvements will supplement the City's water and sewer revenues with additional service accounts.

**ATTACHMENTS:**

1. 2025.05.05 CP2023-009 Friendly 5 Ranch Village 2 Acceptance Resolution
2. 2025.05.12 CP2023-009 Friendly 5 Ranch Village 2 Acceptance Memo to Finance
3. Friendly 5 Village 2 Resolution Record
4. Friendly 5 Ranch Village 2 Vicinity Map



# CITY OF FERNLEY

## City Council AGENDA REPORT

**Meeting Date: June 4, 2025**

**REPORT TO:** Mayor and City Council

**REPORT FROM:** Alex Lopez-Martinez, Project Manager

**FINANCIAL IMPACT:**

Yes: x

No:

**CURRENTLY BUDGETED:**

Yes:

No: x

**FUND/ACCOUNT:**

100-475-320

510-810-430

520-810-430

**ACTION REQUESTED:** Resolution

**AGENDA ITEM:**

(For Possible Action) Discussion and possible action to adopt Resolution #25-007 accepting the public improvements: roadway, water, sewer, and storm drain infrastructure for the Friendly 5 Ranch Village 2 project.

**AGENDA ITEM BRIEF:**

Staff is seeking Council approval to accept the roadway and utility infrastructure for the Friendly 5 Ranch Village 2 project. The new roadways are Carson Way, Darci Lane, and Maeve Way in addition to the extension of Eleanor Way and Payton Way. The improvements were completed and are currently under a one-year warranty period. NRS 278.390 requires the local planning commission or the governing body to accept roadway right of way improvements by resolution.

**RECOMMENDED MOTION:**

"I move to approve Resolution No. 25-007 to accept the roadway, water, sewer, and storm drain public infrastructure improvements for Friendly 5 Ranch Village 2."

**BUSINESS IMPACT (per NRS Chapter 237):**

N/A

See attached report for background, analysis, alternatives.

**ALTERNATIVES:**

Staff does not recommend City Council choose to not accept the improvements.

**BACKGROUND:**

Friendly 5 Ranch Village 2 was approved by City Council on August 21, 2024. Village 2 of the subdivision project features three new roads in Carson Way, Darci Lane, and Maeve Way as well as the extension of Eleanor Way and Payton Way from Village 1. The improvements have been completed and are currently under a one-year warranty period. After the resolution is signed, staff will send to Lyon County Recorder's Office and notify the City's Finance Department to include the value of the infrastructure in the City's financial statement.

**RELEVANT LAWS, STATUTES, AND REGULATIONS:**

NRS 278 sets the state laws for planning and zoning. The City of Fernley Development Code and Design Standards set the laws for the development in the City of Fernley.

**FINANCIAL IMPLICATIONS:**

The added value of the new improvements will be added to the City's financial records. The ongoing cost of maintenance will be absorbed into the current budget for streets, water, and sewer. The additional homes created by the map and constructed with the improvements will supplement the City's water and sewer revenues with additional service accounts.

**ATTACHMENTS:**

1. Friendly 5 Ranch Village 2 Acceptance Resolution
2. Friendly 5 Ranch Village 2 Acceptance Memo To Finance
3. Friendly 5 Ranch Village 2 Resolution #25-007
4. Friendly 5 Ranch Village 2 Vicinity Map



## CITY OF FERNLEY Engineering Department

Water Treatment/Distribution  
Wastewater  
Streets/Storm Drain  
Parks  
Facilities &  
Vector Control

**To:** Finance Department

**Cc:** Engineering Department

**From:** Alex Lopez-Martinez, Project Manager

**Date:** May 12, 2025

**Subject:** Acceptance of Friendly 5 Ranch – Village 2 Public Infrastructure

This memo is to inform you of the estimated value of new infrastructure recently accepted by the City of Fernley.

On **February 7, 2025**, the engineering department issued a notice of completion for: **Friendly 5 Ranch – Village 2 Public Improvements**.

The new utility quantities and values are based on the Engineer of Record's probable cost estimation.

|                |                       |
|----------------|-----------------------|
| Streets        | \$832,280.00          |
| Sanitary Sewer | \$397,250.00          |
| Storm Drain    | \$147,320.00          |
| Water          | \$332,850.00          |
| <b>Total:</b>  | <b>\$1,709,700.00</b> |

**To keep the C.A.F.R. up to date we have included the following quantities for this project:**

Total new miles of streets: 0.53 mi  
Total new miles of water main: 0.59 mi  
Total new hydrants: 6  
Total new miles of sewer main: 0.78 mi  
Total new sanitary sewer manholes: 20  
Total new miles of storm drain main: 0.09 mi  
Total new storm drain manholes: 4

Please let us know if additional information is needed.

Lyon County APN: 021-303-41

RECORDING REQUESTED BY:

City of Fernley  
595 Silver Lace Blvd  
Fernley NV 89408

Main Recorded Documents to:

City of Fernley  
595 Silver Lace Blvd  
Fernley NV 89408

---

**RESOLUTION #25-007 FOR ACCEPTING  
FRIENDLY 5 RANCH VILLAGE 2 SUBDIVISION, PUBLIC  
IMPROVEMENTS THAT INCLUDES ROADWAYS, WATER, SEWER, AND  
STORM DRAINS**

**FINAL MAP OF Friendly 5 Ranch Village 2 Subdivision  
RECORDED AUGUST 26, 2024, DOCUMENT NUMBER 685305.**

**WHEREAS**, it is a function of the City of Fernley to operate and maintain public roads and public water, sewer, and storm drain infrastructure; and

**WHEREAS**, Eleanor Way, Payton Way, Darci Lane, Carson Way, and Maeve Way, were offered for dedication by Final Map of Friendly 5 Ranch Village 2 Subdivision, Document Number 685305, recorded on August 26, 2024 (the "Final Map"); and

**WHEREAS**, NRS 278.390 specifically provides that if at the time a final map is approved but the associated streets are rejected, the offer of dedication shall remain open and the governing body or planning commission may by resolution at a later date, and without further action by the subdivider, rescind its action and accept and open the streets for public use; and

**WHEREAS**, said streets have been constructed and meet current City standards; and

**WHEREAS**, The City Council finds that it is in the best interest of the public to accept said streets and public water, sewer, and storm drain infrastructure.

**NOW, THEREFORE, BE IT RESOLVED**, by the City Council of the City of Fernley, pursuant to the authority of NRS 278.390, that , Eleanor Way, Payton Way, Darci Lane, Carson Way, and Maeve Way as shown on the Final Map are hereby accepted, and the Public Works Department is directed to open the roads for public use and maintenance.

**BE IT FURTHER RESOLVED**, and hereby ordered, that the City of Fernley, Public Works Department shall record this resolution in the Office of the Lyon County Recorder.

PASSED, APPROVED, AND ADOPTED this 4<sup>th</sup> day of June 2025, by the following  
vote of the Council:

AYES:\_\_\_ NAYS:\_\_\_ ABSTENTIONS:\_\_\_ ABSENT:\_\_\_

**FERNLEY CITY COUNCIL**

**Date: June 4, 2025**

**By:** \_\_\_\_\_  
Neal E. McIntyre, Mayor

**Attest:** \_\_\_\_\_  
City Clerk, Kim Swanson



21-201-18

17 16  
20 21

21-303-31

21-303-30

21-303-27

21-303-26

21-303-25

21-303-24

21-303-23

21-303-03

21-303-50

21-303-48

21-303-46

FUTURE  
VILLAGE 5

21-303-66

FERNLEY B DRAIN

FUTURE  
VILLAGE 4FUTURE  
VILLAGE 3BVILLAGE 1  
(DOC 666558)VILLAGE 1  
(DOC 666558)FUTURE  
VILLAGE 3A

FERNLEY B DRAIN

FARM DISTRICT ROAD

# SITE PLAN





# CITY OF FERNLEY

## City Council AGENDA REPORT

**Meeting Date: June 4, 2025**

**REPORT TO:** Mayor and City Council

**REPORT FROM:** Lydia Altick, Deputy City Manager

**FINANCIAL IMPACT:**

Yes: No: X

**CURRENTLY BUDGETED:**

Yes: No: X

**FUND/ACCOUNT:**

N/A

**ACTION REQUESTED:** Resolution

**AGENDA ITEM:**

Discussion and possible action to approve Resolution 25-005 to implement City of Fernley Special Assessment District guidelines for private property owners.

**AGENDA ITEM BRIEF:**

This resolution formalizes the City of Fernley guidelines and procedures for creating private property owner-requested Special Assessment Districts (SADs). The SAD guidelines provide a framework to ensure that such districts are environmentally and financially sound and are set up in an administratively efficient manner.

**RECOMMENDED MOTION:**

I move to adopt 25-005, formalizing the creation of guidelines and procedures of property owner-requested Special Assessment Districts in the City of Fernley.

**BUSINESS IMPACT (per NRS Chapter 237):**

A Business Impact Statement is not required because this is not a rule (term excludes vehicles by which legislative powers are exercised under NRS Chapters 271, 278, 278A, or 278B).

**See attached report for background, analysis, alternatives.**

**ALTERNATIVES:**

The City Council may choose not to approve resolution 2025-005.

**BACKGROUND:**

Developers have approached the City of Fernley staff and City Council and have asked the City to provide a financing mechanism for the construction of public infrastructure benefiting one or more properties being developed for residential, commercial, or industrial use. Nevada Revised Statutes (NRS) Chapter 271 includes a provision allowing cities to create Special Assessment Districts to acquire, improve, equip, operate, or maintain certain public improvements.

**RELEVANT LAWS, STATUTES, AND REGULATIONS:**

NRS Chapter 271, including NRS 271.325 and NRS 271.700 through 271.730

**FINANCIAL IMPLICATIONS:**

Special Assessment Districts are structured to exclude any pledge of the City's general fund or taxing power.

**ATTACHMENTS:**

1. FCC\_2025.6.4\_Resolution 25-005\_SAD Guidelines

**CITY OF FERNLEY**  
**RESOLUTION # 25-005**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FERNLEY  
ESTABLISHING GUIDELINES AND PROCEDURES FOR THE CREATION OF  
PRIVATE PROPERTY OWNER-REQUESTED SPECIAL ASSESSMENT DISTRICTS  
PURSUANT TO NRS CHAPTER 271**

**WHEREAS**, the City of Fernley (the “City”) is empowered under the Consolidated Local Improvements Law, Nevada Revised Statutes (NRS) Chapter 271, including NRS 271.325 and NRS 271.700 through 271.730, to create Special Assessment Districts (“SADs”) for the purpose of acquiring, improving, equipping, operating, or maintaining certain public improvements; and

**WHEREAS**, the City recognizes that SADs provide an important financing mechanism for the construction of public infrastructure benefiting one or more properties being developed for residential, commercial, or industrial use; and

**WHEREAS**, the City desires to provide a clear framework for private property owners to request the creation of SADs and to ensure that such districts are created in a financially sound, environmentally responsible, and administratively efficient manner; and

**WHEREAS**, the City Council has reviewed and considered comprehensive guidelines governing the formation, financing, and operation of such SADs;

**NOW THEREFORE, BE IT RESOLVED**, by the City of Fernley, Nevada, City Council as follows:

**Section 1. Purpose**

The purpose of this Resolution is to adopt the City of Fernley Guidelines for Private Property Owner-Requested Special Assessment Districts (the “Guidelines”) and to formally establish the City’s process for receiving, evaluating, approving, and administering SADs initiated by petition under NRS Chapter 271.

**Section 2. Adoption of Guidelines**

The City Council hereby adopts the Guidelines attached hereto as **Exhibit A**, titled **“City of Fernley Guidelines for Private Property Owner-Requested Special Assessment Districts.”** These Guidelines establish the minimum legal, financial, environmental, and procedural criteria for SAD formation and shall govern all such private owner-initiated requests unless otherwise waived by the City Council as provided herein.

**Section 3. Authority**

This Resolution is adopted pursuant to NRS 271.325, which authorizes municipalities to create special assessment districts and enter into contracts with persons or developers

for infrastructure improvements that benefit new development, and to finance such improvements through the issuance of bonds and levy of assessments.

#### **Section 4. Eligibility and Limitations**

- Improvements must be public in nature and constructed to City standards;
- Only infrastructure ultimately owned or maintained by the City, or by agreement with another political subdivision, may be financed;
- Stand-alone districts shall generally involve no less than \$10,000,000 in bond issuance;
- Projects must show a minimum property benefit equal to the assessments levied; and
- All environmental and development conditions specified in the Guidelines must be met unless otherwise waived by the City Council as provided herein.

#### **Section 5. Bond Issuance and Security**

All SAD bonds shall be:

- Secured by assessment liens on the benefited property;
- Issued only upon satisfaction of minimum value-to-lien and security requirements;
- Structured to exclude any pledge of the City's general fund or taxing power;
- Sold only with evidence of marketability through underwriter commitment; and
- Structured not to exceed 30-year terms with reserve and disclosure requirements as detailed in the Guidelines.

#### **Section 6. City Council Discretion**

The City Council retains full discretion to:

- Waive or modify specific requirements of the Guidelines upon finding that such waiver is in the City's best interest;
- Approve or deny SAD applications based on staff and consultant review; and
- Require additional security, reporting, or documentation where necessary to protect the City's financial or operational interests.

#### **Section 7. Procedure**

The process for requesting formation of an SAD shall include:

1. A pre-application meeting with City staff;

2. Submission of a petition signed by all owners of record in the proposed district;
3. Submittal of an application demonstrating full compliance with the Guidelines;
4. Approval by the City Council to proceed with negotiations and formation;
5. Posting of financial security by the Property Owner for all preliminary and non-reimbursable costs.

**Section 8. Effective Date**

This Resolution shall become effective immediately upon its adoption.

ADOPTED this 4th day of June 2025 by the City of Fernley, Nevada City Council.

Aye: \_\_\_\_\_ Nay: \_\_\_\_\_ Abstention: \_\_\_\_\_ Absent: \_\_\_\_\_

FERNLEY CITY COUNCIL

By: \_\_\_\_\_ Date: \_\_\_\_\_

Neal E. McIntyre, Mayor

Attest: By: \_\_\_\_\_ Date: \_\_\_\_\_

Kim Swanson, City Clerk

CITY OF FERNLEY  
GUIDELINES FOR PRIVATE PROPERTY OWNER-REQUESTED  
SPECIAL ASSESSMENT DISTRICTS

Pursuant to Nevada Revised Statutes (NRS), 271.700 through 271.730, The City of Fernley (the "City") is authorized under NRS 271.325 to create a district and order a project as defined under NRS 271.265 to be acquired or improved and may contract with a person (or developer) to construct or improve a project that benefits new development and issue bonds or otherwise finance the cost of the project and levy assessments. The purpose of these guidelines is to set forth the circumstances under which the City will consider this type of financing for infrastructure projects involving one or a small number of private property owners (referred to herein as "Property Owner") who intend on developing their property for commercial, industrial, residential or other beneficial use. Notwithstanding any other provision herein, these guidelines do not apply if the SAD (as defined below) is initiated by the provisional order method on the recommendation of the City Manager. The City Council reserves the right, on a case-by-case basis, to approve additional requirements or to waive specific requirements listed herein. Such additional or waived requirements shall be noted in the approval of any petition, together with a finding that the deviation from this policy is in the best interest of the City.

I. ELIGIBLE IMPROVEMENTS

A. Local Improvements

Through the "Consolidated Local Improvement Law" (Chapter 271 of the Nevada Revised Statutes), counties, cities, and towns are authorized to form special improvement districts (referred to herein as an "SAD") for the purpose of acquiring, improving, equipping, operating, and maintaining specific projects within the municipality. Projects include improvements such as street pavement, curb and gutter, sidewalk, streetlights, driveways, sewer and water facilities, etc. Such local improvement districts are generally formed to provide a source of funding for the construction and/or maintenance of eligible improvements within the City.

B. Public Ownership Requirements

Only publicly owned infrastructure for which the City is ultimately responsible or for which the City has entered into a cooperative agreement with another political subdivision is eligible for financing. Privately-owned improvements, such as electric, gas, and cable television improvements, streets or roads that are not dedicated to the City, and private portions of other improvements, such as sewer service lines from the property lines to the home or other structure, are not eligible for financing. Construction and improvements must be constructed in accordance with the City's standards and will only be accepted upon proper dedication of right-of-way and approval of said infrastructure improvements. Further, NRS Chapter 338.010 to 338.090, inclusive, applies to the public improvements.

C. Benefit

The improvements proposed to be constructed must benefit the property assessed (pre-appraisal value) by an amount at least equal to the amount of the assessments.

II. LIMITATIONS RELATED TO IMPROVEMENTS

A. Size

Generally, the City will not consider stand-alone assessment districts which involve less than \$10,000,000 in bonds.

III. ENVIRONMENTAL MATTERS

A Phase I environmental assessment (hazardous waste assessment) shall be performed on the property to be assessed, property on which the improvements are to be located, and any property to be dedicated to the City. Such Phase I environmental assessment must be provided to the City as part of the application for the SAD. Each Property Owner must also provide the City with an indemnification agreement in a form acceptable to the City, promising to indemnify the City (see example in Section VII. SAD application) for any and all liability and/or costs associated with any environmental hazards located on property assessed, property on which improvements financed with the assessment district are proposed to be located, or on any property dedicated to the City. In instances where there is other compelling evidence of environmental contamination, the Property Owner will be required to perform the environmental clean-up. Hazardous material mitigation will not be a reimbursable cost. If required by the City, the Property Owner shall perform a Phase II environmental assessment.

IV. DEVELOPMENT

A. Property Owner Experience and Financial Information

The Property Owner must demonstrate to the City that it has the expertise and financial resources to develop the property involved in the assessment district or has the expertise, resources and ability to complete the project for which the assessments are to be levied. To demonstrate its ability to develop, the Property Owner shall furnish the City with the following:

- Financial statements for the last three years (last two years audited) or third-party compilation as defined by the American Institute of Certified Public Accountants;
- List of prior developments of similar or larger size which the Property Owner has completed;
- List of references consisting of the names of officials of other political subdivisions in which the Property Owner has completed similar or larger size developments; and
- Evidence that the Property Owner has the financing to proceed with the development. (This evidence could consist of a commitment letter from a bank or other financial institution or other evidence that the Property Owner has

sufficient resources in its bank accounts and other investments to commence and complete development.)

B. Land Uses

The proposed development must be consistent with the City's Comprehensive Master Plan, City Zoning, and City Capital Improvement Program. The property owner must demonstrate that it reasonably expects to obtain all required discretionary development permits in sufficient time to complete the development as proposed.

C. Preliminary Title Report

A preliminary title report will be required to determine ownership of the impacted parcels as well as any lien, easement, judgment, etc., against the property.

D. Sewer Capacity

Connection to a public sewage treatment plant is required. The Property Owner must provide a "will serve" or similar commitment from the entity providing sewer service to the development stating that sufficient capacity has been reserved and is in existence or will be constructed concurrently with the subject development.

E. Other Permits

The Property Owner must provide to the City a status report of all other permitting processes required for the development of the property, including but not limited to historic preservation, wetlands, archeological, geological, etc. The City may deny any proposal based on an unsatisfactory report.

F. Water and Other Utilities

The Property Owner must provide letters from each entity that will provide utility (e.g., electricity, gas, telephone/internet) services to the development, if applicable, stating that capacity is then in existence or otherwise to be made available for the portions of the development to be assessed, in a sufficient quantity for the development to proceed to completion as proposed. With respect to water, the Property Owner must provide the City with information and documentation satisfactory to the City as to the availability of water for the development, if applicable.

V. ASSESSMENT BONDS AND BOND SECURITY

A. Primary Security

The primary security for bonds will be the assessment lien on the land proposed to be assessed. The Property Owner must demonstrate to the City that there is no significant financial risk to the City in issuing the Bonds. Property Owner's guarantee of payment of the assessment will be required unless a letter of credit or bond insurance policy is



provided guaranteeing payment of the bonds or unless either the appraisal indicates that the value of the property and other security pledged to the bonds is at least three and one-half (3.5) times the amount of the bonds proposed to be issued. If guarantees are required, they will be released with respect to any parcel that has been improved in any manner if the appraised value (as determined by an appraiser acceptable to the City) of the parcel is four or more times the amount of the unpaid assessment on such parcel or on which a substantial improvement, such as a commercial building, has been completed if the parcel has a size of two acres or less. The proposed security ratio shall not be reduced but may be increased for additional security.

B. Appraisal: Value to Lien Ratio

The Property Owner must provide the City with funds with which to have an expert prepare an appraisal. The appraiser will be selected by and contracted with the City. The City will require that an appraisal of the property that will be assessed indicate that the appraised value of the property "as is" (prior to further subdivision and without considering the installation of the improvements) is at least one and one-half (1.5) times the amount of the bonds proposed to be issued, and that the value of each parcel to be assessed after improvements financed with the assessment bonds are installed is at least three and one-half (3.5) times the amount of the proposed assessment against that parcel. These proposed value-to-lien ratios shall not be reduced but may be increased for additional security.

C. Absorption Study

The Property Owner must provide the City with funds to have an expert to prepare an absorption study, if applicable. The City shall select and contract with the expert who is to prepare this study illustrating the economic feasibility of the project based upon supply and demand trends and estimated conditions in the market area for the proposed product mix.

D. No Pledge of General Fund or Taxing Power

The City will not pledge its general fund, surplus and deficiency fund (if any) or taxing power to bonds issued to finance project improvements.

E. Bond Underwriting Commitment

The Property Owner must demonstrate to the City, and the City's financial advisor, that bonds proposed to be issued for the financing are saleable. Prior to the time the City commences work on the assessment district, the Property Owner must provide the City with a letter from a reputable underwriter or bond buyer, acceptable to the City, which states that the underwriter believes the bonds are marketable at a fixed interest rate acceptable to the Property Owner based on the prevailing market conditions, that it is willing to contract with the City to underwrite the bonds on a best efforts basis or that the bond buyer intends to acquire the bonds at a fixed interest rate which the bond

buyer and the Property Owner agree is acceptable and that it is willing to contract with the City to so acquire the bonds.

F. Bond Reserves

Interest accrued on the bond proceeds shall be held by the City in a debt service reserve fund.

G. Bond Terms

The term of the fixed-rate bonds shall not exceed thirty (30) years. The City will allow not more than two years of interest or the maximum permitted under federal tax laws, whichever is less, to be capitalized.

H. Additional Security

The Property Owner must demonstrate, to the satisfaction of the City, that there is no significant financial risk to the City in issuing the bonds. The determination of no significant financial risk will be determined by the City Council based upon a recommendation of the City Manager. If the City determines that it is not adequately protected by the security described in subsections A, B, and E of this Section V, the City may require additional security as it deems necessary.

I. Consultants

The City will permit the Property Owner to choose the consulting engineers and underwriter, provided that the entities chosen are acceptable to the City. The payment of all fees and expenses of these consultants shall be the responsibility of the Property Owner; however, these consultants will be responsible to and will act as consultants to and on behalf of the City in connection with the SAD. The City will select the bond counsel and financial advisor to be used in the issuance of the bonds.

J. Expenses

The Property Owner is responsible for all of the costs of the project prior to the time bonds are issued, including the costs of consulting engineers, assessment engineers, project management engineers, underwriters, the City's financial consultant, the City's bond counsel, the City's direct staff time set by an hourly rate or formula, the cost of preparing the appraisal, the absorption study, the environmental review and other matters listed above. These items will be eligible for reimbursement from bond proceeds if the bonds are ultimately issued; however, the Property Owner must agree to pay these costs even if bonds are not issued. At the time of application, the City will provide an estimate for these expenses in order to enable the Property Owner to more precisely anticipate costs associated with the process.

K. Project Acquisition.

The City will acquire completed projects after final inspection by the City, and audit by the City Public Works Department and City staff, and acceptance by the City Council. Unless approved by the City Manager, the City will only acquire discrete complete projects whose cost, together with the cost of other complete discrete projects being acquired at the same time, is \$250,000 (two hundred fifty thousand dollars) or more.

Disbursement of bond proceeds will be governed by a financing agreement between the Property Owners and the City.

Consistent with the Internal Revenue Code of 1986, as amended, and the regulations promulgated thereunder, the Property Owner must demonstrate that it reasonably expects to submit reimbursable costs to the City, pursuant to the provisions of the financing agreement to be entered into by the Property Owner and the City, as will permit the City to expend not less than 85% of the net sale proceeds of any bonds issued to finance the SAD (or any portion thereof) within three years of the date of issuance of such bonds.

L. Cost Overruns

The Property Owner must agree to fund all project costs that exceed the amount available from the proceeds of the bonds issued for the project. The City will not commit to issuing additional bonds or otherwise provide funding for any such cost overruns.

M. Continuing Disclosure Reports

The Property Owner will prepare and distribute, at their own expense, reports associated with SEC Rule 15(c)2-12.

VI. PROCEDURE

A. Pre-Application Meeting

Initially, the Property Owner shall schedule a meeting with such representatives of the City as are designated by the City Manager to review the proposed development to discuss whether the development is one that may be eligible for financing under these guidelines.

B. Application

If the Property Owner decides to proceed after the initial meeting, the Property Owner and all owners of record of property in the proposed district must sign a petition for the district and file the petition and an application that contains sufficient information and exhibits to demonstrate that the proposed district will comply with all parts of these guidelines. The petition and application must be filed with the City Manager's office.

C. City Council Approval

If the application satisfies all sections of these guidelines, an item will be placed on the City Council agenda authorizing negotiations with respect to the proposed project. If this item is approved by the City Council, it is anticipated that staff will be authorized to begin negotiating the particulars of the financing with the Property Owner and other appropriate parties.

D. Security for Costs

Prior to entering negotiations, the Property Owner must post cash, a letter of credit, surety bond, or other acceptable form of security that the City Manager deems sufficient for payment of the costs described above.

## VII. SPECIAL ASSESSMENT DISTRICT APPLICATION

Application Information — The following information needs to be supplied as part of the Application.

- A. Contact information
  - a. Applicant Name (if other than sole proprietor, please include individual contact name and information)
  - b. Applicant Physical Address/Mailing Address
  - c. Applicant Phone Number
  - d. Applicant E-mail Address
  - e. Date of Application
- B. Previous Special Assessment District experience, previous project description
  - a. Allocating Agency (Issuer of the previous SAD bonds, if not the City of Fernley) SAD Amount
  - b. Land Value
  - c. Date of SAD origination
  - d. Date of SAD Bond Sale/Placement
  - e. Development Team Information (Names/Phone Numbers/E-mail Addresses) Developer
- C. Contractor management Company Consultant
  - a. Attorney CPA
  - b. Appraiser
- D. Financial statements for the last three years (last two years audited) or third party compilation as defined by the American Institute of Certified Public Accountants
- E. Project Identification Site Information
  - a. Address (street, zip code) Parcel Number Approximate size in acres
  - b. Type of project (sewer, streets, sidewalks, etc.)
  - c. Zoning
  - d. If not properly zoned, is site currently in the process of rezoning? When will the zoning issue be resolved?
  - e. Date of transfer to the City (estimate). Appraisal, if available.
  - f. Phase I Environmental Assessment
  - g. Absorption Study, which shall, at a minimum, indicate the economic feasibility of the project based on supply and demand trends and estimated conditions in the market area for the proposed product mix.
- F. Discussion of the ability to make assessment payments if property develops slower than anticipated.
- G. Ownership Information
  - a. Parcel No. with Owner Name and Contact Address/Phone Name(s) of vested owner on Preliminary Title Report.

### H. Source of Funds

- a. Construction Financing (by source-must include all sources)
- b. Provider's Name
- c. Provider's Address (physical and mailing) Contact Person (Name, telephone, fax, and email)
- d. Financing Source (Bond financing, Conventional, Non-Recourse, Owner Equity, Private, Other) Finance Type (Balloon Loan, Credit Enhancement, Deferred Loan, Forgivable Loan, Amortizing Loan, Other)
- e. Commitment Date Principal Amount Interest Rate
- f. Percentage of Construction Funding Underwriter Information
- g. Expected Fixed Interest Rate Underwriter's Name
- h. Underwriter's Address (physical and mailing) Underwriter Contact (Name, telephone, fax and e-mail) Finance Source (Bond financing, Other)
- i. Commitment Date Principal Amount Term in Years
- j. Type of Amortization Payment Frequency
- k. Amortization beginning in year

I. Potential Costs and Uses

- a. Land Buildings Construction Costs
- b. Professional Fees Interim Costs
- c. Permanent Financing Costs City Staff Costs
- d. Soft costs (feasibility, market, environmental, compliance, appraisal, survey, other)
- e. Number of subdivided parcels
- f. Anticipated sales dates Anticipated sales costs
- g. Administration costs (accounting, advertising, legal, management fees, taxes other)

J. Proposed Project Time Schedule (Build-Out Time frame required)

The City reserves the right to request additional information. The Applicant is required to make their best efforts to deliver the requested information.

K. Indemnification Certification

Sample:

The Property Owner (herein "Applicant"), \_\_\_\_\_ agrees to indemnify and hold harmless the City of Fernley, its officers, and employees against any and all losses, claims, damages, or liability to which the City, its officers, and employees may become subject under any law in connection with the issuance and sale of the Bonds and the carrying out of the transactions contemplated by the [name of applicable agreement], and to reimburse the City, its officers, and employees, for any out-of-pocket legal and other expenses (including reasonable counsel fees) incurred by the City, its officers, and employees, in connection with investigating any such losses, claims, damages, or liabilities or in connection with defending any actions relating thereto. The Applicant further agrees to indemnify the City and its officers and employees for any and all liability and/or costs associated with any environmental hazards located on the property assessed, property on which improvements financed with the assessment district are proposed to be located, or on any property dedicated to the City.

The City agrees, at the Applicant's request and expense, to cooperate in the investigation in defense of any claims, threatened litigation, and litigation and, upon the Applicant's request, to assert any and all rights, privileges, and defenses identified by the Applicant that may be available to the City's determination that such assertion is reasonable and warranted under the facts and circumstances.

PLEASE READ THE FOLLOWING IMPORTANT PARAGRAPHS AND ACKNOWLEDGE YOUR UNDERSTANDING BY INITIALING ALL APPLICABLE PARAGRAPHS

This application is for bond financing; the undersigned is responsible for ensuring that the project complies or will comply with the requirements of all City, State, and Federal Laws. The undersigned agrees to indemnify and save and hold the City of Fernley, its agents, officers, and employees harmless against all losses, costs, damages, expenses, and liabilities, whatsoever the nature and kind (including, but not limited to, attorney's fees, litigation and court costs, amounts paid in settlement, and amounts paid to satisfy a judgment) directly or indirectly resulting from, arising out of or related to acceptance, consideration and approval or disapproval of this application for bond financing.

Initial here\_\_\_\_\_

In all cases, the undersigned acknowledges and agrees that the project will be regulated in accordance with the terms of these guidelines and the agreement between the property Owner (Applicant) and the City of Fernley.

Initial here\_\_\_\_\_

The undersigned further acknowledges that the application becomes a matter of public record upon submission to the City of Fernley, its agents, officers, and/or employees.

Initial here\_\_\_\_\_

THE UNDERSIGNED, BEING DULY SWORN AND UNDER PENALTY OF PERJURY, HEREBY REPRESENTS AND CERTIFIES THAT HE/SHE IS DULY AUTHORIZED TO EXECUTE THIS APPLICATION ON BEHALF OF THE PROJECT SPONSOR AND THAT THE FOREGOING INFORMATION, TO THE BEST OF HIS/HER KNOWLEDGE, IS TRUE, COMPLETE AND ACCURATELY DESCRIBES THE PROPOSED PROJECT.

IN WITNESS HEREOF, the project sponsor has caused this document to be duly executed in its name on this day of \_\_\_\_\_.

Project Name:

Project Sponsor:

Authorized Agents Name:

Title:

Signature: \_\_\_\_\_





# CITY OF FERNLEY

## City Council AGENDA REPORT

**Meeting Date: June 4, 2025**

**REPORT TO:** Mayor and City Council

**REPORT FROM:** Michele Rambo, Planning Director

**FINANCIAL IMPACT:**

Yes: X

No:

**CURRENTLY BUDGETED:**

Yes:

No: X

**FUND/ACCOUNT:**

N/A

**ACTION REQUESTED:** Resolution  
Motion

**AGENDA ITEM:**

(For possible action) Discussion and possible action regarding Resolution #25-004 associated with a Master Plan Amendment application (MPA25002) submitted by the City of Fernley to adopt the Southwest Fernley Area Plan document for approximately 11,800 acres generally located south of the Truckee Canal and west of Highway 50/95 Alternate.

**AGENDA ITEM BRIEF:**

The City of Fernley Comprehensive Master Plan designates three areas of town as Future Development Areas and prohibits growth until an Area Plan is adopted for each. The Southwest Fernley area is one of these designated areas generally located south of the Truckee Canal and west of US Highway 50A/95A. The proposed Area Plan, in conjunction with the previously approved design guidelines, provides a guide for developers to follow in terms of uses, neighborhood compatibility, and individual site design.

At their April 9, 2025 meeting, Planning Commission voted 4-2 to recommend approval of the plan to the City Council. However, NRS requires that Master Plan Amendments receive a super-majority vote in order to pass (in this instance, 5 votes). On April 16, 2025, the City Council remanded the item back to Planning Commission for another opportunity to obtain the needed super-majority.

In the meantime, staff continued working with stakeholders in the southwestern portion of the area to assure that their development goals were consistent with the land use map of the Area Plan. The changes were presented to, and ultimately approved by, the Planning Commission on May 14, 2025 in a vote of 6-1.

**RECOMMENDED MOTION:**

I move to certify Resolution #25-004 (associated with MPA25002) and adopt the Southwest Fernley Area Plan

document as presented by staff and approved by the Planning Commission.

**BUSINESS IMPACT (per NRS Chapter 237):**

A Business Impact Statement is not required because this is not a rule (term excludes vehicles by which legislative powers are exercised under NRS Chapters 271, 278, 278A, or 278B).

**See attached report for background, analysis, alternatives.**

**ALTERNATIVES:**

Pleasure of the City Council

**BACKGROUND:**

See Attached Narrative

**RELEVANT LAWS, STATUTES, AND REGULATIONS:**

City of Fernley Comprehensive Master Plan  
City of Fernley Development Code  
NRS Chapter 278

**FINANCIAL IMPLICATIONS:**

Estimated property tax revenue to the City of Fernley of \$23 million at full buildout. This is the City's portion of \$122 million collected.

**ATTACHMENTS:**

1. Project Narrative
2. TRI II Acceptance
3. Resolution 25-004
4. Southwest Area Plan

## **SOUTHWEST FERNLEY AREA PLAN NARRATIVE**

### **HISTORY**

Section 3.5 of the Comprehensive Master Plan and Section 32.21.010(e) of the Development Code both discuss three areas identified as “future development areas”. They go on to say that these three areas (North Fernley, South Fernley, and Southwest Fernley) will be required to have an Area Plan developed to “create a unified vision for the area and cumulatively address development challenges” prior to any development of the areas. This Southwest Fernley Area Plan is the second of these plans to be completed, which will open up approximately 11,800 acres of the City for development.

The Southwest Fernley area was chosen for the second Area Plan due to the development pressure coming from the property owners. Several large developments are currently proposed within the area, and more are expected. The properties currently owned by the federal government are expected to be given to the City of Fernley for future economic development. Due to the checkerboard nature of these federal properties, turning these properties over to private ownership will make development easier for these larger projects that are currently hindered in size.

### **SOUTHWEST FERNLEY AREA PLAN**

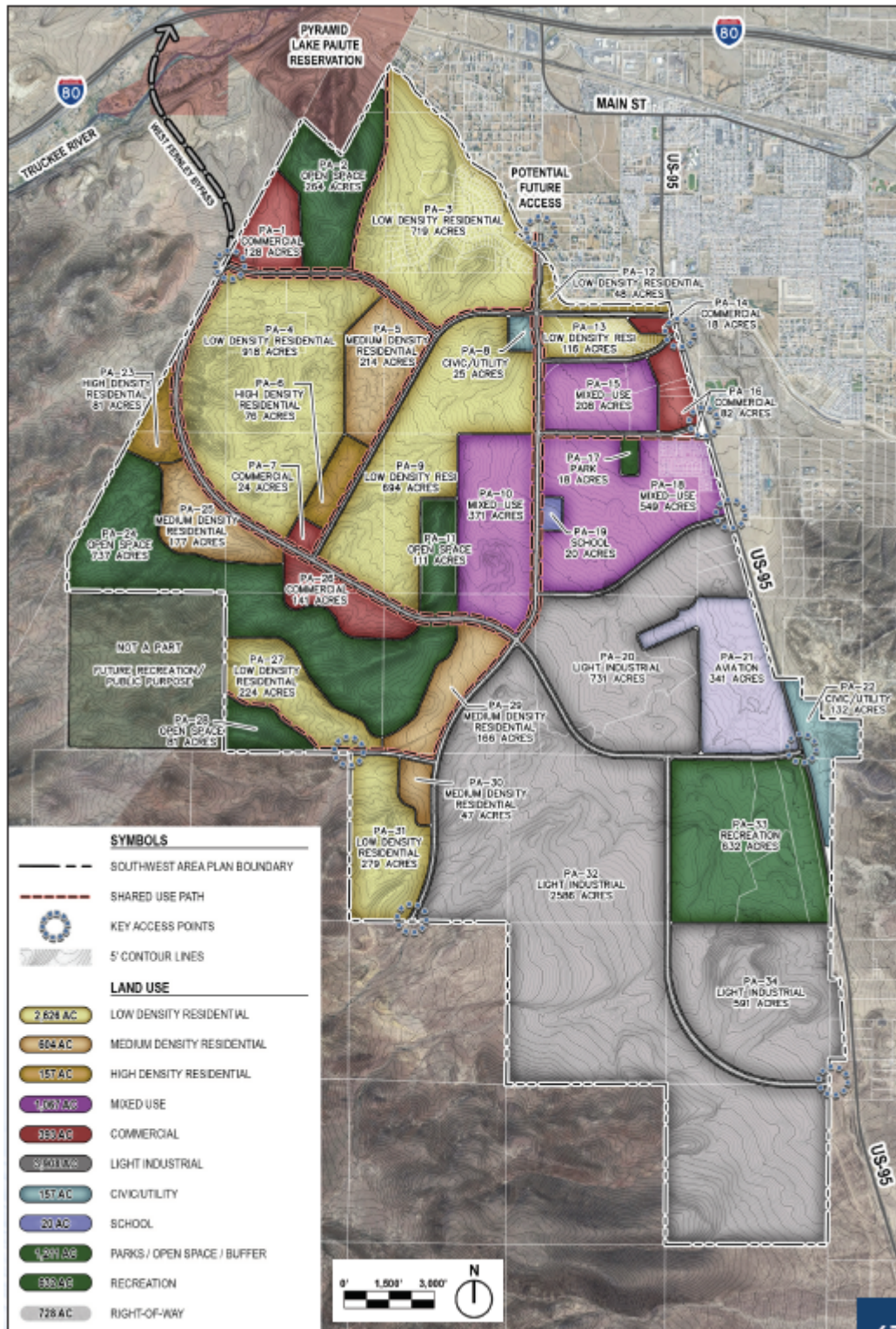
The City of Fernley anticipates considerable growth over the next two decades. An Area Plan allows for careful planning and implementation in coordination with the community and stakeholders, which is particularly important for an area of this size (11,800 acres). The Area Plan works in conjunction with the Comprehensive Master Plan and the Development Code to establish a specific vision and tangible objectives to transform the Southwest Fernley area into a large master planned community with vast employment opportunities, supporting commercial uses, and a diverse range of housing types.

The Area Plan consists of many different elements. The following narrative will focus on future land use, transportation, water, fiscal impacts, and implementation.

### **Future Land Use**

The first step in creating an Area Plan is determining a future land use plan which lays out what types of uses are envisioned and where they should be located. Through many public open house meetings, stakeholders meetings, and discussions with elected officials, the consultant and City Staff created a land use plan that best combines the public vision of the area with property owners’ desired development potential.

## Future Land Use Plan



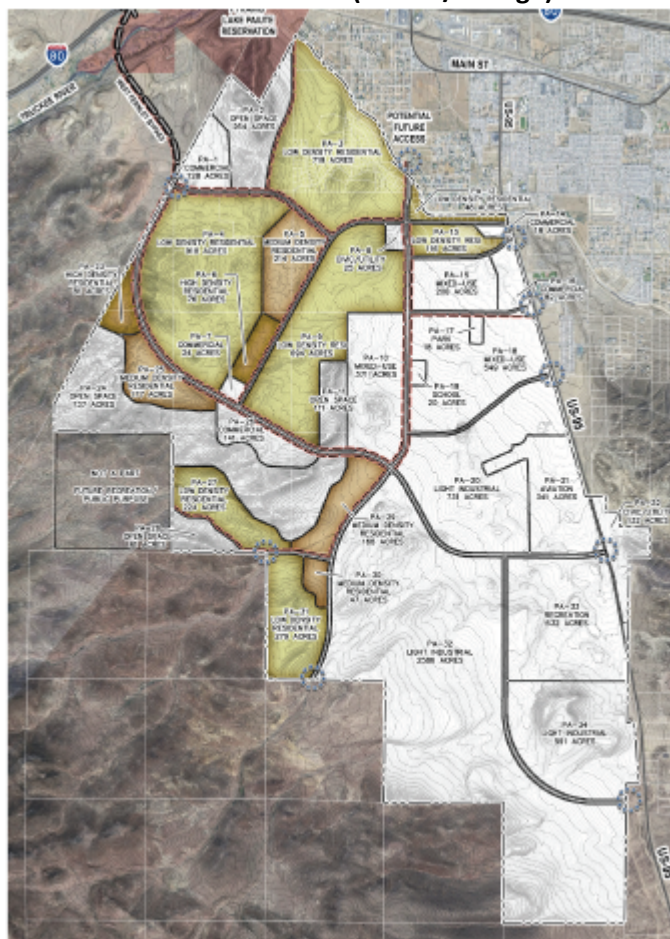


## Residential

The Southwest Fernley Area Plan envisions cohesive, high-quality residential areas that will tie into surrounding Mixed-Use and Commercial uses and create a complete neighborhood. Residential uses are concentrated in the northern portion of the area and are divided into three categories: Low Density (1-6 units/acre), Medium Density (7-13 units/acre), and High Density (14-30 units/acre). Based on the amount of land dedicated to each of these categories, the Southwest Area Plan has the potential to provide up to 28,318 housing units at full buildout.

The majority of the residential area (2,626 acres) is dedicated to low density residential located mostly along the north boundary of the plan area. This area would consist of large lot estates, single-family residential units, townhomes, and/or duplexes. The medium density area (604 acres), located in the upper center of the plan area would allow more concentrated residential development such as small lot single-family residences, duplexes, triplexes, townhomes, and 1-2 story apartment buildings. High density is the smallest area (157 acres) and is located in the western half of the plan area. This area would allow for taller (3-4 story) apartment buildings, condominiums, and workforce housing.

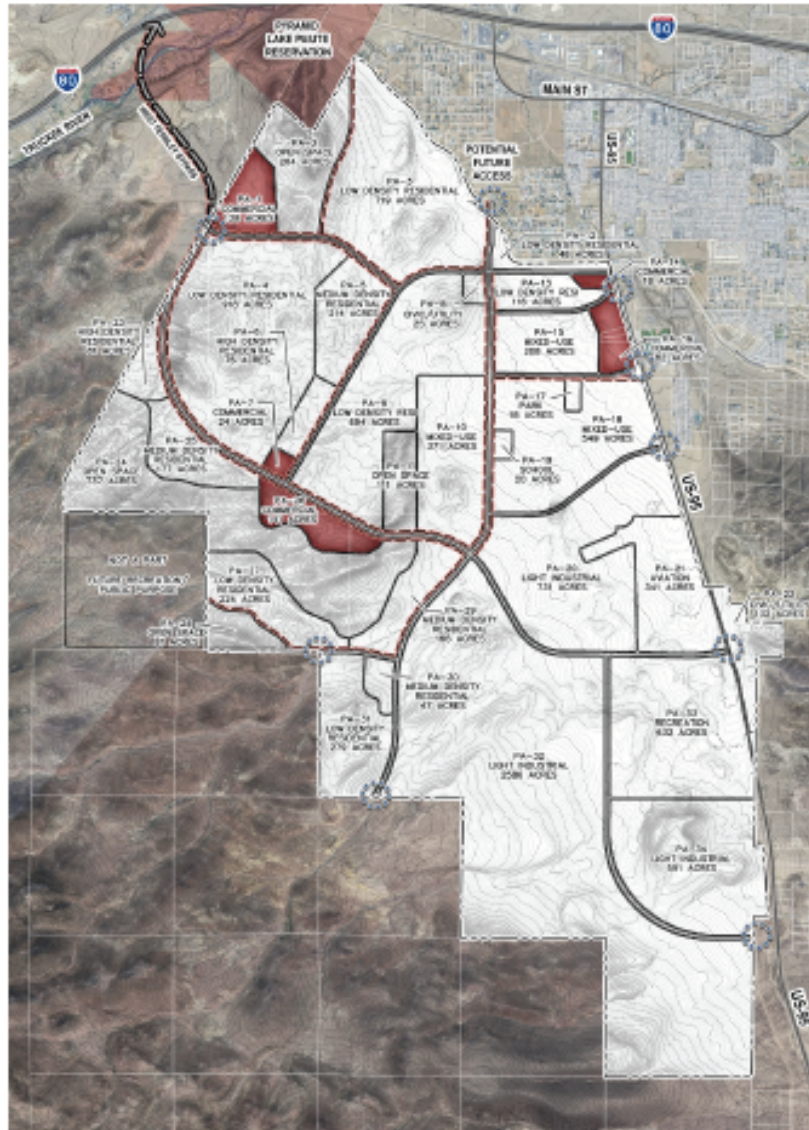
### Residential Areas (Yellow/Orange)



## Commercial

A total of 393 acres has been set aside mainly on the eastern and western boundaries of the Southwest Fernley Area Plan along major roadways. These areas are intended for mainly retail pad sites and larger connected development sites with in-line retail and/or big box retail. Corresponding zoning districts in these areas would include Neighborhood Commercial, General Commercial, and Tourist Commercial. The goal of these areas is to create walkable developments that provide connectivity to adjacent land uses. With a wide variety of uses included in this area, residents would not necessarily need to travel outside of the area to find what they need, therefore reducing traffic in other areas of Fernley.

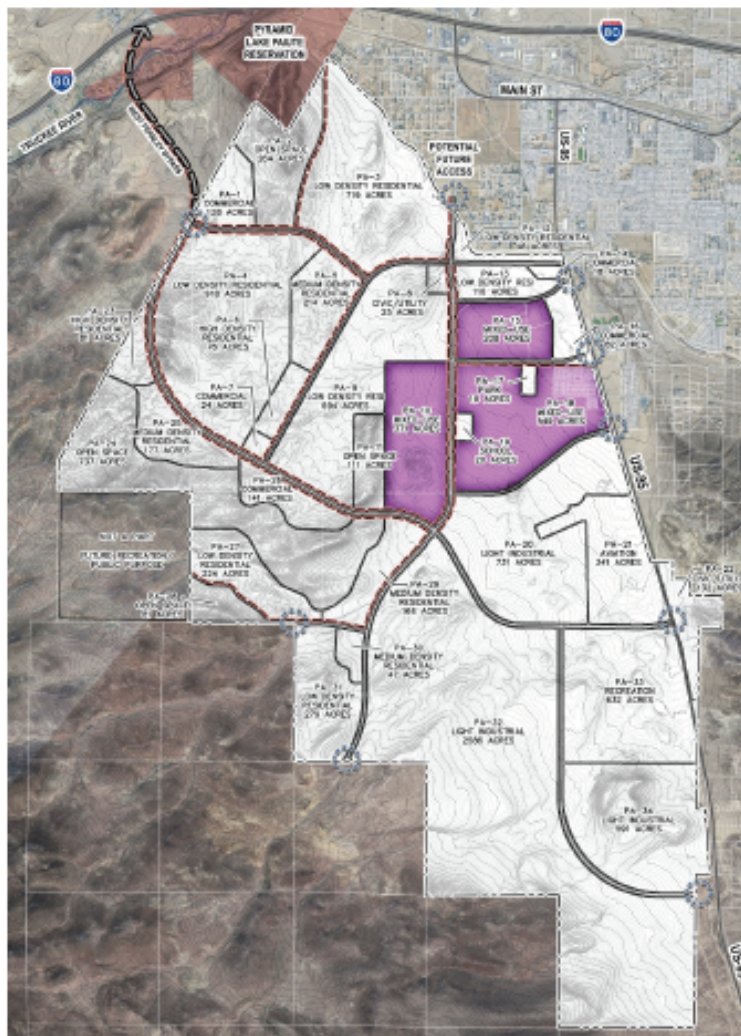
### Commercial Areas (Red)



## Mixed-Use

At 1,067 acres, the mixed-use areas within the Southwest Fernley Area Plan include a variety of community-serving land uses incorporating residential, commercial, offices, medical, and public facilities. Mixed-use is located mainly along US Highway 95A with the goal of creating a “town center” atmosphere for the area, while providing easy access for other city residents. Uses expected in these areas include multiple-family residential, live/work units, commercial retail, medical and professional offices, and neighborhood commercial. With a range of densities, it is difficult to estimate the number of future housing units, but the area is intended to promote walkability and connectivity between different types of uses.

**Mixed-Use Areas (Purple)**

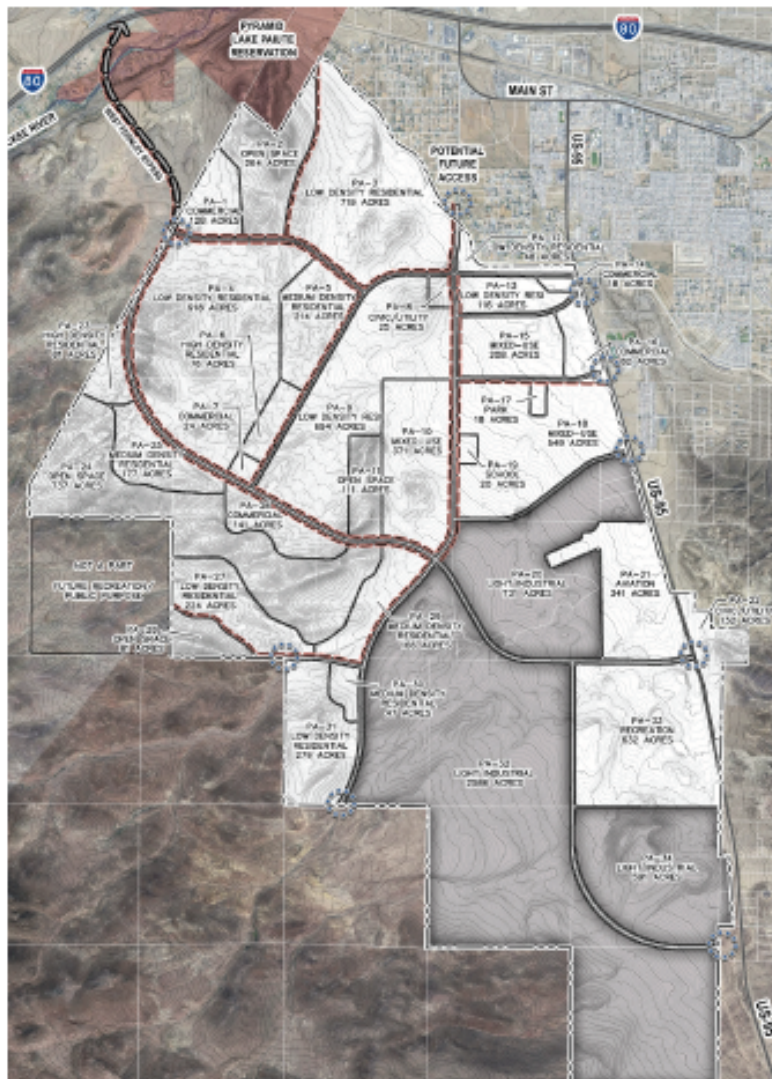




## Industrial

The Industrial designation within the Southwest Area Plan accounts for the largest land area. At 3,908 acres, these areas are located on the south end of the plan area with the goal of limiting truck traffic through residential areas. The light industrial area allows for uses such as manufacturing, warehousing, logistics, offices, and data centers. These areas are intended to provide employment opportunities and create an environment where industrial activities may occur with minimum impact on surrounding land uses.

### Industrial Areas (Grey)





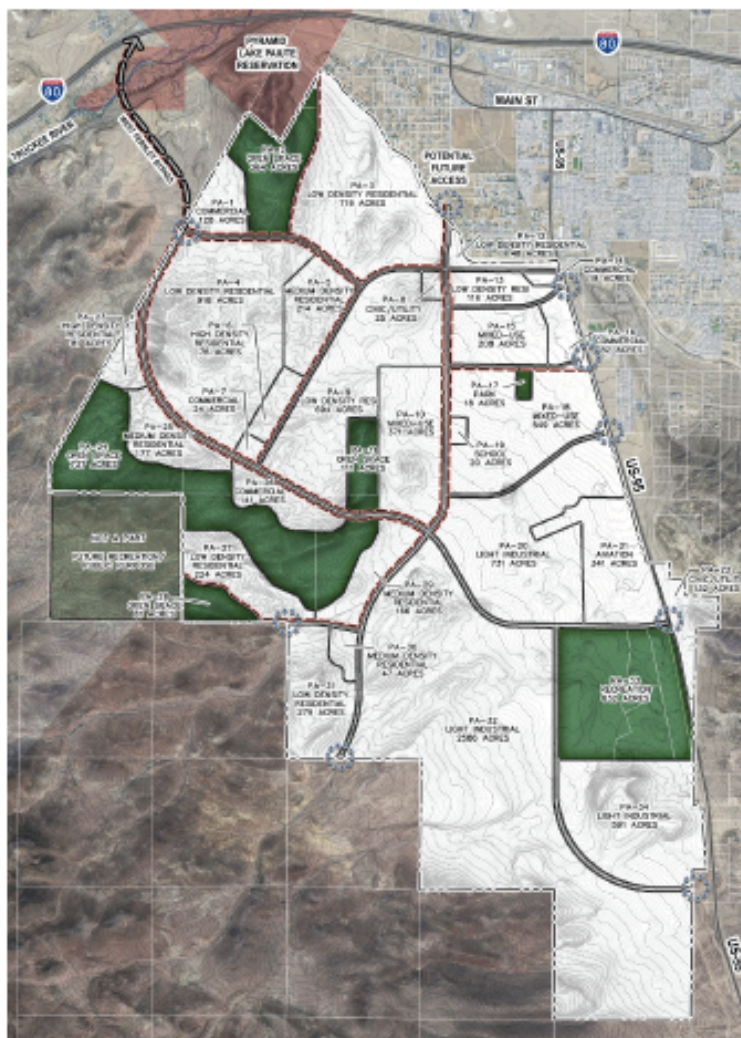
### Open Space and Recreation

Open Space and Recreation account for 1,843 acres. There are three primary areas intended to provide opportunities for public parks, sports fields, and general open space preservation. The largest of these areas falls within the mountainous area along the western boundary. Open Space and Recreation was chosen for this area for several reasons: the slopes in this area prevent any significant development, the existing residents of the area expressed a strong interest in keeping the mountains as a scenic amenity, and to provide recreation space for outdoor enthusiasts. In addition, the future acquisition of the Section labeled “Not a Part” as part of the Lands Bill will allow the City to connect open space areas into one cohesive regional park.

Another area designated as Open Space and Recreation lies along the northern edge. This buffer between the existing residential and future commercial development was requested by the property owners in the Sage Road neighborhood. The topography of this small area contains some significant slopes which naturally lend themselves to open space instead of development.

Finally, one property along US Highway 95 was given the designation of Open Space and Recreation because it contains an existing off-road racing track.

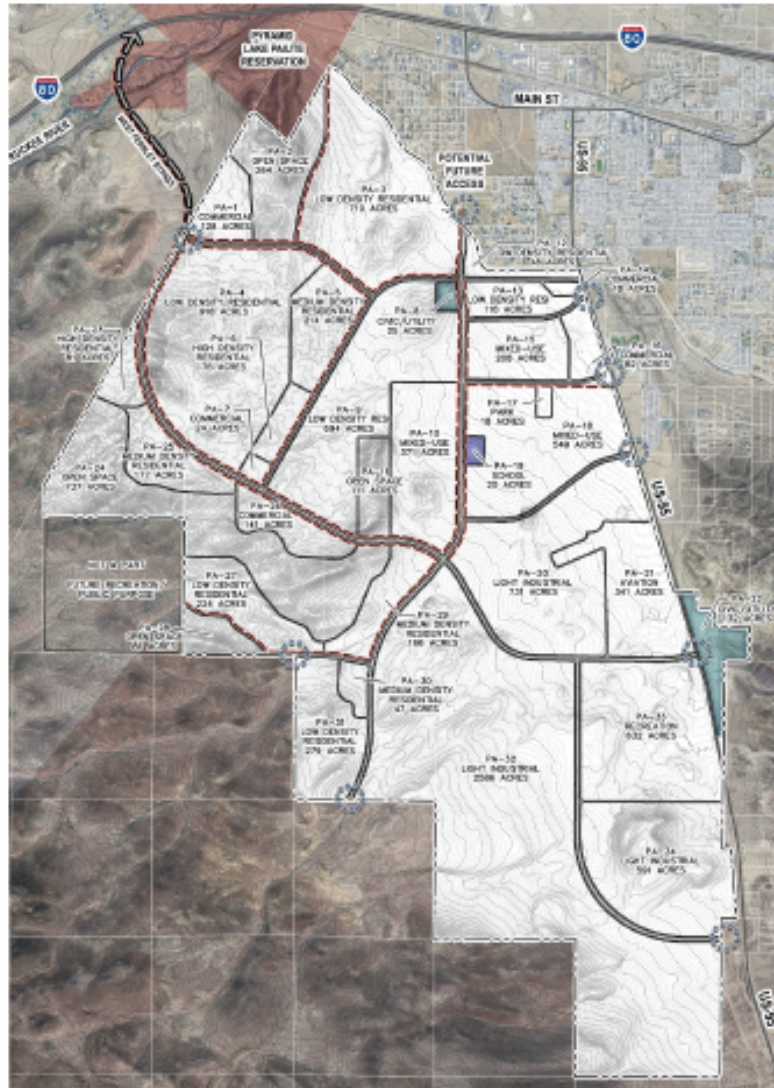
### **Open Space and Recreation Areas (Green)**



## Public Facilities

The smallest land use category (177 acres) outlined in the Southwest Fernley Area Plan is Public Facilities, which includes space for civic/utility uses (emergency services, utility infrastructure, library, civic center, etc.) and schools. These areas have been located to create a cohesive community with appropriate civic infrastructure that supports future employment centers and housing.

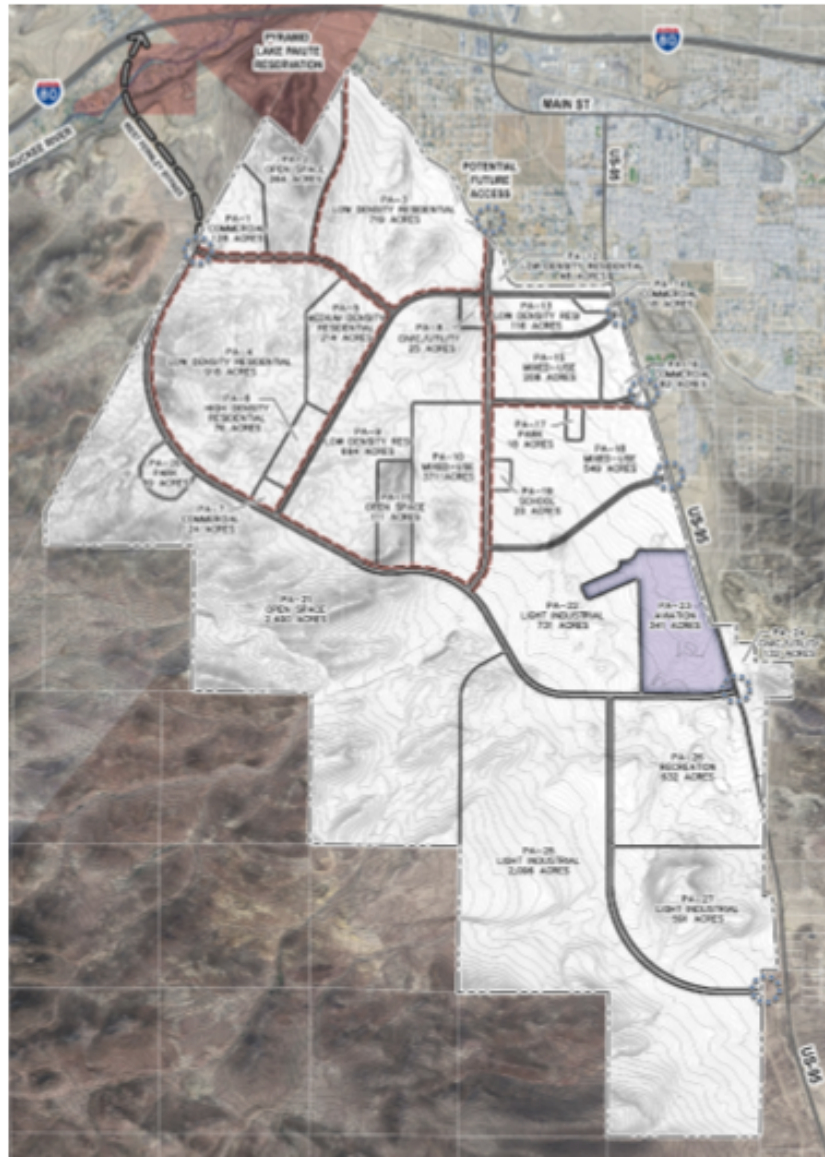
**Public Facilities Areas (Blue)**



## Aviation

The final land use category is Aviation, located on the eastern side of the Southwest Fernley Area Plan adjacent to US Highway 95A. The existing Samsarg Field may be an opportunity to support surrounding industrial areas. Uses can include logistics, warehousing, storage, and aerospace-related land uses for offices and commercial. Due to the limited area available for future expansion, it may make sense to move the airstrip further to the south at some point in the future.

### Aviation Area (Light Purple)





### **Transportation and Connectivity**

The Southwest Fernley Area Plan presents an opportunity to create new connections from Fernley's existing commercial and industrial areas directly to Interstate 80. The area is currently only accessible by travelling directly through Main Street, which creates an excess of large semi-truck traffic through downtown Fernley. The Southwest Fernley Area Plan presents the opportunity to develop a connection to Interstate 80 that bypasses this congestion, alleviating it, and taking advantage of future industrial development nearby.

It will be the responsibility of proposed developments to identify how connectivity will be specifically provided for each mode of transportation. These include:

- Walking – Sidewalks are needed throughout the plan area to promote active transportation, connectivity, and pedestrian safety.
- Cycling – Consider added levels of protection for any potential bike lanes where cyclists may share the road with trucks. Additional cycling infrastructure such as bike maintenance stations and bike stands needs to be considered to promote cycling and create a safe and welcoming environment.
- Driving – Developers will be responsible for main arterial roads, neighborhood linkages, and smaller roads. Main arterials throughout the area will need to be constructed first for development to continue progressing.
- Truck Traffic – Truck traffic should be planned in a manner that does not create additional traffic in neighborhoods. Residents, visitors, and employees should have clear access to their destinations while allowing trucks to easily access industrial sites. Future developments must identify the routes trucks will travel to and around the industrial areas and how traffic will be mitigated.

### **Water Capacity**

One of the most frequently asked questions from both the public and the elected officials was if there is enough water to serve the proposed uses within the Southwest Fernley Area Plan. Based on that, it was decided to include a water capacity analysis into the plan. The current water demand was used as the baseline of this analysis. The City of Fernley has current capacity to meet all of the following current conditions:

Average Daily Demand = 3.88 Million Gallons/Day (MGD)

Maximum Daily Demand = 6.52 MGD

Peak Hour Demand = 10.90 MGD

The table below gives a brief summary of each system component of the existing water infrastructure and what, if any, upgrades or improvements will be needed to serve the area.

**Water Capacity Analysis Summary**

| System Component | Analysis                                                                                  | Outcome                                                                                                                                                     |
|------------------|-------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Available Water  | Total Capacity = 12.33 MGD;<br>Groundwater wells only;<br>Working to obtain surface water | Some available capacity;<br>Surface water will add additional capacity;<br>Additional water needed for southwest area depends on future development demands |

|                   |                                                                                                                         |                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|
| Treatment Plant   | Average Flow Rate = 4-6 MGD<br>Maximum Flow = 20 MGD                                                                    | No upgrades needed to meet southwest area demands                                                       |
| Pump Station      | Current Capacity = 21.2 MGD<br>Maximum Capacity = 30 MGD                                                                | No upgrades needed to meet southwest area demands                                                       |
| Transmission Main | No existing water transmission infrastructure to southwest area                                                         | New transmission main needed to extend service to southwest area                                        |
| Water Storage     | Total Storage Capacity = 7 million gallons<br>5.37 million gallons below amount outlined in Nevada Administrative Code* | Additional water storage will be required to support development in the southwest area                  |
| Pressure Zones    | Current water storage tanks can serve up to elevations of 4,235 feet<br>Majority of southwest area above 4,235 feet     | New pressure zone needed to serve southwest area (including additional booster pumps and storage tanks) |
| Distribution      | Pipe network utilizes pipes from 6 inches to 24 inches<br>No distribution lines to southwest area                       | Distribution pipe will need to be sized in accordance with demands of development                       |

\*Can be offset by excess pumping capacity; Additional storage tanks required as part of the Victory Logistics development will add additional storage capacity

### **Fiscal Impact Analysis**

The Fiscal Impact Analysis builds off the future land use plan to help understand the impact of future revenue associated with the proposed land uses. Based on this, the City can create a framework from which to prioritize public investment in roadway improvements, utilities, parks, and zoning policy.

As shown in the table below, mixed-use and high-density residential uses provide the greatest revenue per acre. However, mixed-use developments are projected to be the largest contributor to annual revenue. At full buildout of the Southwest Fernley Area Plan as proposed, the City of Fernley is projected to receive an additional \$23 million per year in property tax. This is almost three times more than current property tax revenue. This is the City's portion of the estimated total of \$122 million brought in by property tax.

### Expected Property Tax Revenue by Use Type

| Land Use                   | Revenue per Acre | Acres  | Expected Annual Revenue |
|----------------------------|------------------|--------|-------------------------|
| High Density Residential   | \$6,947.23       | 141.3  | \$981,644.23            |
| Medium Density Residential | \$3,314.73       | 543.6  | \$1,801,887.63          |
| Low Density Residential    | \$2,001.66       | 2363.4 | \$4,730,732.32          |
| Commercial                 | \$2,125.67       | 353.7  | \$751,849.58            |
| Mixed-Use                  | \$9,870.62       | 960.3  | \$9,478,758.39          |
| Light Industrial           | \$1,455.90       | 3517.2 | \$5,120,695.73          |
| <b>Total</b>               |                  |        | <b>\$22,865,567.88</b>  |

### Implementation Plan

This Plan is the first step in the development of the southwest area of Fernley. Additional work will be required to update policies, adopt regulatory changes, and establish public/private partnerships. This section of the Southwest Fernley Area Plan provides a guide to next steps, including financing options and additional actions and initiatives that should be implemented to achieve the highest level of success. The Implementation Plan focuses on three areas: infrastructure/utilities, water, and transportation.

There are several potential funding sources outlined in this section. These include:

- Special Taxing District/Metro Districts (Also known as Special Assessment District)
- Tax Increment Financing (TIF)
- Impact Fees
- General Fund
- Local, State, and Federal Grants

The Implementation Plan also outlines projects or initiatives that need to be undertaken to implement the plan. These are divided into categories as high priority (1-3 years), moderate priority (4-7 years), and low priority (8+ years). The following is a list of items by priority level as outlined in the Southwest Fernley Area Plan.

#### High Priority

Complete Surface Water Study  
Infrastructure Plan  
Zoning Code Update  
NDOT Coordination  
BLM/BOR Coordination  
Master Plan Update  
Capital Improvement Plan Update  
Stormwater Runoff Study  
Airport Master Plan  
City Staffing Study

#### Moderate Priority

Update Transportation Master Plan  
Safe Routes to School Plan Update  
Water Infrastructure Upgrades  
Water Conservation Plan Update

#### Low Priority

Active Transportation Plan  
Parks and Trails Plan

**CONCLUSION**

The Southwest Fernley Area Plan has been created in conjunction with the residents, property owners, and elected officials to ensure that the area is developed in the way that will appeal to everybody. The creation of this document is a big step forward for the City of Fernley as it prepares for future growth and the challenges that come with it.

**From:** [Laura Norman](#)  
**To:** [Young, Blake](#)  
**Cc:** [Cindy Gagliano](#); [Derek Kirkland](#); [Michele Rambo](#); [Christopher Molina](#); [Aaron Mouritsen](#); [Benjamin Marchant](#); [Lydia Altick](#)  
**Subject:** Re: Fernley - SW Area Plan - TRI II Stakeholder Revisions  
**Date:** Monday, May 12, 2025 3:24:52 PM

---

Blake:

Your revised map and comments align with our development vision. Thank you so much for your efforts.

Sincerely,  
Laura Norman

On Mon, May 12, 2025 at 2:36 PM Young, Blake <[Blake.Young@kimley-horn.com](mailto:Blake.Young@kimley-horn.com)> wrote:

Good evening Laura,

Please see attached for the revised Land Use Plan to reflect the revisions discussed during our workshop on Friday, May 9<sup>th</sup>. If you have any additional revisions or suggestions, please let us know. As a reminder, the land use plan illustrates a recommended layout of uses and is not intended to be used as a “hard line” representation of future development plans. As you begin your development process for your parcels, these lines can shift to respond to site constraints as long as the general integrity of the vision stays intact.

Thank you again for your partnership in developing the SW Area Plan and we look forward to working with you in the future.

Thanks,

Blake Young, AICP

**Kimley-Horn** | 1125 17<sup>th</sup> Street, Suite 1400, Denver, CO 80202

Direct: 720 647 6163 | Mobile: 859 801 4111

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**CITY OF FERNLEY**  
**RESOLUTION # 25-004**

**A RESOLUTION OF THE CITY OF FERNLEY FOR A COMPREHENSIVE MASTER PLAN ASSOCIATED WITH CASE NUMBER MPA25002, TO ADOPT THE SOUTHWEST FERNLEY AREA PLAN DOCUMENT FOR APPROXIMATELY 11,800 ACRES GENERALLY LOCATED SOUTH OF THE TRUCKEE CANAL AND WEST OF HIGHWAY 50/95 ALTERNATE.**

**WHEREAS**, the 2018 Fernley Comprehensive Plan was adopted by Resolution of the Planning Commission on August 8, 2018, and by the City Council on August 15, 2018; and

**WHEREAS** Nevada Revised Statutes chapter 278.210 specifies that master plans or any amendments, including zoning map and text amendments must be adopted by resolution of the Planning Commission and City Council;

**WHEREAS** the Planning Commission held a public hearing on May 14, 2025 and the City Council heard this item on June 4, 2025; and

**WHEREAS** the proposed Master Plan Amendment would implement Goals LU1.3, LU.1.4, LU.1.6, and LU.1.11 of the City of Fernley Comprehensive Master Plan.

**NOW, THEREFORE, BE IT RESOLVED**, that based on the discussion and findings provided in the staff report and/or testimony presented at the May 14, 2025 Planning Commission and the June 4, 2025 City Council meetings, that the Southwest Fernley Area Plan be adopted as part of the City of Fernley's comprehensive master plan; and

**BE IT FURTHER RESOLVED** that the Fernley Planning Commission approves and recommends that the City Council certify this Master Plan Amendment as part of the Fernley Comprehensive Plan.

**RESOLUTION PASSED this 14<sup>th</sup> day of May 2025, by the following vote of the Fernley Planning Commission:**

AYES: 6      NAYS: 1      ABSTENTIONS: 0      ABSENT: 0

By: \_\_\_\_\_

Jenni McCullar, Chairwoman

Date: \_\_\_\_\_

Attest By: \_\_\_\_\_

Brenda Gosser, Deputy City Clerk

Date: \_\_\_\_\_

**RESOLUTION CERTIFIED this 4<sup>th</sup> day of June 2025, by the following vote of the Fernley City Council:**

AYES: \_\_\_\_\_ NAYS: \_\_\_\_\_ ABSTENTIONS: \_\_\_\_\_ ABSENT: \_\_\_\_\_

FERNLEY CITY COUNCIL

By: \_\_\_\_\_

Neal E. McIntyre, Mayor

Date: \_\_\_\_\_

Attest By: \_\_\_\_\_

Kim Swanson, City Clerk

Date: \_\_\_\_\_

# CITY OF FERNLEY

## Southwest Area Plan



— 2025 —



Kimley»Horn



# Acknowledgments

## **City Council**

Mayor Neal E. McIntyre

Ryan Hanan, Ward One Councilmember

Felicity Zoberski, Ward Two  
Councilmember

Stan Lau, Ward Three Councilmember

Albert Torres, Ward Four Councilmember

Joe Mendoza, Ward Five Councilmember

## **Planning Commission**

Chairwoman Jenni McCullar

Vice-Chair Angela Lewis

Robert Flores

Tessa Garvin

Julianne Holt

Jacob VanderHeiden

Cody Wagner

Barry Williams Sr.

## **City of Fernley**

Benjamin Marchant, City Manager

Lydia Altick, Deputy City Manager

Michele Rambo, AICP, Planning Director –  
Project Manager

## **Consultant Team – Kimley-Horn**

Blake Young, AICP – Project Manager

Ines Galmiche, AICP – Deputy Project  
Manager, Report Photographer

Devin Moore, PE – Transportation Lead

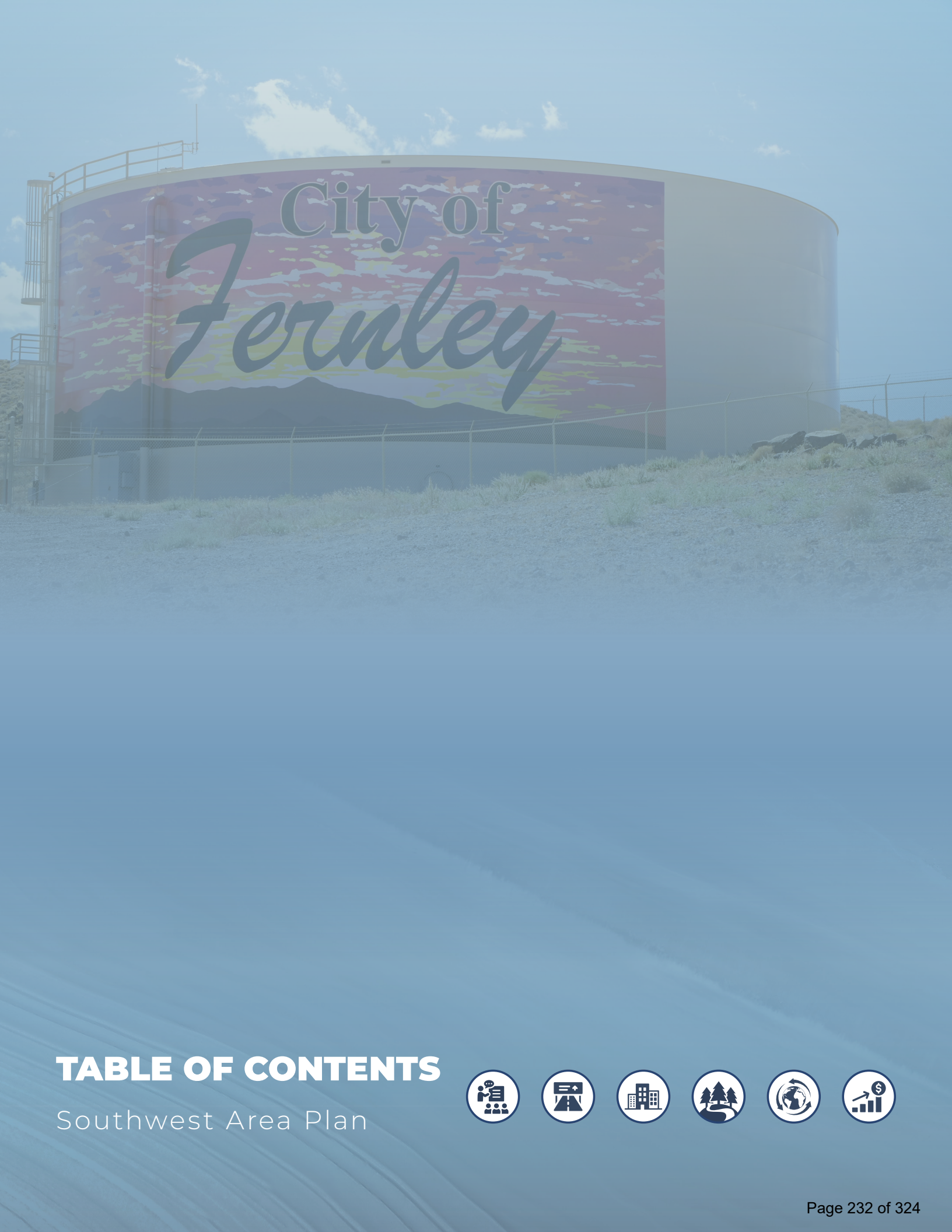
Jessica Rossi, AICP – Market Analysis Lead

Joseph Cuffari – Public Engagement Lead

**Kimley»Horn**

*Thank You to All Engaged Fernley Residents and Stakeholders*

*Adopted by City Council on Month, XX, 2025*



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Southwest Area Plan





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# INTRODUCTION

## Southwest Area Plan





# Introduction

## Plan Purpose

*In 2018, the City's Comprehensive Master Plan was adopted with a vision for the City of Fernley. The Master Plan identified three future development areas on the Land Use Map – North Area, Southwest Area, and South Area. These areas are the largest remaining developable areas in the community and will play a key role in the City's future growth.*

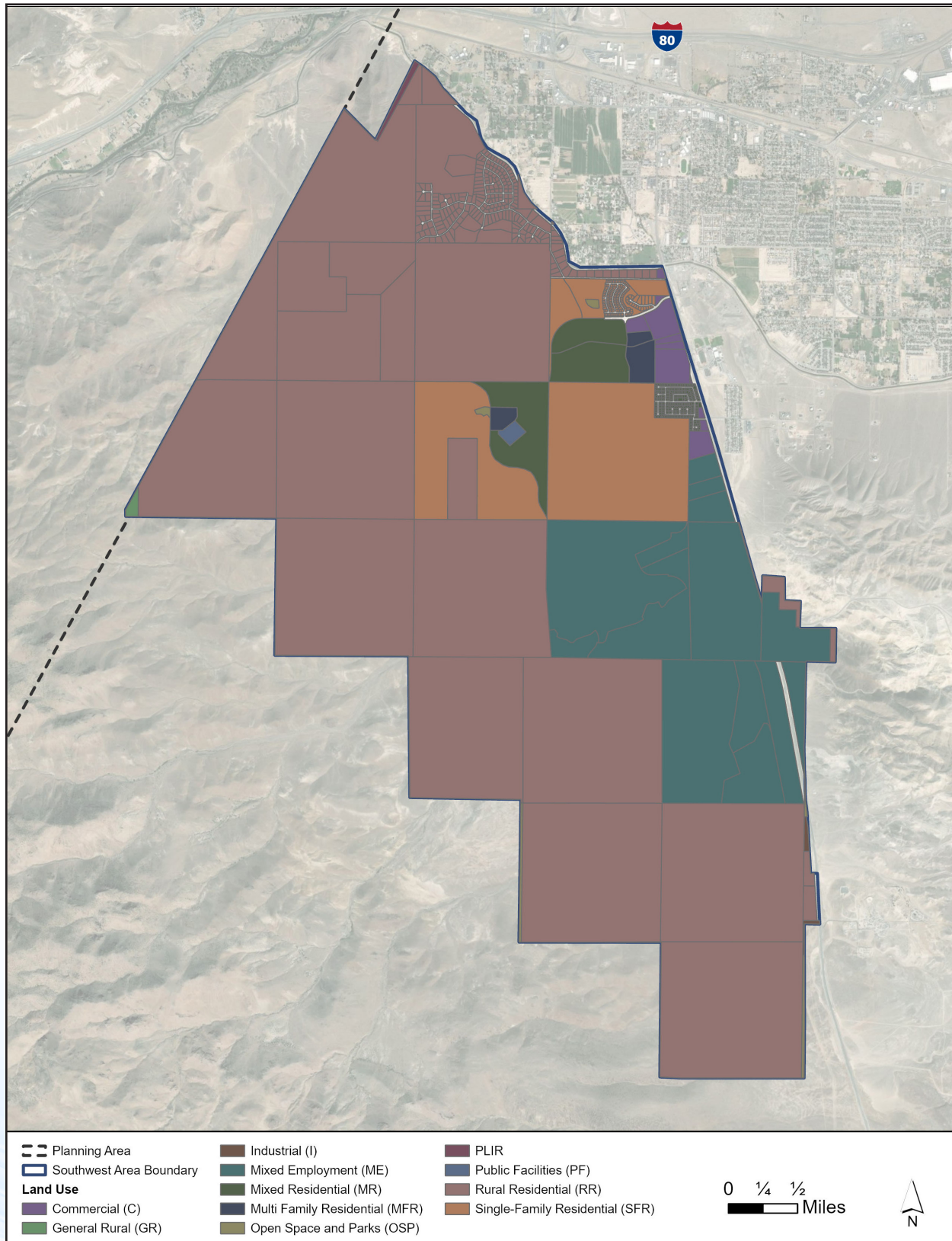
Fernley anticipates considerable continued growth over the next two decades. Local planning considerations include the development of a major rail facility that would function as an inland port, creating a significant increase in truck traffic along the I-80 and US-95 corridors. With its location along I-80 and the Union Pacific Railroad (UPRR) corridor, and approximately 35 minutes from Reno, the City is well positioned to provide both employment – particularly for manufacturing and distribution – and housing for the region.

An Area Plan allows for careful planning and implementation, in coordination with the community and stakeholders, which is particularly important when considering intense growth as anticipated in Fernley and the size of the project area (approximately 11,800 acres of largely undeveloped land). This Area Plan works in conjunction with the Fernley Comprehensive Master Plan and current development plans, and it establishes the specific vision and objectives to transform the Southwest Fernley area into a large master planned community with vast employment opportunities, supporting commercial services and a diverse range of housing types.





## Current Planning Area Map





# The Planning Process





## Plan Context

### REGIONAL CONTEXT

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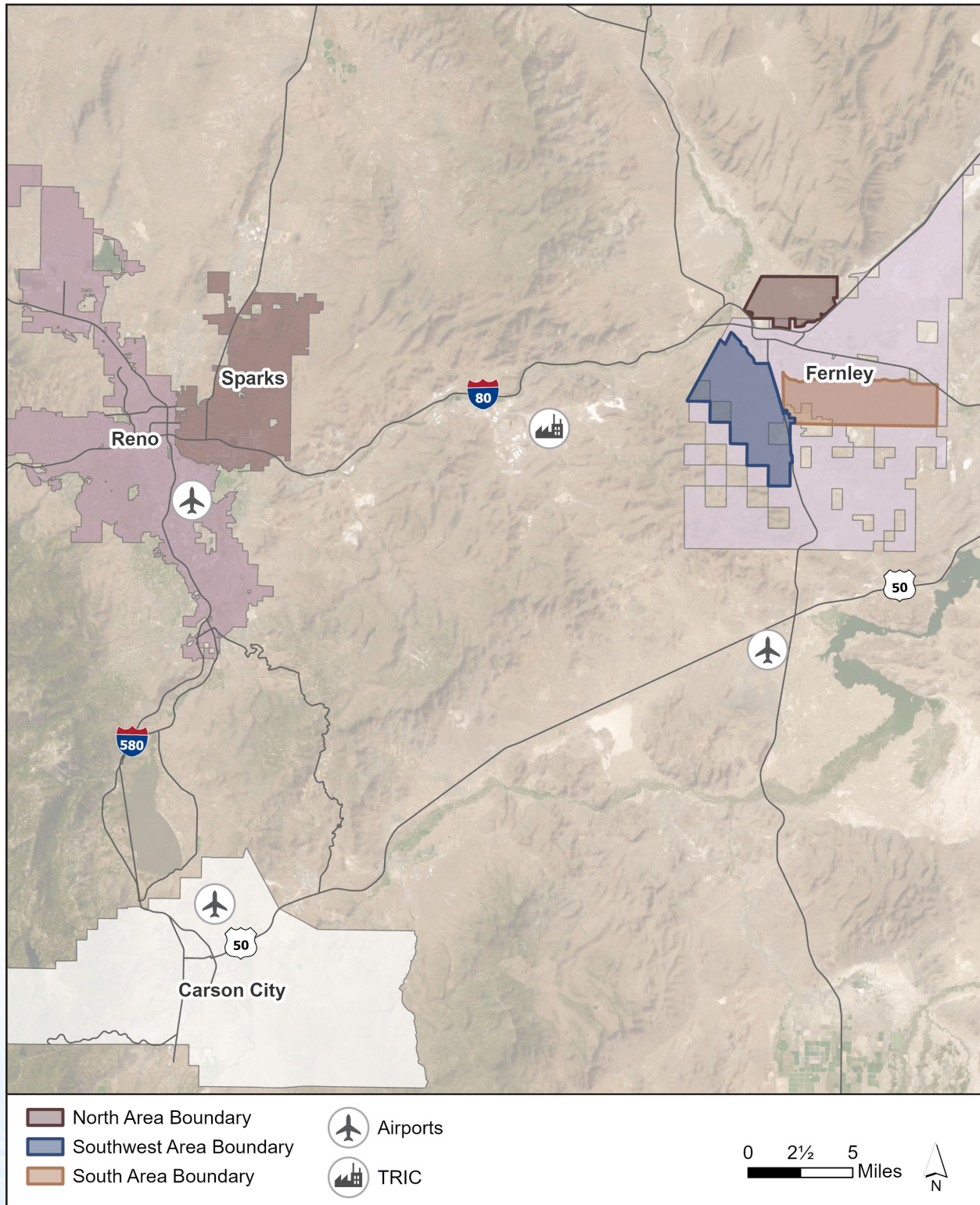
The City of Fernley is located along the western edge of the State of Nevada, approximately 30 miles east of Reno and approximately 77 miles northeast of South Lake Tahoe in California. Fernley is part of Lyon County, which is home to a population of about 59,235 residents, according to the 2020 U.S. Census.

Fernley rests in the Great Basin Desert, which extends from Salt Lake City to Reno. The semi-arid environment is one of the region's most valuable resources, with an average elevation of approximately 4,200 feet and surrounding mountain ranges rising to 10,000 feet. The average annual rainfall is five inches with generally no air quality problems or severe winter snow conditions. There are several lakes and rivers throughout the region, as well as federally-owned land (Bureau of Land Management – BLM) that checkerboards the landscape and provides abundant opportunities for outdoor recreation and scenic vistas.





**Figure 1.** Regional Context Map





## EXISTING PLANNING INITIATIVES

---

The City of Fernley has completed several plans in the last decade that guide the vision of future growth for the community. These plans include:

- 2017 Parks Master Plan
- 2018 Comprehensive Master Plan
- 2019 Community Assessment
- 2020 Development Code
- 2020 Transportation Master Plan
- 2022 Water Master Plan

As part of the Comprehensive Master Plan, Fernley residents formed several community principles to shape the future of the city:

- A desire to coordinate growth and the provision of services,
- Ensure compatibility for development,
- Nurture the unique character of Fernley, and
- Provide a balance of housing types and improved employment opportunities.

This plan carries forward these core principles and ensures that recommendations from all past planning initiatives are both honored and refined to best reflect current conditions and community priorities.

## FEDERAL LANDS BILL

---

On December 19, 2014, the National Defense Authorization Act (Act) was signed in to law (Public Law 113-291.) Included in this Act is Section 3009(c) titled, “conveyance to the City of Fernley, Nevada,” which is commonly referred to as the “Lands Bill.” Under section 309 (c)(2), the Bureau of Land Management (BLM) is required to convey to the City of Fernley approximately 9,779 acres of Public Lands.

On November 2, 2016, a memorandum of understanding (MOU) was executed which establishes a relationship between BLM and the City regarding their respective roles, responsibilities, conditions, and procedures for land conveyance, which includes compliance with the National Environmental Policy Act (NEPA), the National Historic Preservation Act (NHPA), and any other federal law(s) applicable to the project.

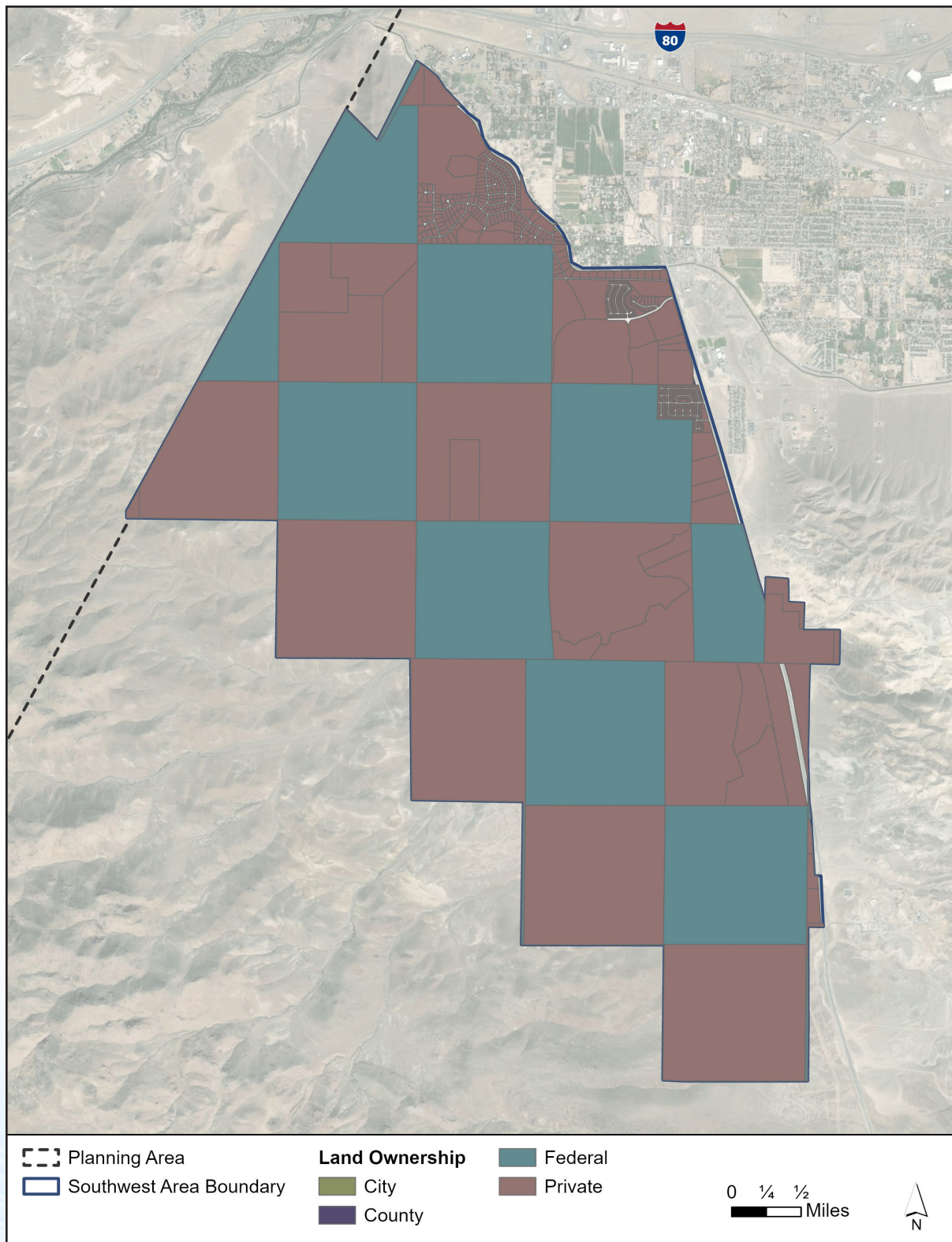
The MOU provides guidelines for projects moving forward, particularly economic development projects. This agreement outlines the specific steps needed and will help establish a guideline when coordinating with developers interested in projects within the designated areas.

On November 6, 2019, City Council authorized City staff to move forward with identified parcels in the Fernley Lands Bill for recreation and public purpose. Roughly 40% of the land in the Southwest Area is currently owned by BLM with plans for land conveyance to the City (see **Figure 2**).





**Figure 2.** Parcel Ownership Map







## How to Use This Plan

*This plan establishes guidance for the use and development of the Southwest Area. It is intended to be used by City staff, prospective applicants, and property owners to understand the vision and expectation of future development. This plan supersedes the Fernley Comprehensive Master Plan and guides policy and regulatory decisions that are made after plan adoption.*

The Land Use Plan establishes the land uses permitted and encouraged within the Southwest Area Plan. Through this Plan, and the adjoining Design Guidelines, future development is guided in a manner that corresponds with the vision and goals for the Area.

Prospective applicants should consult this Area Plan to be well informed on what uses are permitted within the area, and subsequently, should refer to the Design Guidelines for more direction on what will be expected for any new development. City and elected officials will refer to this Plan and the Design Guidelines when reviewing project applications to ensure consistency.



**COMMUNITY ENGAGEMENT**

Southwest Area Plan





## Community Engagement

The Southwest Area Plan's engagement process encouraged the community to get involved in the progression of the Plan and provide as much feedback as possible to create a cohesive vision that truly reflects the community's goals for future growth. This process built upon the preliminary input from the stakeholder's workshop and public open house, unfolding as a continuous and evolving process that utilized several methods of communication and interaction over the course of the year. As a result, this Area Plan represents a true community planning initiative that brings together various perspectives and goals. Key themes that emerged throughout the process are:

- A desire for more attractions, entertainment, restaurant, and retail options in Fernley.
- A concern for water conservation with increased development.
- Importance of maintaining open space, ATV roads, and hiking trails for recreation and athletic events.
- Concerns for traffic flow and desire for improved multi-modal access and connectivity.
- Questions surrounding coordination with BLM land.
- The importance of selecting appropriate uses around the airstrip and questions surrounding its future plans.
- Consideration of the wild horses.
- Questions on the order and responsibility for financing infrastructure.



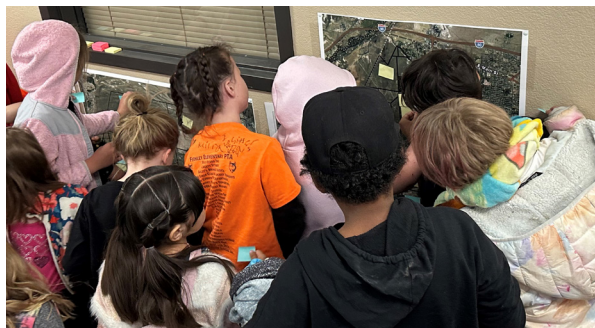
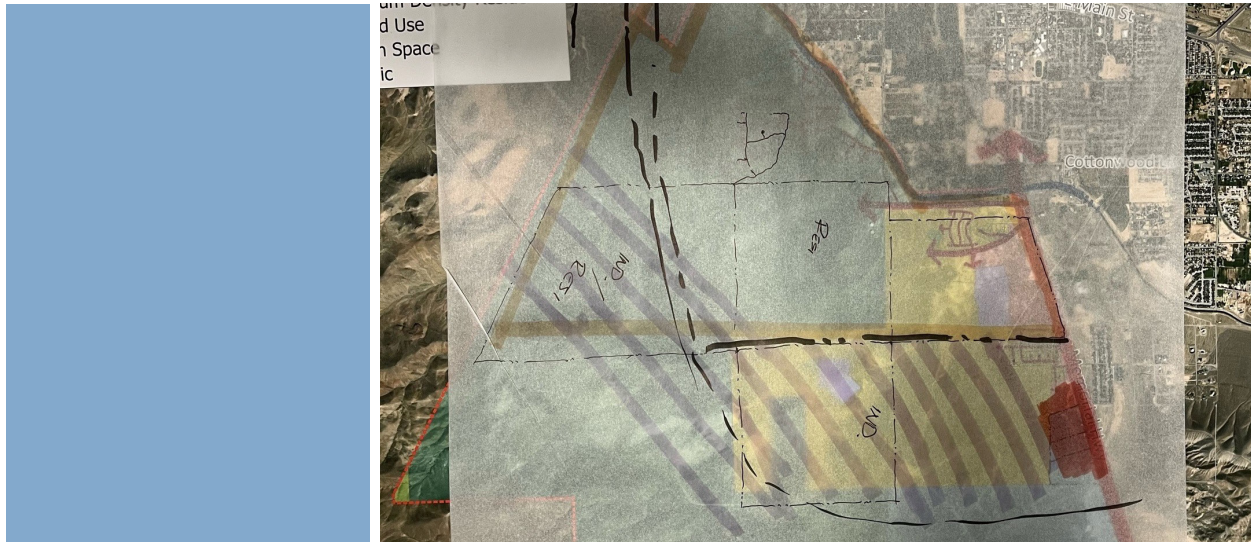
## Open House #1 and #2

On January 16, 2024, the City held a public open house with the intent of focusing conversation on the community's vision and values, land use, and overall future of the areas. In total, 73 people attended. This initial event was facilitated through open-ended conversations with several interactive boards and maps that helped reveal residents' goals and concerns surrounding development and growth in the Southwest Area.





On September 12, 2024, the City held a second public open house with the intent of refining and finalizing the draft Land Use Plan that had been formed through previous discussions at the first open house and during stakeholder meetings. About 50 people attended. Key considerations discussed included: open space and recreational trails, a progression in densities near existing single-family neighborhoods, as well as traffic and signalized intersections. The planning team also presented at Planning Commission and City Council meetings in August 2024.







## Stakeholder Workshop and Meetings

An initial stakeholder workshop took place on January 16<sup>th</sup>, 2024. This workshop was intended to introduce the project team to local influencers and decision makers to develop an initial understanding of the community, current development interest, existing site and market conditions, and the overall community vision. Between January and September 2024, the planning team held one-on-one meetings with stakeholders to receive preliminary thoughts and feedback on development throughout the area. Stakeholders included property owners, local businesses, community leaders, residents of adjacent properties (including the Pyramid Lake Paiute Tribe), and prospective developers.



Generally, stakeholders were interested in higher intensity commercial along US-95, opportunities for a variety of housing densities/products, opportunities for industrial uses (particularly adjacent to SAMSARG), and development of the bypass to alleviate truck traffic into Fernley. The Pyramid Lake Paiute Reservation expressed a concern for maintaining air and water quality as the Southwest Area develops..

## Online Survey

In addition to Stakeholder meetings and Open Houses, the City facilitated online surveys to gather more feedback and insight from a broader group of citizens. The surveys were advertised on Facebook, the City's website, and at City Hall to encourage active participation. Between December 22, 2023, and April 18, 2024, the City of Fernley collected and synthesized the survey responses from the community. The survey was intended to collect preliminary thoughts surrounding development and community needs – within Fernley as a whole and within the Southwest Area.

A total of 136 people contributed their feedback in the five months the survey was available. The majority of respondents were homeowners, had lived in Fernley for at least 6 years, and represented a wide age and income range. Respondents generally valued Fernley's access to open space, were concerned about overcrowding and water sustainability, and overwhelmingly wanted to see improved traffic circulation over the



next 20 years. The majority of respondents support future development within the City to create more businesses and services.

Specifically, the City asked survey respondents what types of businesses and services they would like to see most to attract both visitors and locals. The following summarizes the top five reoccurring responses:

- 1** National chain retail and generally more shopping options
- 2** Restaurants
- 3** Entertainment diversity and attractions for kids
- 4** Grocery stores and bulk food stores
- 5** Medical offices/services and a hospital

Other key themes from respondents include a desire for multi-modal access and connectivity, a mixed-use town center, enhanced open space and recreational facilities, and concern about access to water.

## First Graders Visit To City Hall

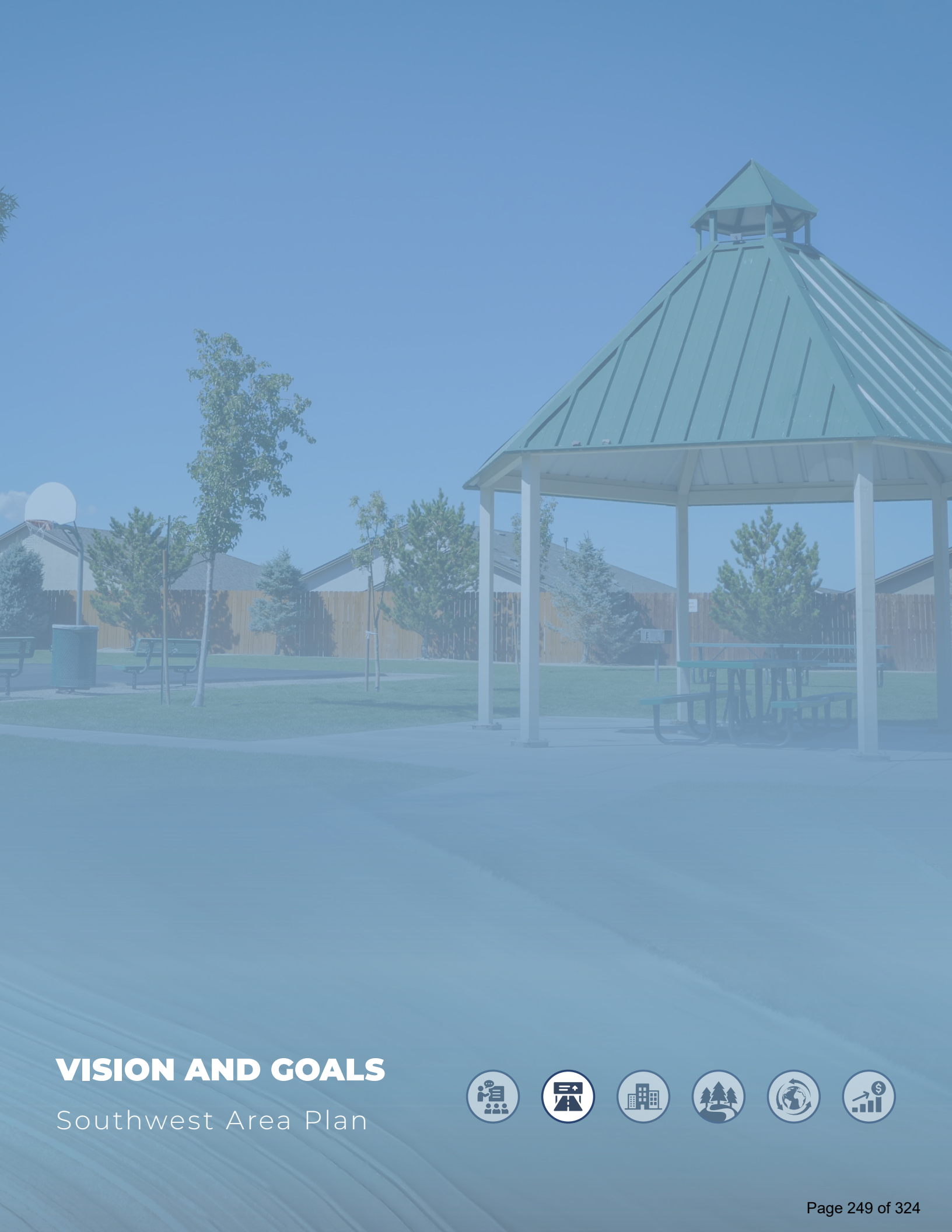
On Friday, April 26, 2024, two classes of first graders visited City Hall and participated in a planning exercise suggesting land uses for the Southwest Area Plan. The children used post-it notes to suggest where three uses should be located based on the Area Plan's parcels:

- Yellow – residential
- Blue – parks
- Pink – commercial

The group of children recommended a buffer of parks in the south-west section of the Area. They also suggested a variety of uses throughout – steering clear of concentrating one singular use.







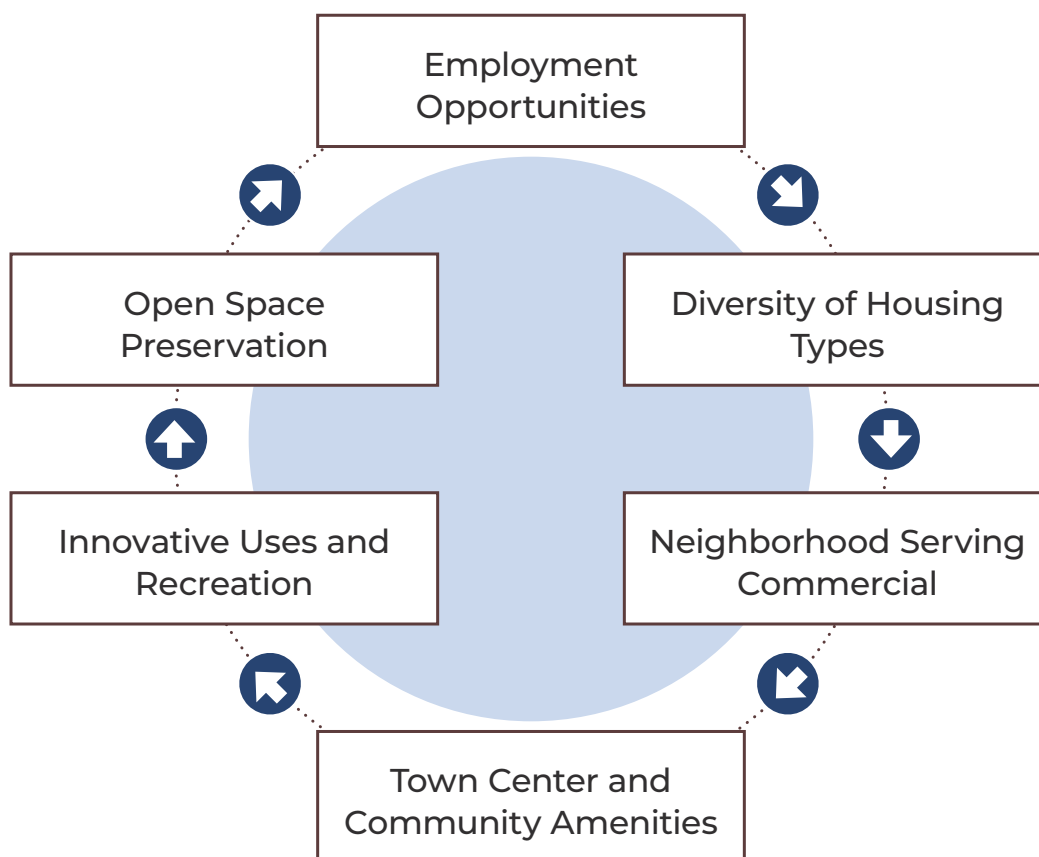
**VISION AND GOALS**

Southwest Area Plan





## Vision and Goals



## Goals

### Land Use

- Facilitate and promote orderly development.
- Encourage compatible mixed-use development that results in decreased travel time and increases access to resources.
- Promote housing development that meets the needs of all segments of the community.
- Mitigate natural hazards from land uses through appropriate site design and review standards.
- Promote innovate uses to respond to changing market conditions.





### Infrastructure

- Encourage safe, efficient, and multi-modal transportation.
- Require developments have access to adequate resources, infrastructure, and public services.
- Facilitate a transportation and circulation system that alleviates and mitigates future traffic associated with land uses established in this Plan.
- Create a safe and welcoming environment for the existing Fernley community, future residents, and visitors.
- Continued coordination with the Pyramid Lake Paiute Reservation to mitigate impacts of development.
- Advance efforts to alleviate existing truck traffic and congestion in Fernley by creating a highway bypass.

### Recreation/ Open Space

- Expand and diversify recreational opportunities.
- Promote active transportation as a form of recreation via the multi-use paths.
- Protect ranges and environmental features.

### Economic Development

- Advance the economic well-being of Fernley.
- Expand Fernley's employment opportunities and attract new businesses and corporations that will grow the city's economy.
- Facilitate the creation of "third place[s]" through the town center and mixed-use areas – creating a place for people to go and spend quality time between work and home.
- Establish Fernley as an employment hub with access to high quality jobs and affordable living.

### Implementation

- Maintain consistency with other City Planning documents and the community's vision.
- Pursue a variety of funding opportunities to complete the needed improvements and facilitate development of the planning area.
- Maintain existing relationships and establish new partnerships amongst agencies, neighboring jurisdictions, stakeholders, and the community.

# COMMUNITY PROFILE

## Southwest Area Plan

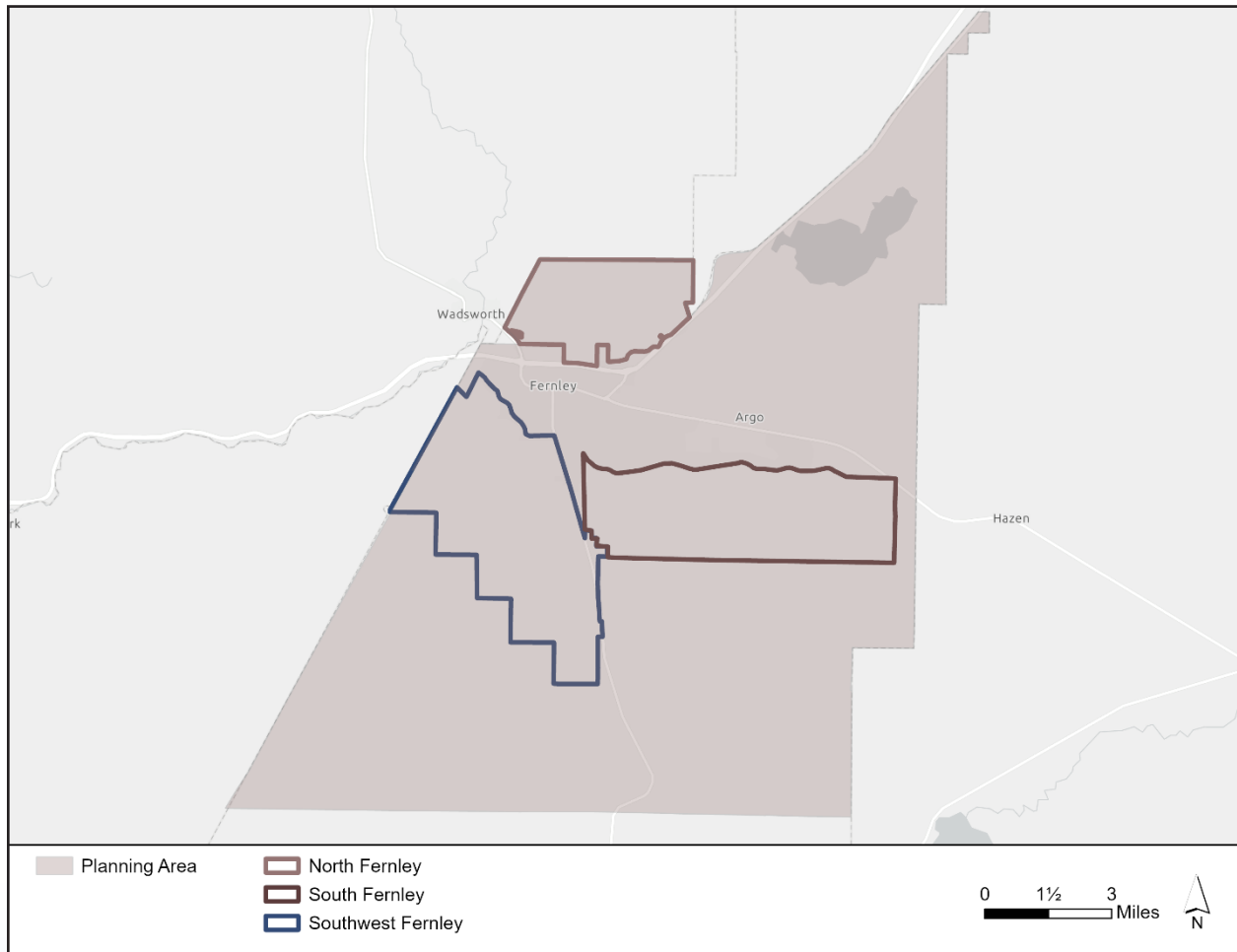




# Community Profile

## Demographics

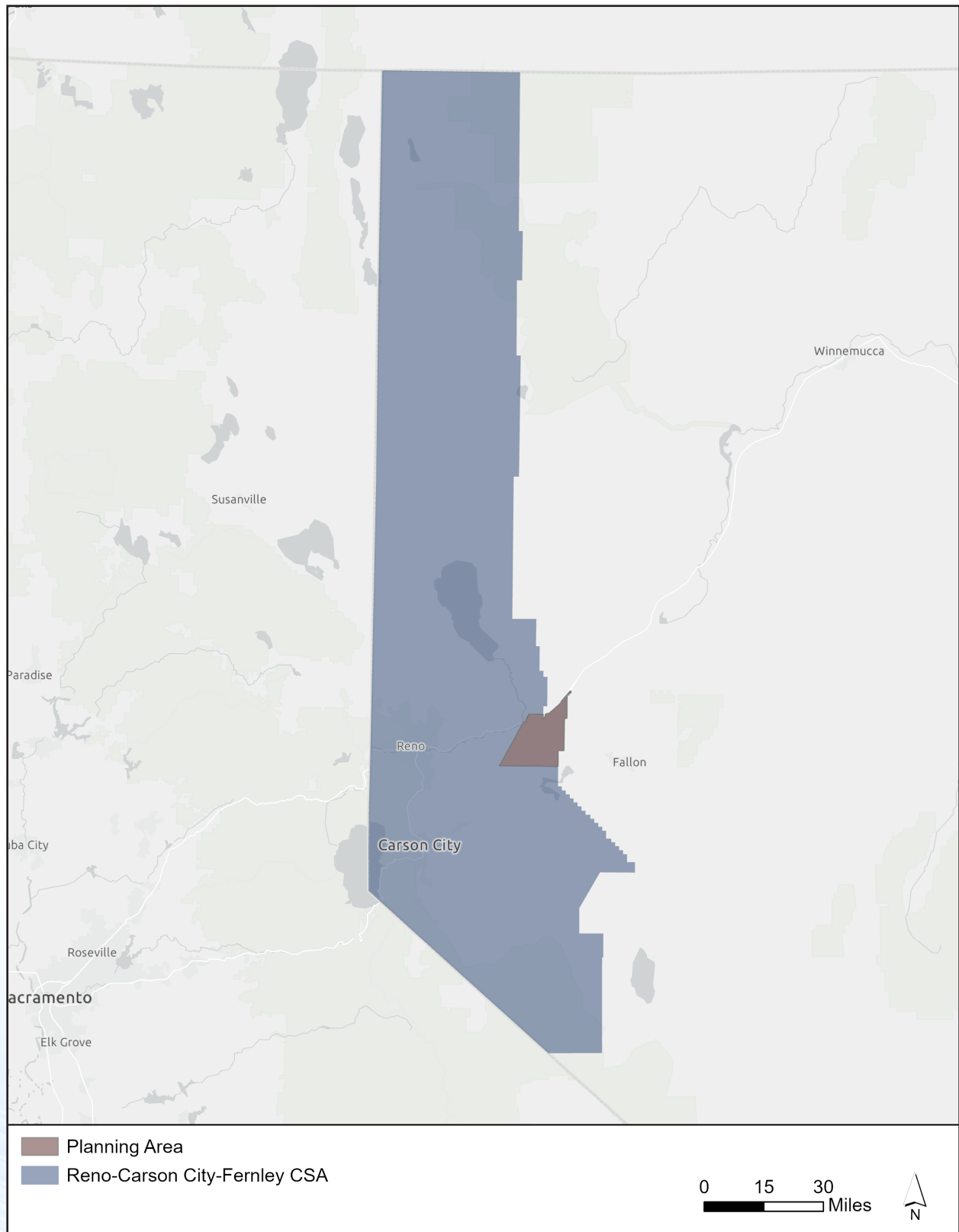
**Figure 3.** Planning Study Area

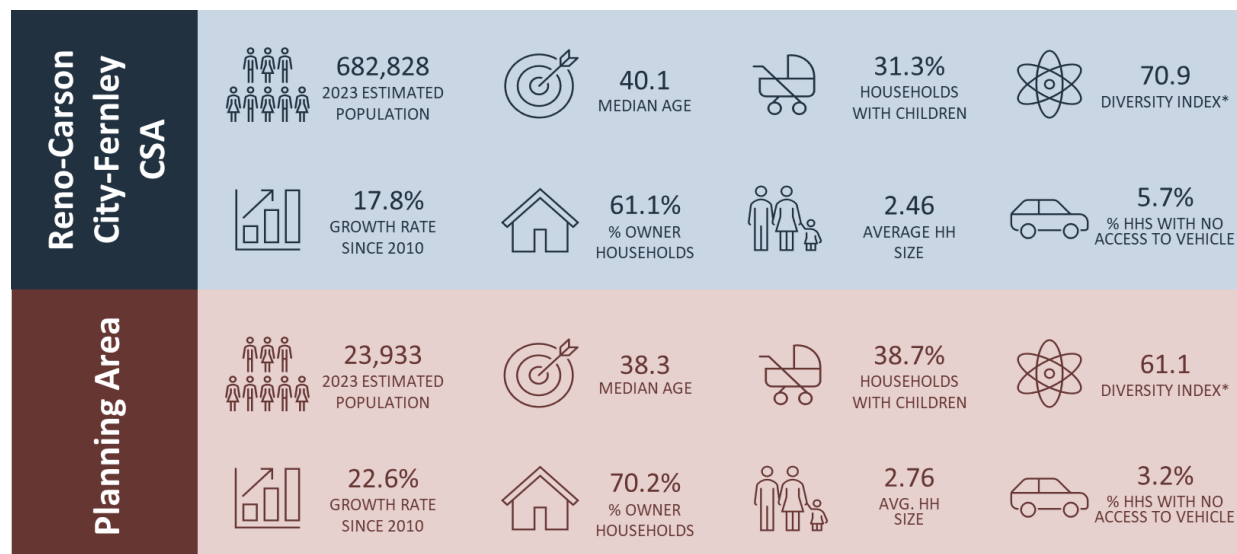






**Figure 4.** Planning Study Area and CSA



**Figure 5.** Demographic Summary

## Population

The planning area<sup>1</sup>, pictured in **Figure 5**, contains 23,933 people with a median age of 38.3 years old. The largest racial group is white with 73% of the population. Fernley is considerably less diverse than the Reno-Carson City-Fernley combined statistical area (CSA) holding a diversity index of 61.1 versus 70.9 for the CSA. The population has experienced a 22.6 percent growth (1.6% per year) since 2010, 4.8 percent higher than the CSA.

## Education and Earnings

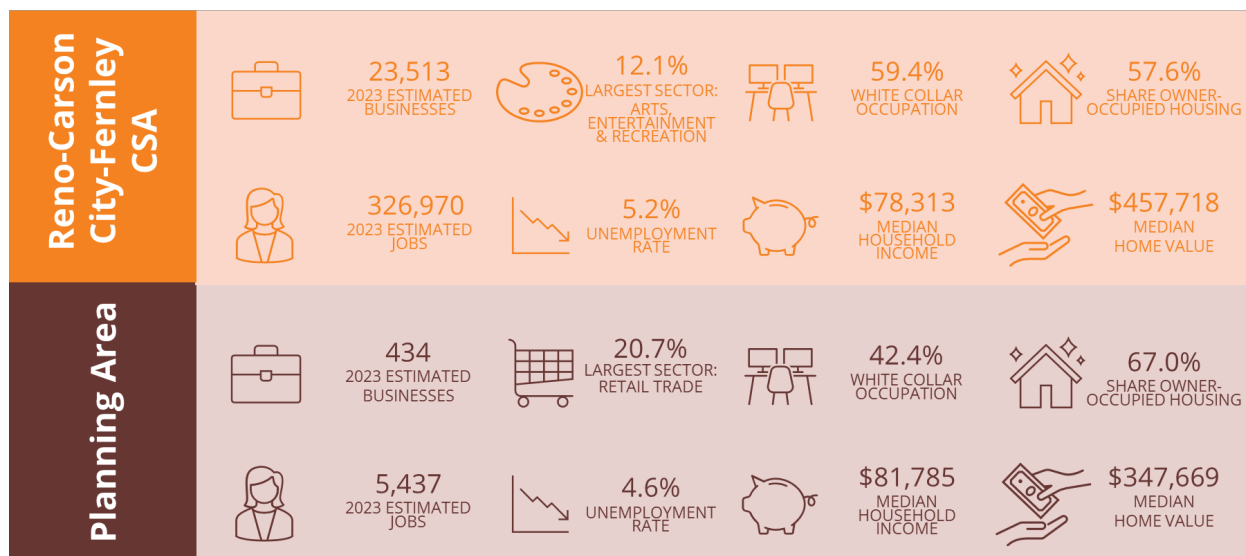
Fernley's education attainment levels are notably lower than the CSA, with fewer people holding bachelor's or master's degrees and more with only a high school diploma. Median income in the planning area is \$81,785, about \$3,000 more than the CSA, with the largest income group being those making \$100,000-149,999. The planning area's income earnings are concentrated in middle brackets, with less people earning below \$50,000 or above \$150,000 than the CSA. Lower educational attainment and a higher median point to a strong middle class of service and trade workers, aligned with the area's largest employment sectors being retail trade, hospitality, and manufacturing. However, the planning area currently lacks high paying, white collar jobs, which mostly exist in the Reno metro area.

<sup>1</sup> The "Planning Area" term is used for the purposes of the Community Profile and includes areas outside of solely the Southwest Area Plan.



## Market Conditions

**Figure 6.** Economic Summary

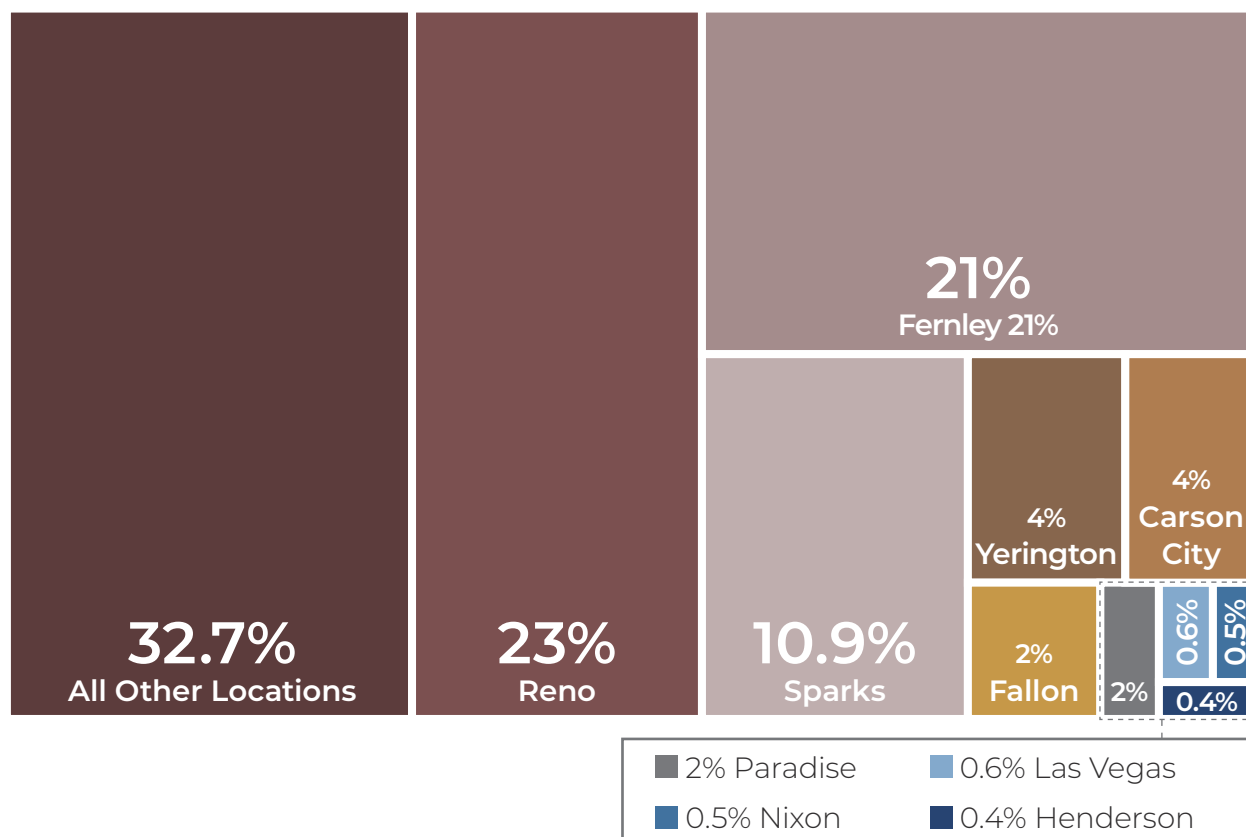


## Market Analysis Summary

The planning area's economy is defined by its proximity to Reno and Lake Tahoe, as well as a large existing and growing industrial sector. The retail trade sector is the largest employment group, employing 20.7% of total employees. The area is surrounded by large factories and distribution centers for companies including Apple, Tesla, Polaris, and Walmart. The upcoming completion of the Nevada Commerce Center and its 1,100 industrial jobs is the latest example of the area's planned job growth and fruitful market for warehousing and distribution. The planning area presents a cheaper yet proximal location to Reno and nearby employers, making it a bedroom community for residents—where 7,904 workers commute out of the planning area for work, far more than the 2,644 who commute in and the 2,217 who work and live in the planning area. Those living in the planning area and commuting to places such as Reno and Sparks capitalize on the area's lower housing prices where the median home price is \$369,154, well below the CSA's \$504,449. Recent housing development trends reflect the market's comparatively low prices and proximity to employment and tourism, showing 60.5% of existing housing inventory constructed since 2020. The current housing stock of the area is 80.6% single family, which will likely change as multi-family inventory is expected to increase by 230% by 2027, adding 1,167 units. In addition to housing and industry, there is recent growth in the hospitality industry for tourists heading to Reno, Lake Tahoe, and further along I-80 into California. The hospitality industry's growth is evident in the upcoming addition of four new economy class hotels over the next four years, adding 361 new rooms, or a 143% increase over the current stock. All these factors lead to retail trade being the largest employment sector at 20.7 percent of total employees



**Figure 7.** Employment locations for planning area residents



**Figure 8.** Commuting in the planning area







# EXISTING CONDITIONS

Southwest Area Plan







# Existing Conditions

*This chapter summarizes the existing conditions of the City of Fernley, specifically within the Southwest Area, to establish the foundation of the planning process. The purpose of this chapter is to identify specific challenges and opportunities that exist within the area to better understand how growth can serve the community. These factors may include natural constraints, infrastructure hurdles, and development opportunities that influence the potential for the Southwest Area Plan.*

## Challenges

### TOPOGRAPHY

Historically, development has occurred in Fernley across the flat lands along the Truckee Canal and transportation routes. The Virginia Range is located at the center of the City – south of I-80 – and a number of additional ranges surround Fernley to the north: Truckee Range to the east and Pah Rah Range to the west. The Truckee Range begins in the northeast corner of the Southwest Area Plan, which includes the Fortymile Desert.

Topography will play a large role in the development of the Southwest Area Plan, as it overlays the Virginia Range, in comparison to the North Area Plan which is relatively flat. The range constrains both access and development potential for large scale building formats at varying points of the western side of the Area. Slopes on the western boundaries may create a challenge for developing an accessible bypass connection from I-80 to US-95, particularly for large trucks carrying goods and products to/from industrial sites.

The Fernley Development Code allows development on slopes up to 15% and limits development on slopes in excess of 15%. Slopes in the southwestern part of the Area, as well as the northwestern-most corner constrain development.

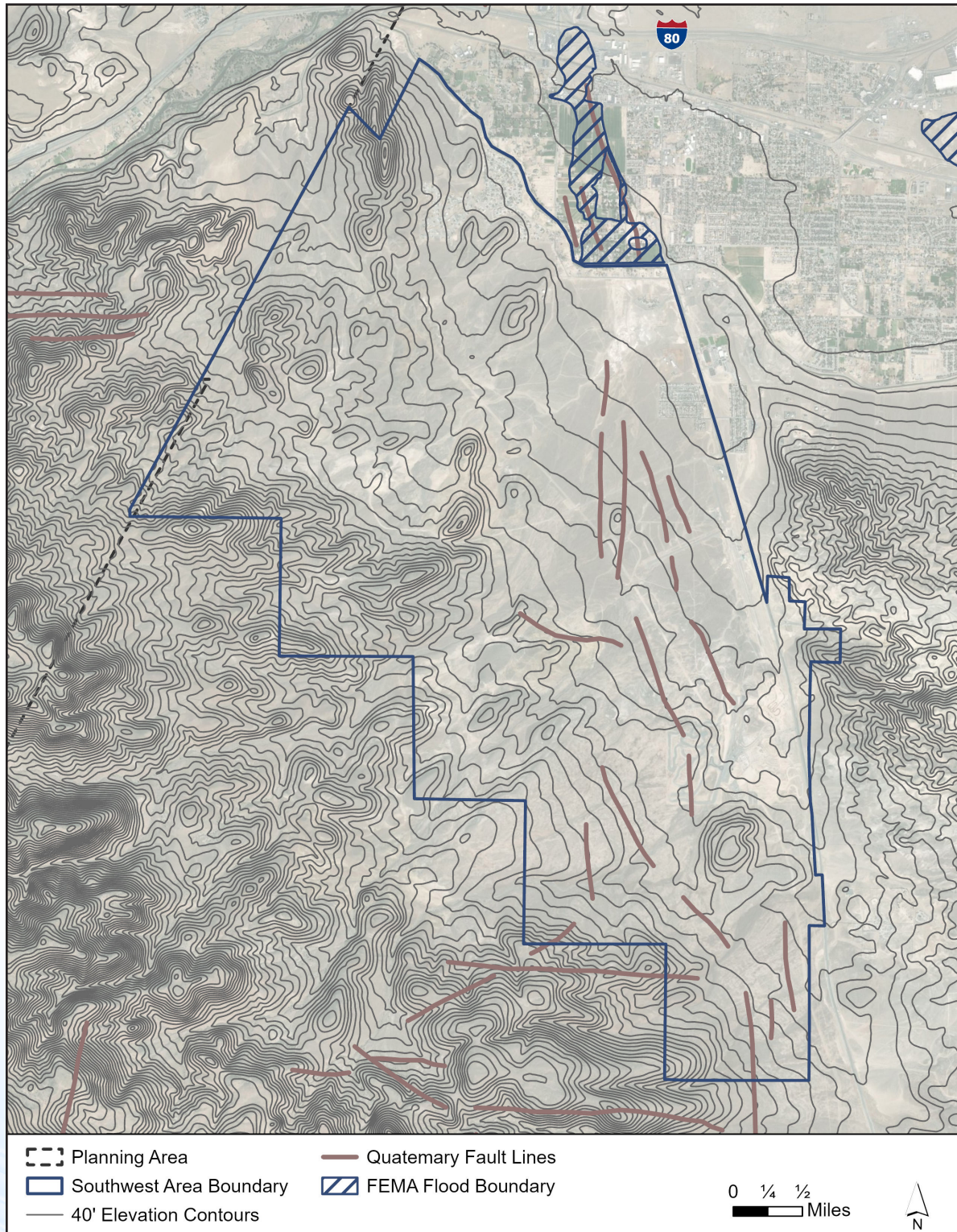
### Geologic Hazards

Geologic hazards include earthquakes, floods, landslides, mudslides and snowslides. In Fernley, seismic activity and stormwater management are the only two hazards with greater potential risk. See **Figure 9** for a map of elevations, flood risks, and fault lines.





**Figure 9.** Elevation, Flood, and Fault Lines Map







### Seismic Activity

Western Nevada has had a seismically active history. Risk zone mapping prepared by the Governor's office indicates that most of western Nevada, including Fernley, falls in Seismic Risk Zone 3 and that major damage could occur during an earthquake. **Figure 9** illustrates the location of different fault lines in the Plan Area: Holocene, Pleistocene, and Lineaments. Proposed development in these, or other confirmed areas, will need to proceed based upon the recommendations of a detailed fault study. Standard engineering practice is to allow for a 50 feet setback of structures from potentially active faults.

### Stormwater Management

No FEMA Flood risks have been identified in the Southwest Area. However, the City is susceptible to flash floods during heavy rains and extreme weather events. The Southwest Area may be at higher risk due to its location at the base of the Virginia Range. The large quantity of open space in the Area will be helpful in retaining many of the permeable surfaces necessary to mitigate some of the negative impacts of heavy rains, however, additional stormwater infrastructure may be necessary to mitigate these risks.

### Existing Infrastructure

The Southwest Area is largely vacant of buildings; however there is currently an airfield (SAMSARG Field), some light commercial uses adjacent to it on the north, and a speedway (Reno Fernley Speedway) adjacent to the airfield to the south. There are also residential communities towards the north and northeast of the Area which includes a recently constructed residential subdivision on the eastern edge, connected to US-95.

An airfield presents a potential constraint to the density of development due to FAA regulations around heights, as well as potential concerns around noise and safety which could limit density or create the need for development buffers around the airfield.

The Reno Fernley Raceway also provides an opportunity to bring additional attractions to the Area and help build momentum as growth occurs in the region.





## Accessibility

The Southwest Area is primarily accessible from the eastern and northeastern limits, though additional potential connections are possible on the western edge. Existing roadways connect the existing residential neighborhoods, and they appear ready for further connections. Gravel and dirt trails also exist throughout the Area.

Due to the Area's size and location between the foothills, I-80, and US-95, land access is currently constrained and will require at least one major east-west corridor connection between I-80 and US-95, as well as lower volume connections to the City and existing adjacent developments to the north. The Southwest Area is also located south of the Pyramid Lake Paiute Reservation, with the proposed bypass going through reservation land. This will require coordination with the Tribe to plan for connected road access. Additionally, the slope grade increases to the west.



## Conservation and Water Resources



The challenge for Fernley is to balance conservation of its important scenic and natural resources while fulfilling the needs of its existing and future residents by promoting commerce. The city's water supply primarily comes from groundwater wells, supplemented by water stored in upstream reservoirs through a contract with the U.S. Bureau of Reclamation. The City is committed to water conservation and has developed a conservation plan in compliance with federal regulations. The City has also entered into an agreement to manage water usage from the Truckee Canal.

More information on conservation and water resource conditions in Fernley is available in the Fernley Water Resource Plan adopted in January 2020. See the Water Capacity chapter for more information.



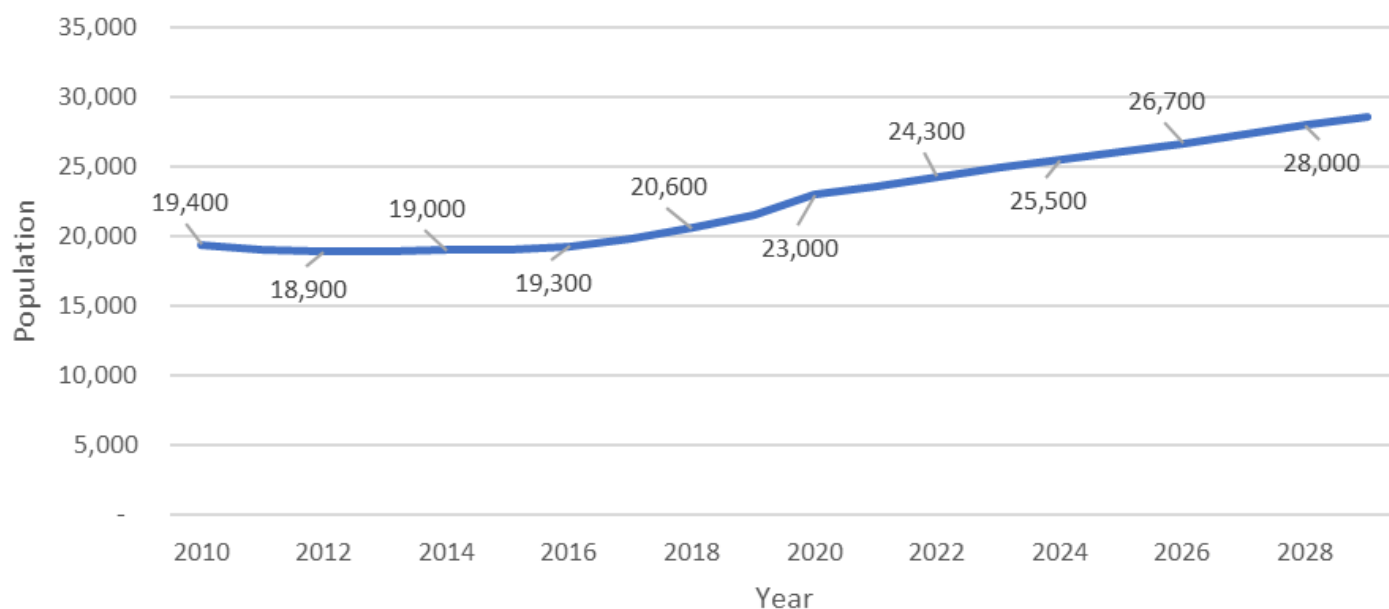


## Opportunities

### Growing Population

Since the start of 2016, the Fernley population has been on a steady increase; it is currently growing at a rate of 2.48 percent annually and has increased by about 10.7 percent since the 2020 U.S. Census. If the current population growth rate is applied to future years, the projected population size in 2029 will be about 28,600 – an increase of about 47 percent since 2010. With growing industry interests and employment opportunities in the region, continued population growth is certain.

**Figure 10.** Past and Projected Population Growth



Regionally, the Reno MSA has also experienced consistent growth, with a growth from 119,081 in 1969 to 500,915 in 2022. This represents a growth of about 320 percent. To meet continued population demand, the City must plan ahead for future housing needs. The Area Plan provides an ideal opportunity to establish designated areas for future housing development to occur.



## Existing Public Resources

Fernley provides a number of public resources and amenities for residents and visitors, including:

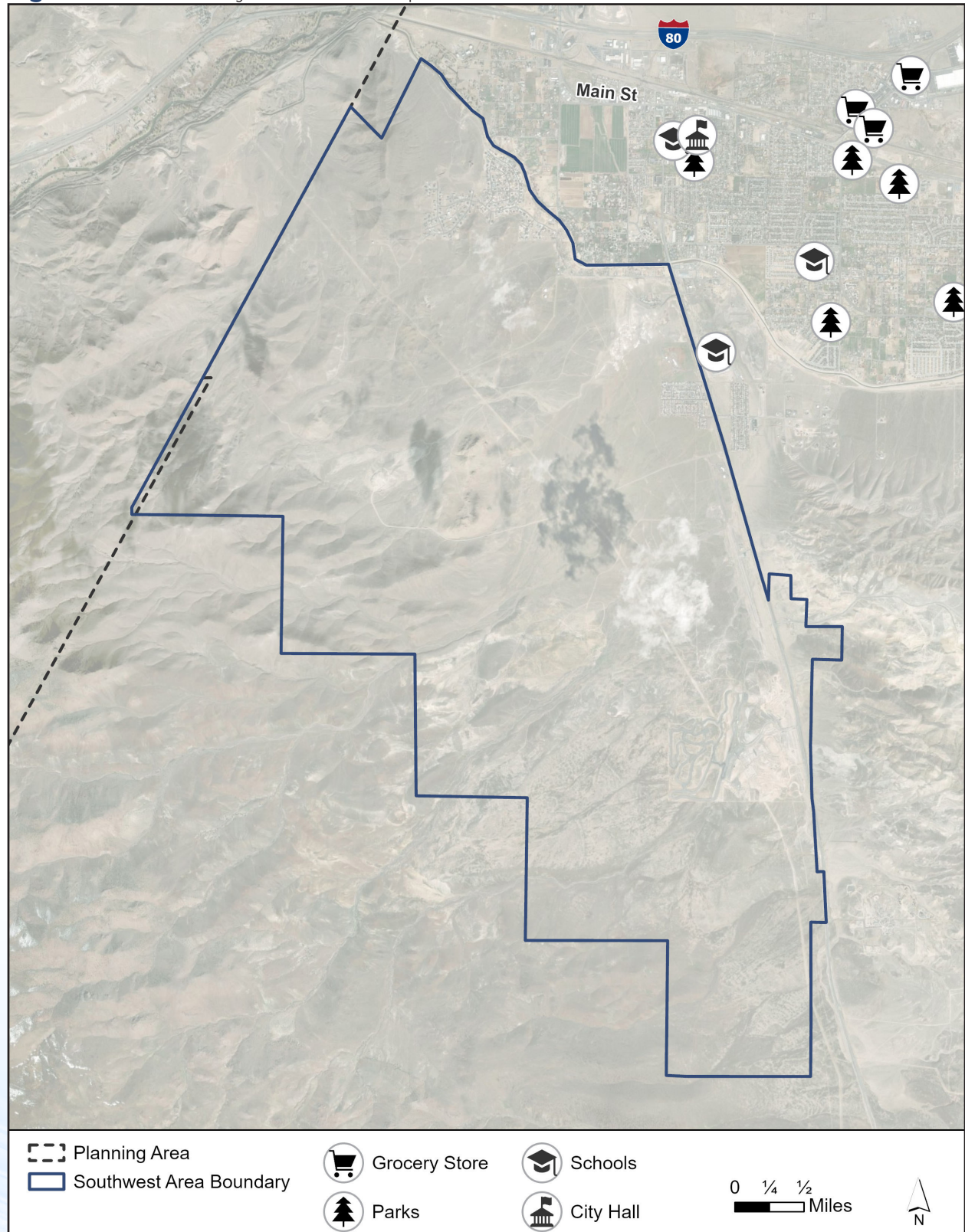
- Public parks
- Dog parks
- Public library
- Community center
- Senior center
- Fernley swimming pool
- Public schools (elementary, middle, and high schools)







**Figure 11.** Community Resources Map





## Surrounding Uses

---

Existing uses adjacent to the Southwest Area Plan include Fernley High School, low-density residential subdivisions, an airfield, and a raceway.

The Southwest Area region is well suited for businesses and industries that benefit from convenient access to the highway as I-80 and US-95 represent convenient east-west and north-south regional and even interstate connections, respectively. The I-80 Highway provides an extensive connection from Fernley west to San Francisco and east to Chicago. This may primarily benefit manufacturers, distribution warehouses, and data centers. While US-95 provides a higher capacity corridor to nearby communities, and could function as a good location for retail commercial activity.

Highway I-80 also creates an opportunity for commercial uses providing services and retail for travelers. Gas stations, shopping centers, restaurants, and convenience stores may provide the most benefit to visitors.

## Recreation and Open Space

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While no official roads are paved through the majority of the Southwest Area, a number of informal gravel and dirt trails already exist throughout. These trails provide the community with recreational off-roading, motocross and dirt-bike racing, mountain biking, trail running, and hiking. There are opportunities to retain and enhance existing trail networks in the Southwest Area while still encouraging new development, especially in the southwest section with steep slopes and beautiful mountain views to the west.

## SAMSARG Airfield

---

Contained within the Southwest Area, on its southeastern side, is the SAMSARG Airfield which was the recent recipient of opportunity zone funds aimed at expanding the airfield's current infrastructure by building new, modern hangars that can serve both public and private clients. This includes an infrastructure upgrade that expands municipal water infrastructure in ways that future developments in this Area Plan may be able to capitalize on.

Recent reporting shows that the TRI II and SAMSARG share some property boundaries, and recent quotes from TRI II developers indicate a potential reciprocity between development of the industrial park and the airfield.





## Vacant Land

Vacant land allows for greater development opportunities without needing to consider existing uses and businesses. Vacant land of this magnitude is additionally advantageous. With a large percentage of the land in the Southwest Area owned by the Bureau of Land Management and set for conveyance to the City, there is unique potential for the City to facilitate desired land uses on these vacant parcels for a public purpose. However, there are some private land owners and uses concentrated near US-95, one of the most readily accessible portions of the site, which adds a level of complexity to coordinate with property owners and individual development interests.

**Figure 12.** Southwest Area Vacant Land





## Regional Industries

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Regional industries are an important opportunity as they may indicate potential interest for development in the Plan Area. As of 2021, regional industries were fairly similar across local jurisdictions:

### Reno

- Health care and social assistance
- Retail trade
- Accommodation and food services

### Sparks

- Retail trade
- Health care and social assistance
- Manufacturing

### Carson City

- Public administration
- Retail trade
- Health care and social assistance

### Silver Springs

- Transportation and warehousing
- Construction
- Retail trade

### Fallon

- Health care and social assistance
- Construction
- Retail trade

### Fernley

- Manufacturing
- Retail trade
- Health care and social assistance



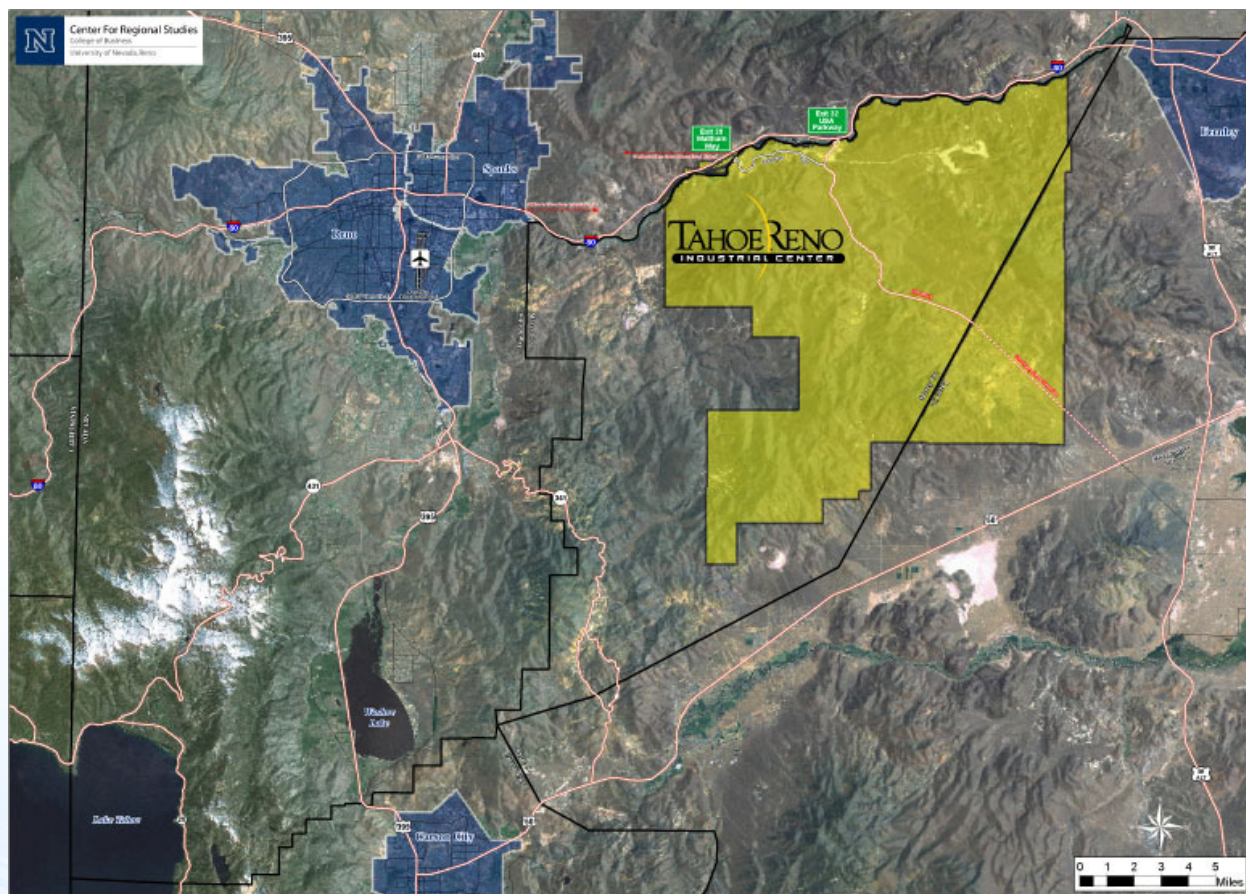


### ***Tahoe-Reno Industrial Center (TRI) and TRI II***

Industrial development throughout the region has experienced the greatest amount of interest from developers over recent years. Fernley itself has welcomed several industrial sites just southeast of I-80, and just west of Fernley is the Tahoe-Reno Industrial Center (TRI) – the largest industrial park in the world. TRI is home to the Tesla Gigafactory, Blockchains, Switch, and Google. Industry types at TRI include distribution, manufacturing, and data centers.

As industrial interest continues expanding, interest in industrial development in the Fernley area and particularly the Southwest Area is growing. The TRI developers have publicly expressed interest in expanding into this region to develop a TRI II. As of August 2023, the developers had already secured approximately 10 square miles of land in the Southwest Area, but further purchases and development have slowed due to the dispersal of land ownership as well as recommendation from the City of Fernley in order to first develop this Area plan and coordinate development appropriately.

**Figure 13.** Tahoe-Reno Industrial Center Map



Source: Tahoe-Reno Industrial Center





# FUTURE LAND USE

Southwest Area Plan





## Future Land Use Map

An effective and realistic land use strategy enables the City to partner with public, private, and community sectors to shape the physical character and design of the Southwest Area. **Figure 14** demonstrates a land use plan that can help bring the community's vision and goals for both the Southwest Area and Fernley as a whole to life. This land use strategy was formed through community dialogue and integrates existing plans, economic feasibility, and infrastructure capacity to shape the future development of the area.

The land use strategy started with forming a Framework Map informed by community members during the first Open House and the Fernley Transportation Master Plan. This map provides a preliminary transportation network with a high-level outline for roadway, bike/pedestrian elements, and public transportation connections throughout the area.

The Future Land Use Map fills in the gaps of this transportation network to communicate a well-organized and market-supportive allocation of land uses in the Southwest Area. Potential land uses<sup>1</sup> include several residential types, mixed use, commercial, light industrial, civic/utility, school, parks and open space, recreation, and aviation. These land use designations serve as an overall vision and guidance for new development in the Southwest Area, although flexibility is possible at the City's discretion to best adapt to future conditions and community feedback. Turning this land use strategy into reality will require cross-sector partnerships between the City and a wide range of development professionals and community leaders.

### Southwest Area Character

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The goal of the Southwest Area Plan is to build upon the existing character of the City of Fernley while creating a distinct and unique sense of place for the Southwest Area residents and visitors. The existing character of this area is largely undeveloped, but the SAMSARG Airfield and the nearby TRI II development represent two influential factors that may change the way this area develops. The Southwest Area Plan is focusing on building an authentic future for the City of Fernley and shaping the development in this area in a way that benefits the city's residents.

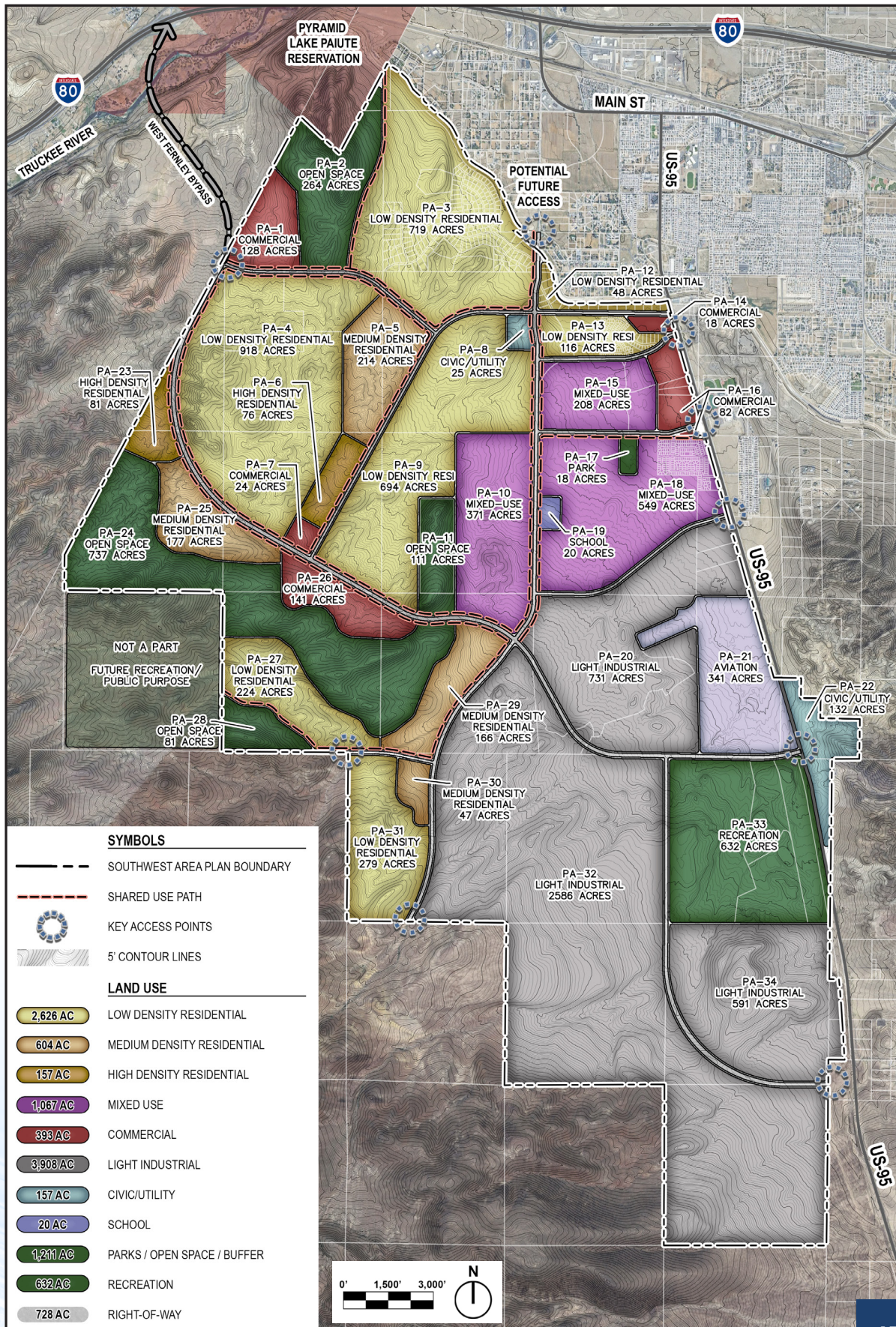
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<sup>1</sup> Disclaimer: If land uses are not clearly defined in this Plan, the City of Fernley shall use their discretion to approve uses that align with the 2018 Comprehensive Master Plan and comply with the 2020 Development Code.





**Figure 14.** Southwest Area Plan Land Use Map



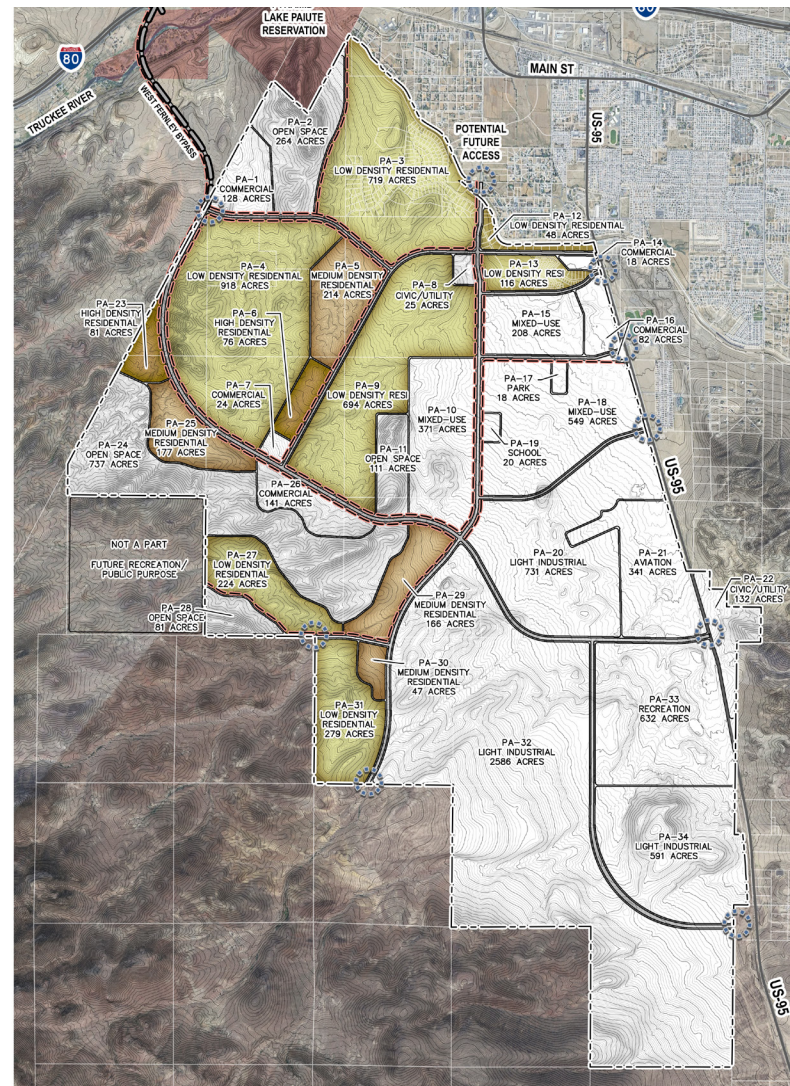




## Residential

Residential uses are concentrated in the northern portion of the Area Plan in a manner that concentrates housing near the existing residential neighborhoods maximizes the developable area and maximizes both developable area and open space while creating attractive, high-quality neighborhoods. These uses range in density from low, medium, to high with residential also possible in mixed-use land categories.

**Figure 15.** Residential Land Use Map



**Table 1.** Residential Land Uses

| Land Use                                                                                           | Acreage      | Density Range     | Development Yield   | Allowable Uses                                                                                         |
|----------------------------------------------------------------------------------------------------|--------------|-------------------|---------------------|--------------------------------------------------------------------------------------------------------|
|  Low Density    | 2,626*       | 1-6 du per acre   | 15,756 Units        | Large lot estates; single-family; townhomes; duplex; attached and detached accessory dwelling units    |
|  Medium Density | 604          | 7-13 du per acre  | 7,852 Units         | Duplex; triplex; fourplex; townhome; multi-story apartments and condominiums                           |
|  High Density   | 157          | 14-30 du per acre | 4,710 Units         | Multi-family apartments; condominiums; townhomes; workforce housing; all uses permitted in low-density |
| <b>TOTAL</b>                                                                                       | <b>3,387</b> | <b>-</b>          | <b>28,318 Units</b> | <b>-</b>                                                                                               |

\*Does not include existing residential areas within the Southwest Area Plan





# Commercial

Commercial uses for the Southwest Area are intended for mainly retail pad sites and larger connected development sites with in-line retail and/or big box retail. Commercial uses should serve the needs of neighboring residential communities and employment centers. The goal is to create walkable developments that provide connectivity to adjacent land uses while also taking advantage of highly trafficked intersections and corridors.

Figure 16. Commercial Land Use Map

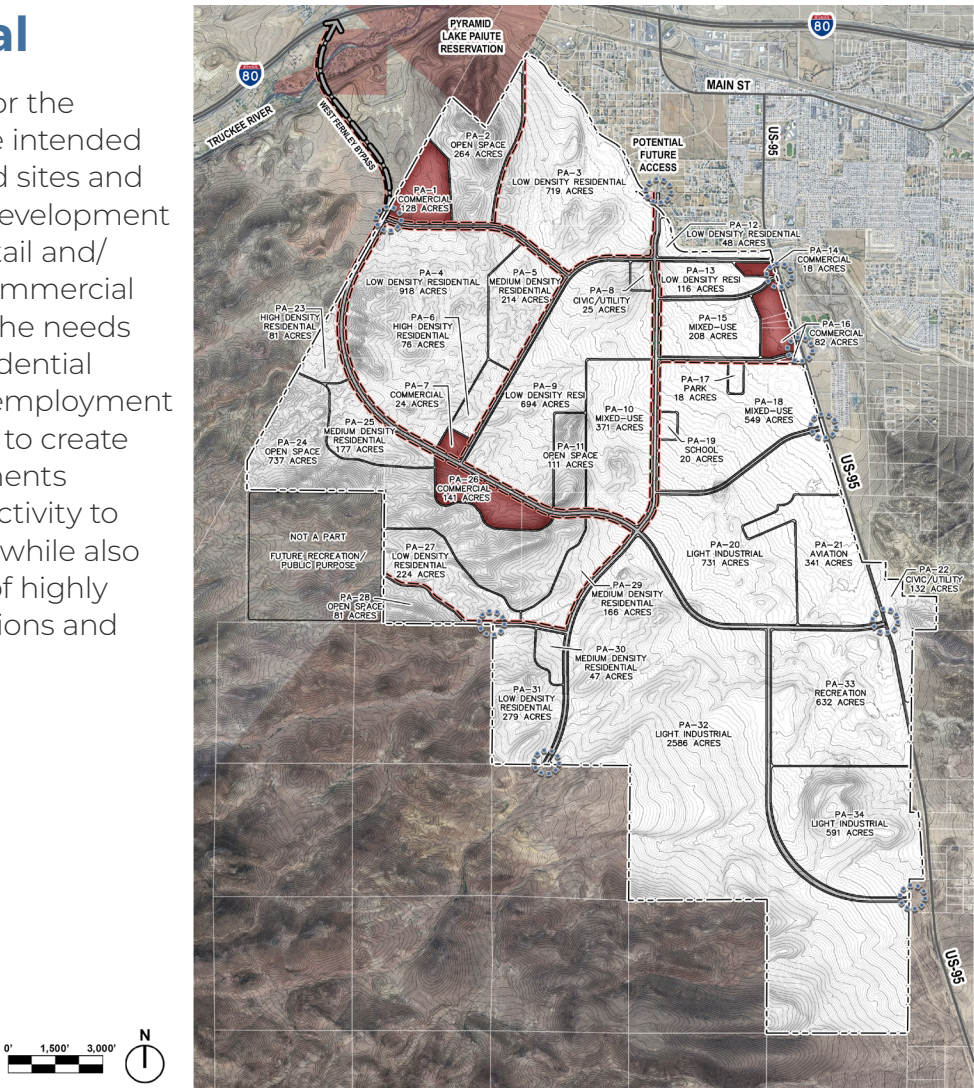


Table 2. Commercial Land Uses

| Land Use               | Acreage | Max. FAR | Square-Foot Yield | Allowable Uses                                                                                                     |
|------------------------|---------|----------|-------------------|--------------------------------------------------------------------------------------------------------------------|
| <div></div> Commercial | 393     | N/A      | N/A               | Highway commercial;<br>Neighborhood commercial;<br>tourist commercial;<br>entertainment; multifamily<br>apartments |
| TOTAL                  | 393     | -        | -                 | -                                                                                                                  |



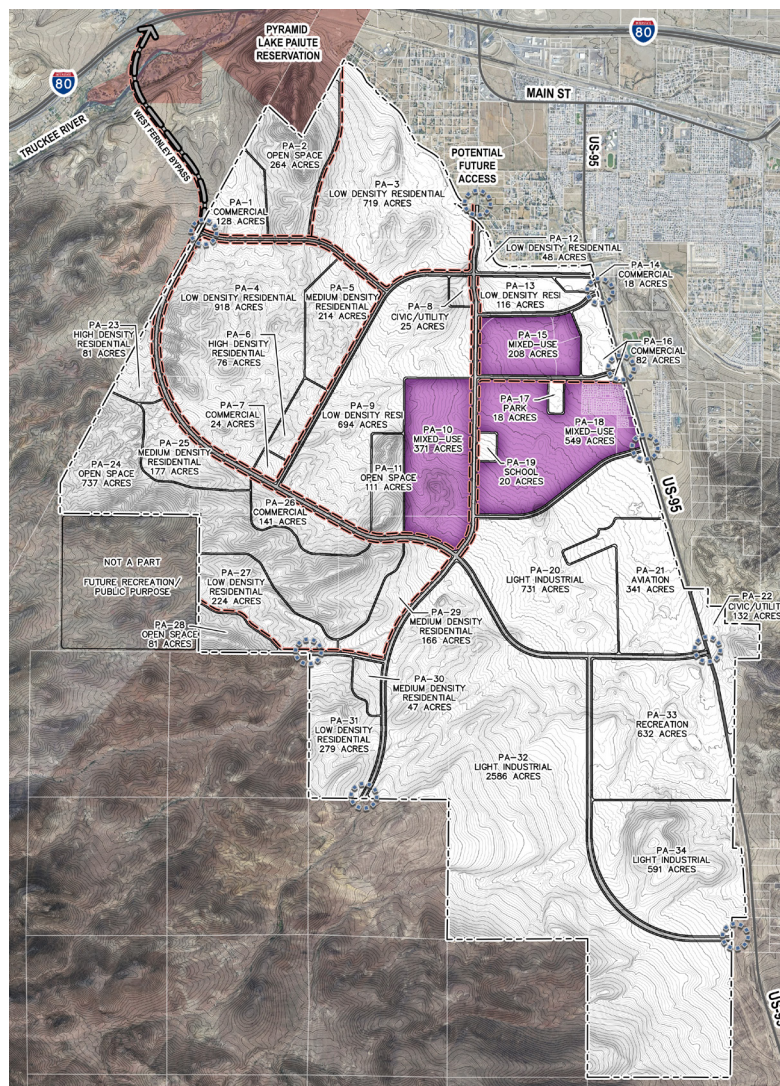


## Mixed-Use

Mixed-Use areas include a variety of community-serving land uses incorporating residential, commercial, medical, and public facilities in a cohesive manner. These areas are located near US-95 in a way that buffers the lower and medium-density residential areas from the industrial uses and connects potential retail and higher-density residential to the higher-capacity road network. They provide a transitional use between residential neighborhoods and commercial districts. The mixed-use planning areas can have a range of densities while promoting walkability, connectivity, and access to neighborhood-serving uses.



**Figure 17.** Mixed-Use Land Use Map



**Table 3.** Mixed-Use Land Uses

| Land Use                                                                                      | Acreage      | Density Range        | Development Yield | Allowable Uses                                                                                                                           |
|-----------------------------------------------------------------------------------------------|--------------|----------------------|-------------------|------------------------------------------------------------------------------------------------------------------------------------------|
|  Mixed-Use | 1,067*       | Up to 30 du per acre | N/A               | Multi-family apartments; condominiums townhomes; live/work units; commercial retail; office; neighborhood commercial; tourist commercial |
| <b>TOTAL</b>                                                                                  | <b>1,067</b> | <b>-</b>             | <b>-</b>          | <b>-</b>                                                                                                                                 |

\*Does not include existing residential areas within the Southwest Area Plan

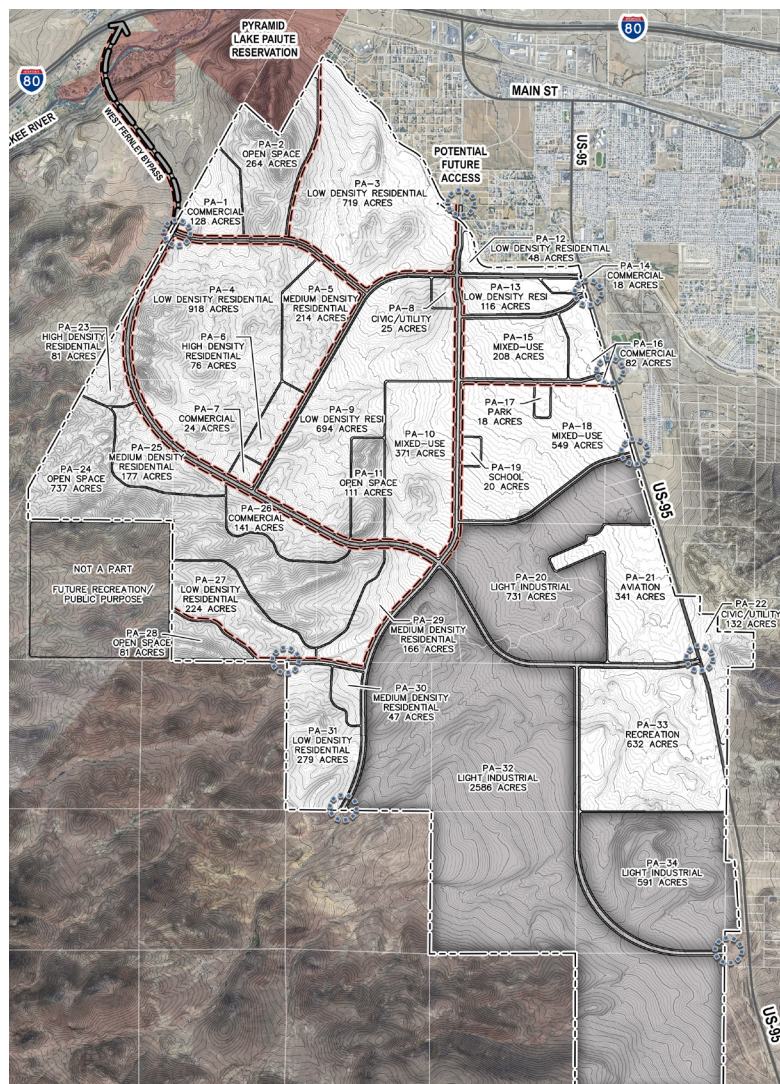




## Light Industrial

Light Industrial uses include light industrial such as manufacturing, warehousing, logistics, office, data centers, as well as small-scale commercial uses that serve industrial use employees. Industrial uses are intended to supplement Fernley's employment opportunities and create an environment where industrial activities may occur with minimum impact on the surrounding land uses and the natural environment.

**Figure 18.** Industrial Land Use Map



**Table 4.** Industrial Land Uses

| Land Use           | Acreage      | Max. FAR | Development Yield         | Allowable Uses                                                                                                                                                                                                                                                                                                             |
|--------------------|--------------|----------|---------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| ■ Light Industrial | 3,908        | 1.1      | 25,534,872 Sq. Ft.        | <p>Light manufacturing; distribution; data center; logistics; warehousing</p> <p>Employment Center: major office and business uses; flex office; research centers; corporate headquarters; clean tech; clean industry hubs</p> <p>Medical: medical offices; emergency services</p> <p>Industry-serving commercial uses</p> |
| <b>TOTAL</b>       | <b>3,908</b> | -        | <b>25,534,872 Sq. Ft.</b> | -                                                                                                                                                                                                                                                                                                                          |

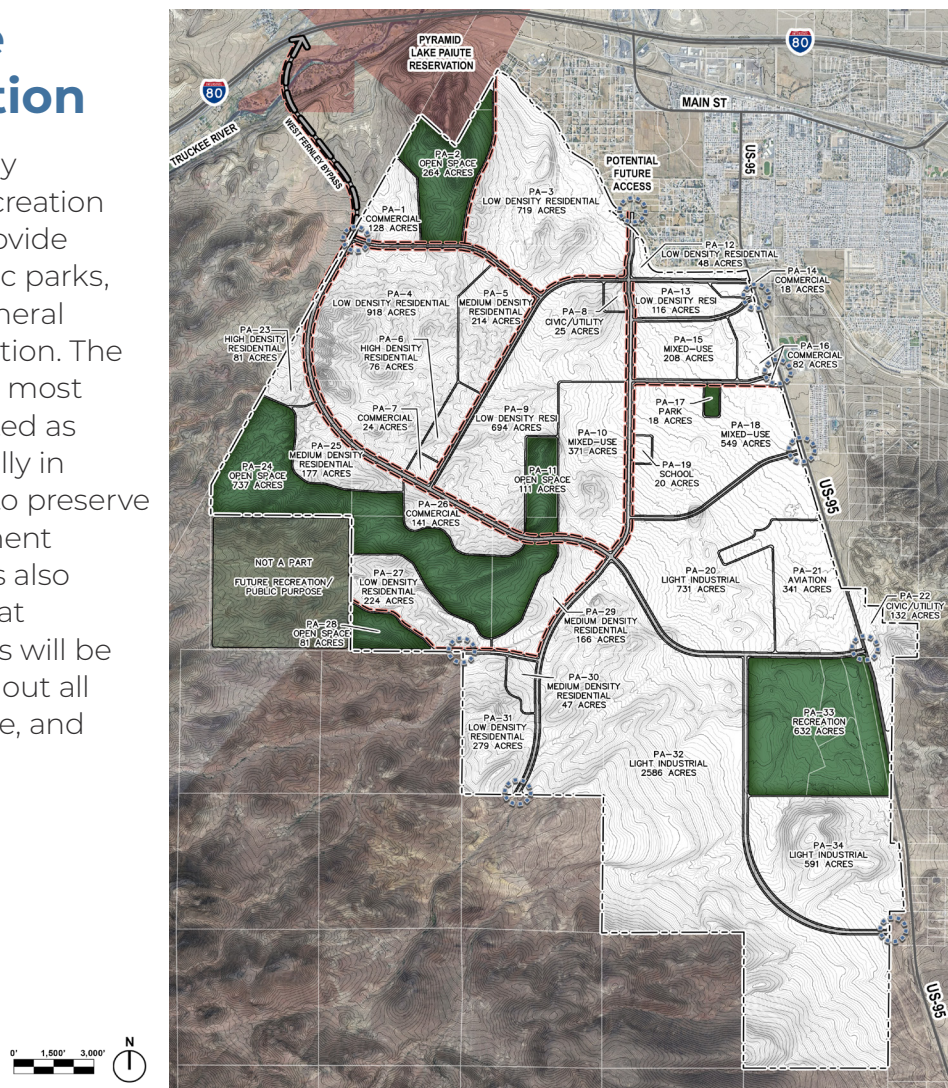




## Open Space and Recreation

There are five primary Open Space and Recreation areas intended to provide opportunity for public parks, sports fields, and general open space preservation. The primary objective for most of the areas designated as Open Space, especially in Planning Area 20, is to preserve the natural environment and scenic views. It is also important to note that activated park spaces will be encouraged throughout all residential, mixed-use, and commercial areas.

**Figure 19.** Open Space and Recreation Land Use Map



**Table 5.** Open Space and Recreation Land Uses

| Land Use                                                                                                | Acreage      | Max. FAR | Square-Foot Yield | Allowable Uses                                                                                                                                                                               |
|---------------------------------------------------------------------------------------------------------|--------------|----------|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  Park/<br>Open Space | 1,211        | N/A      | N/A               | Public parks; recreational fields; hiking and/or cycling trails; natural resource conservation land; stormwater                                                                              |
|  Recreation          | 1,211        | N/A      | N/A               | Entertainment; racing; tourist commercial; commercial retail; neighborhood retail; office; hospitality; storage; condominiums townhomes; live/work units; emergency services; medical office |
| <b>TOTAL</b>                                                                                            | <b>1,843</b> | -        | -                 | -                                                                                                                                                                                            |

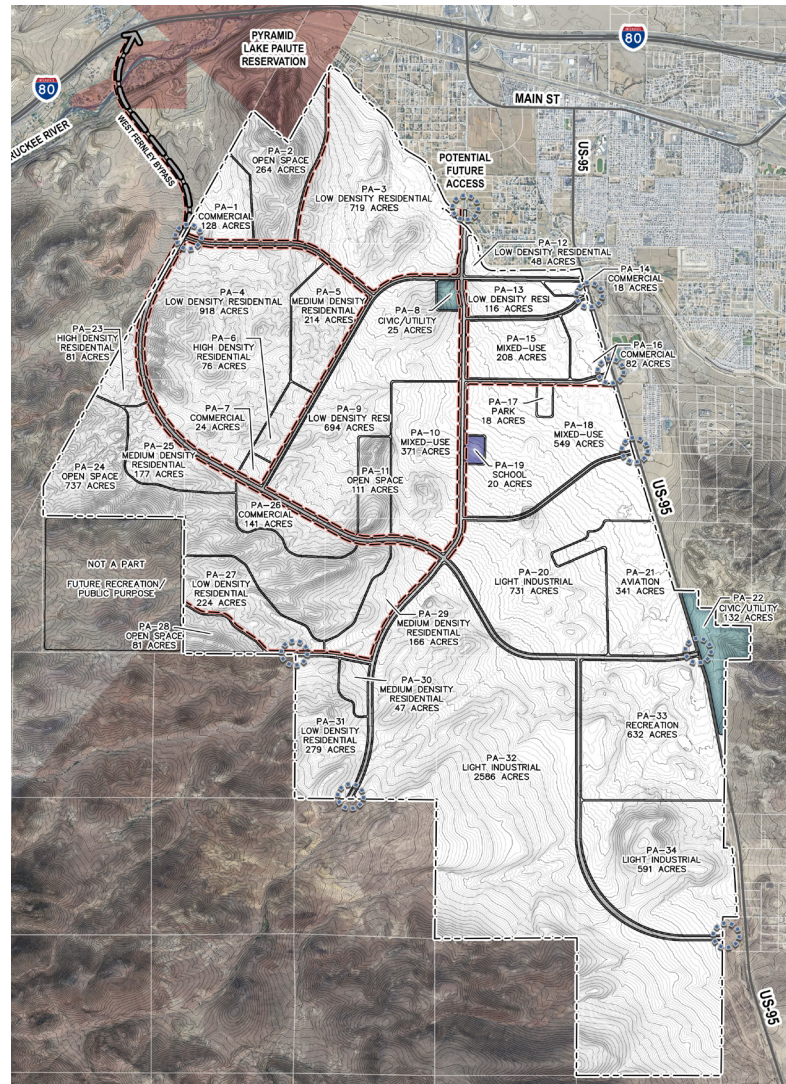




## Public Facilities

Public Facilities are intended to create a cohesive community with civic infrastructure that supports future employment centers and housing. Public facilities may include water treatment facilities and storage, EMS and Fire, and governmental institutions.

**Figure 20.** Public Facilities Land Use Map



**Table 6.** Public Facilities Land Uses

| Land Use                                                                                          | Acreage    | Max. FAR | Square-Foot Yield | Allowable Uses                                                                                              |
|---------------------------------------------------------------------------------------------------|------------|----------|-------------------|-------------------------------------------------------------------------------------------------------------|
|  Civic/Utility | 157        | N/A      | N/A               | Emergency services; utilities infrastructure; public resources (library, senior center, etc.); civic center |
|  School        | 20         | N/A      | N/A               | Schools; childcare facilities (12 or fewer)                                                                 |
| <b>TOTAL</b>                                                                                      | <b>177</b> | -        | -                 | -                                                                                                           |

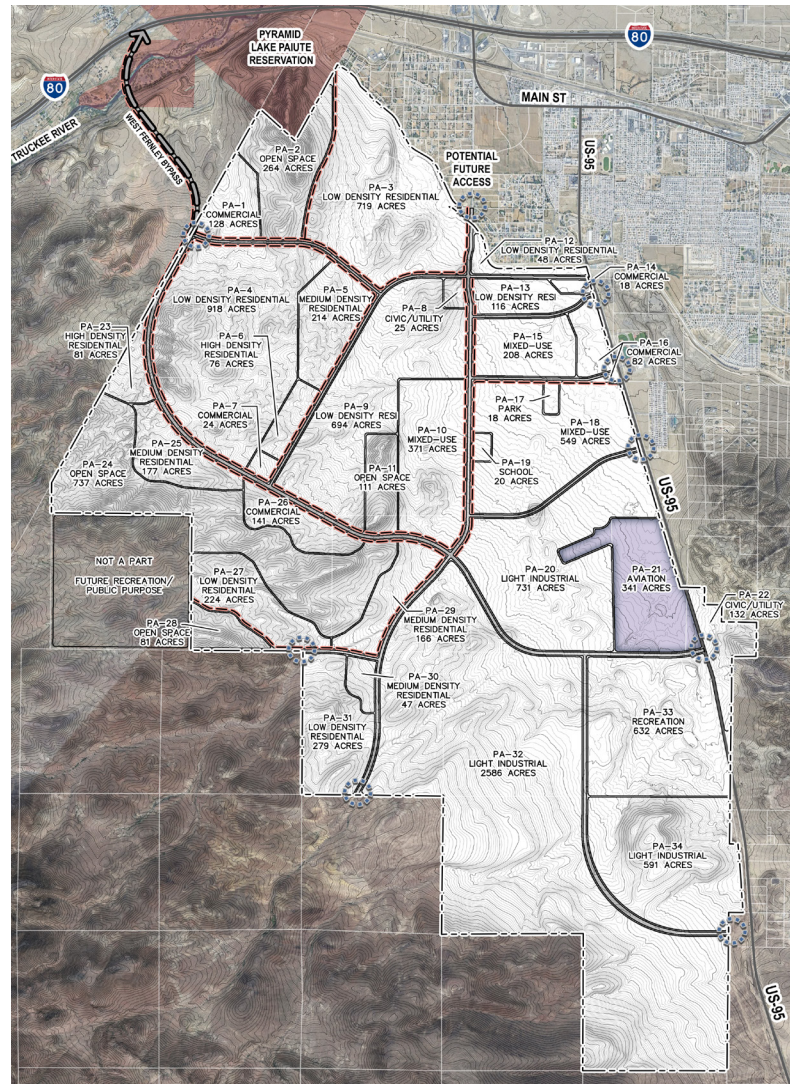




## Aviation

The Samsarg Field Airport provides a unique opportunity to provide aviation related land uses to Fernley. The aviation land use can include logistics, warehousing, storage, and aerospace-related land uses for office and commercial. This can also be reserved for a future innovation district for future logistical and production needs.

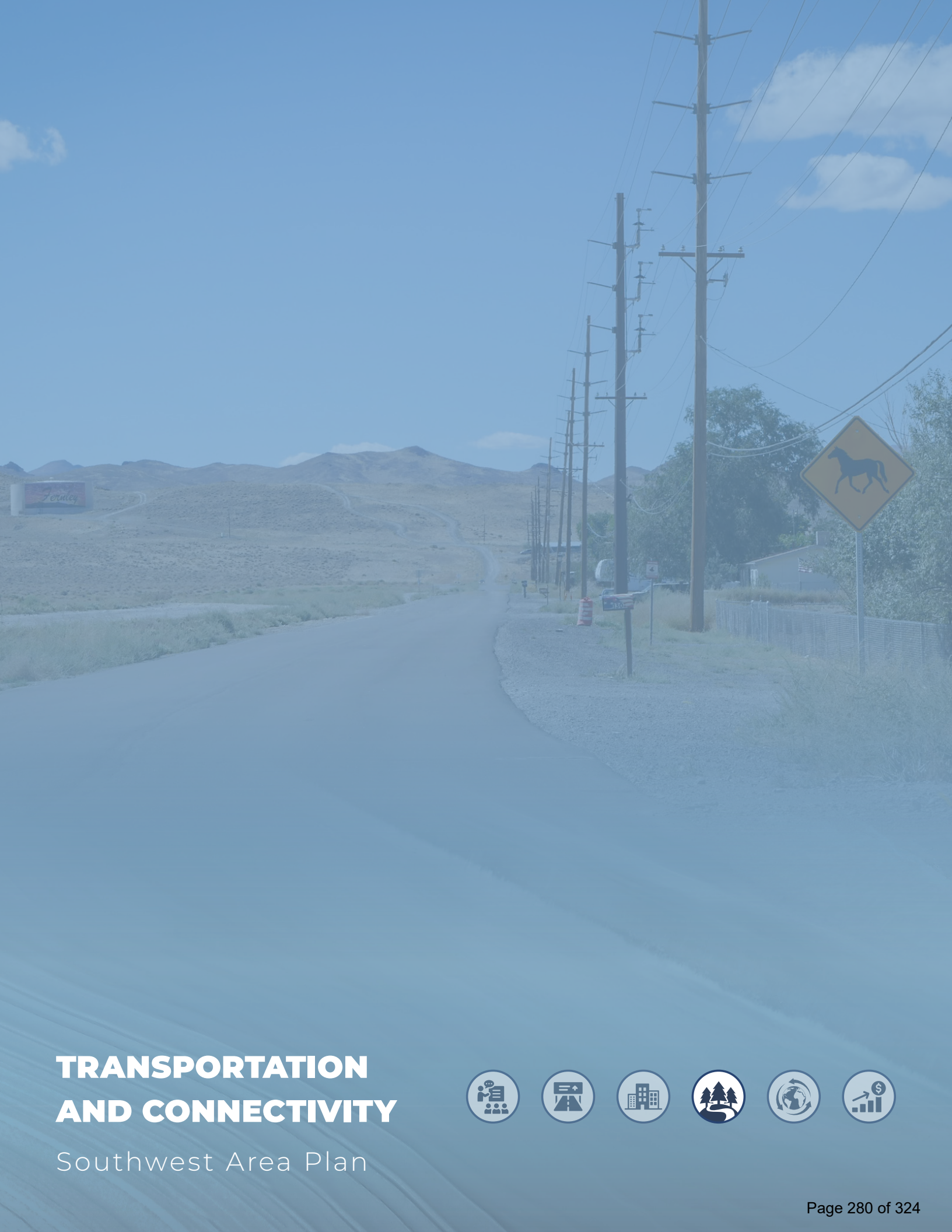
**Figure 21.** Aviation Land Use Map



**Table 7.** Aviation Land Uses

| Land Use     | Acreage    | Max. FAR | Square-Foot Yield | Allowable Uses        |
|--------------|------------|----------|-------------------|-----------------------|
| Aviation     | 341        | N/A      | N/A               | Aviation related uses |
| <b>TOTAL</b> | <b>341</b> | -        | -                 | -                     |





# TRANSPORTATION AND CONNECTIVITY

Southwest Area Plan





# Transportation and Connectivity

## Overview

The Southwest Area presents an opportunity to create new connections from Fernley's existing commercial and industrial areas directly to I-80. The area is currently only accessible by traveling directly through Main Street, which creates an excess of large semi-truck traffic through Downtown Fernley. The Southwest Area presents the opportunity to develop a connection to I-80 that bypasses this congestion, alleviating it, and taking advantage of future industrial development nearby.

It will be the responsibility of proposed developments to identify how connectivity will be specifically provided for each transportation mode. The Fernley Development Guidelines provide additional specificity to the general descriptions provided in this section.

Royal Oaks Ct. (West Facing)



Sage Dr.  
(West Facing)





## Walking

Walking connectivity throughout the Southwest Area will provide a variety of opportunities from promoting active transportation, to offering recreational connectivity, to providing a safe environment to all benefiting from pedestrian infrastructure and facilities.

The intent of the Area Plan is to create an environment where residents may walk to retail needs, where employees may walk to lunch-serving businesses, and where all –current and future residents and employees – may have convenient access to the number of recreational opportunities throughout the area.

An important element will be consistency throughout the area plan. Gaps in sidewalk infrastructure will create barriers to walking and will dissuade the use of the available infrastructure. Additional factors that will assist in ensuring the use of sidewalks and pedestrian infrastructure is safety (protection from vehicles) and the environment (shade infrastructure, landscaping, lighting, and street furniture).

## Cycling

Cycling throughout the Southwest Area provides opportunity for active transportation and for recreational purposes. Fernley does not currently offer cycling infrastructure to the Southwest Area. Once the infrastructure is added, the City's center will be connected to the Southwest Area and cyclists may travel between the two areas.

As it develops, the Southwest Area will need to consider added levels of protection for any potential bike lanes where cyclists may share the road with trucks. Additional cycling infrastructure, such as bike maintenance stations and bike stands, also need to be considered near residential, commercial, and mixed-use areas to promote cycling and create a safe and welcoming environment.

As shown in the Future Land Use Map, the Southwest Area includes a multi-use path which wraps around the center of the area and connects to the Open Space areas, mixed-use areas, and US-95. This will fully connect all uses in the Southwest Area to the rest of the City for transportation and recreational uses.

Additionally, mountain biking linkage is also created with the extension of the open space in the southwest to the roadway network. The open space is established as such due to the increasing grade of the slope. Mountain biking and hiking trails may already exist in this area, or they may be created with the development of the area.



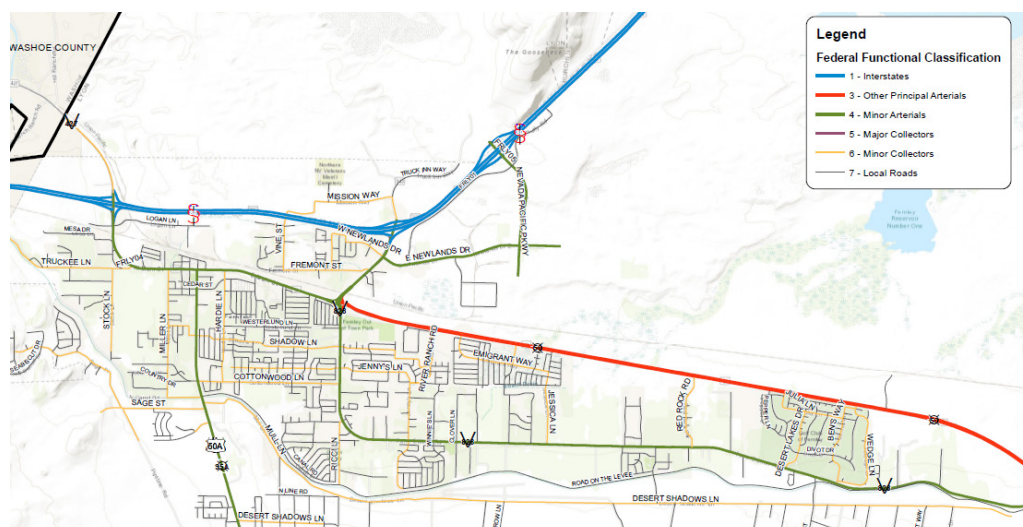
## Driving

Cars represent the main form of transportation for households in Fernley and the region. As such, roads and transportation largely favor automobile use.

Connectivity to the rest of the City remains limited due to I-80 creating a barrier between the City center and the Southwest Area. Accessibility is limited to Main Street, Vine Street, Truck Inn Way, and Nevada Pacific Parkway.

Developers will be responsible for neighborhood linkages and smaller roads throughout the Southwest Area. The Future Land Use Plan establishes the main arterials throughout the Area Plan that will need to be constructed first and foremost for development to continue progressing.

**Figure 22.** Fernley Functional Classifications and Bicycle Facilities Maps



Source: City of Fernley Transportation Master Plan, 2020.





## Truck Traffic

With opportunity for future industrial developments in the Southwest Area, it is important for truck traffic to be planned in a manner that does not create additional traffic in neighborhood and commercial areas. Residents, visitors, and employees should have clear access to their destinations. However, the Southwest Area also creates an excellent opportunity for industrial industries to be conveniently located next to US-95. As such, it is also important for trucks to be able to easily access industrial sites. Future developments must identify the routes trucks will travel through the Area and identify how traffic will be mitigated. The potential bypass connection would allow truck traffic to avoid the northern portion of US-95 and Main Street and connect directly to I-80 without disrupting the existing communities throughout the southern and western portions of Fernley.







**WATER CAPACITY**

Southwest Area Plan





# Water Capacity

## Current Demand

According to data provided in the City of Fernley's 2022 Water Master Plan, the average day demand for the potable water system is approximately 3.88 million gallons per day (MGD) and the maximum day demand is approximately 6.52 MGD. The most recent available peak hour flow monitoring data suggests that the peak hour demand is approximately 10.90 MGD. The City's water system currently meets the demands of all three flow scenarios. The proposed land plan to develop the Southwest Area would result in additional water demands. The following sections discuss each system component and present information regarding their capacity to meet additional demands.

## Available Water Resources

The City water system is currently supplied through groundwater wells only, including six groundwater wells (numbered 4, 9, 9A, 11, 13, and 14). The total production capacity of these combined wells is 12.33 MGD<sup>1</sup>. The firm capacity, which refers to the amount of water that can be reliably produced by the system accounting for possibility of equipment failure, maintenance needs, operational limitations, and long-term sustainability, is 8.65 MGD. NAC 445A.6672 suggests that if a public water system is served primarily from wells, then the total capacity of the system should be able to serve MDD plus fire flow when all wells are functioning or ADD plus fire flow when the most productive well is not functioning. In each of these scenarios, it appears that the City's water supply has some available capacity, however, it is unclear whether this available capacity exceeds the future demands of the Southwest Area Plan. The amount of additional raw water resources required will depend on future development demands.

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<sup>1</sup> Assumes that every well and pump in the system is operating at full capacity, over a continuous 24-hour period. While this figure represents the upper limit of what the system could theoretically deliver if all components were functioning perfectly and continuously, it is not an accurate representation of the reliable output of the wells.



## Treatment Plant

The City's groundwater contains arsenic levels ranging between 20 and 40 parts per billion (ppb), which exceeds the maximum contaminant level (MCL) of 10 ppb established by the Environmental Protection Agency (EPA) for national primary drinking water standards. To ensure compliance with these standards, the City's Water Treatment Plant (WTP) is designed to reduce arsenic levels in the groundwater to below 2 ppb, utilizing a variety of advanced treatment processes. Currently, the WTP operates at an average flow rate of 4-6 MGD but is capable of handling a maximum flow of 20 MGD. Recognizing the need for future growth and diversification of water sources, the City has identified potential upgrades to the WTP that would allow it to treat surface water in addition to groundwater. These upgrades would increase the plant's capacity to a flow rate of 30 MGD. Because the WTP was designed with future expansion and increased flows in mind, no further upgrades are expected to be necessary to meet the demands of the Area Plan.

## Pump Station

After treatment, water is delivered to the transmission and distribution systems via a central high service pump station at the WTP site. The high service pump station is a triplex station with a fourth pump for redundancy, and each pump is equipped with a variable frequency drive (VFD) for precise flow control. The current firm capacity of the pump station is 21.2 MGD, though, like the WTP, it was designed with space for two additional pumps to accommodate the plant's ultimate expansion flow of 30 MGD. Since the pump station capacity currently exceeds demands and has room for further expansion with the WTP, no further upgrades are expected to be necessary to meet the demands of the Area Plan.

## Transmission Main

A majority of the City's current water service area resides south of I-80. The City utilizes a high-pressure transmission main to deliver flow to this area at adequate pressure. This transmission main ranges in size from 30-inches to 42-inches in diameter and begins at the WTP, following a generally southeast alignment. From available information, it appears that the existing water transmission infrastructure does not extend to the Southwest area; as such, a new transmission main or an extension would be needed to serve the area.





## Water Storage

The City's distribution system consists of four (4) water storage tanks (Sage, Ricci, Northeast, and Sage Ranch) with a total water storage capacity of just over 7 million gallons<sup>1</sup>. The City's Water Master Plan suggests that these tanks provide adequate storage for the existing service area based on the requirements of AWWA M42 Chapter 5. However, NAC 445A provides more specific standards regarding water storage for public water systems in Nevada. NAC 445A.6674 requires that *"an existing public water system maintains a storage... that is sufficient to ensure that the total capacity of the public water system will meet current and anticipated demands"*. NAC 445A further qualifies these demands as operating storage, emergency reserve, and fire flow demand, where operating storage is equivalent to MDD, emergency reserve is equivalent to 75% of MDD, and fire flow is determined by the governing fire code. Using these standards, a volume of 12.37 million gallons would be needed to accommodate current demands. This suggests that the current system's storage capacity has a 5.37-million-gallon deficit.

It is suspected that this storage deficiency is offset via "alternative pumping capacity", which is a strategy identified in the NAC for serving water demands in areas where conventional storage is not accessible by gravity<sup>2</sup>. The system's apparent excess in pumping capacity supports this assumption. As the service area grows, however, it is recommended that future development be supported by conventional water storage. As such, it is anticipated that additional water storage will be required to support the development of the Area Plan.

## Pressure Zones

The majority of the City's water system operates within a single pressure zone that includes three of the four water storage tanks. These tanks are at similar ground elevations, which allows them to exert the same static pressure on the system. The static pressure at any point in the system depends on the elevation difference between the tank water level and the location being served. With the tanks setting the hydraulic grade line (HGL) at 4,342 feet, the City's water master plan indicates that this zone can serve areas at elevations of 4,235 feet and below. As most of the Southwest Area Plan has elevations greater than 4,235 feet, a new pressure zone would need to be established to serve the system. The establishment of a new pressure zone would include additional booster pump stations and water storage tanks.

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1 Three additional water storage tanks exist within the system, however they were not considered in evaluating the system's ability to serve the Southwest Area as they either store raw water or act as chlorine contact on the WTP site.

2 NAC 445A.6554, and .66755



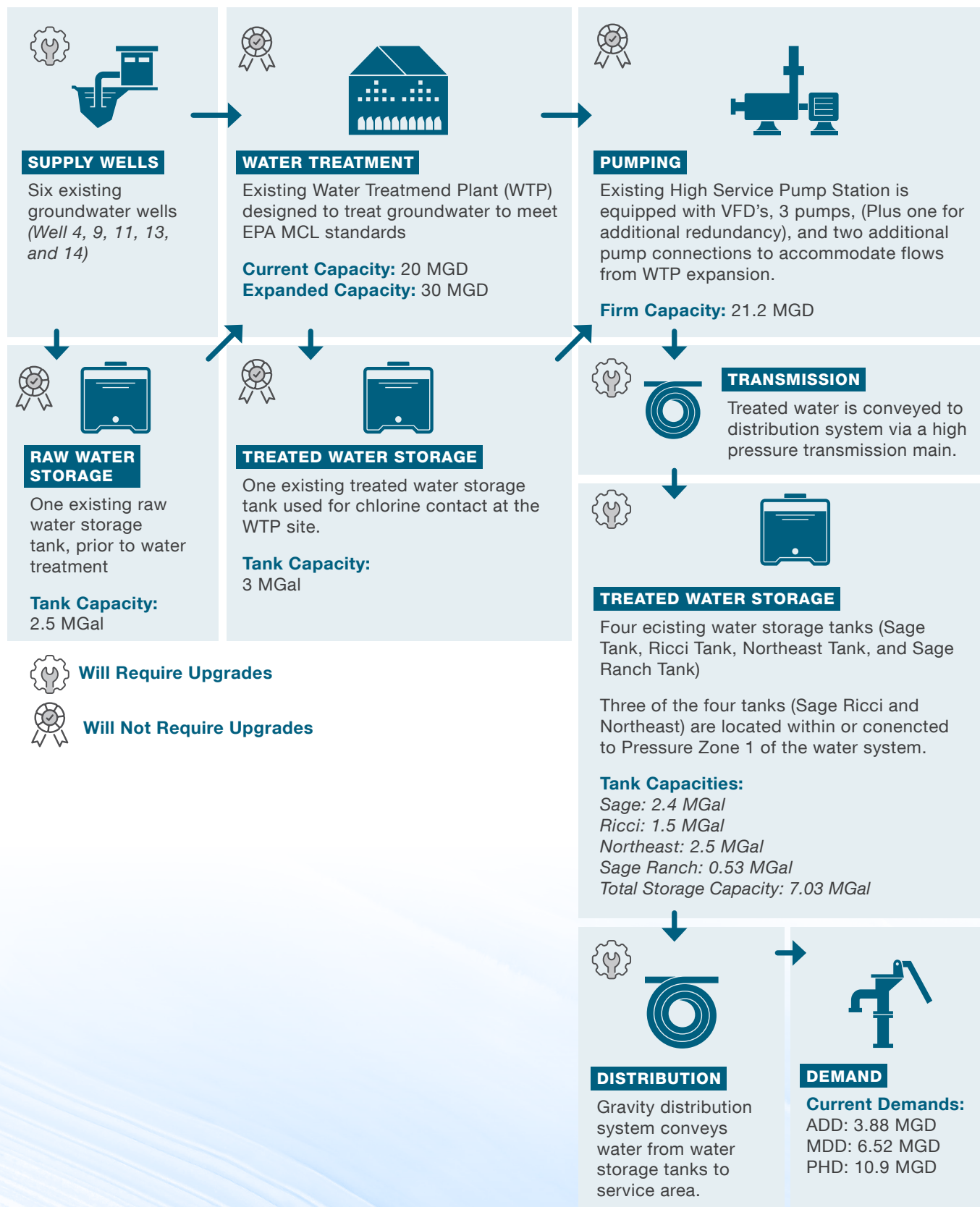


## Distribution

The COF's distribution system is served through a combination of the high service pump station and the four water storage tanks. The distribution pipe network utilizes pipes ranging in size from 6-inch to 24-inch. As previously mentioned, the current water distribution system is located south of I-80. To service the Southwest Area, distribution pipelines will need to be sized in accordance with the demands of the individual developments.



## EXISTING WATER SYSTEM OVERVIEW





# FISCAL IMPACT ANALYSIS

Southwest Area Plan





# Fiscal Impact Analysis

## Overview

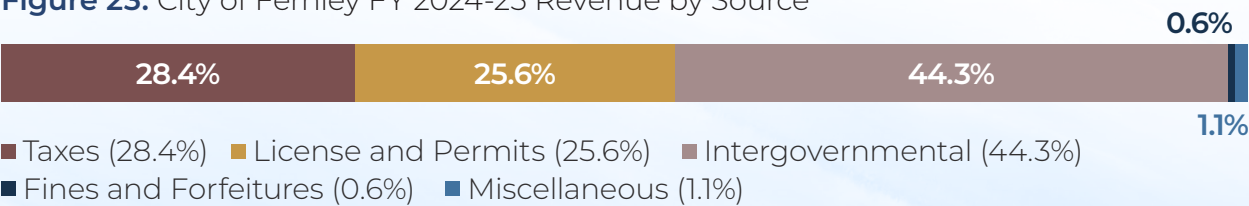
The fiscal impact analysis builds upon the future land use plan to guide the decision-making process throughout the implementation of this plan. This analytical model is a tool to help understand the impact to future revenue associated with the proposed land uses and provides the City a framework in which to prioritize public investment in roadway improvements, utilities, parks, and zoning policy.

The City of Fernley has a proposed increase of \$600,000 (12.7%) in new revenue associated with property value increases and new development between fiscal years 2024 and 2025. As new projects emerge, the benefits to the City’s tax roll are easy to quickly estimate. When thinking into the future, fiscal and economic resilience is instrumental in preserving quality of life for today’s residents, as well as the next generation. As new development proposals come through, the City of Fernley must set a course for making sustainable and forward-thinking land use decisions that set the stage for a resilient and sustainable community.

## Existing Revenue Streams

Based on the approved 2024-2025 budget, the property tax revenue for Fernley is \$5,249,790. This estimate represents 28.4% of the city’s annual general fund balance. Other significant sources are intergovernmental transfers, which is predominantly Regional Transportation Commission (RTC) funding for roads at 44.3%, and licensing and permit fees at 25.6%. For this analysis, only property tax revenue was considered. Licenses and permits may be a substantial revenue source given the high volume of new buildings included in the plan; however, exact amounts are unknown as permitting and infrastructure fee amounts change regularly. The proposed land uses for the Area Plan at full buildout will likely increase the proportion of City revenue from property taxes.

**Figure 23.** City of Fernley FY 2024-25 Revenue by Source



Source: City of Fernley





## SAMSARG Field and Fernley Raceway

The existing SAMSARG airfield and Fernley Raceway located within the Southwest Area provide a unique opportunity for growth, development, and revenue streams for the City of Fernley. These benefits could include enhanced commerce opportunities, job creation, hospitality, and retail spending. For the sake of this fiscal impact analysis and the consideration of property tax revenue specifically, the SAMSARG airfield and Fernley Raceway have been excluded from the analysis. This methodology is used to create an even comparison between the Southwest, North, and South Area Plans. An additional analysis will need to be created to understand the full fiscal impact of the SAMSARG airfield and Fernley Raceway.

## Potential Future Property Tax Revenue

The expected annual property tax revenue for the Southwest Area Plan's full build-out is more than \$122 million combined for local and State governments. The City of Fernley is expected to retain nearly \$23 million in property tax revenue, over three times greater than Fernley's current total annual property tax revenue. Mixed-use and high-density residential uses present the greatest revenue per acre. Mixed-use developments are projected to be the largest contributor to Fernley's annual revenue at nearly \$10 million, with low-density residential and light industrial contributing approximately \$5 million each. These three uses are projected to contribute approximately 90% of the Southwest Area Plan's property tax revenue to Fernley. **Table 8** shows the breakdown of expected annual tax revenue for the City of Fernley by use. Full build-out of the Southwest Area Plan will result in transformative property tax revenue increases for the City. It's important to note that portions of the Area Plan are currently outside the jurisdiction of the City of Fernley. For the projected property tax value to be generated for Fernley, these properties will need to be annexed into the City.

**Table 8.** Total Expected Property Tax Revenue

| Land Use                          | Revenue per Acre | Acres  | Expected Annual Revenue |
|-----------------------------------|------------------|--------|-------------------------|
| <b>High Density Residential</b>   | \$6,947.23       | 141.3  | \$981,644.23            |
| <b>Medium Density Residential</b> | \$3,314.73       | 543.6  | \$1,801,887.63          |
| <b>Low Density Residential</b>    | \$2,001.66       | 2363.4 | \$4,730,732.32          |
| <b>Commercial</b>                 | \$2,125.67       | 353.7  | \$751,849.58            |
| <b>Mixed-Use</b>                  | \$9,870.62       | 960.3  | \$9,478,758.39          |
| <b>Light Industrial</b>           | \$1,455.90       | 3517.2 | \$5,120,695.73          |
| <b>Total</b>                      |                  |        | <b>\$22,865,567.88</b>  |



Note: the acreages within the table above assumes a baseline 10% reduction for utilities and right-of-way. This variable is subject to change based on product type and future site constraints.

Attracting new growth and development increases and diversifies the overall tax base for a community; however, it is critical to carefully consider the short- and long-term fiscal implications of this growth. Not all development projects are created equal from an economic resilience standpoint, which is largely driven by costs associated with expanding and maintaining community services and infrastructure, like water, sewer, police, fire, roads, parks, libraries, and many more, that is required to support the new residents, jobs, or visitors. This analysis provides a simplistic view into the future; additional revenues and expenditures will be attributed to development in the Southwest Area.





# IMPLEMENTATION PLAN

Southwest Area Plan







## Implementation Plan

The Southwest Area Plan was developed in coordination between residents, stakeholders, developers, City staff, and elected officials in order to achieve a common goal of expanding opportunities and quality of life within the City. Input from all led to the development of the goals outlined at the beginning of this Plan, which then culminate into the implementation.

This section provides a guide to next steps – including financing options and additional actions and initiatives that should be implemented to achieve the highest level of success. Ultimately, this Plan is the first step in the development of the area. Additional work will be required to update policies, adopt regulatory changes, and establish public/private partnerships.

Key focus areas for the implementation include:

- **Infrastructure and Utilities.** It is of the utmost importance to develop a plan for how infrastructure and utilities will be financed and built. Development will be hindered without a clear path forward. This will require public/private partnership between the City and developers.
- **Water.** With a level of development such as that of the Southwest Area, paired with the Southwest and the South Areas, it is critical for the City to establish a plan for adequate water supply and infrastructure.
- **Transportation.** The development of the Southwest Area Plan, in addition to the South and Southwest Area Plans, will result in added vehicles on the roads. The City and NDOT must coordinate to ensure that the level of service provided throughout the entirety of Fernley is adequate to avoid traffic congestion and safety hazards.

Proposed developments will be required to obtain the permit applications required by the City and be consistent with the goals and policies established in this Southwest Area Plan Implementation Plan, the Fernley Comprehensive Master Plan, as well as the use regulations and development standards established in the Fernley Municipal Code.



## Potential Funding Mechanism(s)

The Implementation Plan identifies potential funding sources for each policy program, each of which are detailed below. The goal of the City is to facilitate development of the Southwest Area Plan without causing an undue burden on developers and property owners. As such, these potential funding sources may serve to provide services and infrastructure required for development to occur.

- **Special Taxing District/Metro Districts** – As outlined by the Special District Control Law, “special districts” may be established to fund various services and needs through water and sanitation districts, general improvement districts, or any quasi-municipal corporation organized under the local improvements and service district laws, for example. This mechanism may be initially funded by grants or bonds, the City, or a developer or group of developers. Future developers in the Southwest Area would pay a tax into the District to pay back the improvements paid for by the District.
- **Tax Increment Financing (TIF)** – Used as a subsidy for redevelopment, infrastructure, and other community-improvement projects. TIF does not increase taxes, but rather captures and reinvests any increases in property and/or sales tax revenue as a result of new development and other site improvements over a set period of time.
- **Impact Fees** – Fees added to the cost of construction to offset the toll of new developments on local infrastructure.
- **General Fund** – The main operating fund for a jurisdiction. The General Fund is typically discretionary to the City Council for the provision of activities, programs, and services. Major sources of revenue for the General Fund come from sales taxes, property taxes, franchise fees, business license fees, unrestricted revenues from the state, fines and forfeitures, and interest income.
- **Local, State, Federal Grants** – Various grants are available to jurisdictions for differing purposes.



## Implementation Matrix

**Table 9.** Implementation Matrix

| Implementation Project/ Initiative              | Anticipated Outcome                                                                                                                                                                                                                                 | City Department/ Agency          | Potential Funding Mechanism                           | Time-frame     |
|-------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|-------------------------------------------------------|----------------|
| High Priority (1-3 Year Implementation Horizon) |                                                                                                                                                                                                                                                     |                                  |                                                       |                |
| <b>Surface Water Study</b>                      | Complete the ongoing surface water study.                                                                                                                                                                                                           | Public Works                     | General Fund                                          | Within 1 year  |
| <b>Infrastructure Plan</b>                      | Development of an infrastructure plan which identifies all infrastructure demand for the build-out of the Southwest Area Plan and identifies potential gaps and solutions.                                                                          | Private Developers; Public Works | Public-Private Investments; Grants Investment; Grants | Within 1 year  |
| <b>Zoning Code Update</b>                       | Adopt a zoning code update establishing zoning in the Southwest Area.                                                                                                                                                                               | Planning                         | General Fund                                          | Within 1 year  |
| <b>NDOT Transportation Coordination</b>         | Coordinate with Nevada Department of Transportation (NDOT) to study traffic and circulation to provide adequate infrastructure that meets capacity needs. This includes infrastructure such as the Fernley bypass, street lighting, sidewalks, etc. | NDOT; Public Works               | Impact Fees; General Fund; NDOT (TBD)                 | Within 2 years |



| Implementation Project/ Initiative                         | Anticipated Outcome                                                                                                                                                                                                                                                                                            | City Department/ Agency                                                              | Potential Funding Mechanism | Time-frame                        |
|------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|-----------------------------|-----------------------------------|
| <b>Bureau of Land Management and Bureau of Reclamation</b> | Coordinate with the Bureau of Land Management and Bureau of Reclamation regarding the Land Bills Act and City purchase of land owned by both agencies. The City must first acquire the parcels and then will coordinate with interested parties in selling them for development as intended in this Area Plan. | Bureau of Land Management and Bureau of Reclamation; City Manager's Office; Planning | General Fund                | Begin coordination within 2 years |
| <b>City Master Plan Update</b>                             | Adopt an update to the Fernley Master Plan.                                                                                                                                                                                                                                                                    | Planning Department                                                                  | General Fund                | Within 2 years                    |
| <b>Capital Improvement Plan Update</b>                     | Update the Capital Improvement Plan to include the Southwest Area.                                                                                                                                                                                                                                             | Planning; Public Works                                                               | General Fund                | Within 3 years                    |
| <b>Stormwater Runoff Study</b>                             | Conduct and adopt a Stormwater Runoff Study.                                                                                                                                                                                                                                                                   | Planning; Public Works                                                               | General Fund                | Within 3 years                    |
| <b>Airport Master Plan</b>                                 | Development of an Airport Master Plan with an emphasis on community engagement to identify the vision and fiscal impact of the airfield to the City of Fernley.                                                                                                                                                | Private Developers; Planning Department                                              | Private Investment          | Within 3 years                    |
| <b>City Staffing Study</b>                                 | Conduct a study of staffing needs to result from the three Area Plans (north, southwest, and south) to ensure the City is adequately prepared to received development applications.                                                                                                                            | City Manager's Office; Planning; Public Works                                        | General Fund                | Within 3 years                    |





| Implementation Project/ Initiative                  | Anticipated Outcome                                                                                                                                                                         | City Department/ Agency | Potential Funding Mechanism        | Time-frame      |
|-----------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|------------------------------------|-----------------|
| Moderate Priority (4-7 Year Implementation Horizon) |                                                                                                                                                                                             |                         |                                    |                 |
| <b>Transportation Master Plan Update</b>            | Amend the Transportation Master Plan to include the Southwest Area.                                                                                                                         | Planning; Public Works  | General Fund                       | Within 4 years  |
| <b>Safe Routes to School Plan Update</b>            | Amend the Safe Routes to School Plan to include the Southwest Area.                                                                                                                         | Planning; Public Works  | General Fund; Grants               | Within 5 years  |
| <b>Water Infrastructure Upgrades</b>                | Contingent upon completion of the Infrastructure Plan, begin coordinating and planning for water infrastructure upgrades as needed.                                                         | Planning; Public Works  | Public-Private Investments; Grants | Within 5 years  |
| <b>Water Conservation Plan Update</b>               | Amend the Water Conservation Plan to include and account for new developments in the Southwest Area.                                                                                        | Planning; Public Works  | General Fund; Grants               | Within 7 years  |
| Low Priority (8+ Year Implementation Horizon)       |                                                                                                                                                                                             |                         |                                    |                 |
| <b>Active Transportation Plan</b>                   | Adopt and implement a city-wide Active Transportation Plan that includes the Southwest Area.                                                                                                | Planning; Public Works  | General Fund                       | Within 10 years |
| <b>Parks and Trails Plan</b>                        | Adopt and implement a city-wide Parks and Trails Plan. This includes creating interconnectivity between open space areas/parks and residential neighborhoods throughout the Southwest Area. | Planning/ Public Works  | General Fund                       | Within 10 years |



## APPENDIX A

### Southwest Area Plan







## Appendix A: Fiscal Impact Analysis

This fiscal analysis serves to inform the City of the expected property tax revenue that could be realized from implementing the Southwest Area Plan. Results from this analysis enable an understanding of how the potential mix of land uses prescribed at buildout of the Area Plan may benefit the City of Fernley's future revenue earnings. To determine the expected fiscal impact of the Area Plan, a model was developed to calculate total expected property tax revenue by land use on a per acre basis. This analysis describes the existing conditions and inputs behind development of the model, the methodology used to create and implement the model, and resulting fiscal forecasts.

The City of Fernley has a proposed increase of \$600,000 (12.7%) in new revenue associated with property value increases and new development between fiscal years 2024 and 2025. As new projects emerge, the benefits to the City's tax roll are easy to quickly estimate. When thinking into the future, fiscal and economic resilience is instrumental in preserving quality of life for today's residents, as well as the next generation. As new development proposals come through, the City of Fernley must set a course for making sustainable and forward-thinking land use decisions that set the stage for a resilient community.

Private corporations carefully compare revenues and expenditures to ensure financial health and long-term success. City governments take a similar approach each year during budget season to weigh expected revenues from taxes and fees with known expenditures, including larger capital investments, as well as regular maintenance of community infrastructure and provision of critical community services. Both short- and long-term expenditures are essential as they ensure that a community remains an attractive place to live, work, and play, but they must be grounded in an understanding of the City's bottom line.

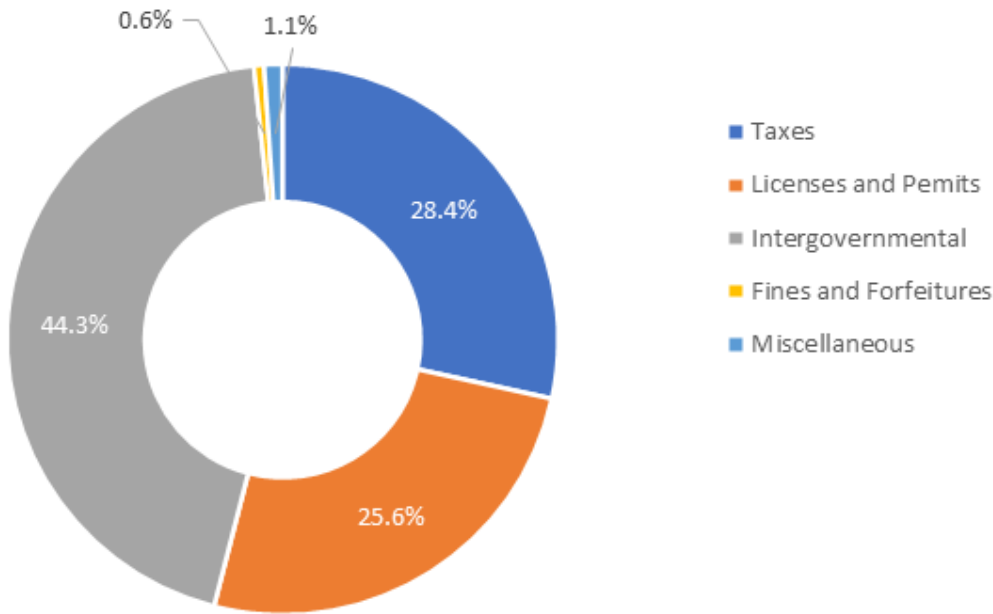
### Existing Revenue Streams

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Based on the approved 2024-2025 budget, the property tax revenue for Fernley is \$5,249,790. This estimate represents 28.4% of the city's annual general fund balance. Other significant sources are intergovernmental transfers, which is predominantly Regional Transportation Commission (RTC) funding for roads at 44.3%, and licensing and permit fees at 25.6%. For this analysis, only property tax revenue was considered. Licenses and permits may be a substantial revenue source given the high volume of new buildings included in the plan; however, exact amounts are unknown as permitting and infrastructure fee amounts change regularly. The proposed land uses for the Area Plan at full buildout will likely increase the proportion of City revenue from property taxes.



**Figure A.1.** City of Fernley FY 2024-25 Revenue by Source



Source: City of Fernley

Methodology

The annual property tax revenue the City of Fernley could expect under a full build-out of the Area Plan is the final output of the fiscal model. Full build-out calculations are based on the Area Plan’s expected acreage for each land use as shown in **Table A.1**. Low-density residential and light industrial *land uses represent* the future land uses that comprise the most acreage at 3,418 acres and 2,123 acres, respectively.

**Table A.1.** Southwest Area Plan Full Buildout Acreage by Land Use<sup>1</sup>

| Land Use                 | Acreage |
|--------------------------|---------|
| Light Industrial         | 3,418   |
| Low Density Residential  | 2,123   |
| Med Density Residential  | 214     |
| High Density Residential | 76      |
| Mixed Use                | 1,067   |
| Commercial               | 252     |

<sup>1</sup> See the Land Use Map on page 43.



Expected annual revenue is a product of the average revenue per acre for each land use in the Area Plan multiplied by the expected acreage of each land use. To achieve this, a model was prepared which analyzes revenues from existing land uses within the planning and surrounding areas and extrapolates them to expected revenues from full buildout of the Area Plan. The model uses comparative properties to create a suite of parcels from Fernley and surrounding areas mimicking the expected land value of parcels in the Area Plan. Comparative (Comp) property methodology is explained in the following land use section. Using data from the Washoe County and Lyon County assessor's offices, the revenue per acre for comp properties was calculated. **Table A.2** shows a snapshot of the estimation for low-density residential based on this approach:

**Table A.2.** Low Density Residential Model

| Address                    | Acres | Assessed Value | Taxable Value (Assessed*.35) | Tax Rate | Revenue     | Revenue/Acre       |
|----------------------------|-------|----------------|------------------------------|----------|-------------|--------------------|
| <b>1661 Round Up Rd</b>    | 0.138 | \$280,359      | \$98,125.65                  | 0.036127 | \$3,544.99  | \$25,688.30        |
| <b>302 Peregrine Ct</b>    | 1     | \$522,482      | \$182,868.70                 | 0.036127 | \$6,606.50  | \$6,606.50         |
| <b>549 Saddle Horn Way</b> | 0.5   | \$251,550      | \$88,042.50                  | 0.036127 | \$3,180.71  | \$6,361.42         |
| <b>237 Meadow Circle</b>   | 2.84  | \$934,024      | \$326,908.40                 | 0.036127 | \$11,810.22 | \$4,158.53         |
| <b>Average Revenue</b>     |       |                |                              |          |             | <b>\$10,703.69</b> |

## Land Use Assumption Summary

Each group of comp properties was chosen to best represent the expected build-out mix of uses in the Area Plan as explained in the following paragraphs.

### High-Density Residential

High-density residential buildings were chosen from Fernley, Sparks, and Reno, as there are few examples in the Fernley area, which is predominantly single family residential. High-density residential building's sizes are at or slightly above the current 30 du/acre density cap in Fernley. Comps in this section focus on buildings constructed in the 2020s.

### Medium-Density Residential

Medium-density residential in Fernley is defined by a 14 dwelling units (du) per acre limit, making low-rise apartments and du/triplexes suitable comps. Fernley has several developments in this group which were used as comps.



### ***Low-Density Residential***

Low-density parcels were chosen from different single-family residential areas around Fernley to capture different lot and home sizes and locations.

### ***Commercial***

Commercial parcels were compiled to represent retail and some office of varying sizes. Comparative properties included big box stores, family offices, chain stores, and small retail, which were used to capture the different types of Fernley's existing commercial uses.

### ***Mixed-Use***

The Area Plan has a wide range of use types in its mixed-use guidelines. Eight parcels were used, capturing mixed use residential of varying sizes, office/commercial buildings, and strip malls. Most mixed-use comps are in Reno as it is the only location in the area with a diverse mix of mixed-use types.

### ***Heavy Industrial***

Heavy Industrial includes factories and refineries of intense impact and use. The Fernley and the planning area's mining and refining factories are reflected in the comps.

### ***Light Industrial***

Light industrial uses were chosen to reflect proposed zoning which includes office, data centers, warehouses, and others. Market analysis indicates Fernley is currently and will continue to experience growth in manufacturing, transport, and warehousing, all use types included in light industrial. Properties included are Polaris and Trex's distribution centers and factories, the Apple Data Center, and the Sherwin- Williams emulsion plant and distribution center.

## **Market Adjuster**

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Due to the existing size of the Fernley community and existing land use mix, not all comps used in the analysis are in Fernley. Non-Fernley comps were pulled from Sparks, Reno, and elsewhere in Washoe County. These areas can have more expensive land, particularly in urban areas, so an adjustment factor was calculated to modify the land value of properties in higher value areas to reflect their estimated value in Fernley. To accomplish this, fast food properties present in both Reno and Fernley were used, as their parcels, property, products, and buildings are typically standardized across geographies. This minimizes the fluctuations in improved property value and building type seen in office, residential, and some commercial markets. Five common fast-food parcels were chosen and their property value per acre was calculated as shown in **Table A.3.**



**Table A.3.** Adjuster Calculation Table

| Market Adjuster              |              |       |                       |                |          |                       |
|------------------------------|--------------|-------|-----------------------|----------------|----------|-----------------------|
| Property                     | Fernley      |       |                       | Reno           |          |                       |
|                              | Value        | Acres | Per Acre              | Value          | Acres    | Per Acre              |
| General Small Lot            | \$966,934.00 | 0.744 | \$1,299,642.47        | \$600,789.00   | 0.488774 | \$1,229,175.45        |
| Burger King                  | \$654,932.00 | 0.671 | \$976,053.65          | \$878,536.00   | 0.59876  | \$1,467,259.00        |
| McDonalds                    | \$550,763.00 | 0.78  | \$706,106.41          | \$1,483,259.00 | 1.14674  | \$1,293,457.10        |
| KFC                          | \$1,257,851  | 1     | \$1,257,851.00        | \$3,650,785.00 | 2.7      | \$1,352,142.59        |
| Taco Bell                    | \$590,152    | 0.671 | \$879,511.18          | \$898,521.00   | 0.681107 | \$1,319,206.82        |
| <b>Total</b>                 |              |       | <b>\$1,023,832.94</b> | -              | -        | <b>\$1,332,248.19</b> |
| <b>Fernley-Reno Adjuster</b> |              |       | <b>0.768500154</b>    |                |          |                       |

Using the ratio of taxable land value per acre between Fernley and Reno, the adjuster is ~0.77. The final revenue per acre value of all comparison properties located in Reno and Sparks were multiplied by this number.

## Potential Future Property Tax Revenue

The expected annual property tax revenue for the Area Plan's full build-out is more than \$103 million, with the retaining over \$19 million, or two and a half than Fernley's current property tax revenue. Mixed-use and high-density residential uses present the greatest revenue per acre. Mixed-use developments are projected to be the largest contributor to annual revenue despite being the third largest use by acreage. This reflects the elevated value per acre that was assumed in this analysis based on a review of comparative mixed-use projects. It is also assumed 10% of the proposed land use acreage will be lost to utilities, roads, and other infrastructure, reflected in **Table A.4's** "Acres" column. Full build-out of the Area Plan will result in transformative property tax revenue increases for the City. It's important to note that the Area Plan is currently outside the jurisdiction of the City of Fernley. In order for the projected property tax value to be generated for Fernley, the properties would have to be annexed into the City.

The "Estimated Annual Revenue" is based on the total tax revenue generated from properties in each land use. The City of Fernley will only retain a percentage of that revenue, equal to the local property tax rate. The following are the City of Fernley's expected annual tax revenue based on the 2024-25 local rate collected by the city of 0.6756%.

**Table A.4.** Total Expected Property Tax Revenue

| Land Use                          | Revenue per Acre | Acres   | Expected Annual Revenue |                        |
|-----------------------------------|------------------|---------|-------------------------|------------------------|
|                                   |                  |         | Total                   | To City                |
| <b>High Density Residential</b>   | \$37,149.61      | 68.4    | \$2,541,033.07          | \$475,190.84           |
| <b>Medium Density Residential</b> | \$17,725.17      | 192.6   | \$3,413,868.57          | \$638,417.14           |
| <b>Low Density Residential</b>    | \$10,703.69      | 1,910.7 | \$20,451,534.80         | \$3,824,579.10         |
| <b>Commercial</b>                 | \$11,366.80      | 226.8   | \$2,577,989.88          | \$482,102.02           |
| <b>Mixed-Use</b>                  | \$52,838.95      | 960.3   | \$50,686,664.33         | \$9,478,758.39         |
| <b>Light Industrial</b>           | \$7,785.28       | 3076.2  | \$23,949,074.37         | \$4,478,643.30         |
| <b>Total</b>                      |                  |         | <b>\$103,620,165.02</b> | <b>\$19,377,690.78</b> |

Attracting new growth and development increases the overall tax base for a community; however, it is critical to carefully consider the short- and long-term fiscal implications of this growth. Not all development projects are created equal from an economic resilience standpoint, which is largely driven by costs associated with expanding and maintaining community services and infrastructure, like water, sewer, police, fire, roads, parks, libraries, and many more, that is required to support the new residents, jobs, or visitors. This analysis provides a simplistic view into the future; additional revenues and expenditures will be attributed to development in the Southwest Area.

As future action items are considered through the implementation process, it is important to fully understand the magnitude of installation and long-term upkeep/maintenance costs and how those expenditures are proposed to be met in the future. As projects move forward, assessing their fiscal impacts will be important, particularly for those that require large-scale infrastructure investments or significantly shift the socioeconomics of the community, like adding new residents with different service expectations than the current base. These conversations are critically important as Fernley is well-positioned to attract residential and commercial development in the future.





## APPENDIX B

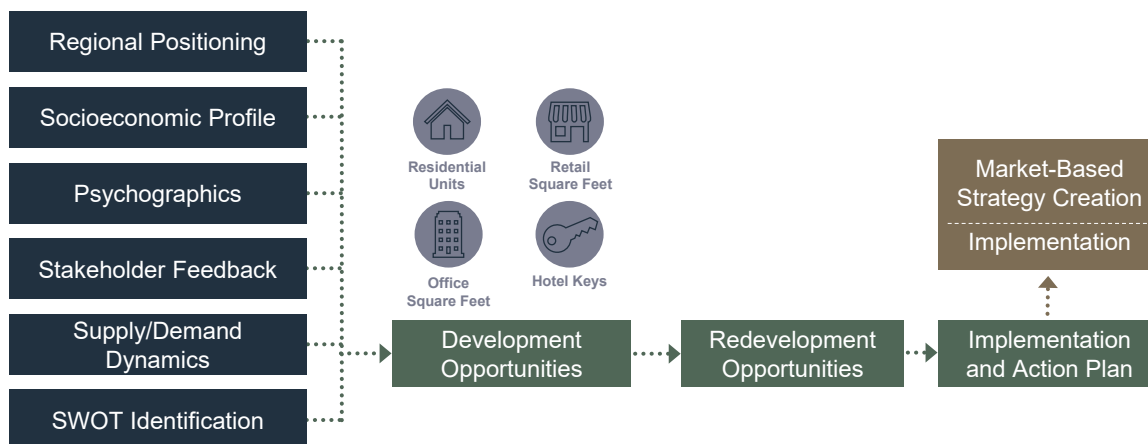
### Southwest Area Plan





# Appendix B: Market Conditions

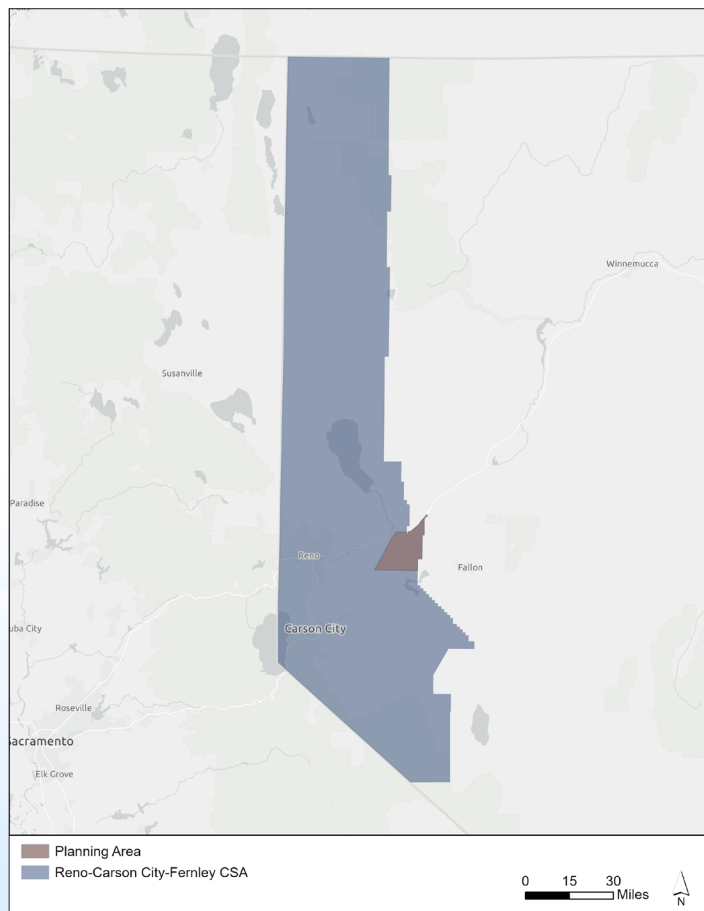
## Process



## Area Definition

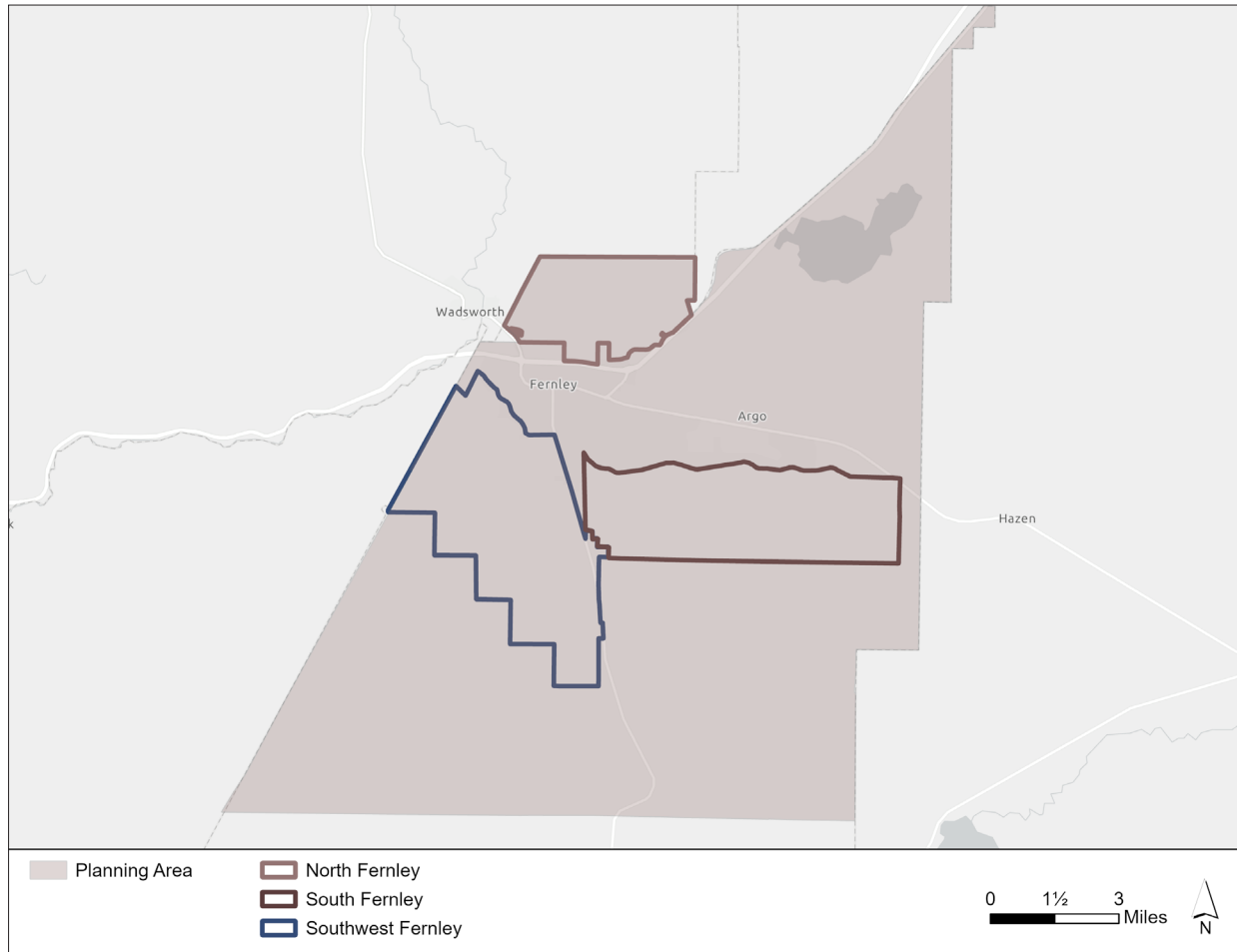
For the market analysis, a larger area that encompass the City was analyzed to provide a better understanding of dynamics influencing real estate demand and development.

A regional perspective was also reviewed by incorporating findings from the Reno-Carson City-Fernley Combined Statistical Area (CSA), which only includes Washoe, Lyon, Carson City, Douglas and Storey counties. The CSA also encompasses the City of Fernley.





The Planning Area includes the City of Fernley and encompass three future development areas of North Fernley, South Fernley and Southwest Fernley.





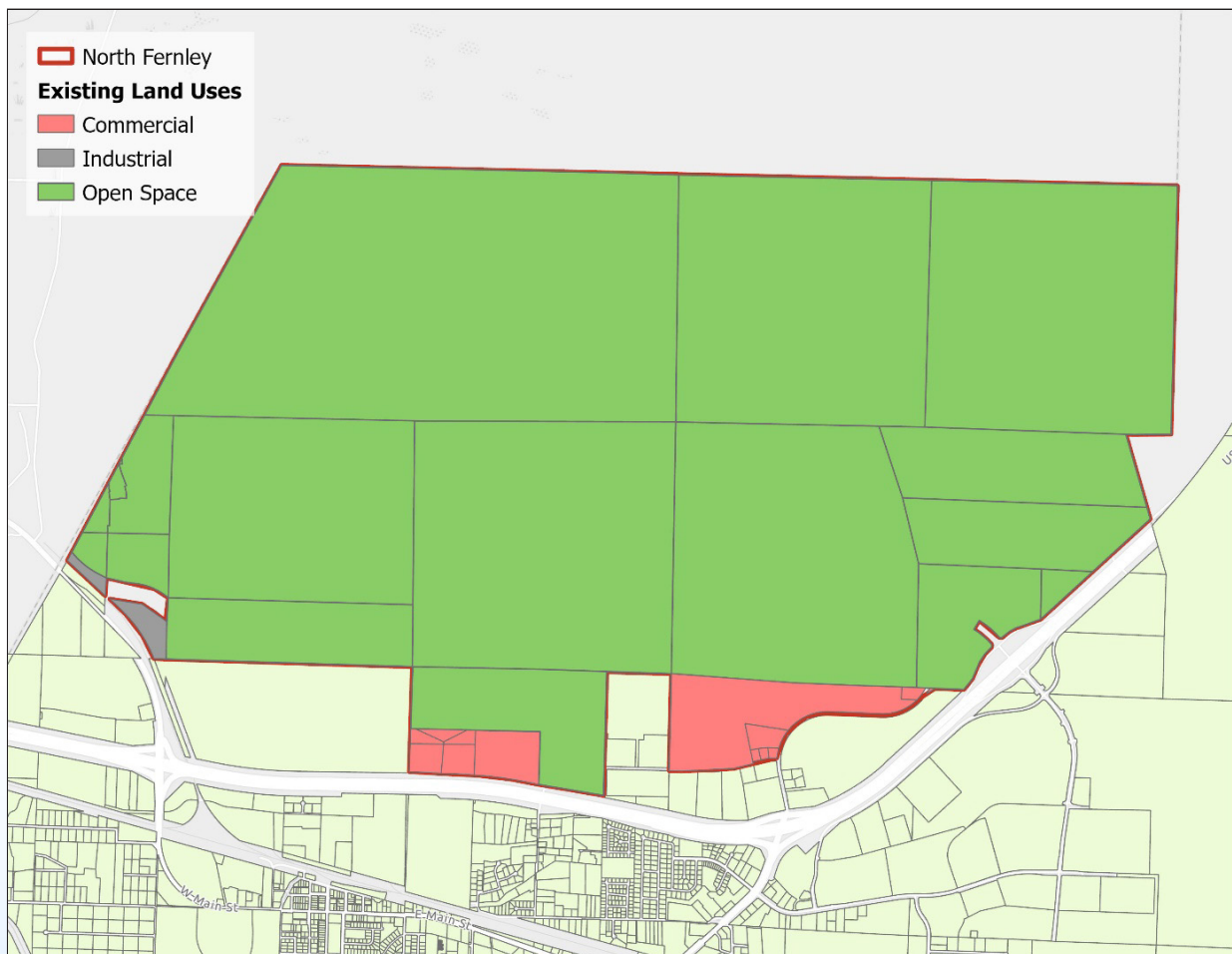


## Future Development Areas

### North Fernley

North Fernley has been identified as a Future Development Area(FDA). North Fernley has a potential to become a large master planned employment center to support commercial services and higher density housing. The North Fernley FDA encompasses over 6,000 acres with minimal physical constraints that could connect to the City's existing transportation networks.

Presently, North Fernley has no existing buildings or residents and is largely undeveloped. Plans to access to the community infrastructure are feasible in the near future. North Fernley FDA is in close proximity to the City's commercial center

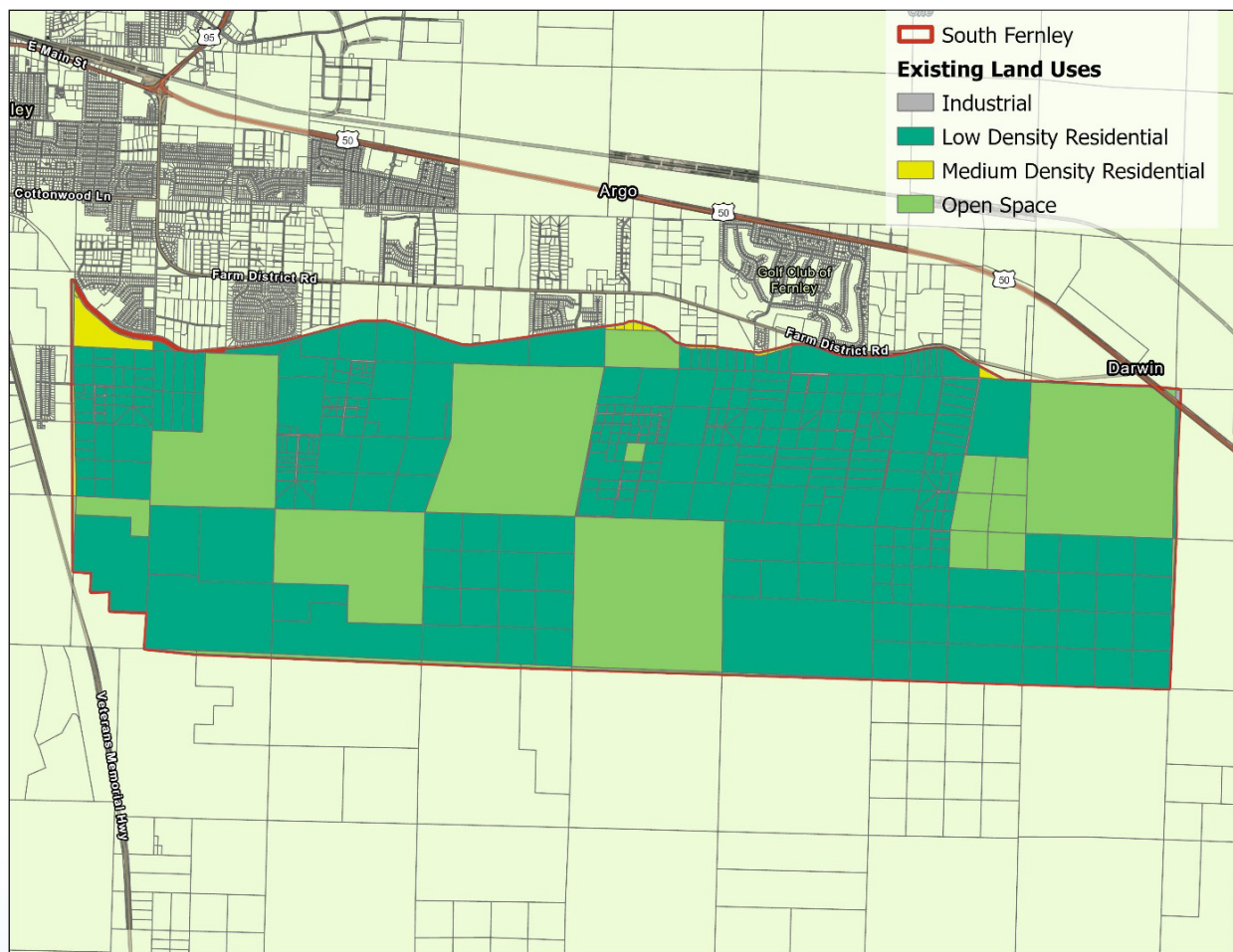




### South Fernley

The South Fernley Future Development Area is located south of the Truckee Canal and east of US-95. The area is rural with minimal infrastructure improvements and municipal services are required to be addressed.

South Fernley FDA is largely undeveloped. The existing land uses consist of low density residential and open space and an estimate of 151 housing units are present. The South Fernley FDA spans about 10,000 acres. Large estate lot subdivisions with curb and gutter are encouraged in this area.

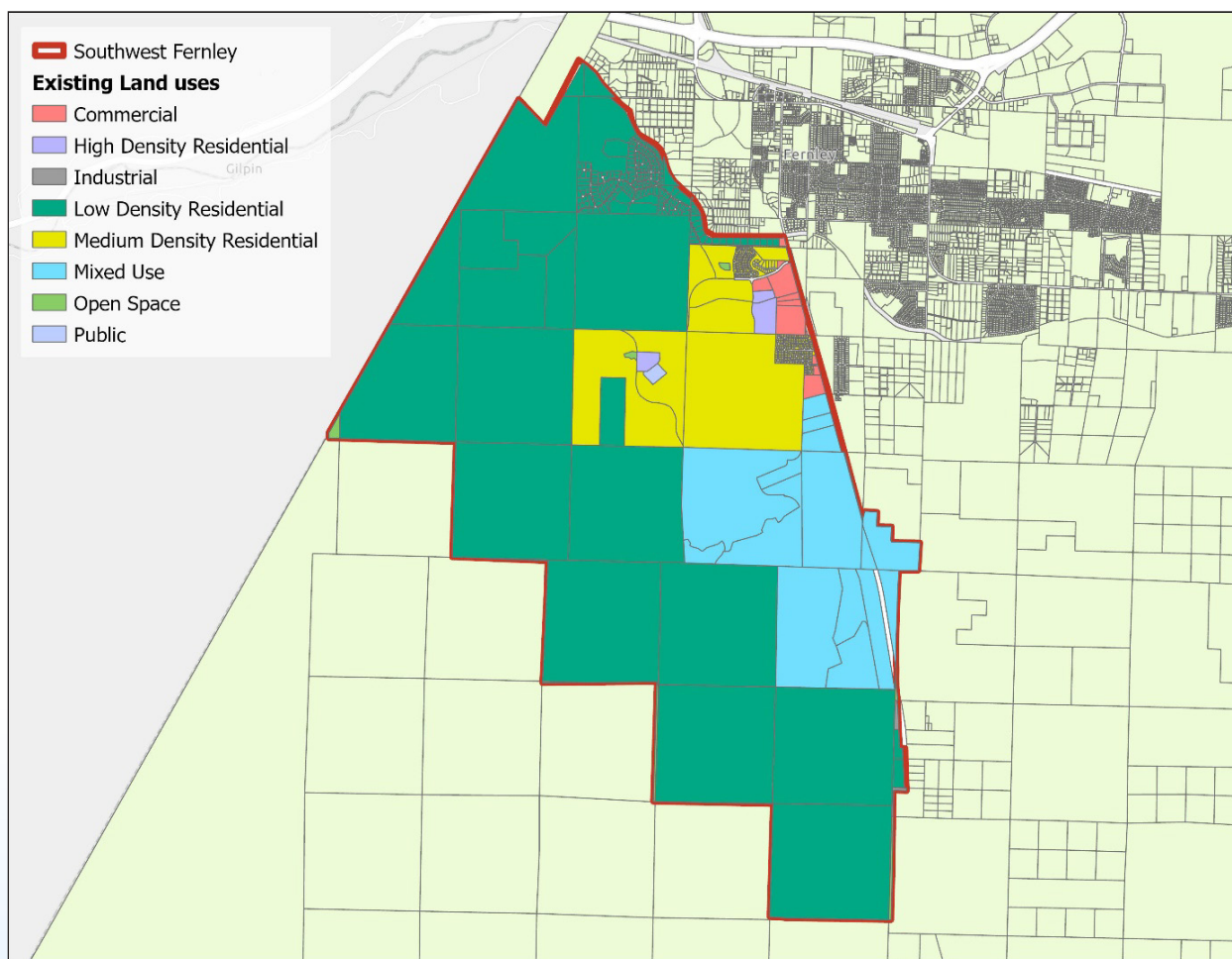




### Southwest Fernley

The Southwest Fernley Future Development Area is located south of the Truckee Canal and west of US-95. The area spans across 11,000 acres and has the highest potential for future development. Located just north of the airport and racetrack, the Southwest Fernley FDA could create the potential for additional employment and commercial uses and become a southern employment center for Fernley.

The existing land uses in the Southwest Fernley FDA are primarily low and medium density residential and mixed use. This area includes the BC Ranch master planned community which has an active development agreement. When completed, the planned development consists of 3,189 residential units, 39 acres of commercial land and 750 acres of banked water rights.







## Demographic Overview

| Reno-Carson<br>City-Fernley<br>CSA |  <b>682,828</b><br>2023 ESTIMATED<br>POPULATION |  <b>40.1</b><br>MEDIAN AGE             |  <b>31.3%</b><br>HOUSEHOLDS<br>WITH CHILDREN |  <b>70.9</b><br>DIVERSITY INDEX*                   |
|------------------------------------|----------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|
|                                    |  <b>17.8%</b><br>GROWTH RATE<br>SINCE 2010      |  <b>61.1%</b><br>% OWNER<br>HOUSEHOLDS |  <b>2.46</b><br>AVERAGE HH<br>SIZE           |  <b>5.7%</b><br>% HHS WITH NO<br>ACCESS TO VEHICLE |
| Planning Area                      |  <b>23,933</b><br>2023 ESTIMATED<br>POPULATION  |  <b>38.3</b><br>MEDIAN AGE             |  <b>38.7%</b><br>HOUSEHOLDS<br>WITH CHILDREN |  <b>61.1</b><br>DIVERSITY INDEX*                   |
|                                    |  <b>22.6%</b><br>GROWTH RATE<br>SINCE 2010      |  <b>70.2%</b><br>% OWNER<br>HOUSEHOLDS |  <b>2.76</b><br>AVG. HH<br>SIZE              |  <b>3.2%</b><br>% HHS WITH NO<br>ACCESS TO VEHICLE |

## Population Characteristics

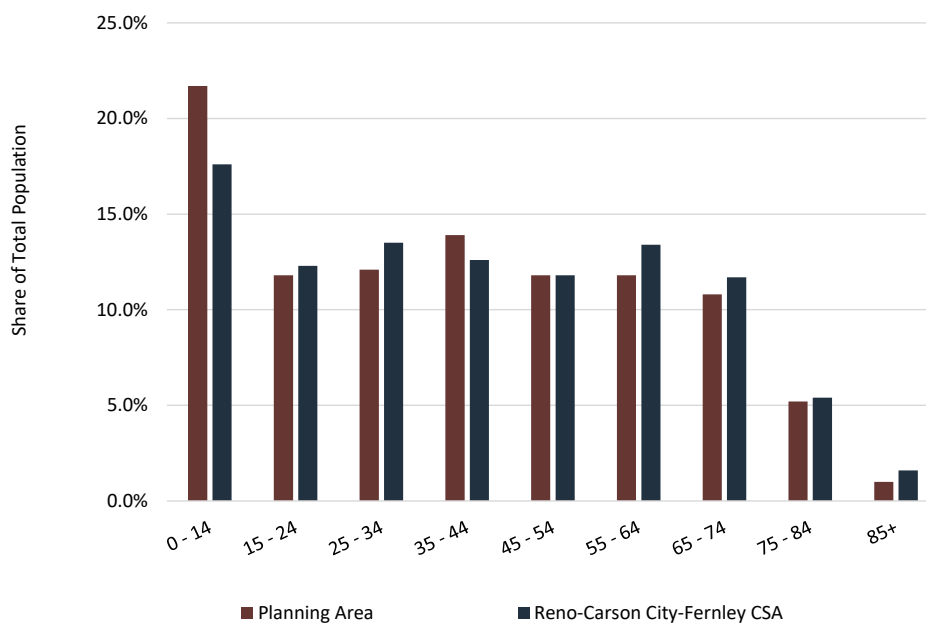
### Population and Age Comparison

| Area                         | Total Population |         | Annual<br>Growth<br>Rate | 2023 Median<br>Age |
|------------------------------|------------------|---------|--------------------------|--------------------|
|                              | 2010             | 2023    |                          |                    |
| Planning Area                | 19,514           | 23,933  | 1.6%                     | 38.3               |
| Reno-Carson City-Fernley CSA | 579,668          | 682,828 | 1.3%                     | 40.3               |

Source: ESRI Business Analyst



### Comparison of Age Cohorts, 2023

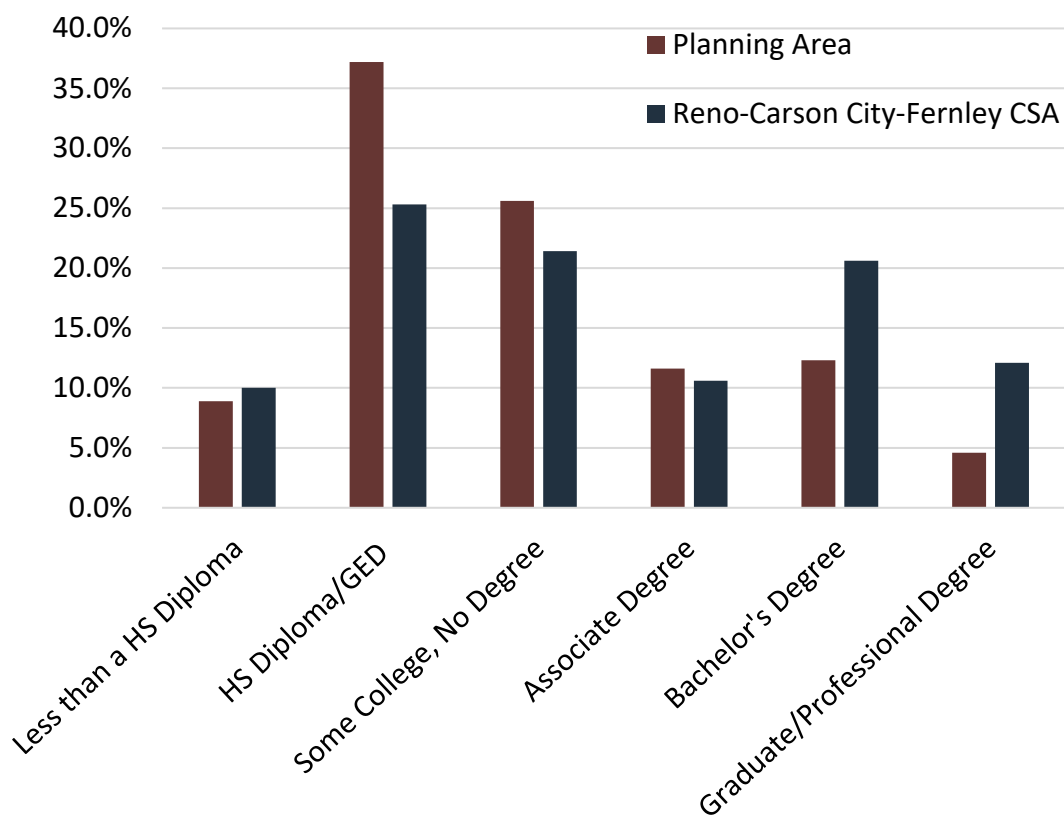


Source: ESRI Business Analyst

- The Planning Area has seen an annual growth rate of 1.6%, reaching a total population of more than 23,900 in 2023.
- The Planning Area has a median age of 38.3; Over 70% of the area's residents are under the age of 45.
- The Planning Area hosts more young families, with 38.7% of households having children and the largest age cohort is children under 14.
- When compared to the CSA, the Planning Area also has lower shares of older residents, particularly those over the age of 65.

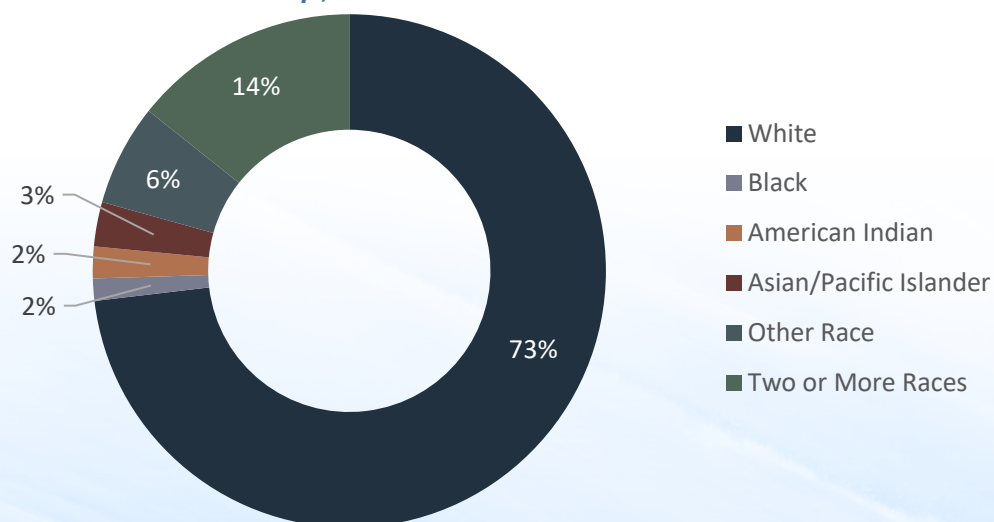


### Comparison of Educational Attainment, 2023



Source: ESRI Business Analyst

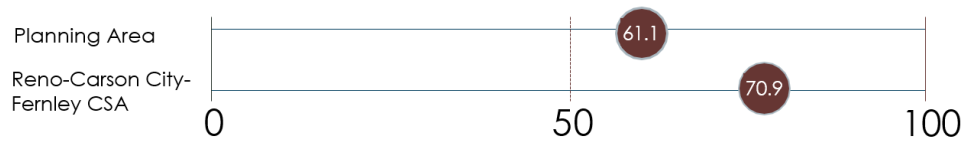
### Market Area Racial Make Up, 2023



Source: ESRI Business Analyst



## Comparison of Diversity Index, 202



Source: ESRI Business Analyst

\*Note: ESRI's diversity index measures the racial and ethnic diversity of an area on a scale ranging from: 0 (no diversity) to 100 (complete diversity). As more race groups are evenly represented in an area's population, the diversity index increases.

## Planning Area Tapestry Segmentation

### TAPESTRIES

- Households across US are categorized into 67 segments
- Put a "face on the numbers"
- In addition to demographic information, includes preferences on housing, spending, and labor force
- Used by developers and retailers to understand the character of a community and the market's needs and desires

| Tapestry               | Share of Market Area Households |
|------------------------|---------------------------------|
| Middleburg             | 14.8%                           |
| Down the Road          | 26.3%                           |
| Green Acres            | 7.9%                            |
| Up and Coming Families | 7.2%                            |
| The Great Outdoors     | 5.9%                            |

traditional homeowners pride low density communities  
 semi-rural thrifty  
 convenience families with children  
 outdoor activities lower labor force participation  
 young couples mobile home living  
 Single-family households

Source: ESRI Business Analyst

### PLANNING AREA TAPESTRIES

- The Market Area consists of five tapestry segments, one of which are greater than 25%.
- This is consistent for smaller geographies



## MIDDLEBURG

**52.8%** of Area Households*Source: ESRI Business Analyst*

- Young families living in semi-rural subdivisions
- Neighborhoods changing rapidly with the addition of new single-family homes
- Traditional, family-oriented, and patriotic consumers
- Thrifty but willing to carry some debt

## DOWN THE ROAD

**26.3%** of Area Households*Source: ESRI Business Analyst*

- Young family-oriented residents in semi-rural neighborhoods
- Almost half of householders reside in mobile homes
- Consumers have placed an importance on preserving time-honored customs

## GREEN ACRES

**7.9%** Of Area Households*Source: ESRI Business Analyst*

- Older married couples with no children
- Avid do-it-yourselfers who enjoy outdoor living
- Use technology as a tool rather than a trend and cautious consumers

## UP AND COMING FAMILIES

**7.2%** Of Area Households*Source: ESRI Business Analyst*

- Young and mobile families establishing their styles Avid do-it-yourselfers who enjoy outdoor living
- New families in new housing subdivisions
- Seek the latest and best technology
- Cautious and thrifty consumers





## THE GREAT OUTDOORS

**5.9%** Of Area Households

Source: ESRI Business Analyst

- Mix of married-couples with and without children
- Low labor force participation
- Consumers are educated empty nesters with active lifestyles
- Residents are do-it-yourself oriented and cost conscious

## Household Characteristics

### Median Household Income, 2023

- The Planning Area has a higher median household income when compared with the CSA.
- The largest concentration of households in both the geographies earn \$100,000 to \$149,999 annually.
- Almost 30% of households in the Planning Area earn between \$100,000 to \$149,999 annually and incomes have increased in both geographies and expected to continue the upwards trajectory into 2028.



**Planning Area**



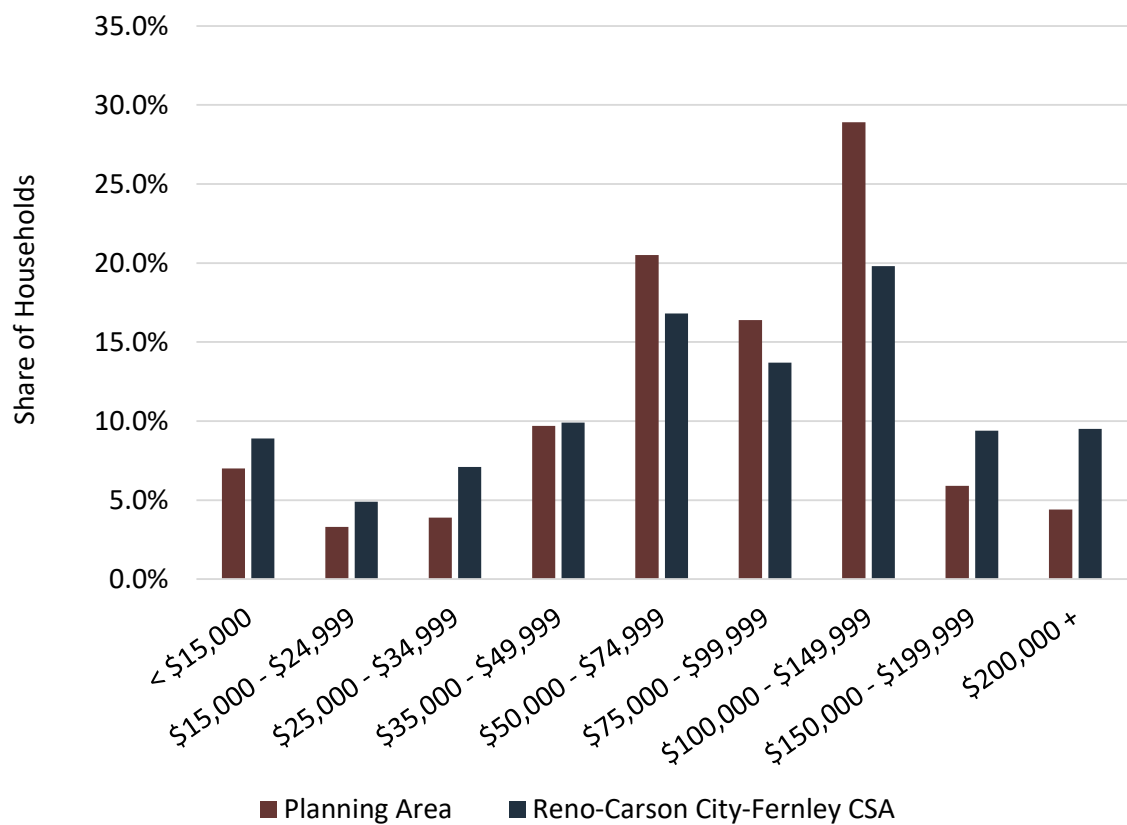
**Reno-Carson City-Fernley CSA**

Source: ESRI Business Analyst





Comparison of Household Income, 2022



Source: ESRI Business Analyst

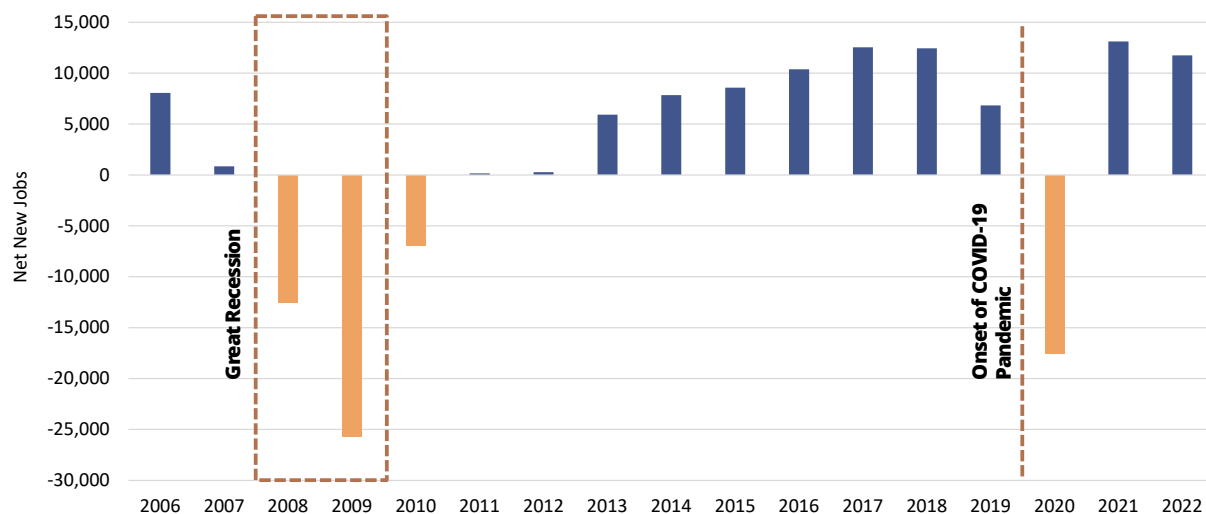
Economics & Prosperity Overview

|                              |                                                                                                                                         |                                                                                                                                                                           |                                                                                                                                             |                                                                                                                                              |
|------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------|
| Reno-Carson City-Fernley CSA |  <div>23,513<br/>2023 ESTIMATED<br/>BUSINESSES</div> |  <div>12.1%<br/>LARGEST SECTOR:<br/>ARTS,<br/>ENTERTAINMENT<br/>&amp; RECREATION</div> |  <div>59.4%<br/>WHITE COLLAR<br/>OCCUPATION</div>        |  <div>57.6%<br/>SHARE OWNER-<br/>OCCUPIED HOUSING</div> |
|                              |  <div>326,970<br/>2023 ESTIMATED<br/>JOBS</div>      |  <div>5.2%<br/>UNEMPLOYMENT<br/>RATE</div>                                             |  <div>\$78,313<br/>MEDIAN<br/>HOUSEHOLD<br/>INCOME</div> |  <div>\$457,718<br/>MEDIAN<br/>HOME VALUE</div>         |
| Planning Area                |  <div>434<br/>2023 ESTIMATED<br/>BUSINESSES</div>    |  <div>20.7%<br/>LARGEST SECTOR:<br/>RETAIL TRADE</div>                                 |  <div>42.4%<br/>WHITE COLLAR<br/>OCCUPATION</div>        |  <div>67.0%<br/>SHARE OWNER-<br/>OCCUPIED HOUSING</div> |
|                              |  <div>5,437<br/>2023 ESTIMATED<br/>JOBS</div>        |  <div>4.6%<br/>UNEMPLOYMENT<br/>RATE</div>                                             |  <div>\$81,785<br/>MEDIAN<br/>HOUSEHOLD<br/>INCOME</div> |  <div>\$347,669<br/>MEDIAN<br/>HOME VALUE</div>         |



## Employment Growth

### Annualized Job Growth, Reno-Carson City-Fernley CSA, 2006-2022



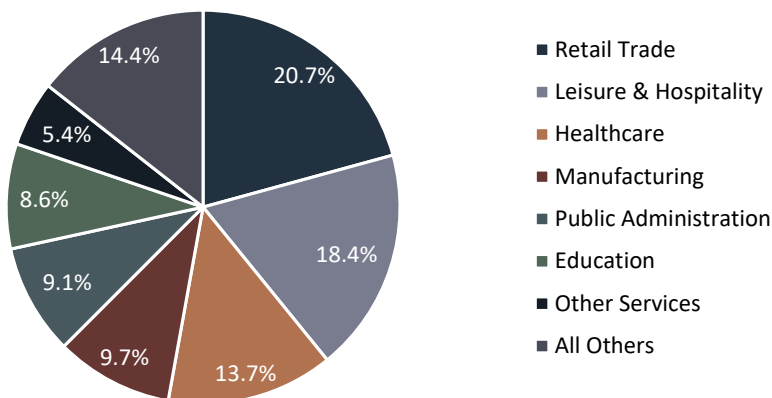
Source: Bureau of Labor Statistics

Job growth in the CSA has typically averaged 2,100 new jobs annually. Disruptions during the Great Recession were consistent with national trends; and the CSA recovered and experienced strong growth between 2015 through 2018. Also consistent with national trend, the region experienced disruption during in 2020 due to the COVID-19 pandemic; however, the region recovered quickly in the following year.



## Planning Area Employment Characteristics

### Planning Area Industry Classification, 2023

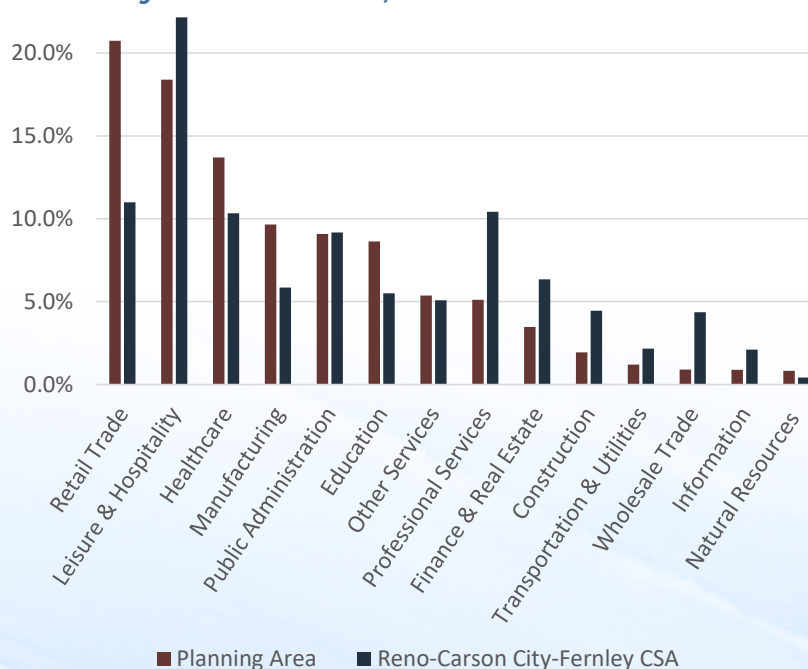


There are 5,437 permanent jobs in the Planning Area, representing 1.7% of the total jobs in the CSA.

Source: ESRI Business Analyst

| Area          | Estimated Jobs (2023) | Top Three Industries                                       |
|---------------|-----------------------|------------------------------------------------------------|
| Planning Area | 2,873                 | Retail Trade, Leisure & Hospitality, Healthcare            |
| Reno CSA      | 142,130               | Leisure & Hospitality, Retail Trade, Professional Services |

### Planning Area Industry Classification, 2023



Source: ESRI Business Analyst



## COMMUTING PATTERNS

### INFLOW / OUTFLOW OF WORKERS TO PLANNING AREA

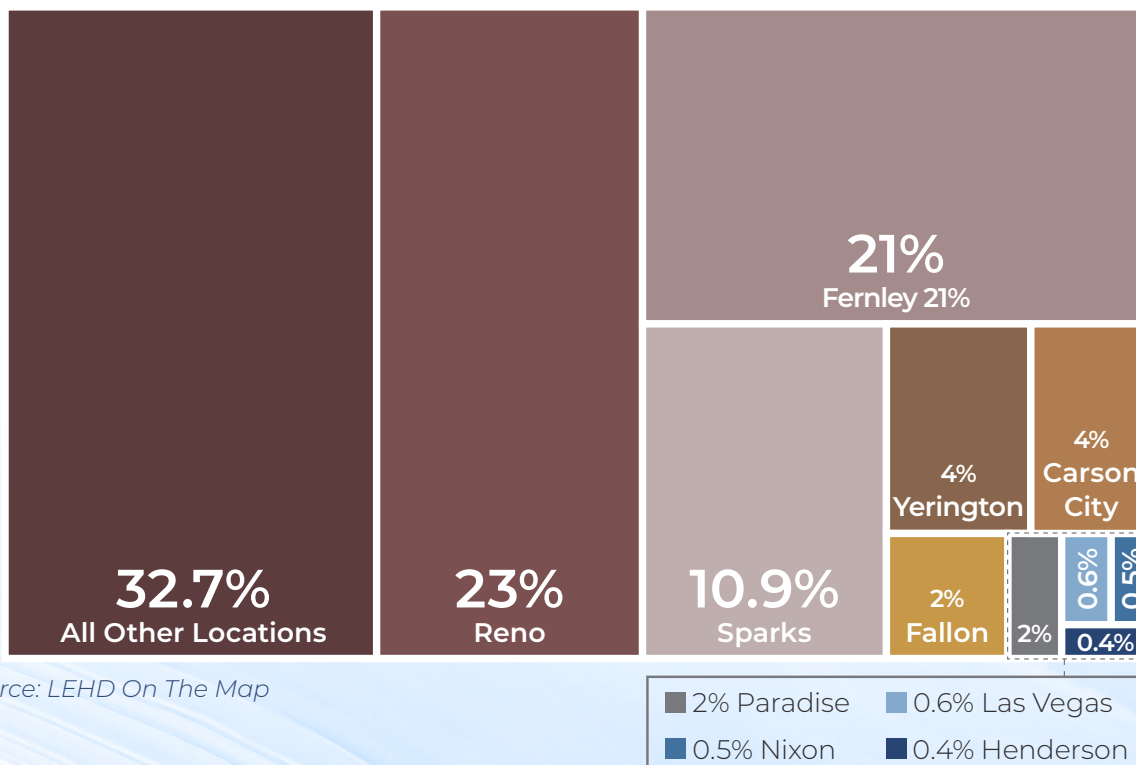


Source: LEHD On The Map

For people commuting into the Planning Area for work, most (52.4%) are coming from Lyon County. Other sources for in-commuting include Washoe County (20.4%), Churchill County (10.7%), and Carson City County (3.5%).

Approximately 46% of the people traveling into the Market Area for work are traveling less than 10 minutes.

### Destination for Employed Planning Area Residents Commuting to Work, 2021



Source: LEHD On The Map



## Housing Characteristics

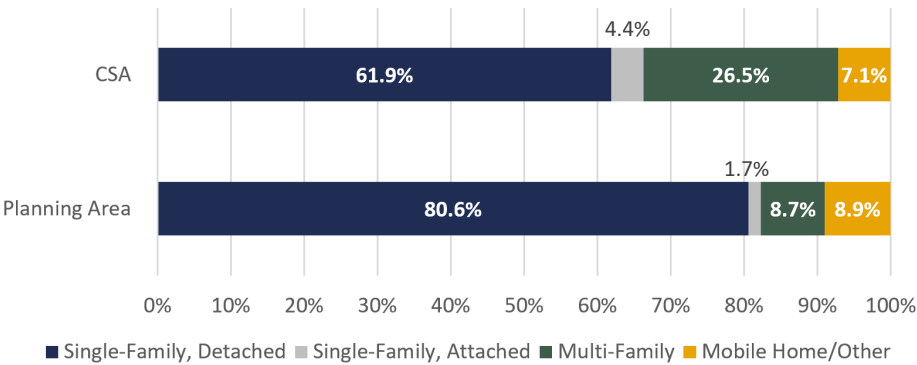
### Housing Summary Facts

| 2023              | Planning Area | Reno-Carson City-Fernley CSA |
|-------------------|---------------|------------------------------|
| Median Year Built | 2000          | 1989                         |
| Median Home Value | \$347,669     | \$457,718                    |
| Owner-Occupied    | 67.0%         | 57.6%                        |
| Renter-Occupied   | 28.7%         | 35.5%                        |
| Vacant            | 4.4%          | 6.9%                         |

Source: ESRI Business Analyst

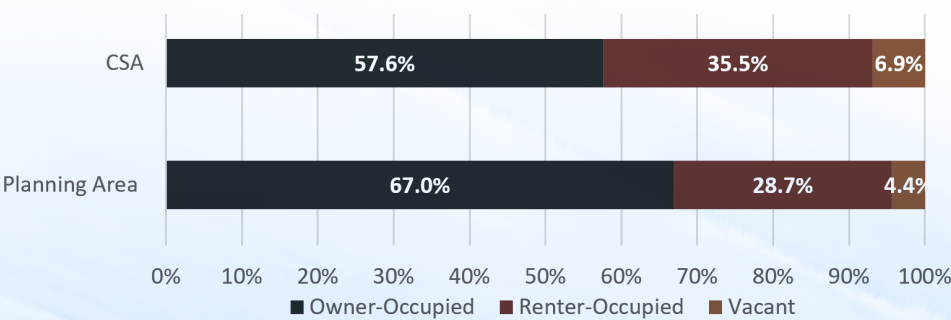
The larger CSA has a comparatively older, yet higher-value housing stock when compared to the Planning Area. The Planning Area has a high owner-occupied housing unit share, when compared to the CSA and a large share of single-family, detached housing.

### Housing Units By Type, 2023



Source: ESRI Business Analyst

### Housing Units By Tenure, 2023



Source: ESRI Business Analyst