



N E V A D A

AGENDA
Regular Meeting
City Council

Wednesday, June 18, 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

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

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 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

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. 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 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: Discussion and possible approval of a Resolution by Lyon County creating a general improvement district for the purpose of furnishing electric power to the Northern Nevada Industrial Center (NNIC). NNIC is a master-planned industrial development located in Lyon County, Nevada, dedicated to delivering modern infrastructure and energy solutions to support large-scale economic growth in the region.

2.5. (For possible action) to approve the second amendment to the contract between Lori Matheus and the City of Fernly for Municipal Court Judge Services, an additional cost of \$50,000 annually.

2.6. (Discussion and Possible Action) to approve the Interlocal Agreement for partial consolidation of the Fernley Municipal Court with the Lyon County Justice Court

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. PRESENTATIONS

4.1. For Possible Action: Presentation and Discussion regarding the survey results received for a proposed landscape restoration project within the Fernley Roundabout.

5. STAFF REPORTS

5.1. (For Possible Action) – TSM20004 – Tentative Subdivision Map Amendment to Conditions of Approval

Consideration of and possible action on an amendment to the conditions of approval for the Fernwood Village Tentative Subdivision Map, TSM20004, a 54-lot subdivision comprising ±7.08 acres generally located between Eaglewood Drive to the north, Granada Street to the east, Tanglewood Drive to the south, and Vine Street to the west (APN 020-516-06).

6. PUBLIC HEARINGS

6.1. Discussion and possible action to adopt Bill 360 as an 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, as attached, which will amend the City of Fernley Municipal Code, Title 8. Chapter 2, Buildings and Building Regulations, and Building and Construction.

- 6.2. (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.

7. RESOLUTIONS

- 7.1. (For possible action) Discussion and possible action to approve resolution #25-008 amending the City of Fernley Fund Balance Policy.
- 7.2. (For possible action) Discussion and possible action to approve resolution #25-009 to commit \$3,126,000 of the City of Fernley's fiscal year 2025 general fund ending fund balance for the design and construction of capital projects and purchase of capital equipment approved in the fiscal year 2026 Capital Improvement Plan that was presented as part of the final budget.

8. CLOSED PERSONNEL SESSION

- 8.1. Possible Action to enter into a Closed Personnel Session to remove Debbie Skinner from her position on the Fernley Senior Citizen Advisory Board.
- 8.2. CLOSED SESSION Pursuant to NRS 241.030(1) to consider the character, professional competence and qualifications of Debbie Skinner, City of Fernley Senior Citizen Advisory Committee Member.
- 8.3. Discussion and possible action on the Closed Personnel Session to remove Debbie Skinner from her position on the City of Fernley Senior Advisory Committee, pursuant to NRS 241.030(1).

9. PUBLIC FORUM

10. ADJOURNMENT

Next Meeting: July 2nd @ 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
ADAPCO, INC								
1751	ADAPCO, INC	SI301000975	Larvicide	05/20/2025	9,722.55		100-528-617 Chemical Supplies	525
1751	ADAPCO, INC	SI301001053	Larvicide	05/27/2025	8,451.45	06/06/2025	100-528-617 Chemical Supplies	525
Total 1751:					18,174.00			
AIT ADVANCED INTERPRETING & TRANSLATION								
8498	AIT ADVANCED INTERPRETING & TRANSLATION	202506A-FJC-	Spanish - 25 CR 00117 3K, 25 CR 00234 3K, 25 CR 00167 3	06/03/2025	160.00	06/06/2025	100-425-330 Prof Serv-Interpreter	625
Total 8498:					160.00			
ALTITUDE SIGNAL, LLC								
8680	ALTITUDE SIGNAL, LLC	4105	Conflict Monitor Upgrades/Testing	05/31/2025	5,625.00	06/06/2025	100-475-422 Outside Serv-Traf Light Maint	525
Total 8680:					5,625.00			
APPLIED SOFTWARE TECHNOLOGY LLC								
8999	APPLIED SOFTWARE TECHNOLOGY LLC	P10119503	Blue Beam subscription for Building, Planning, Engineering, C	06/07/2025	3,682.80		100-418-342 Tech Services-Other	625
8999	APPLIED SOFTWARE TECHNOLOGY LLC	PI0119184	Bluebeam subscr. for Johansson	05/27/2025	52.25	06/06/2025	100-610-399 Prof & Tech Fees-Misc	525
Total 8999:					3,735.05			
AQUA BACKFLOW, INC								
8934	AQUA BACKFLOW, INC	2025-0166	Cross Connection Control Program Management Services	06/05/2025	522.50	06/06/2025	510-810-320 Prof Serv-Engineering	625
Total 8934:					522.50			
ARAMARK (VESTIS)								
1895	ARAMARK (VESTIS)	5980296155	PS rugs and rags	05/27/2025	124.12	06/06/2025	510-840-420 Outside Services	525
1895	ARAMARK (VESTIS)	5980296163	SHIRT CONTRACT	05/27/2025	80.22	06/06/2025	100-480-420 Outside Services	525
1895	ARAMARK (VESTIS)	5980296164	SHOP MAT SERVICE	05/27/2025	97.56	06/06/2025	100-475-420 Outside Services	525
1895	ARAMARK (VESTIS)	5980296165	Floor mats/Clothing	05/27/2025	83.77	06/06/2025	100-475-420 Outside Services	525
1895	ARAMARK (VESTIS)	5980296166	mat service	05/27/2025	33.79	06/06/2025	510-810-420 Outside Services	525
1895	ARAMARK (VESTIS)	5980296168	Floor mats	05/27/2025	199.26	06/06/2025	100-417-420 Outside Services	525
1895	ARAMARK (VESTIS)	5980297785	SHIRT CONTRACT	06/03/2025	80.22	06/06/2025	100-480-420 Outside Services	625
1895	ARAMARK (VESTIS)	5980297786	clothing/mats	06/03/2025	83.77	06/06/2025	100-475-420 Outside Services	625
1895	ARAMARK (VESTIS)	5980297787	Mat service	06/03/2025	33.79	06/06/2025	510-810-420 Outside Services	625
1895	ARAMARK (VESTIS)	5980299431	Clothing/Floor Mats	06/10/2025	83.77		100-475-420 Outside Services	625

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title	GL Period
1895	ARAMARK (VESTIS)	5980299434	Floor Mats	06/10/2025	199.26		100-417-420 Outside Services	625
Total 1895:					1,099.53			
AT&T								
13	AT&T	74368 MAY 25	775-835-8598 165 0	05/26/2025	2,205.04	06/18/2025	100-417-530 Communications	525
13	AT&T	74368 MAY 25	775-575-7187 436 8	05/26/2025	682.32	06/18/2025	100-417-530 Communications	525
13	AT&T	74368 MAY 25	775-575-9058 536 7	05/26/2025	682.32	06/18/2025	100-417-530 Communications	525
13	AT&T	98670 MAY 25	775-786-2229 867 0	05/20/2025	1,552.23	06/12/2025	100-417-530 Communications	525
Total 13:					5,121.91			
AUTO & TRUCK ELECTRIC, INC								
8868	AUTO & TRUCK ELECTRIC, INC	48511	BATTERIES FOR FLEET	06/02/2025	330.00		100-480-610 Automotive Supplies	625
Total 8868:					330.00			
BIG R OF FERNLEY								
20	BIG R OF FERNLEY	22053/5	PARTS FOR MOWER	05/27/2025	6.58	06/06/2025	100-480-610 Automotive Supplies	525
20	BIG R OF FERNLEY	22067/15	PS shop supplies	05/29/2025	25.76	06/06/2025	510-840-614 Shop Supplies	525
20	BIG R OF FERNLEY	22069/5	Propane	05/29/2025	8.78	06/06/2025	100-417-623 Propane	525
20	BIG R OF FERNLEY	22069/5	Canopy	05/29/2025	149.99	06/06/2025	100-417-600 General Supplies	525
20	BIG R OF FERNLEY	22073/5	KITTEN CHOW (3.15 #) AC	05/29/2025	30.88	06/06/2025	100-525-600 General Supplies	525
20	BIG R OF FERNLEY	22089/5	PS Shop Supplies	06/03/2025	64.72	06/06/2025	510-840-614 Shop Supplies	625
20	BIG R OF FERNLEY	22090/5	Batteries	06/03/2025	37.98	06/06/2025	100-417-614 Shop Supplies	625
20	BIG R OF FERNLEY	22092/5	Fuel Mix	06/03/2025	65.98	06/06/2025	100-575-600 General Supplies	625
20	BIG R OF FERNLEY	22095/5	BATTERIES FOR FLEET	06/03/2025	32.97	06/06/2025	100-480-610 Automotive Supplies	625
20	BIG R OF FERNLEY	22097/5	parts for sample station	06/03/2025	24.97	06/06/2025	510-810-614 Shop Supplies	625
20	BIG R OF FERNLEY	22098/5	Clerk at store made mistake and scanned wrong item	06/03/2025	12.99-	06/06/2025	510-810-614 Shop Supplies	625
20	BIG R OF FERNLEY	22102/5	Chain/Hardware	06/04/2025	35.88	06/06/2025	100-575-600 General Supplies	625
20	BIG R OF FERNLEY	22107/5	Irrigation supplies/batteries	06/04/2025	45.50	06/06/2025	100-576-600 General Supplies	625
20	BIG R OF FERNLEY	22112/5	Grass blade, fuel mix	06/05/2025	87.87	06/06/2025	100-575-600 General Supplies	625
20	BIG R OF FERNLEY	22128/5	Hardware	06/06/2025	18.93	06/06/2025	100-417-600 General Supplies	625
20	BIG R OF FERNLEY	22129/5	Hardware	06/06/2025	37.91	06/06/2025	100-575-600 General Supplies	625
20	BIG R OF FERNLEY	22130/5	Annual Safety Boot Allowance Dalton Hearn	06/06/2025	169.95	06/06/2025	100-475-616 Safety Supplies	625
20	BIG R OF FERNLEY	22140/5	Trash Bags	06/09/2025	12.99		100-417-612 Building Maint Supplies	625
20	BIG R OF FERNLEY	22142/5	FIX-A-FLAT FOR PARKS MOWER	06/09/2025	15.99		100-480-610 Automotive Supplies	625
20	BIG R OF FERNLEY	22144/5	Fuel Mix	06/09/2025	49.98		100-575-600 General Supplies	625
20	BIG R OF FERNLEY	22150/5	Paint Brush	06/10/2025	9.16		100-475-600 General Supplies	625
20	BIG R OF FERNLEY	22150/5	Hand Soap	06/10/2025	26.98		100-475-612 Building Maint Supplies	625
20	BIG R OF FERNLEY	22159/5	Clamps, Water	06/11/2025	20.19		100-575-600 General Supplies	625
20	BIG R OF FERNLEY	22160/5	Windex, towels	06/11/2025	29.97		100-417-612 Building Maint Supplies	625

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title	GL Period
Total 20:					996.92			
BOB'S PRINTING AND SIGNAGE								
6970	BOB'S PRINTING AND SIGNAGE	51325-1	T Shirt Order - WW	06/06/2025	231.65	06/06/2025	520-810-600 General Supplies	625
6970	BOB'S PRINTING AND SIGNAGE	51325-1	T Shirt Order - Trista Utility Billing	06/06/2025	136.27	06/06/2025	510-810-601 Office Supplies	625
6970	BOB'S PRINTING AND SIGNAGE	51325-1	T Shirt Order - WD	06/06/2025	616.04	06/06/2025	510-810-600 General Supplies	625
6970	BOB'S PRINTING AND SIGNAGE	51325-1	T Shirt Order WTP	06/06/2025	729.16	06/06/2025	510-840-600 General Supplies	625
6970	BOB'S PRINTING AND SIGNAGE	51525-1	Micro Chip Sign	05/22/2025	49.38	06/06/2025	100-525-550 Printing and Postage	525
Total 6970:					1,762.50			
BRADY INDUSTRIES OF NEVADA LLC								
8837	BRADY INDUSTRIES OF NEVADA LLC	10200664	Trash Bags	06/06/2025	86.73		100-417-612 Building Maint Supplies	625
Total 8837:					86.73			
BUREAU OF LAND MANAGEMENT								
363	BUREAU OF LAND MANAGEMENT	2025012025	Land Conveyance Phase II- NVNV106718846 April 25	05/01/2025	70,900.00	06/06/2025	100-413-322 Prof Serv-Other	525
Total 363:					70,900.00			
CARE FLIGHT								
7204	CARE FLIGHT	MEM-131	HEALTH INSURANCE/CARE FLIGHT- T. BURKS	05/21/2025	6.00	05/30/2025	520-810-240 Group Insurance	525
7204	CARE FLIGHT	MEM-131	HEALTH INSURANCE/CARE FLIGHT A. JOHANSSON	05/21/2025	12.00	05/30/2025	100-610-240 Group Insurance	525
7204	CARE FLIGHT	MEM-131	HEALTH INSURANCE/CARE FLIGHT- T. BURKS	05/21/2025	6.00	05/30/2025	510-810-240 Group Insurance	525
Total 7204:					24.00			
CDW GOVERNMENT INC.								
27	CDW GOVERNMENT INC.	AE4GE5E	Laptop for SCADA & Electrician	06/02/2025	1,089.26	06/06/2025	510-840-601 Office Supplies	625
27	CDW GOVERNMENT INC.	AE4GE5E	Laptop for SCADA & Electrician	06/02/2025	1,089.26	06/06/2025	510-810-601 Office Supplies	625
27	CDW GOVERNMENT INC.	AE4GE5E	Laptop for SCADA & Electrician	06/02/2025	1,089.26	06/06/2025	520-810-601 Office Supplies	625
27	CDW GOVERNMENT INC.	AE4LS5Q	INHOUSE PRINTERS	06/03/2025	1,163.98	06/06/2025	510-810-601 Office Supplies	625
27	CDW GOVERNMENT INC.	AE4LS5Q	INHOUSE PRINTERS	06/03/2025	1,163.98	06/06/2025	520-810-601 Office Supplies	625
27	CDW GOVERNMENT INC.	AE4QG1E	Curved Monitors	06/03/2025	1,474.60	06/06/2025	210-425-605 Minor Equipment	625
Total 27:					7,070.34			
CHARTER COMMUNICATIONS								
4479	CHARTER COMMUNICATIONS	156824401052125	24401 5/28-6/27/25 355 Cottonwood	05/21/2025	129.98	06/06/2025	100-417-530 Communications	525
Total 4479:					129.98			

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title	GL Period
CHASE PAYMENTECH MERCHANT SERVICES								
8637	CHASE PAYMENTECH MERCHANT SERVICES	5/2025	WATER-CREDIT CARD PROCESSING FEES 6181757	05/31/2025	3,515.26	05/31/2025	510-810-609 Credit Card Fees	525
8637	CHASE PAYMENTECH MERCHANT SERVICES	5/2025	FINANCE-CREDIT CARD PROCESSING FEES 6291058	05/31/2025	108.11	05/31/2025	100-415-609 Credit Card Fees	525
8637	CHASE PAYMENTECH MERCHANT SERVICES	5/2025	SEWER-CREDIT CARD PROCESSING FEES 6181757	05/31/2025	3,515.26	05/31/2025	520-810-609 Credit Card Fees	525
8637	CHASE PAYMENTECH MERCHANT SERVICES	5/2025	FINANCE-CREDIT CARD PROCESSING FEES 6291057	05/31/2025	1,459.72	05/31/2025	100-415-609 Credit Card Fees	525
Total 8637:					8,598.35			
DAVIS, MARIA C.								
8988	DAVIS, MARIA C.	25-112	Spanish - 24 CR 00126 3K	05/26/2025	320.00	06/06/2025	100-425-330 Prof Serv-Interpreter	525
Total 8988:					320.00			
EMPLOYEES, CITY OF FERNLEY								
8639	EMPLOYEES, CITY OF FERNLEY	52925	REIMB FOR COF EMPLOYEE & CRRC APPRECIATION LU	05/29/2025	609.45	06/06/2025	100-412-586 Employee Recognition	525
Total 8639:					609.45			
FASTENAL COMPANY								
4860	FASTENAL COMPANY	NVFER52090	nuts & bolts	02/25/2025	34.88	06/06/2025	520-810-600 General Supplies	225
Total 4860:					34.88			
FLYERS ENERGY, LLC								
18	FLYERS ENERGY, LLC	CFS-4265220	GASOLINE-VECTOR	05/31/2025	179.53		100-528-626 Gasoline	525
18	FLYERS ENERGY, LLC	CFS-4265220	GASOLINE-STREETS	05/31/2025	1,225.41		100-475-626 Gasoline	525
18	FLYERS ENERGY, LLC	CFS-4265220	GASOLINE-BUILDING	05/31/2025	305.76		100-605-626 Gasoline	525
18	FLYERS ENERGY, LLC	CFS-4265220	GASOLINE-PARKS	05/31/2025	425.59		100-575-626 Gasoline	525
18	FLYERS ENERGY, LLC	CFS-4265220	GASOLINE-WW	05/31/2025	1,469.58		520-810-626 Gasoline	525
18	FLYERS ENERGY, LLC	CFS-4265220	GASOLINE-ANIMAL CONTROL	05/31/2025	293.64		100-525-626 Gasoline	525
18	FLYERS ENERGY, LLC	CFS-4265220	GASOLINE-WD	05/31/2025	1,402.56		510-810-626 Gasoline	525
18	FLYERS ENERGY, LLC	CFS-4265220	GASOLINE-FLEET	05/31/2025	165.34		100-480-626 Gasoline	525
18	FLYERS ENERGY, LLC	CFS-4265220	GASOLINE-FACILITIES	05/31/2025	425.59		100-417-626 Gasoline	525
18	FLYERS ENERGY, LLC	CFS-4265220	GASOLINE-WTP	05/31/2025	136.62		510-840-626 Gasoline	525
18	FLYERS ENERGY, LLC	CFS-4265220	GASOLINE-COURT	05/31/2025	59.71		100-425-626 Gasoline	525
18	FLYERS ENERGY, LLC	CFS-4265220	GASOLINE-ENG	05/31/2025	156.96		100-529-626 Gasoline	525
Total 18:					6,246.29			
FLYNN GIUDICI GOVERNMENT AFFAIRS LLC								
8869	FLYNN GIUDICI GOVERNMENT AFFAIRS LLC	INV-0560	Lobbyist Contract June 25	06/01/2025	5,800.00	06/06/2025	100-413-322 Prof Serv-Other	625
Total 8869:					5,800.00			

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title	GL Period
FREY SPRAY LLC								
9000	FREY SPRAY LLC	2546	Aerial Drop	06/02/2025	4,140.00		100-528-322 Prof Serv-Other	625
Total 9000:					4,140.00			
GOPHER CONSTRUCTION INC								
202	GOPHER CONSTRUCTION INC	35335	Type 2 Base	05/28/2025	1,401.48	06/06/2025	100-576-600 General Supplies	525
202	GOPHER CONSTRUCTION INC	35408	sand and base	06/04/2025	1,528.77		510-810-431 Outside Serv-Road Maint	625
Total 202:					2,930.25			
GRAINGER								
252	GRAINGER	9526611950	Safety Supplies and First Aid Kits	06/02/2025	1,011.73	06/06/2025	100-525-616 Safety Supplies	625
252	GRAINGER	9529554330	SHOP BROOMS	06/04/2025	70.24	06/06/2025	100-480-600 General Supplies	625
252	GRAINGER	9529795156	EXPANDABLE Files folders	06/05/2025	39.36		100-525-601 Office Supplies	625
Total 252:					1,121.33			
GRANICUS LLC								
9043	GRANICUS LLC	206576	Granicus SmartGov Permitting Software	05/30/2025	32,883.12	06/06/2025	100-418-342 Tech Services-Other	525
Total 9043:					32,883.12			
GRANITE CONSTRUCTION CO								
64	GRANITE CONSTRUCTION CO	2962719	Hot Mix, Sierra	06/03/2025	747.50		100-475-600 General Supplies	625
Total 64:					747.50			
H&H INVESTMENTS & TOOL SUPPLY								
8987	H&H INVESTMENTS & TOOL SUPPLY	66216	OPTI BIT KIT FOR SHOP	06/04/2025	296.30		100-480-600 General Supplies	625
Total 8987:					296.30			
HANSFORD ECONOMIC CONSULTING LLC								
6228	HANSFORD ECONOMIC CONSULTING LLC	812	Utility Rates Update	06/05/2025	1,620.00	06/06/2025	520-810-420 Outside Services	625
6228	HANSFORD ECONOMIC CONSULTING LLC	812	Utility Rates Update	06/05/2025	1,620.00	06/06/2025	510-810-420 Outside Services	625
Total 6228:					3,240.00			
HAT LTD PARTNERSHIP								
110	HAT LTD PARTNERSHIP	17265398	Administrative Staff support PW Week end 5/25/25	05/28/2025	970.14	06/06/2025	100-475-420 Outside Services	525
Total 110:					970.14			

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title	GL Period
INTERCEPT INC								
9054	INTERCEPT INC	7888	Intercept - Steven Williams	05/15/2025	300.00	06/06/2025	100-425-341 Pretrial Services Program	525
9054	INTERCEPT INC	9496	Intercept - Steven Williams	06/03/2025	310.00	06/06/2025	100-425-341 Pretrial Services Program	625
Total 9054:					610.00			
INTERNAL REVENUE SERVICE								
7879	INTERNAL REVENUE SERVICE	MAY 2025-3	W/HOLD TAX PAYABLE, PAYROLL	05/30/2025	27,659.42	05/30/2025	100-212000 FEDERAL WITHHOLDING PAYAB	525
7879	INTERNAL REVENUE SERVICE	MAY 2025-3	MED TAX PAYABLE, PAYROLL	05/30/2025	7,438.16	05/30/2025	100-211000 FICA PAYABLE	525
7879	INTERNAL REVENUE SERVICE	MAY 2025-3	FICA TAX PAYABLE, PAYROLL	05/30/2025	583.00	05/30/2025	100-211000 FICA PAYABLE	525
Total 7879:					35,680.58			
INTERSTATE OIL COMPANY								
4329	INTERSTATE OIL COMPANY	877031-IN	OIL FOR FLEET	06/04/2025	279.54	06/06/2025	100-480-610 Automotive Supplies	625
4329	INTERSTATE OIL COMPANY	877234-IN	OIL FOR FLEET	06/09/2025	251.35		100-480-610 Automotive Supplies	625
Total 4329:					530.89			
JOHN ALLEN WOODS								
8994	JOHN ALLEN WOODS	273139	New Keys made and door lock fixed	06/06/2025	392.00		100-575-430 Outside Serv-Repair & Maint	625
Total 8994:					392.00			
JOHNSON CONTROLS FIRE PROTECTION LP								
8667	JOHNSON CONTROLS FIRE PROTECTION LP	24766843	Service Agreement	06/02/2025	447.30	06/06/2025	100-417-420 Outside Services	625
8667	JOHNSON CONTROLS FIRE PROTECTION LP	53002964	Dry System Fire Upgrade/Repair	05/27/2025	14,432.00	06/06/2025	100-417-430 Outside Serv-Repair & Maint	525
Total 8667:					14,879.30			
JUB ENGINEERS, INC								
8846	JUB ENGINEERS, INC	182764	Design for Cedar St	04/29/2025	80,921.93		100-475-730 Improve Other than Buildings	425
8846	JUB ENGINEERS, INC	184994	Design for Cedar St	06/02/2025	62,787.95		100-475-730 Improve Other than Buildings	625
Total 8846:					143,709.88			
KELLER ASSOCIATES INC								
9056	KELLER ASSOCIATES INC	0251407	WTP Caustic Soda & Air System	05/15/2025	35,511.00	06/06/2025	510-166100 Construction In Progress	525
Total 9056:					35,511.00			
LICKETY SPLIT EXPRESS WASH, LLC								
9051	LICKETY SPLIT EXPRESS WASH, LLC	#1 PW MAR 25	1 truck wash	03/04/2025	11.00	06/06/2025	100-417-420 Outside Services	325
9051	LICKETY SPLIT EXPRESS WASH, LLC	#12 COURT MAY 25	3 car washes	05/31/2025	33.00	06/06/2025	100-425-322 Prof Serv-Other	525

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title	GL Period
9051	LICKETY SPLIT EXPRESS WASH, LLC	#14 ENG MAY 25	1 car wash	05/31/2025	11.00	06/06/2025	100-529-420 Outside Services	525
9051	LICKETY SPLIT EXPRESS WASH, LLC	#4 FLEET MAY 25	4 truck washes	05/31/2025	44.00	06/06/2025	100-480-420 Outside Services	525
9051	LICKETY SPLIT EXPRESS WASH, LLC	#8 WW MAR 25	1 truck wash	03/31/2025	11.00	06/06/2025	520-810-420 Outside Services	325
9051	LICKETY SPLIT EXPRESS WASH, LLC	#8 WW MAY 25	1 truck wash	05/31/2025	11.00	06/06/2025	520-810-420 Outside Services	525
9051	LICKETY SPLIT EXPRESS WASH, LLC	#9 WTP MAR 25	2 truck washes	03/31/2025	22.00	06/06/2025	510-840-420 Outside Services	325
9051	LICKETY SPLIT EXPRESS WASH, LLC	#9 WTP MAY 25	1 truck wash	05/31/2025	11.00	06/06/2025	510-840-420 Outside Services	525
Total 9051:					154.00			
LOW STUMP LLC								
9060	LOW STUMP LLC	1137	Tree removal/trimming	06/04/2025	2,360.00	06/06/2025	100-475-420 Outside Services	625
Total 9060:					2,360.00			
LOWES CREDIT SERVICES								
7650	LOWES CREDIT SERVICES	73194	Frame for office map of City of Fernley	05/21/2025	75.71	06/06/2025	100-529-600 General Supplies	525
7650	LOWES CREDIT SERVICES	74909	Hardhats/Gloves	06/02/2025	75.43	06/06/2025	100-475-616 Safety Supplies	625
7650	LOWES CREDIT SERVICES	76253	CORD FOR FLEET	06/03/2025	58.77	06/06/2025	100-480-610 Automotive Supplies	625
7650	LOWES CREDIT SERVICES	79222	Spray Paint	06/04/2025	207.51	06/06/2025	100-475-600 General Supplies	625
7650	LOWES CREDIT SERVICES	79222	Rotary Hammer/Bits	06/04/2025	374.83	06/06/2025	100-475-605 Minor Equipment	625
7650	LOWES CREDIT SERVICES	79477	PS Shop Supplies	06/04/2025	835.98		510-840-614 Shop Supplies	625
7650	LOWES CREDIT SERVICES	81247	Rebar caps/Utility Knife/Concrete Stakes	06/05/2025	353.83	06/06/2025	100-475-600 General Supplies	625
7650	LOWES CREDIT SERVICES	81657	Batteries/Irrigation supplies	06/05/2025	110.87		100-575-600 General Supplies	625
7650	LOWES CREDIT SERVICES	82392	Electrician general supplies	06/06/2025	27.06		510-810-600 General Supplies	625
7650	LOWES CREDIT SERVICES	91565	concrete	05/28/2025	284.23	06/06/2025	100-575-600 General Supplies	525
7650	LOWES CREDIT SERVICES	91980	Cleaning supplies and curb paint supplies	05/28/2025	350.95	06/06/2025	510-810-614 Shop Supplies	525
7650	LOWES CREDIT SERVICES	91996	WWTP replacement AC unit	05/28/2025	426.55	06/06/2025	520-810-614 Shop Supplies	525
7650	LOWES CREDIT SERVICES	92505	General Supplies	05/28/2025	79.58	06/06/2025	520-810-600 General Supplies	525
7650	LOWES CREDIT SERVICES	93999	swamp cooler for well 9	05/29/2025	626.87	06/06/2025	510-810-605 Minor Equipment	525
7650	LOWES CREDIT SERVICES	95001	PS Shop Supplies	05/29/2025	642.54		510-840-614 Shop Supplies	525
7650	LOWES CREDIT SERVICES	98787	Frame for office - Map of City of Fernley	05/19/2025	68.29	06/06/2025	100-529-600 General Supplies	525
Total 7650:					4,599.00			
LUMOS & ASSOCIATES INC								
370	LUMOS & ASSOCIATES INC	127976	Ponds 4A and 4B Relining	05/31/2025	8,769.75	06/06/2025	520-166100 Construction In Progress	525
Total 370:					8,769.75			
LYON COUNTY CLERK/TREASURER								
106	LYON COUNTY CLERK/TREASURER	TLT May 25	Transient Lodging Tax	05/31/2025	3,117.73	06/06/2025	225-227010 TLT Payable to County	525
Total 106:					3,117.73			

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title		GL Period
MARSHALL'S SEPTIC CARE									
8509	MARSHALL'S SEPTIC CARE	I25145	Portable Restroom Maintenance	06/02/2025	430.00	06/06/2025	100-575-430	Outside Serv-Repair & Maint	625
8509	MARSHALL'S SEPTIC CARE	I25148	Portable Restroom Maintenance	06/02/2025	150.00	06/06/2025	100-575-430	Outside Serv-Repair & Maint	625
8509	MARSHALL'S SEPTIC CARE	I25183	Portable Restroom Maintenance	06/01/2025	118.33	06/06/2025	100-417-430	Outside Serv-Repair & Maint	625
8509	MARSHALL'S SEPTIC CARE	I25184	Portable Restroom Maintenance	06/01/2025	118.33	06/06/2025	100-575-430	Outside Serv-Repair & Maint	625
8509	MARSHALL'S SEPTIC CARE	I25185	Portable Restroom Maintenance	06/01/2025	220.66	06/06/2025	100-575-430	Outside Serv-Repair & Maint	625
8509	MARSHALL'S SEPTIC CARE	I25186	Portable Restroom Maintenance	06/01/2025	220.66	06/06/2025	100-575-430	Outside Serv-Repair & Maint	625
8509	MARSHALL'S SEPTIC CARE	I25187	Portable Restroom Maintenance	06/01/2025	551.65	06/06/2025	100-575-430	Outside Serv-Repair & Maint	625
8509	MARSHALL'S SEPTIC CARE	I25188	Portable Restroom Maintenance	06/01/2025	128.33	06/06/2025	100-575-430	Outside Serv-Repair & Maint	625
8509	MARSHALL'S SEPTIC CARE	I25189	Portable Restroom Maintenance	06/01/2025	128.33	06/06/2025	100-575-430	Outside Serv-Repair & Maint	625
Total 8509:					2,066.29				
MME - MUNICIPAL MAINTENANCE EQUIP									
6635	MME - MUNICIPAL MAINTENANCE EQUIP	36934	VacCon clamps and hose guide	05/29/2025	193.30	06/06/2025	510-810-610	Automotive Supplies	525
Total 6635:					193.30				
MSC INDUSTRIAL SUPPLY CO									
115	MSC INDUSTRIAL SUPPLY CO	27745290	PS Shop Supplies	05/29/2025	571.50		510-840-614	Shop Supplies	525
Total 115:					571.50				
NAPA AUTO & TRUCK PARTS									
58	NAPA AUTO & TRUCK PARTS	430581	FLEET PARTS	05/29/2025	147.65	06/06/2025	100-480-610	Automotive Supplies	525
58	NAPA AUTO & TRUCK PARTS	430786	FLEET SUPPLIES	06/02/2025	29.39	06/06/2025	100-480-610	Automotive Supplies	625
58	NAPA AUTO & TRUCK PARTS	430964	FUSES FOR FLEET	06/04/2025	4.59	06/06/2025	100-480-610	Automotive Supplies	625
58	NAPA AUTO & TRUCK PARTS	431203	Mower Belt	06/09/2025	20.59		100-575-600	General Supplies	625
Total 58:					202.22				
NDEP NV DIV OF ENVIRONMENTAL PROTECTION									
4038	NDEP NV DIV OF ENVIRONMENTAL PROTECTION	7769	East Wastewater Treatment Permit # NS0080011	05/29/2025	10,272.00	06/06/2025	520-810-642	Licenses and Permits	525
4038	NDEP NV DIV OF ENVIRONMENTAL PROTECTION	PGP-94 FY26	NDEP Annual Pesticide Permit	04/28/2025	300.00	06/06/2025	520-810-642	Licenses and Permits	425
Total 4038:					10,572.00				
NEVADA DEPARTMENT OF TAXATION									
6378	NEVADA DEPARTMENT OF TAXATION	TLT May 25	Transient Lodging Tax	05/31/2025	1,870.64	06/06/2025	225-227015	TLT Payable to State	525
Total 6378:					1,870.64				
NEVADA DEPT PUBLIC SAFETY - DPS									
7405	NEVADA DEPT PUBLIC SAFETY - DPS	71895	REF# 3714923	05/31/2025	31.04		100-416-322	Prof Serv-Other	525

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title	GL Period
7405	NEVADA DEPT PUBLIC SAFETY - DPS	71895	REF # 3732920	05/31/2025	9.75		510-840-322 Prof Serv-Other	525
7405	NEVADA DEPT PUBLIC SAFETY - DPS	71895	REF# 3732924	05/31/2025	19.50		510-810-322 Prof Serv-Other	525
7405	NEVADA DEPT PUBLIC SAFETY - DPS	71895	REF # 3732920	05/31/2025	9.75		510-810-322 Prof Serv-Other	525
7405	NEVADA DEPT PUBLIC SAFETY - DPS	71895	REF# 3732923	05/31/2025	39.00		100-425-322 Prof Serv-Other	525
7405	NEVADA DEPT PUBLIC SAFETY - DPS	71895	REF# 3714923	05/31/2025	4.88		510-810-322 Prof Serv-Other	525
7405	NEVADA DEPT PUBLIC SAFETY - DPS	71895	REF # 3732920	05/31/2025	19.50		520-810-322 Prof Serv-Other	525
7405	NEVADA DEPT PUBLIC SAFETY - DPS	71895	REF# 3732924	05/31/2025	19.50		520-810-322 Prof Serv-Other	525
7405	NEVADA DEPT PUBLIC SAFETY - DPS	71895	REF# 3714923	05/31/2025	3.08		520-810-322 Prof Serv-Other	525
7405	NEVADA DEPT PUBLIC SAFETY - DPS	71895	REF# 3732921	05/31/2025	39.00		100-610-322 Prof Serv-Other	525
Total 7405:					195.00			
NEVADA DIVISION OF STATE LANDS								
120	NEVADA DIVISION OF STATE LANDS	22619	Con No. 2171 Easement for state lands use of WW facility AP	06/02/2025	1,680.00	06/06/2025	520-810-642 Licenses and Permits	625
Total 120:					1,680.00			
NV ENERGY								
167	NV ENERGY	13818 MAY 25	34596405113818 ACH	05/28/2025	37.92	06/13/2025	100-475-622 Electricity	525
167	NV ENERGY	13924 MAY 25	48768108113924 ACH	05/28/2025	37.54	06/13/2025	100-475-622 Electricity	525
167	NV ENERGY	26445 MAY 25	34596505226445 ACH	05/24/2025	6,632.65	06/12/2025	510-840-622 Electricity	525
167	NV ENERGY	28458 MAY 25	34596505228458 ACH	05/24/2025	13,286.02	06/12/2025	510-840-622 Electricity	525
167	NV ENERGY	30672 MAY 25	213677908230672 ACH	05/28/2025	43.40	06/13/2025	100-575-622 Electricity	525
167	NV ENERGY	71493 MAY 25	271223607571493 ACH	05/28/2025	42.93	06/13/2025	100-475-622 Electricity	525
167	NV ENERGY	93503 MAY 25	34596408593503	05/09/2025	77.54	06/03/2025	100-417-622 Electricity	525
167	NV ENERGY	97731 MAY 25	213677908197731 ACH	05/28/2025	44.73	06/13/2025	100-575-622 Electricity	525
Total 167:					20,202.73			
OFFICE DEPOT								
133	OFFICE DEPOT	422422061001	Office Supplies- Label maker, canned air	05/23/2025	165.01	06/06/2025	100-415-600 General Supplies	525
133	OFFICE DEPOT	423672767001	envelopes/labels	05/28/2025	56.88	06/06/2025	100-610-601 Office Supplies	525
133	OFFICE DEPOT	424710251001	USB drives	05/22/2025	16.25	06/06/2025	510-810-601 Office Supplies	525
Total 133:					238.14			
O'REILLY AUTO PARTS								
6230	O'REILLY AUTO PARTS	3599-352488	FUEL CAP	04/30/2025	15.22	06/06/2025	100-480-610 Automotive Supplies	425
6230	O'REILLY AUTO PARTS	3599-355398	FLEET SUPPLIES	05/20/2025	32.98	06/06/2025	100-480-610 Automotive Supplies	525
6230	O'REILLY AUTO PARTS	3599-356682	FLEET PARTS	05/28/2025	12.99	06/06/2025	100-480-610 Automotive Supplies	525
6230	O'REILLY AUTO PARTS	3599-356714	DEF FOR FLEET	05/28/2025	33.98	06/06/2025	100-480-610 Automotive Supplies	525
6230	O'REILLY AUTO PARTS	3599-356742	PARTS FOR W/W	05/28/2025	119.70	06/06/2025	100-480-610 Automotive Supplies	525
6230	O'REILLY AUTO PARTS	3599-357496	GASKETS FOR FIRE DEPT.	06/02/2025	58.90	06/06/2025	100-126000 Intergovernmental Receivable	625
6230	O'REILLY AUTO PARTS	3599-357519	STABILIZER FOR W/W 2005	06/02/2025	58.46	06/06/2025	100-480-610 Automotive Supplies	625

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title	GL Period
6230	O'REILLY AUTO PARTS	3599-357630	DAMPER FOR VECTOR	06/02/2025	58.46	06/06/2025	100-480-610 Automotive Supplies	625
6230	O'REILLY AUTO PARTS	3599-357707	CHARGER FOR FLEET	06/03/2025	47.99	06/06/2025	100-480-610 Automotive Supplies	625
6230	O'REILLY AUTO PARTS	3599-357878	SHOCKS FOR W/W	06/04/2025	385.94		100-480-610 Automotive Supplies	625
6230	O'REILLY AUTO PARTS	3599-357882	DAMPER FOR FLEET	06/04/2025	119.70		100-480-610 Automotive Supplies	625
Total 6230:					944.32			
PACIFIC OFFICE AUTOMATION								
8929	PACIFIC OFFICE AUTOMATION	7R03056-6	Utilities	06/01/2025	347.94		520-810-550 Printing and Postage	625
8929	PACIFIC OFFICE AUTOMATION	7R03056-6	Main	06/01/2025	695.88		100-417-550 Printing and Postage	625
8929	PACIFIC OFFICE AUTOMATION	7R03056-6	Utilities	06/01/2025	347.94		510-810-550 Printing and Postage	625
8929	PACIFIC OFFICE AUTOMATION	7R03056-6	FMC	06/01/2025	695.88		100-425-550 Printing and Postage	625
8929	PACIFIC OFFICE AUTOMATION	7R03056-6	HR	06/01/2025	695.88		100-413-550 Printing and Postage	625
8929	PACIFIC OFFICE AUTOMATION	7R03056-6	Clerk	06/01/2025	695.88		100-416-550 Printing and Postage	625
8929	PACIFIC OFFICE AUTOMATION	7R03056-6	City Attorney	06/01/2025	695.88		100-414-550 Printing and Postage	625
Total 8929:					4,175.28			
PACIFIC STORAGE COMPANY								
8876	PACIFIC STORAGE COMPANY	5262716	Shred Services	05/28/2025	66.00	06/06/2025	100-416-322 Prof Serv-Other	525
8876	PACIFIC STORAGE COMPANY	5262717	Shredding Bin	05/28/2025	16.50	06/06/2025	100-425-322 Prof Serv-Other	525
Total 8876:					82.50			
PUBLIC EMPLOYEES BENEFITS PROG								
143	PUBLIC EMPLOYEES BENEFITS PROG	JUN 2025	RETIREE INSURANCE - #819	06/03/2025	.85		510-810-240 Group Insurance	625
143	PUBLIC EMPLOYEES BENEFITS PROG	JUN 2025	RETIREE INSURANCE - #819	06/03/2025	204.94		520-810-240 Group Insurance	625
143	PUBLIC EMPLOYEES BENEFITS PROG	JUN 2025	RETIREE INSURANCE - #819	06/03/2025	73.92		100-605-240 Group Insurance	625
143	PUBLIC EMPLOYEES BENEFITS PROG	JUN 2025	RETIREE INSURANCE - #819	06/03/2025	170.86		100-415-240 Group Insurance	625
Total 143:					450.57			
RENO GAZETTE JOURNAL								
152	RENO GAZETTE JOURNAL	7129463	3rd Quarter 2025 Total receipts/expenses	06/01/2025	94.80	06/06/2025	100-416-540 Advertising	625
152	RENO GAZETTE JOURNAL	7129519	Legal ad for Resolution 25-004	06/01/2025	54.72	06/06/2025	100-610-540 Advertising	625
Total 152:					149.52			
SHAW ENGINEERING								
1897	SHAW ENGINEERING	187134	COF Lumos EWWTP Headworks	04/30/2025	645.00	06/06/2025	520-810-320 Prof Serv-Engineering	425
Total 1897:					645.00			

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	RN329699	Shadow lane project	05/27/2025	132.00	06/06/2025	510-810-423	Outside Serv-Analytical	525
7856	SILVER STATE ANALYTICAL LABORATORIES	RN329700	shadow lane project	05/27/2025	66.00	06/06/2025	510-810-423	Outside Serv-Analytical	525
7856	SILVER STATE ANALYTICAL LABORATORIES	RN329703	shadow lane project	05/27/2025	66.00	06/06/2025	510-810-423	Outside Serv-Analytical	525
7856	SILVER STATE ANALYTICAL LABORATORIES	RN329704	shadow lane project	05/27/2025	22.00	06/06/2025	510-810-423	Outside Serv-Analytical	525
7856	SILVER STATE ANALYTICAL LABORATORIES	RN329705	shadow lane project	05/27/2025	132.00	06/06/2025	510-840-423	Outside Serv-Analytical	525
7856	SILVER STATE ANALYTICAL LABORATORIES	RN329726	shadow lane project	05/27/2025	22.00	06/06/2025	510-810-423	Outside Serv-Analytical	525
7856	SILVER STATE ANALYTICAL LABORATORIES	RN330203	June monthly samples	06/09/2025	286.00		510-810-423	Outside Serv-Analytical	625
Total 7856:					726.00				
SOSU TV CORP									
8909	SOSU TV CORP	WC1554	Fernley Focus Videos May 25	06/01/2025	1,500.00	06/06/2025	100-413-322	Prof Serv-Other	625
Total 8909:					1,500.00				
SOUTHERN TIRE MART LLC									
8964	SOUTHERN TIRE MART LLC	7590047210	TIRES FOR PARKS TRAILER	06/06/2025	496.16		100-480-610	Automotive Supplies	625
Total 8964:					496.16				
SOUTHWEST GAS CORP									
204	SOUTHWEST GAS CORP	33096 MAY 25	910001133096 ACH	05/28/2025	124.95	06/16/2025	510-810-621	Natural Gas	525
204	SOUTHWEST GAS CORP	33438 MAY 25	910001133438 ACH	05/22/2025	363.71	06/10/2025	100-417-621	Natural Gas	525
Total 204:					488.66				
TESTWAVE LLC									
2112	TESTWAVE LLC	25INV1855	Backflow tester calibration	06/10/2025	250.00		510-810-420	Outside Services	625
Total 2112:					250.00				
TROJAN TECHNOLOGIES CORP									
8959	TROJAN TECHNOLOGIES CORP	200/50003270	PS Microfiltration Components	05/29/2025	6,598.27	06/06/2025	510-840-614	Shop Supplies	525
8959	TROJAN TECHNOLOGIES CORP	200/50003308	PS Microfilter Components	05/30/2025	5,909.17	06/06/2025	510-840-614	Shop Supplies	525
Total 8959:					12,507.44				
TWISTED STEEL									
8822	TWISTED STEEL	1306	Art Park Sign Fernley Main St Beautification	05/14/2025	3,600.00	06/06/2025	220-480-684	Main Street Beautification	525
8822	TWISTED STEEL	1307	2 Rusted Metal Flowers and 3 rusted metal Bouquets	05/14/2025	6,800.00	06/06/2025	220-480-684	Main Street Beautification	525
Total 8822:					10,400.00				

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title	GL Period
USA BLUEBOOK								
464	USA BLUEBOOK	INV00730537	PS Shop Supplies	06/05/2025	518.61		510-840-614 Shop Supplies	625
Total 464:					518.61			
UTILITY DEPOSITS								
2202	UTILITY DEPOSITS	10856302	SEWER DEPOSIT REFUND	05/23/2025	75.56	06/06/2025	520-228200 Customer Deposits	525
2202	UTILITY DEPOSITS	10925704	WATER DEPOSIT REFUND	05/01/2025	71.72	06/06/2025	510-228200 Customer Deposits	525
2202	UTILITY DEPOSITS	10925704	SEWER DEPOSIT REFUND	05/01/2025	80.00	06/06/2025	520-228200 Customer Deposits	525
2202	UTILITY DEPOSITS	1120011	SEWER DEPOSIT REFUND	05/29/2025	80.00	06/06/2025	520-228200 Customer Deposits	525
2202	UTILITY DEPOSITS	1120011	WATER DEPOSIT REFUND	05/29/2025	43.73	06/06/2025	510-228200 Customer Deposits	525
2202	UTILITY DEPOSITS	116877.04	CREDIT REFUND	05/19/2025	92.45	06/06/2025	010-115100 Cash Clearing-Utilities	525
2202	UTILITY DEPOSITS	13323914	CREDIT REFUND	05/30/2025	99.76	06/06/2025	010-115100 Cash Clearing-Utilities	525
2202	UTILITY DEPOSITS	13862102	CREDIT REFUND	05/29/2025	63.97	06/06/2025	010-115100 Cash Clearing-Utilities	525
2202	UTILITY DEPOSITS	13873807	SEWER DEPOSIT REFUND	05/30/2025	24.47	06/06/2025	520-228200 Customer Deposits	525
2202	UTILITY DEPOSITS	16556620	SEWER DEPOSIT REFUND	05/28/2025	59.17	06/06/2025	520-228200 Customer Deposits	525
2202	UTILITY DEPOSITS	16833904	SEWER DEPOSIT REFUND	05/30/2025	28.49	06/06/2025	520-228200 Customer Deposits	525
2202	UTILITY DEPOSITS	16851502	CREDIT REFUND	05/19/2025	122.59	06/06/2025	010-115100 Cash Clearing-Utilities	525
2202	UTILITY DEPOSITS	16864009	SEWER DEPOSIT REFUND	05/31/2025	29.23	06/06/2025	520-228200 Customer Deposits	525
2202	UTILITY DEPOSITS	21956202	CREDIT REFUND	05/22/2025	91.05	06/06/2025	010-115100 Cash Clearing-Utilities	525
2202	UTILITY DEPOSITS	219730.01	CREDIT REFUND	05/27/2025	196.72	06/06/2025	010-115100 Cash Clearing-Utilities	525
2202	UTILITY DEPOSITS	21973001	WATER DEPOSIT REFUND	05/01/2025	75.00	06/06/2025	510-228200 Customer Deposits	525
2202	UTILITY DEPOSITS	21973001	SEWER DEPOSIT REFUND	05/01/2025	80.00	06/06/2025	520-228200 Customer Deposits	525
2202	UTILITY DEPOSITS	219760.01	CREDIT REFUND	05/30/2025	200.00	06/06/2025	010-115100 Cash Clearing-Utilities	525
2202	UTILITY DEPOSITS	21976001	WATER DEPOSIT REFUND	05/20/2025	5.40	06/06/2025	510-228200 Customer Deposits	525
2202	UTILITY DEPOSITS	21976001	SEWER DEPOSIT REFUND	05/20/2025	80.00	06/06/2025	520-228200 Customer Deposits	525
2202	UTILITY DEPOSITS	30779329	WATER DEPOSIT REFUND	05/28/2025	1,407.97	06/06/2025	510-228200 Customer Deposits	525
2202	UTILITY DEPOSITS	30796537	WATER DEPOSIT REFUND	05/14/2025	1,558.06	06/06/2025	510-228200 Customer Deposits	525
2202	UTILITY DEPOSITS	30809427	WATER DEPOSIT REFUND	05/20/2025	1,036.77	06/06/2025	510-228200 Customer Deposits	525
2202	UTILITY DEPOSITS	6970301	SEWER DEPOSIT REFUND	05/27/2025	54.41	06/06/2025	520-228200 Customer Deposits	525
2202	UTILITY DEPOSITS	7943003	SEWER DEPOSIT REFUND	05/22/2025	74.82	06/06/2025	520-228200 Customer Deposits	525
Total 2202:					5,731.34			
VOYA FINANCIAL								
8591	VOYA FINANCIAL	MAY 2025-3	DEFERRED COMPENSATION, 457	05/30/2025	4,721.34	05/30/2025	100-215000 457 PAYABLE	525
8591	VOYA FINANCIAL	MAY 2025-3	ROTH IRA	05/30/2025	974.59	05/30/2025	100-215000 457 PAYABLE	525
Total 8591:					5,695.93			
WASTE MANAGEMENT								
447	WASTE MANAGEMENT	25001 JUN 25	6-82646-25001	06/02/2025	1,785.11	06/06/2025	100-475-412 Utility Serv-Refuse	625
447	WASTE MANAGEMENT	33001 JUN 25	11-60772-33001	06/04/2025	145.47	06/06/2025	100-417-412 Utility Serv-Refuse	625
447	WASTE MANAGEMENT	33005 JUN 25	11-60745-33005	06/04/2025	25.74	06/06/2025	510-840-412 Utility Serv-Refuse	625

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title	GL Period
447	WASTE MANAGEMENT	33009 JUN 25	11-60774-33009	06/04/2025	119.03	06/06/2025	510-810-412 Utility Serv-Refuse	625
447	WASTE MANAGEMENT	43003 JUN 25	11-60760-43003	06/04/2025	59.51	06/06/2025	520-810-412 Utility Serv-Refuse	625
447	WASTE MANAGEMENT	65007 JUN 25	6-82641-65007	06/02/2025	342.90	06/06/2025	100-575-412 Utility Serv-Refuse	625
447	WASTE MANAGEMENT	95009 JUN 25	8-29467-95009	06/02/2025	448.45	06/06/2025	100-475-412 Utility Serv-Refuse	625
Total 447:					2,926.21			
WEDCO								
3350	WEDCO	S100169994.001	Well 8 relay for hour meter	05/28/2025	35.30	06/06/2025	510-810-600 General Supplies	525
3350	WEDCO	S100169999.001	tools for well 8	05/28/2025	9.32	06/06/2025	510-810-600 General Supplies	525
3350	WEDCO	S100171337.001	HSPS and Admin lighting and emergency lighting replacemen	06/03/2025	2,298.51	06/06/2025	510-840-600 General Supplies	625
3350	WEDCO	S100171350.001	Well 8 hour meter	06/04/2025	44.86		510-810-600 General Supplies	625
Total 3350:					2,387.99			
WESTERN INDUSTRIAL PARTS, INC.								
8571	WESTERN INDUSTRIAL PARTS, INC.	2505-125660	gloves and lens cleaning wipes	05/30/2025	135.40	06/06/2025	510-810-616 Safety Supplies	525
8571	WESTERN INDUSTRIAL PARTS, INC.	2505-125661	SHOP SUPPLIES	05/30/2025	98.89	06/06/2025	100-480-600 General Supplies	525
Total 8571:					234.29			
WESTERN NEVADA SUPPLY CO.								
195	WESTERN NEVADA SUPPLY CO.	11744325	duel port MXU	05/29/2025	105.26	06/06/2025	510-166100 Construction In Progress	525
195	WESTERN NEVADA SUPPLY CO.	11744325-1	Duel port MXU	06/03/2025	307.62	06/06/2025	510-166100 Construction In Progress	625
195	WESTERN NEVADA SUPPLY CO.	11744325-2	Duel port MXU	06/04/2025	205.08	06/06/2025	510-166100 Construction In Progress	625
195	WESTERN NEVADA SUPPLY CO.	11771900	PS Shop Supplies	05/29/2025	67.50	06/06/2025	510-840-614 Shop Supplies	525
195	WESTERN NEVADA SUPPLY CO.	11773759	3"" hydrant meter register	05/29/2025	503.31	06/06/2025	510-810-613 Meter Service Supplies	525
Total 195:					1,188.77			
XPRESS BILL PAY LLC								
2468	XPRESS BILL PAY LLC	5/2025	CREDIT CARD PROCESSING FEES- WATER	05/31/2025	2,735.75	05/31/2025	510-810-609 Credit Card Fees	525
2468	XPRESS BILL PAY LLC	5/2025	CREDIT CARD PROCESSING FEES- SEWER	05/31/2025	2,735.74	05/31/2025	520-810-609 Credit Card Fees	525
Total 2468:					5,471.49			
XYLEM WATER SOLUTIONS USA, INC.								
8939	XYLEM WATER SOLUTIONS USA, INC.	3556D76086	East Lift pump service & inspection	05/22/2025	4,701.39	06/06/2025	520-810-430 Outside Serv-Repair & Maint	525
Total 8939:					4,701.39			
Grand Totals:					533,453.49			

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title	GL Period
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Dated: _____

Mayor: _____

City Treasurer: _____

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
MAY 21, 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 Ben Marchant, Deputy City Manager Lydia Altick, HR Manager Mitzi Carter, City Attorney Aaron Mouritsen, Administrative Specialist II Braelyn Birkel, Administrative Specialist I Sandy Harris, Accounting Manager Jennie Carrick, City Treasurer Robert Carson, Building Official Charity Birkel, Planning Director Michele Rambo, Public Works Director Barry Williams, City Engineer Maria Paz Fernandez, Utilities Director Seong Kim, Muni Court Judge Lori Matheus, Court Administrator Sierra Keathley-Dunn.

1.3. Public Forum

Mayor Neal E. McIntyre stated there was public input from companies that could not be here and gave each Council Member and the public a copy of the comments.

Becki Howlett on behalf of the 4th of July, announced that Councilman Albert Torres was chosen as Grand Marshall of the parade.

Seong Kim, Utilities Director and a resident of Fernley, expressed his opinion regarding City Manager Benjamin Marchant.

Greg Neff, Fernley resident, stated that on Nevada Pacific Parkway, between Emigrant Way, the traffic circle and the highway is becoming a real safety hazard. He asked the Council to consider speed bumps or other traffic-calming measures.

Jamie and Roman Sisneros, Fernley residents, stated grass or turf fields are needed to keep up with demand. They urged City Council to read the Parks Master Plan and start chipping away at our turf projects.

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

Administrative Specialist I Sandy Harris read the new business licenses.

2.4. Six-month review of the Planning Department's expedited fee for outside consultant review of development applications.

Motion: I MOVE TO APPROVE THE CONSENT 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.

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

Chief Deputy Mitch Brantingham, Lyon County Sheriff's Office commented on the statement regarding the traffic on Nevada Pacific and Emigrant Way. Sergeant Santos, who runs the STET team, will be in that area doing more enforcement. That area is always a traffic problem, even when we're out doing enforcement. They had the opportunity to come down and participate in mock courtroom trials here last week with some elementary school kids. It was a nice event. He talked about cracking down on the homeless camps and explained what the school resource officers do over the summer. We had no major complaints or incidents occurring at the Music, Murals and Margaritas event.

Mayor Neal E. McIntyre stated for the record that every Council person got a copy of an email that was received from Chief Brian Bunn, Lyon County Fire Protection District. The mayor read a little bit of what he wrote there. "Let me be clear, North Lyon Fire is NOT broke. We are financially stable but underfunded relative to the service demands."

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

Ben Marchant, City Manager, stated that this Saturday, May 24, 2025, the Northern Nevada Veterans Coalition is looking for volunteers at 8:30 am to help with the Flag-in Day in preparation for the Memorial Day event at the Nevada Veterans Cemetery on Monday, May 26th at 11:00 am. On Monday May 26, 2025, City Hall will be closed in observance of Memorial Day.

Lydia Altick, Deputy City Manager, reported May 10th was the first Annual Business Expo and it was a great success. Also, on the city website there is an updated announcement and a virtual public meeting for the Nevada Pacific Parkway Extension RAISE Grant. This is an opportunity to look at those updates and to provide comments if you have any. Go to the city's website and look at city projects. You'll see the RAISE Grant project, and you can view the virtual public meeting comment periods.

Councilman Torres stated Jessica Murdock did an amazing job on putting together the Annual Business Expo. Fernley Convention and Tourism Authority (FCTA) is now accepting grant applications for fiscal year 25/26 round one. Applications will be accepted until May 30th at 5 pm. This round is for events that take place from July 1st through December 31st. The FCTA Board will review the grant applications and make grant selections during June 9, 2025, FCTA Board meeting, which starts at 6 pm. If is your first time submitting a grant application, you're strongly encouraged to contact the City Manager's office prior to submitting a grant application. Detailed information is posted to the Fernley website as well as Facebook. If you have any questions, please call (775) 784-9858.

Councilwoman Zoberski congratulated our High School Varsity Softball Girls for winning state. The Music, Murals and Margaritas was amazing.

Councilman Hanan stated he had the pleasure of visiting All Points Bar and Grill in Fernley. It's a new establishment in the old Pizza Shack at 790 East Main Street.

Mayor McIntyre stated that he wanted to take responsibility for the action that has been displayed here by the council. We have been very unprofessional, and we need to be more respectful. If you would please let the council people, or himself, or whoever has the floor, let them finish speaking before interrupting and making comments, and he will make sure that you get your turn to speak.

Councilman Lau apologized to Councilman Torres and the Council and the people for getting so excited at the last City Council meeting.

3.2. State of Nevada Legislative update

No update

4. PROCLAMATIONS BY THE MAYOR

Mayor Neal E. McIntyre presented proclamations for Mental Health Awareness Month, Art Week and National Public Works Week.

5. STAFF REPORTS

5.1. Discussion and Possible Action to make a determination pursuant to Step 4 of the grievance process regarding Grievance No. 01-25 filed by IBEW1245 pertaining to the CBA violation requirement to negotiate new classifications.

Aaron Mouritsen, City Attorney, stated to the Council that they have in their packet a copy of the grievance as well as the grievance submission. The union is present, as well as City Manager, Ben Marchant. All parties are present to take any questions before deciding.

Councilman Mendoza disclosed that he is a small business owner doing electrical work, and he does hire IBEW members as his employees. He is a card-carrying member of IBEW401. If there's anything that will be voted on tonight, he will abstain from that vote simply because he is a member of the IBEW.

Ben Marchant, City Manager, stated this is a unique sort of grievance in that there are no city employees or members of the Union that were affected to initiate step 1 or step 2 of the grievance. This is arising out of the creation of new positions that were approved by the City Council in February.

Dylan Gottfried, Senior Assistant Business Manager, Local 1245, stated that we never negotiated over this new classification. What we claim is a violation, and we want to remedy the request. A remedy is that we sit down and agree upon the classification and the wage range and job duties that were not done.

Councilman Joe Mendoza requested a recess for a legal brief.

Mayor Neal E. McIntyre called for a recess: 5:47 pm - 5:53 pm.

Councilwoman Zoberski disclosed that her husband is also a part of the IBEW1245, and it's not going to affect her vote in this decision.

Ben Marchant, City Manager, stated that at least two positions that were the subject of the letter to the City Council, which would be the electrician and the SCADA specialist, have both been advertised, interviewed, and filled. He suggested that any outcome of either proceeding, either a negotiation or an arbitrated settlement, would be retroactive to their date of hire, so that they would be made whole.

Motion: I MOVE TO HAVE IBEW AND THE CITY OF FERNLEY PUT TOGETHER THEIR NEGOTIATING TEAM AND WORK THIS OUT BEFORE GOING TO ARBITRATION AND LET'S FIX THE PROBLEMS BEFORE THEY BECOME A PROBLEM. **Action:** Approved. **Moved by:** Councilman Albert Torres, **Seconded by:** Councilman Stan Lau. **Vote:** Passed, **Summary:** Yes 3, No 1, Abstained

1. **Yes:** Councilwoman Zoberski, Councilman Lau, Councilman Torres, **No:** Councilman Hanan, **Abstain:** Councilman Joe Mendoza.

5.2. (For possible action) Discussion to create a committee between the City Council, the Community Foundation, and the Boys and Girls Club regarding the future lease of the Community Response and Resource Center (CRRC)

Councilwoman Felicity Zoberski would like to create a committee between the CRRC, Fernley Community Foundation, the Boys & Girls Club and the council. It would be helpful if we had a rotating city liaison on this committee. There will be a different council member every month or every 2 months. However, we decide to hold those meetings. That way, every Council member is brought into what's going on with CRRC, the lease with the Boys & Girls Club, and any future development of parks or gymnasiums. She will get with staff and get all the names mentioned together so that she can form a committee and then get started from there.

Motion: I MOVE TO APPROVE CREATING A COMMITTEE BETWEEN THE CITY COUNCIL, COMMUNITY FOUNDATION, THE BOYS & GIRLS CLUB REGARDING THE FUTURE LEASE OF THE COMMUNITY RESOURCE AND RESPONSE CENTER. BUT I WOULD ALSO LIKE THAT AGENDA ITEM TO ALSO BE NOT JUST ABOUT THE FUTURE LEASE OF THE COMMUNITY RESOURCE AND RESPONSE CENTER, BUT ALSO THE NEXT PHASES, AS FAR AS DEVELOPMENT GOES, FUNDRAISING AND FUTURE DEVELOPMENT ALL AROUND. **Action:** Approved. **Moved by:** Councilwoman Zoberski, **Seconded by:** Councilman Hanan. **Vote:** Passed, **Summary:** Yes 5. **Yes:** Councilwoman Zoberski, Councilman Lau, Councilman Torres, Councilman Hanan, Councilman Mendoza.

5.3. (For possible action) Discussion to confirm the date of the Waste Management survey completion and to bring back the results of the survey conducted to determine the best option selected by our citizens. The survey should include both residential and business options.

Mayor Neal E. McIntyre stated for the record that George Peak and Greg Peake sent an email disagreeing with this.

Kim Fleming, Waste Management, stated if they have a finalized draft or a final version of the survey by May 31st or June 1st, they will be able to send out a survey that will go in the bill to all residents at the beginning of July.

Motion: I MOVE TO DIRECT STAFF TO CONFIRM THE WASTE MANAGEMENT SURVEY COMPLETION DATE AND TO BRING BACK THE RESULTS OF THE SURVEY CONDUCTED TO DETERMINE THE BEST OPTION SELECTED BY OUR CITIZENS. THE SURVEY SHOULD INCLUDE RESIDENTIAL OPTIONS ONLY. **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. PUBLIC HEARINGS

6.1. (For possible action) Discussion regarding the Fiscal Year 2025/2026 final budget including, but not limited to: All funds within the Water Enterprise Fund; Wastewater Enterprise Fund; General Fund; Special Revenue Funds; Capital Improvement Program; rates; all city departments; the budget process; timelines, goals, and existing budget; debt, staffing, including but not limited to reorganization, reclassification, employee positions and contracts, new positions, and other matters related thereto.

Councilman Mendoza requested the public safety item be removed out of the general vote. There's a public safety line in this budget that could affect the fire district that he works for as a Fire Captain. That line item, from what he understood, was to support services for law enforcement and fire within the city limits. To maintain transparency, and to avoid any conflict of interest, he requested that this line item be removed and have a separate discussion before we continue with the rest of the budget, because this one he will be abstaining from as well. He also asked why we are building a fire station. With the surplus of money, the city of Fernley could assist with putting two people out in that fire station that's being built for the city of Fernley to help with public safety within the city.

Robert Carson, City Treasurer, stated there is nothing included in the public safety function for this budget proposal. We didn't add it specifically, because of the conversation that we had at the workshop.

Mayor Neal E. McIntyre stated we do not have a public line-item safety in the budget, seeing how it is not a function of the city. The building of the fire station is because of a development agreement with Mark IV. The city itself does not have a fire department, but we will have a fire station which we offered to lease to the North Lyon County Fire Department. The city of Fernley will own that fire station, and when the time comes and the revenues are available to the fire department, it will be available for Lyon County Fire to occupy that building.

Mayor McIntyre stated there have been no changes to this balanced budget. This budget reflects Council's top priorities.

Public input:

Scott Barnes, President of the Fernley Builders Association and President-elect of the National Association of Industrial and Office Properties strongly supported the final budget proposal presented to City Council.

Derek Kirkland, a board member of Fernley Builders Association and represents several developers supported the budget moving forward.

Lowell Patton, Fernley resident, the owner of two businesses, stated as it's presented, he supports this budget.

Paul Kinne, Mark IV Capital, stated he supported the budget.

Dana Uhlhorn, Fernley resident, supported the budget moving forward.

Tammy Richardson, Fernley resident, supported the budget that is being presented.

Councilwoman Zoberski thanked all the staff for working so diligently to put this budget together and wanted to make sure that the staff knows that the Council is aware of how well they worked on this budget, and how much hard work that they put into it.

Councilman Torres inquired about the hiring of both Utilities Director 2, and Utilities Director 1. He thought the discussion was the 2 at this time, and then wait until this time next year, to hire the 1. With code enforcement, he was in favor of both positions if they don't have to be post-certified. He felt the code needs to be fixed before we hire anybody so that they are trained the right way.

Robert Carson, City Treasurer, stated that during the workshop the Utility Engineer 1 and 2 positions were discussed and tonight City Council is just approving the allocation. These won't be coming to you until mid-year next year, and they won't be hired until the very earliest, January 1st. But if we bring the job descriptions and the positions to you, and you decide not to approve them, then we'll go from there.

Motion: I MOVE TO APPROVE THE BUDGET AS PRESENTED **Moved by:** Councilman Ryan Hanan, **Seconded by:** Councilman Stan Lau. Councilman Hanan withdrew his motion for public comment.

Deborah Bement stated she is staff and was the Committee Chair for the Incorporation Committee. Asked questions regarding the position that was being asked to defund.

Mayor Neal E. McIntyre called for a recess: 7:01 pm - 7:06 pm.

Motion: I MOVE TO APPROVE THE FISCAL YEAR 2025/2026 CITY OF FERNLEY BUDGET AS PRESENTED. **Action:** Denied. Moved by: Councilman Ryan Hanan, Seconded by: Councilman Stan Lau. **Vote:** Failed, Summary: Yes 2, No 3. **Yes:** Councilman Lau, Councilman Hanan, **No:** Councilwoman Zoberski, Councilman Torres, Councilman Mendoza.

Motion: I MOVE TO APPROVE THE BUDGET AS PRESENTED WITHOUT FUNDING THE CITY MANAGER POSITION. **Moved by:** Councilman Albert Torres, **Seconded by:** Councilwoman Felicity Zoberski.

Mayor McIntyre allowed, prior to the vote, for further discussion and public comment after the motion was made and seconded.

Councilman Hanan asked why they wanted to delete the city manager position from the budget. Councilman Torres stated they were asked not to talk about those matters per legal brief.

Discussions continued.

Tammy Richardson, Fernley resident, stated this should be kept business, not personal. She asked Council to not defund the position just because they do not like the person in that position.

Dana Uhlhorn, Fernley resident, stated he will ask for a recall if the council tries to defund the city manager position.

Kelly Brye, Fernley resident, stated how do we go forward unless the goal is to change the form of city government.

Dan Ravetto, Fernley resident, expressed concern regarding the motion to defund the city manager.

Lowell Patton, Fernley resident, stated to have a council by majority, say this city should not have a city manager, is just crazy. You're sending a message to businesses and residents that this city is not open for business.

City Manager Marchant stated that he speaks not only as city manager but as a resident of Fernley. He's been in his profession for 20 years now and has never felt so mistreated and not talked too. He has not been put on any notice of performance issues. He has not been told any goals that he should have met, that he has not met. He has not been served any papers. He's not under investigation, at least he wasn't as of the last time he talked to the city attorney, and to suggest that this city does not need a city manager as the organization grows, is very poor judgment and governance. It is foolish for a decision to be made rashly without proper public deliberation, to talk about the form of government, and how the city should be structured and planned for the long term. Bringing it up at the 11th hour on the night that you are approving the budget is a disservice to the citizens of Fernley for what kind of government you're trying to run. He does not typically stand up for himself because he has a very privileged position where he's entrusted with public trust. He works for the city of Fernley. He works for the mayor and is very passionate about providing the highest level of ethical, transparent, and honorable service. He has experience in 6 different cities in 5 different states and has done everything that has been asked of him throughout the process. Councilman Torres has represented that he is not honest because he did not follow the specific expectations, he had for a general request to pull back on the utilities management engineer because he didn't take it off the website. His interpretation is he pulled it back by not hiring it as requested, but the difference in expectations between vague versus clear directions does not constitute dishonesty on his

part. He has signed an acknowledgment that he was noticed that his character and competency could be discussed tonight, and he is bringing it up himself because he has nothing to hide and is here to serve.

Councilman Hanan requested a legal brief.

Aaron Mouritsen, City Attorney, stated he wants to make sure that they understand that a legal brief needs to be limited to issues regarding potential or current litigation. Also understand that just because you talk to your lawyer it doesn't turn into a legal brief unless it discusses those.

Councilman Ryan Hanan stated with that he would make a motion to take a 10-minute recess, so we can discuss this outside of a legal brief in the hallway, and if there's information that you'd like to pass along to make your case.

Mayor McIntyre called for a break 7:46 pm - 7:59 pm

Councilman Hanan stated for the record that he sent out an olive branch to go talk in the hallway and ask one person to come out and tell him why we should defund this position, and no one took that opportunity to come out and talk. At this point he has no knowledge of why we're doing this.

Neal McIntyre II, as a citizen of Fernley his entire life, this greatly concerns him, and he knows it greatly concerns a lot of citizens. The public deserves an explanation of why you want to defund one of the best things that's happened to the city in the last 2 years.

Nancy Cook, a Fernley resident, stated this is a personnel situation, and it's personal, not economical. This is not for the good of Fernley.

Discussion continued.

Aaron Mouritsen, City Attorney, asked the clerk to read back the motion as originally presented, and who made the motion and the second, so the record is clear.

Sandy Harris stated the motion was made by Councilman Torres. He "moved to approve the budget as presented without funding the city manager position", and it was seconded by Councilwoman Zoberski.

Motion: I MOVE TO APPROVE THE BUDGET AS PRESENTED WITHOUT FUNDING THE CITY MANAGER POSITION. **Action:** Approved. **Vote:** Passed, **Summary:** Yes 3, No 2. **Yes:** Councilwoman Zoberski, Councilman Torres, Councilman Mendoza, **No:** Councilman Lau, Councilman Hanan.

Mayor McIntyre vetoed the motion.

Aaron Mouritsen, City Attorney, stated that they needed 4 votes to overturn it.

Motion: I MOVE TO OVERTURN THE VETO. **Action:** Denied, **Moved by:** Councilman Joe Mendoza, **Seconded by:** Councilman Albert Torres. **Vote:** Failed, **Summary:** Yes 3, No 2. **Yes:** Councilwoman Zoberski, Councilman Torres, Councilman Mendoza, **No:** Councilman Lau, Councilman Hanan.

Mayor Neal E. McIntyre called for a recess: 8:24 pm - 8:32 pm.

Aaron Mouritsen, City Attorney, stated council has a few options in front of them today. Option 1 is to continue to discuss the budget today and try to see if you can come to a resolution and then finish up the rest of the agenda. Option 2 would be to move this budget hearing, and this would require a motion by the council. It is agendaized for Friday, at 1:00 pm, just in case this was a possibility. The council can motion to come back on Friday at 1:00 pm and discuss this again. Option 3 would be for the council to pick another date next week to come back and discuss the budget, and we would need at least 5 days to agendaize it. Option 4 would just be to not come back at all. If you choose not to come back at all, there will be no budget.

Robert Carson, City Treasurer, stated that if we were to not have an approved budget by June 1st to the State, what would happen would be that we would adopt a budget by default and what gets adopted is

the fiscal year 2025 budget which we're currently in. There are a lot of issues with doing that. The council would not be able to revisit any of the budget without the approval of the Department of Taxation. They would control our budget at that point. We would miss out on revenues, because then we would be playing catch-up.

Motion: I MOVE TO CONTINUE ITEM 6.1 TO A SPECIAL MEETING ON MAY 28, 2025. **Action:** Approved. **Moved by:** Councilman Joe Mendoza, **Seconded by:** Councilman Albert Torres. **Vote:** Passed, **Summary:** Yes 4, No 1. **Yes:** Councilwoman Zoberski, Councilman Lau, Councilman Torres, Councilman Mendoza, **No:** Councilman Hanan.

Motion: I MOVE TO AGENDIZE THURSDAY THE 29TH AT 1700 HOURS FOR ITEM 6.1 TO BE HEARD AGAIN IF IT IS REQUIRED BY LAW. IF NOT, WE WILL STICK TO THE WEDNESDAY. **Action:** Approved. **Moved by:** Councilman Joe Mendoza, **Seconded by:** Councilman Albert Torres. **Vote:** Passed, **Summary:** Yes 4, No 1. **Yes:** Councilwoman Zoberski, Councilman Lau, Councilman Torres, Councilman Mendoza, **No:** Councilman Hanan.

7. PUBLIC FORUM

None at this time

The next meeting will be either May 28th or 29th.

8. ADJOURNMENT

There being no further business to come before it, the Fernley City Council meeting adjourned at 8:52 pm.

Approved by the Fernley City Council on June 18, 2025, by a vote of:

AYES _____ NAYS: _____ ABSTENTIONS: _____ ABSENT: _____

Neal E. McIntyre

ATTEST: City Clerk Kim Swanson

Mayor

**MINUTES OF THE
FERNLEY CITY COUNCIL
BUDGET MEETING
MAY 28, 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 Ben Marchant, Deputy City Manager Lydia Altick, City Attorney Aaron Mouritsen, City Treasurer Robert Carson, HR Manager Mitzi Carter, City Clerk Kim Swanson, Administrative Specialist I Sandy Harris, Building Official Charity Birkel, Planning Director Michele Rambo, Public Works Director Barry Williams, City Engineer Maria Paz Fernandez, Utilities Director Seong Kim, Muni Court Judge Lori Matheus, Court Administrator Sierra Keathley-Dunn.

1.3. Public Forum

Floyd Rowley, Fernley resident, commented on the current city budget impasse. The city absolutely needs the services of a qualified city manager.

1.4. (For Possible Action) Approval of Agenda

Motion: I MOVE TO APPROVE THE 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.

2. PUBLIC HEARINGS

2.1. (For possible action) Discussion regarding the Fiscal Year 2025/2026 proposed final budget including but not limited to: All funds within the Water Enterprise Fund; Wastewater Enterprise Fund; General Fund; Special Revenue Funds; Capital Improvement Program; rates; all city departments; the budget process; timelines, goals, and existing budget; debt, staffing, including but not limited to reorganization, reclassification, employee positions and contracts, new positions, and other matters related thereto.

Mayor McIntyre stated this is a good budget that has been presented. The reason he vetoed the motion on May 21st is because there were no reasons why they wanted to defund the position. The city of Fernley needs a city manager. Last Wednesday he notified Mr. Marchant that the council would have the opportunity to talk about his competence, character, and job performance, and nobody said a word. The council stated that they were advised not to talk about his character and competence. It's really disheartening that this Council wants to sit up

here and defund a position that the city truly does need and nobody talked about the person in the position. We need to pass this budget one way or another.

Councilman Albert Torres read a statement into record (attached).

Mayor McIntyre thanked Councilman Torres for those comments.

Councilwoman Zoberski read a statement into record (attached).

Councilman Mendoza stated inquired what was the average number of Mr. Marchant's annual was, and how did you get to that average?

Mayor McIntyre stated that he averaged fives, fours, threes, added them up and divided by how many people submitted a review and that came up with a little over 3 points.

Ben Marchant, City Manager, addressed the City Council.

Mayor Neal E. McIntyre opened the meeting for public comment.

Public comment:

Fran McKay, Fernley resident, spoke in favor of defunding the city manager position.

Jim Porter, Fernley resident, stated it seems as though what we really have is an issue of whether we are going to submit a budget, or are we not. The budget has to be submitted. That's number one. Everything else is secondary.

Tim Bickerton, Fernley resident, spoke in favor of accepting Mr. Marchant's resignation.

Skye Long, Fernley resident, can only speak to her own experience, and she has been able to connect with Mr. Marchant over the special event fees that directly impact the things that she does.

Vera Roberson, Fernley resident, agreed that the city needs a city manager, whoever that might be.

Dana Uhlhorn, Fernley resident, he's talked with each of you over the last week or so to get the background on what's going on and he really appreciates that.

Lowell Patton, Fernley resident, believed the council should pass this budget as is, with no changes and address the personnel issues separately. You wouldn't do that with any other employee in the city.

Shannon Ceresola, stated as a business owner, she wants people to come to this community, to think that we are a good community to live in, to have a business in and, right now, we're not representing that.

Lydia Altick, Deputy City Manager, stated Mr. Marchant shows a great amount of creativity and the ability to think outside the box, which are qualifications of an affected boss and leader.

Neal McIntyre II, Fernley resident, stated he's heard a little bit of history, and it's hard to hold somebody accountable for all the stuff that they did in the past when they were trying to better themselves.

Timothy Joder, Fernley resident, stated the council is talking about two separate things here, and you need to get this budget passed. Get the budget passed. It sounds like issues with the city manager are well documented and follow whatever your corrective action process is after this budget is passed.

Mike Moore, Fernley resident, was in favor of City Council accepting Mr. Marchants' resignation.

Myla Moore, Fernley resident, spoke about the facts that were presented tonight.

Mayor McIntyre called for a recess to go into a legal gathering - 6:33 pm - 8:00 pm.

Mayor Neal E. McIntyre called the meeting back to order at 8:00 pm and announced that the meeting would continue in recess until 9:00 pm.

Mayor McIntyre called the meeting to order at 9:00 pm and stated that they are in the process of completing a separation agreement with Mr. Ben Marchant and once that is put together, we will continue the meeting.

Motion: I MOVE TO CONTINUE THE MEETING PAST 9:00. **Action:** Approved. **Moved by:** Councilman Ryan Hanan, **Seconded by:** Councilman Stan Lau. **Vote:** Passed, **Summary:** Yes 5. **Yes:** Councilwoman Zoberiski, Councilman Lau, Councilman Torres, Councilman Hanan, Councilman Mendoza.

Recess 9:05 pm - 10:58 pm

Mayor McIntyre called the meeting back to order at 10:58 pm.

Motion: I MOVE TO APPROVE THE FISCAL YEAR 25/26 BUDGET AS PRESENTED. **Action:** Approved. **Moved by:** councilman Ryan Hanan, **Seconded by:** Councilman Stan Lau. **Vote:** Passed, **Summary:** Yes 5. **Yes:** Councilwoman Zoberiski, Councilman Lau, Councilman Torres, Councilman Hanan, Councilman Mendoza.

3. PUBLIC FORUM

None at this time.

The next meeting is June 4th at 5:00 pm.

4. ADJOURNMENT

There being no further business to come before it, the Fernley City Council meeting adjourned at 11:00 pm.

Approved by the Fernley City Council on June 18, 2025, by a vote of:

AYES _____ NAYS: _____ ABSTENTIONS: _____ ABSENT: _____

Mayor Neal E. McIntyre

ATTEST: City Clerk Kim Swanson

**MINUTES OF THE
FERNLEY CITY COUNCIL MEETING
JUNE 4, 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 Zoberiski, Councilman Stan Lau, Councilman Albert Torres, Councilman Joe Mendoza, Deputy City Manager Lydia Altick, City Attorney Aaron Mouritsen, City treasurer Robert Carson, City Clerk Kim Swanson, Administrative Specialist I Sandy Harris, Building Official Charity Birkel, Planning Director Michele Rambo, Public Works Director Barry Williams, Project Manager Alex Lopez Martinez, City Engineer Maria Paz Fernandez, Utilities Director Seong Kim

1.3. Public Forum

None at this time.

1.4. (For Possible Action) Approval of Agenda

Motion: I MOVE TO APPROVE THE AGENDA. **Action:** Apoproved. **Moved by:** Councilman Stan Lau, **Seconded by:** Councilman Ryan Hanan. **Vote:** Passed, **Summary:** Yes 5. **Yes:** Councilwoman Zoberiski, 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

City Clerk Kim Swanson read the new 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.

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.

Chief Deputy Mitch Brantingham, Lyon County Sheriff's Office, stated with school closing soon, the department will have dedicated traffic enforcement in the school zones. We are cautioning the public to please follow the laws and drive cautiously through our school zones. Evidence Technician Jack Heiser has retired, so congratulations to him for such a long and strong career. If anyone is looking to get property released, oftentimes that is who they're dealing with for safekeeping items, or if something is taken as evidence. As soon as the County has that new person up and running, they will get contact information out to everybody. With the 4th of July event coming up we always like to increase staffing. We are making sure we have plenty of people for the parade and the park events. There have been a couple of incidents out at Desert Rose Lane in Fernley with the road being blocked. An investigation was conducted into that situation. The city got all the road blockage removed and got that road back open. They don't have the ability to write a citation for what that violation actually is. The blockage of a public road is a misdemeanor offense. That report is going to be forwarded over to the City Attorney's office, so they can decide about whether they want to go forward with criminal charges in that situation. They had a couple of complaints that came through regarding people starting to set up and camp back out on the BOR property over by the Veterans Cemetery. They have been doing active patrols out there.

Captain Mike Silverberg, North Lyon County Fire District, explained the National Fire Reporting System (NFRS), is the system they use for incident coding, and how they capture all the data for the fire department and all fire industries. NFRS has been the primary system for collecting data since 1975. It has become outdated and no longer supports the needs of the US Fire administration. We've moved to a new system called Neris. We're going to be using the new Neris system that should be rolled out before February 1, 2026. We have responded to 348 calls for the month of May. That averages to about 11.23 calls a day. North Lyon Fire is in the process of rezoning the district. Soon, North Lyon Fire will have 5 response zones that correlate appropriate response times and justification for the future stations as Fernley continues to develop the North and Southwest plans. Captain Silverberg stated North Lyon Fire provided aid to the neighboring agencies 10 times, or once every 3.1 days for the month of May. North Lyon called upon other agencies 27 times. That leaves us calling them at least once a day, which also correlates to having no service in the city, as we're calling them on for the service. This data clearly shows that North Lyon Fire is understaffed to respond to the ever-growing demand for service in Fernley.

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

Mayor McIntyre reported that the CRRS is on time and on budget. The west end of the Event Lawn has been designated for playground equipment. They are looking at shade structure covers and a removable stage for the Event Lawn area. He received an email from BLM stating the patent for phase one, parcels 1 through 8, was mailed out to the city from the Nevada State office. With this, the Lands Bill 2013 is

finally completed. He gave a report on the positions that have been filed, and the positions that are open. He has been in contact with Mike Worm from the Boys' and Girls' Club of Truckee Meadows regarding the lease of the CRRC.

Councilwoman Zoberski stated the CRRC committee is completely put together, and we all decided on a date. It's just getting with different city staff members to make sure that date works for them.

Robert Carson, City Treasurer, stated that when the building is complete and vacant, all the utility bills and operating costs are already budgeted for and accounted for in the budget this year. There is around \$330,000 to accommodate that until we can get an agreement with the Boys and Girls Club.

Mayor McIntyre announced that the All Points Grill ribbon cutting is scheduled for Friday at 10 am.

Councilman Lau stated Monday and Tuesday they will be paving the rest of Shadow Lane.

Councilman Torres announced that the FCTA board will review the 10 grant applications submitted for fiscal year 25/26 round one, which is July through December 2025, and make grant selections during the Monday, June 9th FCTA Board meeting which starts at 6:00 pm. In regard to item 2.9 on tonight's agenda, the MOU between Main Street Fernley and the City of Fernley. A lot of people don't understand what the Main Street project is. If you want to see a very successful Main Street project, go to Gardnerville. The city down there has done an amazing job. It's a private and public entity partnership. Although the city of Fernley is part of the project, the government entity must be on board to receive most of the funding for the private sector.

Councilman Mendoza asked for an explanation as to why curbs, sidewalks & gutters were now put in at the end of Shadow Lane. He also stated that he would be attempting to make the meetings on the 9th and the 18th. He will be traveling on the 9th and is hoping to be able to zoom in on those meetings for that, and then I'll be out of town on the 18th. Maria Pas Fernandez, City Engineer, stated she would answer the question offline, and she can explain the design of the project.

3.2. State of Nevada Legislative update

Councilman Torres stated that the session ended at 1:00 am Monday night, Tuesday morning. There are a lot of things for Fernley that we opposed that we were able to stop, and there are a lot of things for Fernley that we supported that we were able to get through. We have one small rail bill that will probably come back either during the interim or special session. Mendy will be here on the 18th and give a very in-depth report. The City of Fernley's Bill SB70 was requesting money to continue expanding phases 2 and 3 of the Community Response and Resource Center (CRRC). This year's overall state budget was upside down, so it didn't even make it to the Finance Committee. We will keep trying.

4. PROCLAMATIONS BY THE MAYOR

None at this time.

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.

Tina Peterson, LP Insurance, and Steven Romero, PoolPact, presented. This year there was absolutely no change to the coverage forms. All these coverages have remained in place as long as the city has been with the Pool. Every year they like to do a side-by-side comparison. So, this year, they show what the city has allocated for 2024 versus 2025's exposure. On the payroll line, there was an increase of 8.16%. The total insured value went from \$68 million to \$80 million. As far as the insured value is concerned, that was a 16.8% increase. The auto count went from 67 to 74, another 10.45% increase.

The program costs from \$342,000 to \$388,000 this year. The actual increase was only 13.31%, which means everything that was increased was all based on exposure.

Motion: I MOVE TO ACCEPT THE RENEWAL PROPOSAL FROM NEVADA PUBLIC AGENCY INSURANCE POOL AND APPROVE FOR PAYMENT OF \$388,029.17 WITH A DEDUCTIBLE OF \$2,000.00 PER CLAIM FOR FISCAL YEAR 2025/2026 FUNDS. **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. 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.

Charity Birkel, Building Official, stated this is the first reading and will come back with a presentation at the next council meeting.

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.

Alex Lopez Martinez, Project Manager, stated the engineering department issued a notice of completion on February 7th for the improvements done for Village 2 of the Friendly 5 Subdivision. Three new roads were introduced, Carson Way, Darci Lane and Maeve Way, as well as concluding the construction of Eleanor Way and Payton Way. Those were from Village 1. NRS 278.390 requires the local governing body to accept roadway right of way improvements by resolution.

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. **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.

7.2. Discussion and possible action to approve Resolution 25-005 to implement City of Fernley Special Assessment District guidelines for private property owners.

Lydia Altick, Deputy City Manager, explained that a Special Assessment District (SAD) is a broad financing tool that counties, municipalities and towns in Nevada can utilize to fund a variety of infrastructure and improvement projects, such as streets, street lighting utilities, curb, gutter and sidewalks. Once negotiated with the private property owner, SADs are formalized through a process that includes public hearings, protest opportunities and the adoption of an ordinance by the City Council. Property assessments or fees are levied on property owners within the district who benefit from the improvements. Assessments are based on each property's proportional benefit from the improvements. SAD funding is not part of general property taxes, it's a separate additional fee only for properties within the district. Once the cost of the project is determined, it is financed through the issuance of bonds that are financed for a determined number of years and paid back, using annually collected assessments of each parcel of land within the special assessment district

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. **Action:** Approved. **Moved by:** Councilman Ryan Hanan, **Seconded by:** Councilman Albert Torres. **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, stated there was a notice issue, and they had to re-notice it again for the June 18th meeting, which is why we need to continue it to that date.

Public input:

Clayton Trapp, on behalf of a property owner within the proposed southwest area plan, expressed concern about the potential impact on his client's property.

Michele Rambo, Planning Director, stated the plan does not change the underlying zoning. They still have commercial zoning on that property.

Motion: I MOVE TO TABLE ITEM 8.1 UNTIL THE JUNE 18TH MEETING. **Action:** Approved. **Moved by:** Councilman Lau, **Seconded by:** Councilman Hanan. **Vote:** Passed, **Summary:** Yes 5. **Yes:** Councilwoman Zoberski, Councilman Lau, Councilman Torres, Councilman Hanan, Councilman Mendoza.

9. PUBLIC FORUM

None at this time.

There will be a special meeting on Monday, June 9, 2025, at 5:30 pm, and the next regular meeting is June 18, 2025 at 5:00 pm.

10. ADJOURNMENT

There being no further business to come before it, the Fernley City Council meeting adjourned at 6:04 pm.

Approved by the Fernley City Council on June 18, 2025, by a vote of:

AYES _____ NAYS: _____ ABSTENTIONS: _____ ABSENT: _____

Mayor Neal E. McIntyre

ATTEST: City Clerk Kim Swanson

**MINUTES OF THE
FERNLEY CITY COUNCIL MEETING
SPECIAL MEETING
JUNE 9, 2025**

Mayor Neal E. McIntyre called the meeting to order at 5:30 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, City Treasurer Robert Carson, Executive Admin Assistant April Homme, City Clerk Kim Swanson, Administrative Specialist 1 Sandy Harris. **Absent:** Councilman Joe Mendoza.

1.3. Public Forum

None at this time.

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 4. **Yes:** Councilwoman Zoberski, Councilman Lau, Councilman Torres, Councilman Hanan.

2. STAFF REPORTS

2.1. (Possible Action) Review and Discussion on the Transient Lodging Tax Budget FY25/26. The budget for FY 25/26 is 220,000.00. Council to advise on allocations for itemized line items.

Mayor Neal E. McIntyre recommended increasing the 4th of July for fireworks to \$30,000.00.

Councilman Ryan Hanan stated that we had talked about using some FCTA money for the 25th Anniversary Event. We did budget for it in the budget, but we don't have to use that money. We could use FCTA money as well to have leftover money for our budget if our budget gets thin. He would rather use some of these funds for that event rather than the general fund.

Robert Carson, City Treasurer, reported that with the TLT special revenue fund this year, because we have the new CRRC being built, we were able to allocate the revenues in a different way. 60% was allocated for the CRRC, and then 40% was allocated to outside agencies. The municipal code reads at least 60% to the civic center and not more than 40% to the FCTA. This year the budget went from \$140,000 to \$220,000. In years past, \$50,000 was allocated for the first-round grant awards, \$50,000 for the second-round grant awards, and then \$17,000 for the fireworks. There is \$80,000 more to allocate this year. If you want to increase the grant awards by \$10,000.00 or \$20,000.00, or increase the fireworks donation, you have that ability. Whatever does not get used or reimbursed just goes back into the fund balance.

The allocated line items were:

Fireworks	\$ 30,000.00
Round 1 Grants	57,500.00
Round 2 Grants	57,500.00
Other Potential Grants	<u>42,500.00</u>
TOTAL	<u>\$187,500.00</u>

Motion: I MOVE TO ACCEPT THE ITEM NUMBERS AS PRESENTED. **Action:** Approved.

Moved by: Councilman Ryan Hanan, **Seconded by:** Councilman Albert Torres. **Vote:** Passed,

Summary: Yes 4. **Yes:** Councilwoman Zoberski, Councilman Lau, Councilman Torres, Councilman Hanan.

3. PUBLIC FORUM

None at this time.

The next council meeting will be June 18, 2025, at 5:00pm.

4. ADJOURNMENT

There being no further business to come before it, the Fernley City Council meeting adjourned at 5:52 pm.

Approved by the Fernley City Council on June 18, 2025, by a vote of:

AYES _____ NAYS: _____ ABSTENTIONS: _____ ABSENT: _____

Mayor Neal E. McIntyre

ATTEST:

Report Criteria:

License.Status = "Active"

Business.Origination date = 5/30/2025-6/11/2025

Business Name	DBA	Name	Location	City	State	Zip	Business Tel	Description	Occupation
Zion Builders, Inc.		Donald and Lorna	250 Vista Blvd. #101	Sparks	NV	89434	775-677-8951	Contractor	Carpentry Contractor #77
The Complexiion Studio		Mara Tolliver	75 W Main St	Fernley	NV	89408	775-737-8442	Hair/Nail/Tanning/Spa	Esthetics
Key Motive LLC		Cyrus Bearcloud	1026 Breckenridge Dr	Fallon	NV	89406	775-217-1626	Locksmith	Mobile locksmith
Endeavor Wireless Construction, Inc.		Williams Jones	9901 Horn Rd	Sacramento	CA	95827	720-499-7997	Contractor	Telecom Contractor #932
Anam Cara Counseling		Christine Elizabeth	1318 Nevada Pacific Blvd	Fernley	NV	89408	775-303-7867	Counseling and coachi	Telehealth: behavioral &
Wreathing Havoc		Shannon Ross	1001 Iris Lane	Fernley	NV	89408	775-224-2725	Hobby/Crafter, Sewing	Crafter: handmade wreat
Lopez Company Handyman LLC		Edwin Lopez	106 Farmington Way	Fernley	NV	89408	775-980-7790	Handyman	Handyman
Northern Nevada Electric LLC		Wesley Sandoval-L	1625 Talking Sparrow Dr.	Spanish Springs	NV	89441	775-657-0366	Contractor	Electrical Contractor #88
Grand Totals:									8

Report Criteria:

License.Status = "Active"

Business.Origination date = 5/30/2025-6/11/2025



CITY OF FERNLEY

City Council AGENDA REPORT

Meeting Date: June 18, 2025

REPORT TO: Mayor and City Council

REPORT FROM: Aaron Mouritsen, City Attorney

FINANCIAL IMPACT:

Yes: No: X

CURRENTLY BUDGETED:

Yes: No: X

FUND/ACCOUNT:

N/A

ACTION REQUESTED:

AGENDA ITEM:

For possible action: Discussion and possible approval of a Resolution by Lyon County creating a general improvement district for the purpose of furnishing electric power to the Northern Nevada Industrial Center (NNIC). NNIC is a master-planned industrial development located in Lyon County, Nevada, dedicated to delivering modern infrastructure and energy solutions to support large-scale economic growth in the region.

AGENDA ITEM BRIEF:

Discussion and possible approval of a Resolution by Lyon County creating a general improvement district for the purpose of furnishing electric power to the Northern Nevada Industrial Center (NNIC). NNIC is a master-planned industrial development located in Lyon County, Nevada, dedicated to delivering modern infrastructure and energy solutions to support large-scale economic growth in the region.

RECOMMENDED MOTION:

I move to approve the resolution.

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:

N/A

BACKGROUND:

Lyon County is considering the formation of a general improvement district (GID) for the purpose of furnishing electric power, as authorized by NRS 618.116(1) to the area comprising the Northern Nevada Industrial Center (NNIC). The district will be known as the Northern Nevada Industrial Center Power District (NNIC Power District) and is proposed in conjunction with development plans for the Northern Nevada Industrial Center, a 20,000-acre industrial zone located in unincorporated Lyon County, southeast of Fernley. The Service Plan anticipates approximately 6,000 acres of commercial and industrial space will be served by electrical generation and distribution assets located within the larger NNIC boundaries.

RELEVANT LAWS, STATUTES, AND REGULATIONS:

Because the boundaries of the proposed District fall within seven miles of Fernley's incorporated limits, NRS 318.055(2)(3) authorizes the formation of the District through a majority vote of the County Commission when accompanied by a resolution of consent from the City Council.

FINANCIAL IMPLICATIONS:

N/A

ATTACHMENTS:

1. Letter on Consent Resolution (NNIC Power District)
2. Lyon County GID PP Presentation
3. Fernley Consent Resolution NNIC Power District



Davison Van Cleve, P.C.
Attorneys at Law

May 16, 2025

VIA ELECTRONIC MAIL

Aaron Mourtisen, City Attorney, City of Fernley

RE: Consent Resolution for Lyon County Proposal to Create NNIC Power District
Request for inclusion on June 4, 2025 Fernley City Council Meeting Agenda

Mr. Mourtisen:

I write on behalf of Northern Nevada Industrial Center ("NNIC"). NNIC is a master-planned industrial development located in Lyon County, Nevada, dedicated to delivering modern infrastructure and energy solutions to support large-scale economic growth in the region.

Lyon County is considering the formation of a general improvement district (GID) for the purpose of furnishing electric power, as authorized by NRS 318.116(1) to the area comprising NNIC. The district will be known as the Northern Nevada Industrial Center Power District (NNIC Power District) and is proposed in conjunction with development plans for the Northern Nevada Industrial Center (NNIC), a 20,000-acre industrial zone located in unincorporated Lyon County, southeast of Fernley. Although the full development area spans this larger footprint, the Service Plan anticipates approximately 6,000 acres of commercial and industrial space will be served by electrical generation and distribution assets located within the larger NNIC boundaries. Because the boundaries of the proposed district fall within seven miles of Fernley's incorporated limits, NRS 318.055(2)(d) authorizes the formation of the district through a majority vote of the County Commission when accompanied by a resolution of consent from the City Council. While other statutory options exist, Lyon County and the NNIC team are pursuing this collaborative path to ensure that regional partners are informed and included in the process from the outset.

While Lyon County is advancing this initiative and retains final formation authority, the Northern Nevada Industrial Center project team has worked in close coordination with County staff and strongly supports full transparency and collaboration with local and regional partners. Accordingly, the NNIC team respectfully requests that the Fernley City Council consider the attached Resolution Consenting to the Formation of the NNIC Power District ("Consent Resolution") during its June 4, 2025 City Council meeting. Though this is not the only statutory

4675 W. Teco Ave.
Suite 230
Las Vegas NV
89119

rds@dvclaw.com • (725) 735-1715

204 N. Minnesota St
Suite 2C
Carson City NV
89703

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Davison Van Cleve, P.C.

Attorneys at Law

path to formation, seeking Fernley’s affirmative involvement reflects a commitment to intergovernmental cooperation and transparent governance for a project of this regional significance.

Lyon County’s formal GID formation process will commence on June 5, 2025, with the Board of County Commissioners scheduled to adopt a Resolution of Intent and introduce an Initiating Ordinance. These actions are required by NRS 318.055 and 318.075. Following this introduction, public hearings will be held pursuant to NRS 318.070 and NRS 308.070, and the Service Plan will be subject to review by the Nevada Department of Taxation under NRS 308.040. The foregoing will all be the responsibility of Lyon County and will not require direct participation or resources from the City of Fernley. To support the City Council’s review, we have attached a copy of the NNIC Project Presentation, previously provided to Lyon County, providing a detailed overview of the development area, the proposed microgrid and energy strategy, the necessity of interim power infrastructure, and projected tax revenues and economic impacts for Lyon County. This presentation demonstrates the scale, urgency, and strategic importance of the district’s formation. This timing is essential to preserve project milestones and initiate design and procurement activities needed to meet power-on targets aligned with tenant schedules. Adoption of the Consent Resolution by the City of Fernley on June 4, 2025, will enable Lyon County to proceed with confidence under the statutory process.

The NNIC Power District is intended as a temporary solution to provide reliable electric service to high-load industrial users, such as data centers and manufacturing facilities, ahead of NV Energy’s projected infrastructure availability—currently estimated no sooner than 2032. The GID will construct and operate a combination of gas-fired generation, renewable energy systems, and high-voltage distribution infrastructure, designed for future integration with NV Energy. All facilities will be privately financed and managed, with no reliance on Fernley’s services, permits, or funding.

The proposed district will not interfere with Fernley’s jurisdiction, require services, or affect its planning authority, and is designed to function independently of any municipal obligations. The City’s support reflects a shared interest in responsible, coordinated regional growth and economic development. Once NV Energy is positioned to assume electric service, the GID is expected to dissolve under the statutory procedures outlined in NRS 318.512 through 318.5126, with a clear process for transfer of assets to a public utility.

From a governance perspective, the district will be professionally operated by Tenaska and overseen by an appointed advisory board established pursuant to NRS 244. Lyon County will retain full governance authority under NRS Chapters 244 and 318, including formation,

4675 W. Teco Ave.
Suite 230
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rds@dvclaw.com • (725) 735-1715

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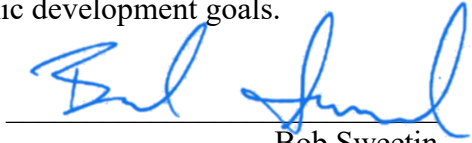
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Attorneys at Law

oversight, and eventual dissolution of the district, while Fernley will not have any administrative or regulatory responsibilities.

While Fernley's consent is not strictly required under all statutory paths, its support enhances regional alignment and fosters mutual understanding among governmental partners. Adoption of the Consent Resolution on June 4, 2025, pursuant to NRS 318.055(2)(d), will help advance a transparent, efficient, and regionally responsive energy infrastructure solution. A draft of the Consent Resolution is attached hereto for review and consideration, consistent with the statutory language of NRS 318.055(2)(d).

We welcome the opportunity to meet with City officials in advance of the June 4 meeting to answer any questions about the Consent Resolution or the proposed district. If the City would like to discuss any aspect of the proposal, the NNIC team is available at your convenience. We look forward to working collaboratively with the City of Fernley on this important and time-sensitive opportunity for advancing Northern Nevada's economic development goals.



Bob Sweetin
Davison Van Cleve, P.C.
Counsel
Northern Nevada Industrial Center



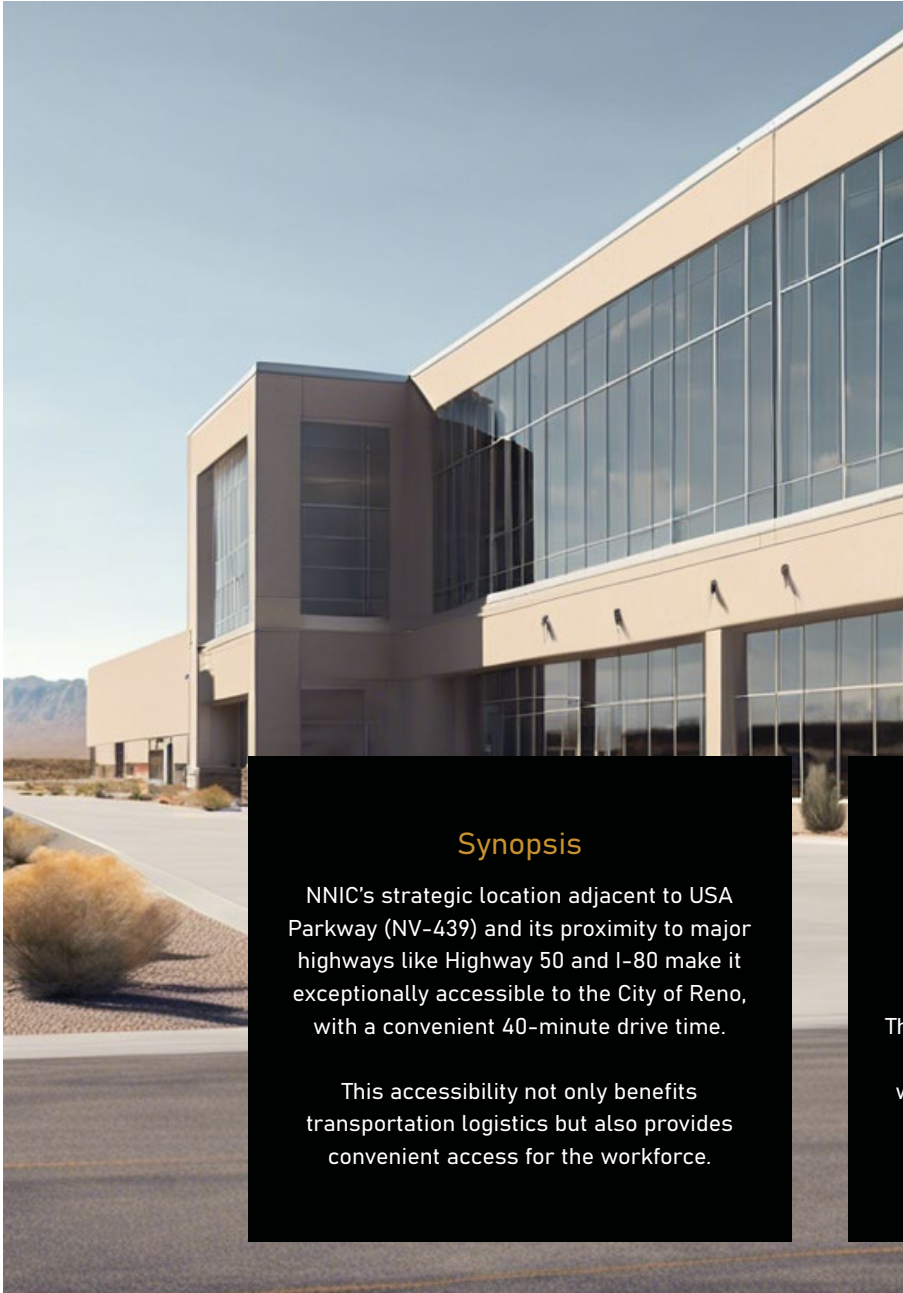
NORTHERN NEVADA

INDUSTRIAL CENTER



NORTHERN NEVADA INDUSTRIAL CENTER

LDA APRIL 17TH 2025



Key Property Information

- NO STATE OR CORPORATE INCOME TAX
- NO PERSONAL INCOME TAX
- SUPERIOR FIBER OPTIC NETWORK
- EXCELLENT STATE INCENTIVES
- EDUCATED, EXPANDING, AND COST-EFFECTIVE WORKFORCE
- DEPENDABLE, COMPETITIVE ENERGY
- BEST ECONOMIC GROWTH IN THE U.S.
- LOW SHIPPING AND DRAYAGE COSTS
- SELECTED AS AN OPPORTUNITY ZONE
- BUILD TO SUITS AVAILABLE

Synopsis

NNIC's strategic location adjacent to USA Parkway (NV-439) and its proximity to major highways like Highway 50 and I-80 make it exceptionally accessible to the City of Reno, with a convenient 40-minute drive time.

This accessibility not only benefits transportation logistics but also provides convenient access for the workforce.

Opportunity Zone

Development program established to encourage long-term investments in low-income communities nationwide.

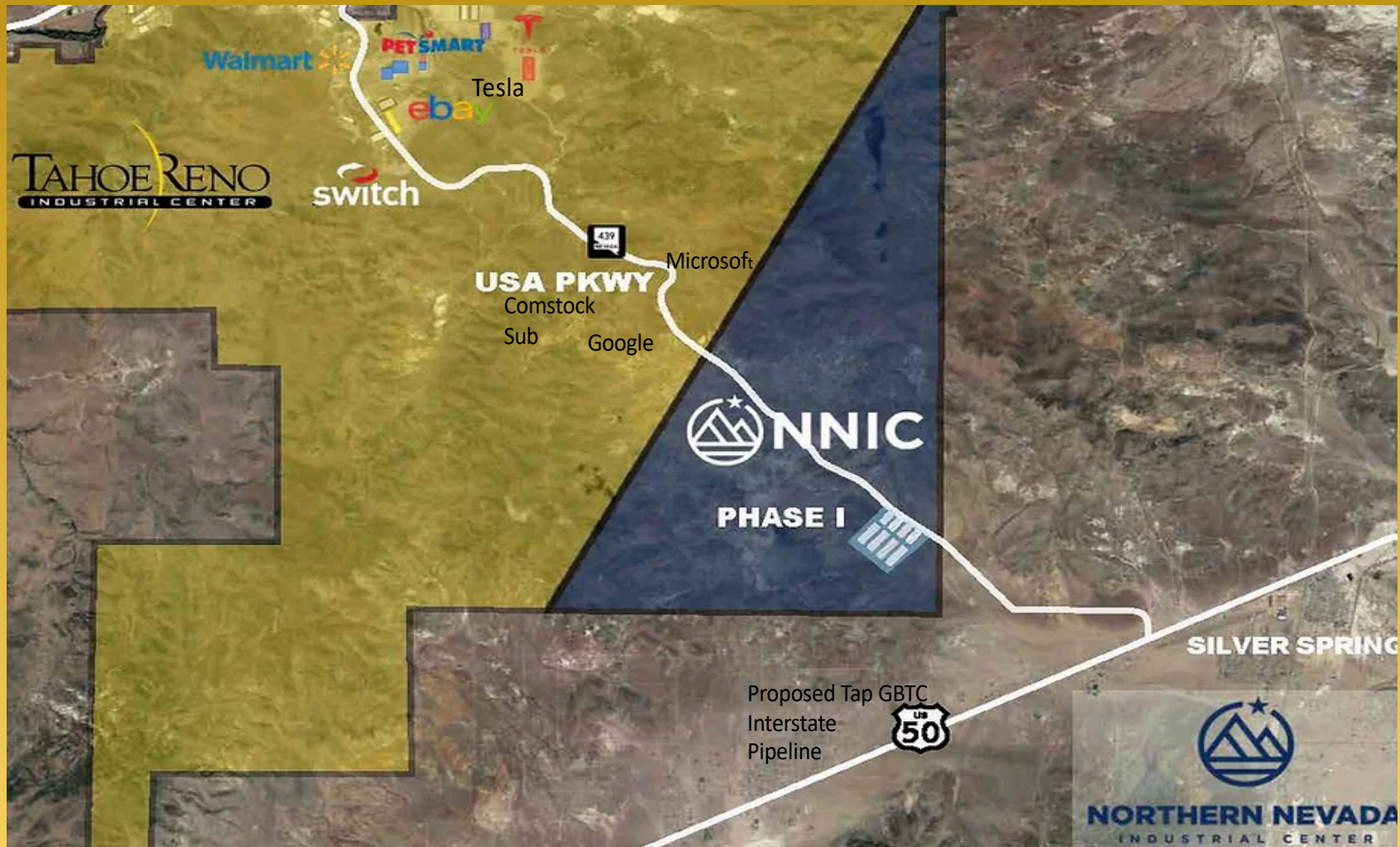
The program offers three main tax incentives for investing in low-income communities, which include Temporary Deferral, Stepped Up Basis, and Permanent Exclusion

Development

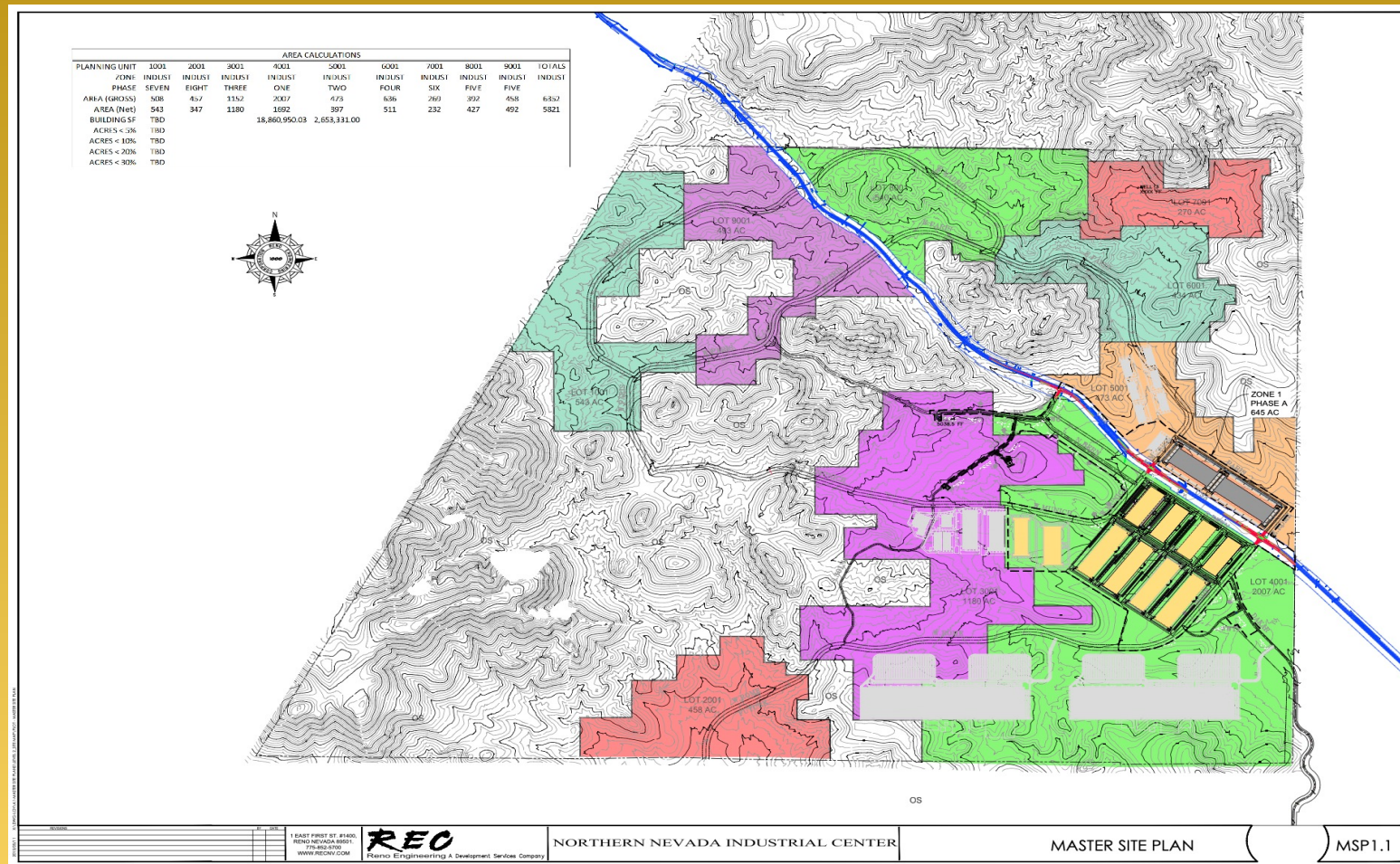
The fully entitled 6,500 Acre Industrial Park includes a Planned Unit Development Agreement and a development agreement approved with Lyon County for fast-tracked building permits.

The projects infrastructure includes power, water, sewer, gas, and fiber.

Northern Nevada Industrial Center



Northern Nevada Industrial Center Lyon County Planning Area – 12,000 Acres



Northern Nevada Industrial Center Overview

- Strategic – 20,000 acres adjacent to TRIC, 12,000 acres under development.
- Located along USA Parkway, one mile NW of Highway 50.
- Fully Entitled 6,500-acre developable acre Industrial Park, first phase Planned Unit Development (PUD).
- Infrastructure includes planned;
 - Sewer,
 - Water,
 - Natural Gas, NNIC City Gate tap on the Great Basin Pipeline,
 - Grid Electric Microgrid, including Renewable Generation
 - Fiber Optics

Need for GID Electric Microgrid Creation

- NV Energy is unable to energize 400 – 600 MWs capacity to serve the NNIC parcels until at least 2032
- Creation of a GID allows immediate development 400 to 600 MW of capacity via a microgrid, providing a mix of electric generation (natural gas, solar, storage) and distribution systems within 36 to 42 months.
- Statutory Basis: NRS Chapter 318 explicitly authorizes counties to establish GIDs for electric power under NRS 318.116(1).

General Improvement Districts (GID)

- GIDs are governed under NRS 318, which establishes a mechanism for local government entities to create and provide services for the public good.
- Key Points:
 1. **Formation:** Gids can be formed by County resolution, and adoption by ordinance.
 2. **Purpose:** The primary goal of a GID is to construct and maintain public improvements such as roads, parks, sewer systems, water delivery, and power facilities.
 3. **Funding:** GIDs have the authority to levy property taxes, issue bonds, and charge fees to fund the improvements and services they provide.
 4. **Governance:** Governed by an appointed advisory Board , with the County Commission having the final say on appeals and major issues, who are responsible for overseeing operations.

According to the Nevada Department of Taxation, Nevada has approximately 100+ GIDs, including several Lyon County-approved GIDs.

County Benefits from Creating a Power Specific GID

- Substantial direct investment in Lyon County (capital improvements, infrastructure).
- Increased local tax revenues and creation of local employment opportunities.
- Enhanced competitiveness with neighboring Storey County (Tahoe-Reno Industrial Center, TRIC).
- NNIC fiscal analysis projects one-time benefits of approximately \$6.9 million and annual recurring benefits of around \$ 5.91 million in new tax revenues from a first phase data center development

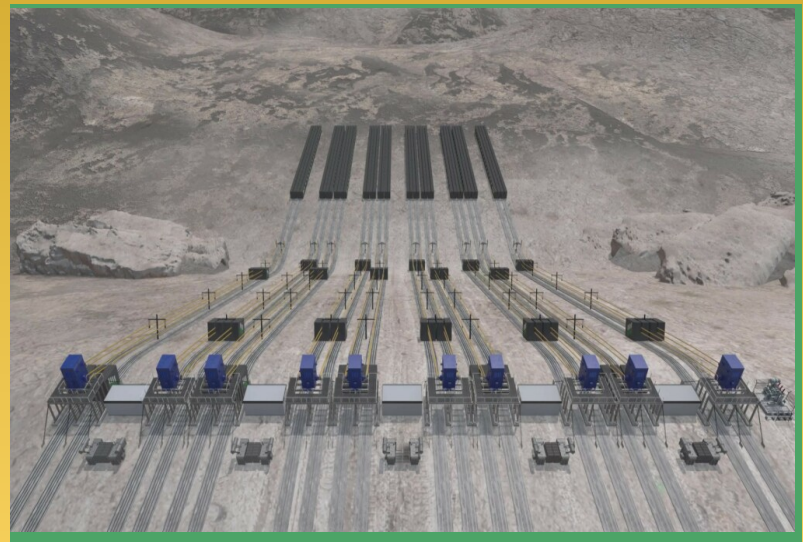
Taxes Generated within NNIC Light and Power Service Territory for the First Large Load (400 MW) Build Out

- Construction Period: New Large Load and Generation: Sales, Use, and Property Taxes
Lyon County Allocation-----\$6.90 Million.
- Annual: Taxes Applicable to each Million Sq Ft build-out assuming 75% abatements -
Lyon County Allocation-----\$2.00 Million.
- Annual: Generation Facilities Prop Taxes allocated to Lyon County, assuming no
abatement, Lyon County Allocation -----\$2.00 Million.
- Annual: Utility Franchise Fees directly attributed to Lyon County@ 5% Gross Utility
revenues-----\$1.91 Million.

NNIC Microgrid Electric Capacity

- Connection to the Great Basin Interstate Pipeline (Paiute) , NNIC has nominated sufficient gas for a new City Gate within NNIC.
- Capacity nominated sufficient to serve 400 MWs of gas-fired generation. Pipeline tap can be completed within 36 to 42 months.
- NNIC land has been set aside for 100 to 300 MW of solar plus storage, which can be COD within 36 to 42 months.
- NNIC land set aside and studied 200 MW Wind.
- Major well-capitalized Independent Power Producers (IPPs) build options discussions are underway.
- Up to 2 GB of rail stored energy is being studied and ready to deploy with Phase I Microgrid
- Geothermal options being explored

NNIC GID Proposed Power Plants

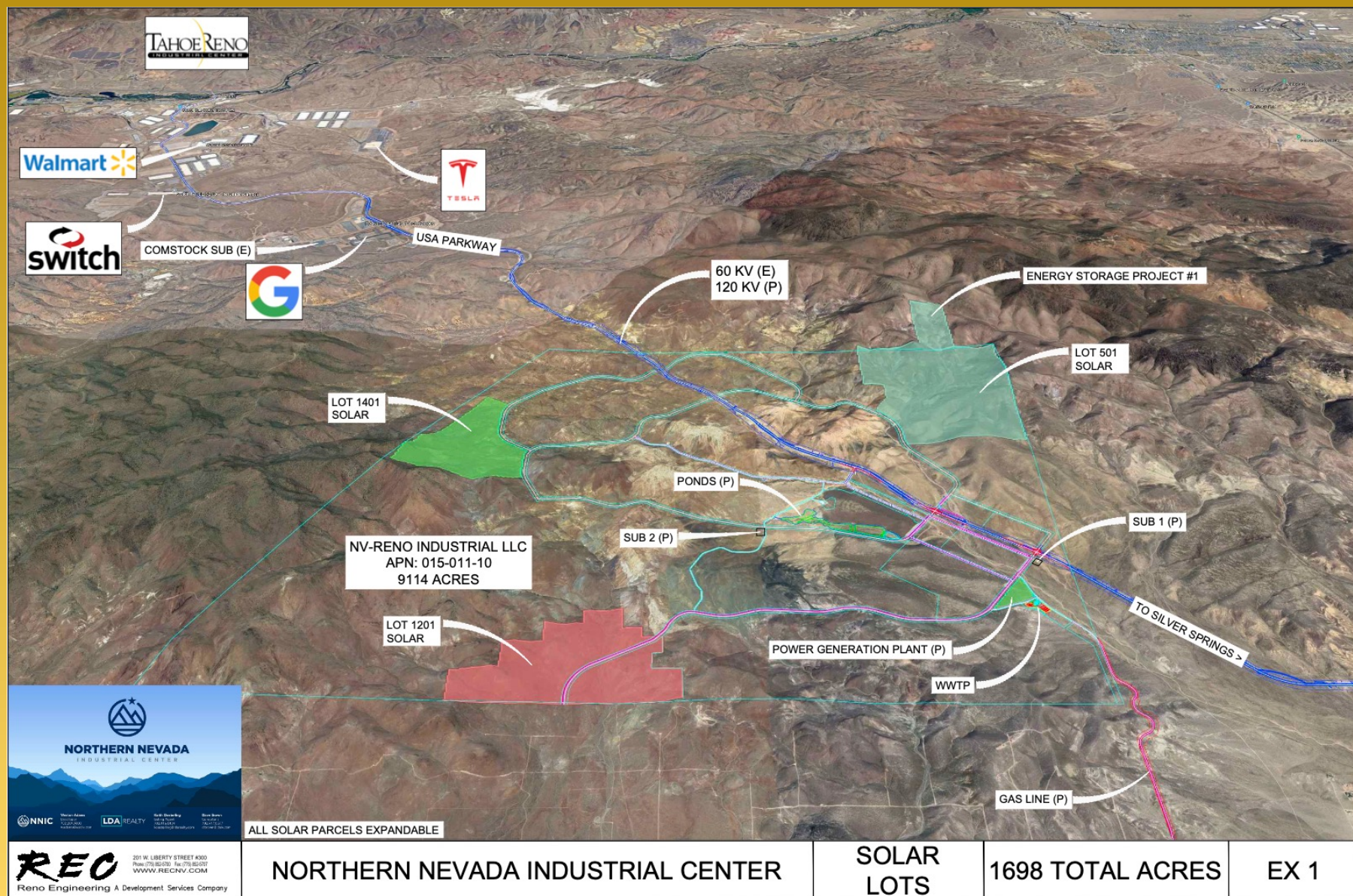


Power Supply Development Phase 1

Phase 1 2028 Concept – 400 MW Gas-Fired Generation, 30 % Renewables:

- 200 - 400 MW Gas-Fired Generation.
 - 100 MW Solar.
 - 100 MW Storage.
 - The large generator interconnection application is awaiting the NVE cluster application period.
-
- Distribution 3-4 MW per MSF
 - Manufacturing 4-50 MW per MSF
 - Data Center 200-400 MW per MSF

Solar Siting Within NNIC

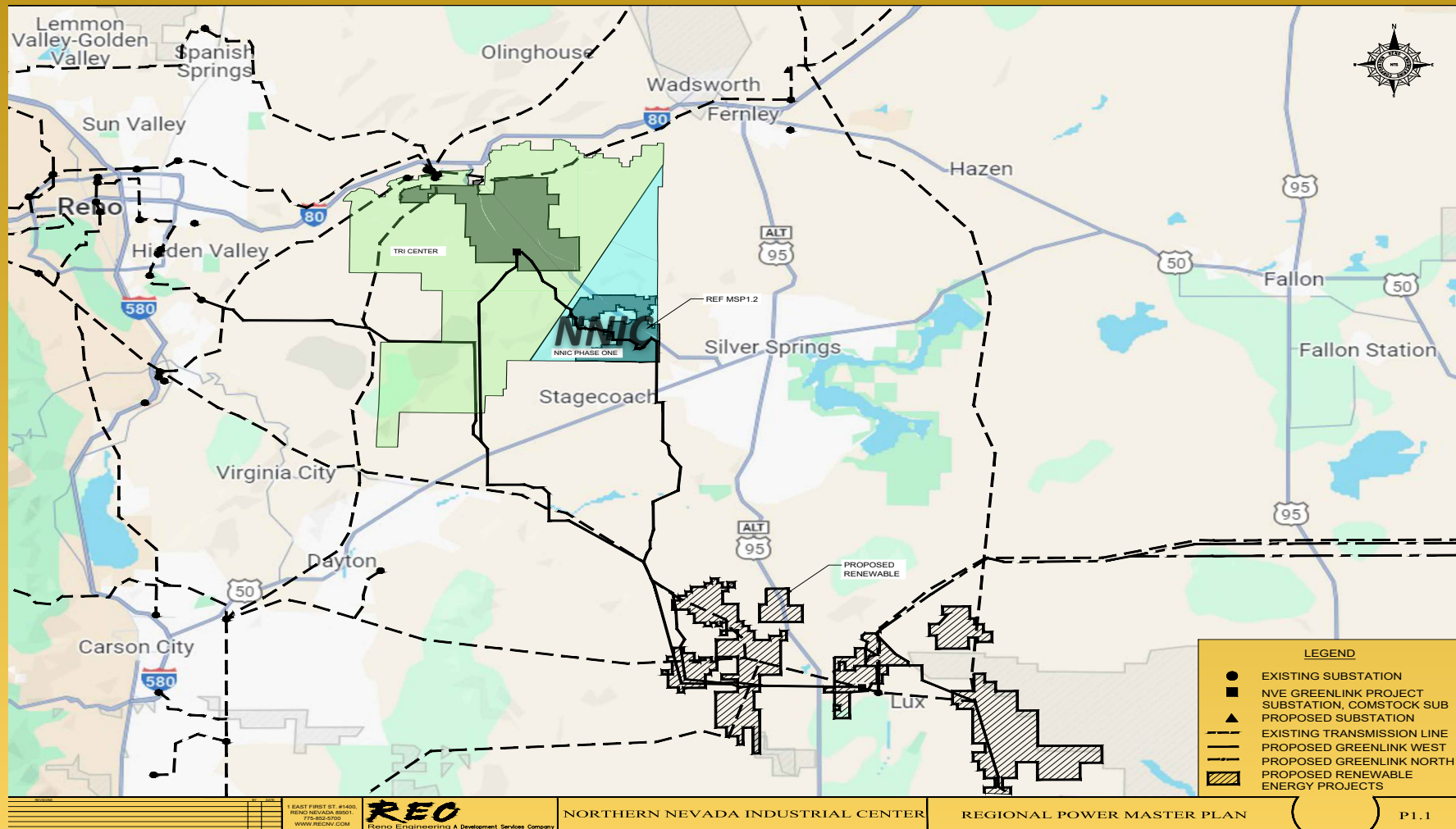


Power Supply Development Phase 2

Phase 2 COD 4th Quarter 2029/2nd Quarter 2030, cumulative 1,000 MW design concept 50% Renewables:

- 500 MW Gas
- 250 MW Solar Plus Wind
- 250 MW Storage
- 100 MW Regional Economic Market Purchases

Northern Nevada Regional Power Grid



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15

Plan for Future Purchase by NV Energy and County Dissolution of the GID

- GID is structured for eventual integration with NV Energy (SPPC), offering Sierra Pacific Power Company an option to purchase and interconnect to the regional grid post-2032 after NV Energy resolves current infrastructure limitations.
- Statutory Procedure: The sale or transfer of GID assets follows NRS 318.512 – 318.5126 (covering appraisals, public hearings, and sale procedures). Provision allowing expedited transfer to public utility (SPPC) without public auction if it promotes economic development (NRS 318.5124) (the latter is the path we will propose)

Organization and Governance of GID

- The statutory basis for governance flexibility under NRS 318.080 (initial trustee appointments and governance structure determined by the County Commission).
- Governed by an appointed advisory Board , with the County Commission having the final say on appeals and major issues, who are responsible for overseeing operations.
- An advisory board model with non-resident trustees is recommended to streamline management and ensure expertise in utility management. This model will be memorialized after further discussions with the County and included in the formation and governing documents.
- Discussions with Tenaska for professional management.

Financial and Legal Protections for the County

- GID will be structured to avoid financial/legal risk to Lyon County.
- Developers to provide performance guarantees akin to requirements typically set forth by other major utilities (Letter of Credit/Bond).
- Security provisions and customer obligations are defined through service plans and creditworthiness checks, ensuring capital cost coverage without financial risk to the County.
- Ensure formed so that County general and special funds (except for those specifically required for the GID) are not implicated, nor any resources from the County (employees, equipment, etc) unless mutually agreed and paid for by customers within the GID.

Limiting GID Financial Liability

- The appointed NNIC Electric GID Board essentially acts as the Utilities Commission setting rules, terms and conditions for service and rates.
- Rules for hooking up new loads are suggested to be established by a combination of other large utility models. Those “Best Practice” provisions for service include:
 - Customer cost responsibility for infrastructure to serve their load.
 - Energy Supply Contracts (ESA) for 10-year periods for generation capacity dedicated to serving their load.
 - New load requests are responsible for the cost of engineering studies to serve their load.
 - Require Contributions in Aid of Construction (CIAC)
 - Require letters of credit, performance bonds, and general financial security from new customers to avoid Cost Burdens to the GID.

Next Steps and Requirements

Upon approval and direction from the Commission, return to the Board within 30 days with:

- **Resolution** initiating formation of GID (NRS 318.055).
- **Initiating an Ordinance** establishing formal district boundaries and purposes (NRS 318.055-318.075). (This area will not conflict with any existing area currently served by NV Energy)
- **Service Plan** detailing financial model, operations, facilities, and services to be provided (required by NRS 308.030). Will work with county on this to ensure alignment.
- **Finance Plan** detailing initial and ongoing funding sources, ensuring economic viability without County financial obligations (NRS 318.197, NRS 318.320). Key: The county is allowing this to move forward; in exchange, NNIC ensures a framework that does not financially burden the County or provide limitations.

CITY OF FERNLEY
RESOLUTION # 25-_____

A RESOLUTION OF THE CITY OF FERNLEY, NEVADA, CONSENTING TO THE FORMATION OF THE NNIC POWER DISTRICT, A GENERAL IMPROVEMENT DISTRICT PROPOSED IN LYON COUNTY, PURSUANT TO NRS 318.055(2)(d).

WHEREAS, Lyon County has proposed the formation of a general improvement district pursuant to NRS Chapters 308 and 318, to be known as the NNIC Power District, to serve the Northern Nevada Industrial Center (“NNIC”) and support the delivery of electric utility service necessary for the development of infrastructure and industrial activity;

WHEREAS, the NNIC Power District will serve exclusively commercial and industrial uses and does not include residential development nor any portion of Fernley’s current or planned sphere of influence;

WHEREAS, the City of Fernley supports regional economic and infrastructure development efforts that promote job creation, resiliency in electric service, and long-term planning objectives in Northern Nevada;

WHEREAS, the proposed boundaries of the NNIC Power District lie within 7 miles of the corporate limits of the City of Fernley;

WHEREAS, NRS 318.055(2) prohibits the formation of a general improvement district within 7 miles of an incorporated city unless certain exceptions are met, including consent by resolution of the city council of such city under NRS 318.055(2)(d);

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Fernley, Nevada, as follows:

Section 1: Pursuant to NRS 318.055(2)(d), the City of Fernley hereby consents to the formation of the NNIC Power District by Lyon County, Nevada.

Section 2: The City finds that the proposed district supports the public interest by promoting infrastructure development, industrial investment, and long-term regional economic growth.

Section 3: City officers are hereby authorized and directed to provide a certified copy of this Resolution to Lyon County for inclusion in its GID formation proceedings.

Section 4: Any provision in all previous resolutions conflicting herewith is hereby repealed.

Section 5: City officers are hereby authorized and directed to take all necessary action to effectuate the provisions of this Resolution.

Section 6: If any provision in this Resolution is deemed void, invalid or unenforceable by a court of competent jurisdiction, then such offending provisions shall be severed from this Resolution and all remaining provisions shall remain in full force and effect.

Section 7: This Resolution shall be effective as of the date of adoption and shall remain in effect until amended or repealed.

PASSED, APPROVED AND ADOPTED this ____ day of _____, 2025, by the following vote of the Fernley City Council:

AYES: _____

NAYS: _____

ABSTENTIONS: _____

ABSENT: _____

CITY OF FERNLEY

By: _____

Neal McIntyre, Mayor

ATTEST:

By: _____

Kim Swanson, City Clerk



CITY OF FERNLEY

City Council AGENDA REPORT

Meeting Date: June 18, 2025

REPORT TO: Mayor and City Council

REPORT FROM: Robert Carson, Finance Director

FINANCIAL IMPACT:

Yes:X

No:

CURRENTLY BUDGETED:

Yes:X

No:

FUND/ACCOUNT:

General Fund

ACTION REQUESTED: Motion

AGENDA ITEM:

(For possible action) to approve the second amendment to the contract between Lori Matheus and the City of Fernley for Municipal Court Judge Services, an additional cost of \$50,000 annually.

AGENDA ITEM BRIEF:

The fiscal year 2026 approved final budget included an increase to the independent contractor agreement between the City of Fernley and Lori Matheus to provide Municipal Court Judge Services. The budgeted amount increases the annual contract amount from \$45,000 to \$95,000 commencing on July 1, 2025.

RECOMMENDED MOTION:

I move to approve the second amendment to the contract between the City of Fernley and Lori Matheus.

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:

N/A

BACKGROUND:

The City of Fernley contracts Lori Matheus to provide Municipal Court Judge Services pursuant to Chapter 6 Sec. 2.06.01 of the City of Fernley Municipal Code. During the fiscal year 2025 budget, the City adopted a new class and compensation study that resulted in wage increases for the majority of the city's staff. The Municipal Court Judge position was not included in this study, as we contract for this position and do not have an active employee filling the position. This amendment adding \$50,000 annually to the contract brings the salary range for the position in line with comparable entities.

RELEVANT LAWS, STATUTES, AND REGULATIONS:

Fernley Municipal Code Chapter 6 Sec 2.06.01-2.06.02
NRS 266.405

FINANCIAL IMPLICATIONS:

This amount will increase expenditures to the general fund, but was budgeted for and approved.

ATTACHMENTS:

1. Second Amend Judge Contract FY25-26

**SECOND AMENDMENT TO THE
AGREEMENT FOR MUNICIPAL COURT JUDGE
SERVICES JULY 1, 2025, THROUGH JUNE 30, 2026**

This Agreement is hereby made and entered into this 18th day of June 2025 by and between LORI MATHEUS hereinafter referred to as "Judge" and the CITY OF FERNLEY, a political subdivision of the State of Nevada, hereinafter referred to as "City."

PART A - COMPENSATION

1. City agrees to pay to the Judge and the Judge agrees to accept as full compensation for the performance of judicial and administrative services as municipal court judge for City under this Agreement:
 - a. **City** agrees to pay Judge for her services as Municipal Court Judge at a rate of NINETY-FIVE THOUSAND AND 00/100ths DOLLARS (\$95,000.00) per year, commencing July 01, 2025, which said compensation shall be paid monthly, at the rate of \$7,916.67 per month, commencing July 01, 2025.
2. The parties may increase the contract amount during the term of the contract by mutual agreement of the parties in writing and approved by the Fernley City Council. In the event that the parties do not agree on an increase, the compensation shall remain as stated above.
3. It is agreed that **Judge** is an independent contractor, not an employee of City. As such, **City** will provide **Judge** with no employee benefits and will make no pay withholdings. There shall be no contributions to the Nevada Public Employee's Retirement System, the Judicial Retirement Program, health or other insurance benefits, paid time off, workers' compensation or unemployment insurance.
4. **Judge** is solely responsible for the payment of all taxes on her earnings, and other governmental obligations, including business licenses, and permits.
5. As an officer of the City, **City** agrees to include **Judge** on its liability and insurance coverage for all of **Judge's** judicial and administrative services rendered by **Judge** in the operation of the Municipal Court and in providing services under this Agreement on behalf of **City**.
6. Judge may determine the schedule of the Municipal Court at her convenience and with the approval of the City Manager.
7. **City** is responsible for all expenses related to the administration of the Municipal Court system.

8. In the event **Judge** is unable to provide the judicial services contemplated herein, **Judge** shall identify and arrange for a qualified pro tern to discharge those duties. A pro tern shall be on the "Judge Pro Tern" list approved by the City Council of **City**. In the event a pro tern judge is required to discharge Judge's duties for more than (4) court days during any calendar year, **Judge** shall be solely responsible for the expenses, fees, and related costs of the pro tern judge in excess of four (4) court days. **Judge** will indemnify and hold **City** harmless from and against any and all claims brought or made by any person seeking compensation for judicial services. **Judge** hereby authorizes **City** to deduct amounts paid by **City** to a pro tern judge from future amounts due **Judge** under this Agreement. This provision does not include and Judge shall not be responsible for pro tern judge services occasioned by reason of participation by Judge in judicial related absences such as training, conferences, meetings, and etc., which attendance and participation shall be at the sole expense and cost of **Judge**, provided however, that to the extent that a training is required or would benefit the office of the Municipal Court Judge, Administrative Assessment funds may be utilized for the payment of expenses of Judge, with the approval of the City Manager.

PART 1-AMENDEMENT/CANCELLATION

1. The parties agree that this Agreement can only be amended by agreement of the parties in writing.
2. Judge serves at the pleasure of the City Council. Either party may terminate this Agreement by giving the other thirty (30) days prior written notice.
3. This Agreement may be renewed for the additional terms of one (1) or two (2) years commencing July 1, 2025, at the same or different compensation, as agreed upon by the parties, unless canceled or terminated by the parties as provided herein. Any renewal shall be in writing and must be approved with the same formality as this Agreement.
4. Any notice required or permitted by this Agreement shall be deemed given upon personal delivery to the other party, or by registered or certified mail, addressed to the party at the address stated in the opening paragraph of this Agreement.

This Agreement is approved and entered into this 18th day of June 2025.

By: Neal E. McIntyre, Mayor

Attest:

Kim Swanson, City Clerk

This Agreement is approved and entered into this ____ day of _____, 2025

Lori Matheus, Senior Municipal Judge

**INTERLOCAL AGREEMENT
FOR THE PARTIAL CONSOLIDATION OF THE FERNLEY MUNICIPAL COURT
WITH THE LYON COUNTY JUSTICE COURT**

This Interlocal Agreement ("Agreement") is made and entered into by and between the City of Fernley, a political subdivision of the State of Nevada ("City"), and Lyon County, a political subdivision of the State of Nevada ("County").

WHEREAS The City of Fernley is a political subdivision of the State of Nevada organized and governed pursuant to the provisions of NRS 266; and

WHEREAS Lyon County is a political subdivision of the State of Nevada governed by NRS 244; and

WHEREAS NRS 277.180 authorizes public agencies to contract with one another to perform governmental services, activities, or undertakings that they are otherwise authorized by law to perform; and

WHEREAS The City of Fernley Municipal Court and the Lyon County Justice Court seek to partially consolidate operations by sharing facilities and administrative staff to improve court efficiencies, share resources, and maintain operational effectiveness; and

WHEREAS The parties seek to improve residents' access to justice and simplify navigation of the legal system within the City's and County's limited jurisdiction courts.

WHEREAS The parties desire to enter into an agreement for the cooperation and mutual support of the two entities.

NOW THEREFORE, in consideration of the mutual covenants hereinafter set forth, the parties agree as follows:

1. Term

The term of this Agreement shall commence upon approval by both parties and shall continue until June 30, 2026, unless sooner terminated pursuant to the terms of this Agreement.

2. Scope of Consolidation:

- a. **Shared Facility** – Upon completion of the Justice Court remodel, the Fernley Municipal Court will relocate to the Canal Township Justice Court facility. The County will provide office space, courtroom access, and IT support for the Municipal Court
- b. **Shared Staff** – As part of the court consolidation, the Fernley Municipal Court's Court Administrator will provide administrative support to both the Fernley Municipal Court and the Canal Township Justice Court. This role will be carried out under the supervision and direction of the Municipal Court Judge to ensure efficient court operations and the effective allocation of resources.

- c. **Unified Judicial Officer** – The current Justice of the Peace for Lyon County will also serve as the Municipal Court Judge for the City of Fernley, ensuring judicial continuity and consistency in court operations.
- d. **Technology Integration** – The County will transition the Municipal Court onto the County’s network and provide security and technology support. City shall be responsible for the costs of the City software and hardware. County shall be responsible for the costs of the County software and hardware.

3. **Limits of Consolidation:**

- a. **Courts Remain Legally Distinct** – Despite having the same presiding judge, the Justice Court and the Municipal Court remain separate legal entities with distinct jurisdictional authority, case types, and statutory obligations. The Judge shall ensure that municipal and justice court matters are adjudicated in accordance with their respective laws and procedures.
- b. **Financial Independence** – Each entity will continue to retain and manage revenues collected from fines and fees in accordance with Nevada law.
- c. **Prosecutorial and Defense Services Remain Separate** – The City of Fernley is responsible for providing and funding a Prosecutor and Public Defender for the Fernley Municipal Court, while the County is responsible for providing prosecution and indigent defense in Canal Township Justice Court cases.
- d. **Personnel Employment Remains Distinct** – While administrative duties are shared, City court employees will remain employees of the City, and County court employees will remain employees of Lyon County. Each group will continue to operate under its respective employment policies, benefits, and payroll systems.

4. **Staffing**

- a. The City shall provide funding for three (3) full-time clerks, while the County shall provide funding for three (3) full-time clerks.
- b. The City shall provide one Court Administrator to oversee court operations. In recognition of the expanded responsibilities associated with managing both courts, the County shall pay \$834 each month.
- c. The County agrees to continue providing pretrial services including the following:
 - i. Risk Assessments
 - ii. Pretrial Praxis Releases

5. Court Administration and Supervision

- a. The Fernley Municipal Court Administrator shall be employed by the City and shall serve as the Court Administrator for both the Fernley Municipal Court and the Canal Township Justice Court.
- b. The City's Court Administrator will conduct employee performance evaluations for Lyon County Court Clerks, and the Justice of the Peace will review and approve the evaluations.
- c. The Court Administrator will manage the Justice Court's Minimum Accounting Standards (MAS) requirements, Uniform System for Judicial Records (USJR) requirements, and records retention requirements.

6. Judicial Compensation

- a. County shall be responsible for paying the salary, benefits and other related costs for the Justice of the Peace.
- b. City shall be responsible for paying for the Municipal Court Judge.

7. Revenues

- a. County shall retain all revenues collected from the Justice Court fines and fees.
- b. City shall retain all revenues collected pursuant to Nevada Law from Municipal Court fines and fees.

8. Prosecution and Defense

- a. The City of Fernley will provide and pay for a Prosecutor and Public Defender for Fernley Municipal Court Cases.
- b. The County will provide and pay for Prosecution and Public Defender for Canal Township Justice Court cases.

9. Asset Ownership

- a. All assets acquired, owned, or maintained by the City shall remain the property of the City, and all assets acquired, owned, or maintained by the County shall remain the property of the County. Nothing in this agreement shall be construed to transfer ownership or control of assets between the City and the County or prevent shared use of the assets by the City and County as required by this Agreement.

10. Worker's Compensation and Liability Insurance

- a. Each entity shall provide legally sufficient Worker's Compensation coverage for all employees subject to this Agreement.
- b. Each entity shall provide liability insurance.

11. Termination

- a. Either party may terminate this Agreement with or without cause upon 90 days' written notice to the other party or upon mutual consent.
- b. The termination of this Agreement must be approved by either the City Council or the Board of County Commissioners

12. Automatic Renewal

- a. Subject to either party's right to early termination in accordance with Provision 11, this Agreement shall renew automatically each new fiscal year on July 1st unless either party delivers written notice of intent not to renew for the next fiscal year on or before April 30th. Renegotiation of costs and fees may be mutually agreed upon in writing and approved by the City Council and Board of Lyon County Commissioners.
- b. The City and County shall annually budget such items necessary to carry out the provisions of this agreement.

13. Indemnification

- a. Each party shall indemnify, hold harmless, and defend the other from liability, claims, damages, losses, and expenses arising from the negligence or willful misconduct of its own officers, employees, or agents, pursuant to NRS Chapter 41.

14. Force Majeure

- a. Neither party shall be in violation of this Agreement if prevented from performing its obligations due to circumstances beyond its control, such as natural disasters, civil unrest, or government orders.

15. Public Records

- a. Pursuant to NRS 239.010, information or documents related to this Agreement may be open to public inspection unless made confidential by law.

16. Governing Law

- a. This Agreement shall be governed by the laws of the State of Nevada. The parties' consent to the jurisdiction of the Nevada district courts for enforcement of this agreement.

17. Entire Agreement

- a. This Agreement constitutes the full and final agreement between the parties and supersedes all prior discussions. Any modifications shall be in writing and signed by both parties.

18. Severability

- a. If any portion of this Agreement is deemed invalid, the remaining provisions shall remain in full force and effect.

19. Assignment

- a. This Agreement may not be assigned without the written consent of both parties.

20. Notices

- a. All written notices shall be delivered to the following officials at the stated addresses:

Lyon County:

Andrew Haskin
Lyon County Manager
27 S. Main Street
Yerington, Nevada 89447

City of Fernley:

Neal McIntyre
Mayor
595 Silver Lace Boulevard
Fernley, Nevada 89408

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the dates set forth below:

City of Fernley:

By: _____ Date: _____
Mayor

Attested to by: _____ Date: _____
City Clerk

Lyon County:

By: _____ Date: _____
Chairman

Attested to by: _____ Date: _____
County Clerk



CITY OF FERNLEY

City Council AGENDA REPORT

Meeting Date: June 18, 2025

REPORT TO: Mayor and City Council

REPORT FROM: Alisa Johansson

FINANCIAL IMPACT:

Yes: No: X

CURRENTLY BUDGETED:

Yes: No: X

FUND/ACCOUNT:

N/A

ACTION REQUESTED: Motion

AGENDA ITEM:

(For Possible Action) – TSM20004 – Tentative Subdivision Map Amendment to Conditions of Approval
Consideration of and possible action on an amendment to the conditions of approval for the Fernwood Village Tentative Subdivision Map, TSM20004, a 54-lot subdivision comprising ±7.08 acres generally located between Eaglewood Drive to the north, Granada Street to the east, Tanglewood Drive to the south, and Vine Street to the west (APN 020-516-06).

AGENDA ITEM BRIEF:

The applicant is submitting a request for an amendment to the conditions of approval for the Fernwood Village Tentative Subdivision Map, TSM20004. Condition 3 of the approved conditions of approval incorrectly states that no extensions shall be granted. Nevada Revised Statutes Chapter 278 Section 360 Paragraph 1(c) permits extensions of time of up to two (2) years by planning commission or governing body action. Removal of the erroneous statement in Condition 3 would allow the applicant to submit an extension of time. If approved by future Planning Commission action, the extension of time would provide the developer with up to an additional two (2) years to record their final subdivision map.

RECOMMENDED MOTION:

Approval

“I move to approve the amendment to the conditions of approval for TSM20004, removing the restriction on extensions as presented by staff.”

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:

No alternatives are suggested, but any motion acceptable under City Council parliamentary procedures is possible.

BACKGROUND:

Analysis:

The Fernwood Village Tentative Subdivision Map, TSM20004, was approved by the City of Fernley City Council on May 19, 2021. Current staff is unsure as to why the erroneous condition text was added. As noted above, the Nevada Revised Statutes Chapter 278 Section 360 Paragraph 1(c) allows extension of time of up to two (2) years by planning commission or governing body action. The City of Fernley's conditions of approval for this tentative subdivision map are in conflict with state statutes and must be amended accordingly to allow for an extension of time request to be considered and acted upon.

Condition 3 as written:

3. Expiration Date:

The tentative map shall expire within four (4) years of the date of the city council approval, unless the final map has been recorded in accordance with Nevada Revised Statutes (N.R.S.) 278.360. No extensions may be granted.

Although N.R.S. 278.360.1(c) is encapsulated within the citation identified in the condition, City staff feel it would be most appropriate to modify the condition to remove the erroneous prohibition on extensions.

Findings or Approval Criteria:

There are no specific findings or approval criteria for this action. This action proposes to rectify the City's conditions for conformance with state law. However, Fernley Code of Ordinances states under Section 32.03.060(f)(1)(i) that amendments to approved tentative maps or conditions of approval shall be processed in the same manner as the original application for division of land. The Planning Commission recommended approval of the amendment to the conditions of approval for this tentative subdivision map on 6/11/2025.

RELEVANT LAWS, STATUTES, AND REGULATIONS:

Nevada Revised Statutes (NRS) Chapter 278 – Planning and Zoning
Fernley Municipal Code (FMC) Title 32 – Development Code
City of Fernley Comprehensive Master Plan, August 2018 (3rd Update)

Specific References:

- NRS 278.320 – 278.3295 – Subdivision of Land: General Provisions
- NRS 278.330 – 278.353 – Subdivision of Land: Tentative Maps
- NRS 278.360 – 278.460 – Subdivision of Land: Final Maps
- FMC Section 32.03.060 (f) – Development Code, Administration, Land division applications, Subdivision maps

FINANCIAL IMPLICATIONS:

N/A

ATTACHMENTS:

1. Exhibit 1 - Vicinity Map
2. Exhibit 2 - Extension of Time Request Letter
3. Exhibit 3 - Approval Letter with Conditions
4. Exhibit 4 - Tentative Map as Approved

Vicinity Map



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

To: Michele Rambo: City of Fernley Planning Dept
From: Devin Perry
Subject: TSM20004 – Tentative Subdivision Map Extension Request
Date: 04.29.2025

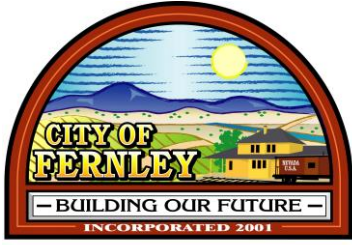
Dear Michele,

On behalf of the applicant (Vertex Fund 1 LLC), Phelps Engineering would like to request an extension to the expiration date for TSM20004 Tentative Subdivision Map – Fernwood Village. The Tentative Subdivision Map was approved on May 19, 2021, and is set to expire (4) years from that date: (May 19, 2025).

The project has experienced delays due to the processing of a TCID easement drain line vacation that runs from East to West on the north side of the Fernwood property limit. Over the past three years, Phelps Engineering has been actively coordinating with TCID and Bureau of Reclamation to resolve the vacation of the easement and it is expected that the said easement will be vacated in the next few months.

Conditions of Approval for this project state that “no extensions may be granted”, although per Nevada state law, it is understood that a 2-year maximum extension is allowed for Final Map recording. We would like to formally request a 2-year extension to the expiration date to finalize the Final map for recording.

Thanks,
Devin Perry, RLA
Planning Manager
Landscape Architect
NV License # 1170
775-462-9919



Planning Department

Permits
Planning
Development Review
Sustainability

May 25, 2021

Matt Hurley
Vertex Fund 1 LLC
3522 S Emerson St, Englewood, CO 80113

RE: TSM20004 – Tentative Subdivision Map Approval Letter – Fernwood Village

Dear Applicant:

The Tentative Subdivision Map request from Vertex Fund 1 LLC, for a Tentative Subdivision Map request to allow for a 54-Lot Single Family Residential Subdivision in the MDR14 (Medium Density Residential 14 du/ac max.) zoning district with the land use classification of Mixed Residential (MR). Generally located north of Fremont Street, south of U.S. Interstate 80, west of Granada Street & Wildwood Drive, and east of Vine Street. The Tentative Subdivision Map shall expire within four (4) years of the date of the City Council approval, unless the final map has been recorded in accordance with Nevada Revised Statutes, NRS 278.360.

The Tentative Subdivision Map was approved at the City Council Meeting on May 19, 2021 subject to the Conditions of Approval attached hereto.

Please make changes and submit for final map. Please include cover letter explaining how each comment has been addressed. If you have any questions concerning this application, please contact Tim Thompson, at (775) 784-9815 or via email at tthompson@cityoffernley.org.

Sincerely,

Tim Thompson, AICP
Senior Planner

cc: Cal Eilrich
C&D Development Co.
P.O. Box 1980 Fernley, NV 89408
quickcal@sbcglobal.net

Clayton T. Trapp
Phelps Engineering Services Inc.
155 County Estates Circle, Suite 300
Reno, NV 89511
ctrapp@phelpsengineering.net

Enclosures: Conditions of Approval for TSM20004

Conditions of Approval for TSM20004 Tentative Subdivision Map

1. APPROVAL:

THE PROJECT IS APPROVED AS SUBMITTED AND CONDITIONED. ANY SUBSTANTIVE CHANGE SHALL REQUIRE REVIEW AND APPROVAL BY THE PLANNING COMMISSION AND CITY COUNCIL AS AN AMENDMENT TO THIS TENTATIVE SUBDIVISION MAP.

2. PROJECT DESCRIPTION:

THE PROJECT APPROVAL IS LIMITED TO A 54-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION AND 3 OPEN SPACE LOTS ON $\pm$ 7.08 ACRES.

3. EXPIRATION DATE:

THE TENTATIVE MAP SHALL EXPIRE WITHIN FOUR (4) YEARS OF THE DATE OF THE CITY COUNCIL APPROVAL, UNLESS THE FINAL MAP HAS BEEN RECORDED IN ACCORDANCE WITH NEVADA REVISED STATUTES (N.R.S.) 278.360. NO EXTENSIONS MAY BE GRANTED.

4. ADJACENCY STANDARDS:

THE DEVELOPER SHALL COMPLY WITH THE ADJACENCY STANDARDS OF THE CITY OF FERNLEY DEVELOPMENT CODE SECTION 32.09.030 TO THE APPROVAL OF THE ADMINISTRATOR, CITY ENGINEER, AND PUBLIC WORKS DIRECTOR.

5. ENGINEERING DIVISION:

THE DEVELOPER SHALL COMPLY WITH ALL ENGINEERING REQUIREMENTS WITHIN THE FERNLEY MUNICIPAL CODE TITLE 32, INCLUDING BUT NOT LIMITED TO, COMPLIANCE WITH SITE DEVELOPMENT STANDARDS, FLOODPLAIN MANAGEMENT, ROADWAYS, UNDERGROUNDING OF UTILITIES, AND WATER AND WASTEWATER FACILITIES TO THE APPROVAL OF THE ADMINISTRATOR, CITY ENGINEER, AND PUBLIC WORKS DIRECTOR PRIOR TO THE RECORDATION OF ANY FINAL MAP FOR THE PROJECT.

6. DESIGN STANDARDS:

THE DEVELOPER SHALL COMPLY WITH THE DESIGN STANDARDS AND REGULATIONS AS SET FORTH IN THE CITY OF FERNLEY'S DEVELOPMENT CODE AND PUBLIC WORKS DESIGN MANUAL UNLESS IN CONFLICT WITH THE LOCAL, STATE, OR FEDERAL REGULATIONS, IN WHICH CASE THE MORE STRINGENT REGULATION WILL TAKE PRECEDENCE. THE PROJECT SHALL COMPLY WITH THE DESIGN STANDARDS WITHIN §32.06.070(c) TO THE APPROVAL OF THE ADMINISTRATOR PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THE PROJECT.

7. WATER RIGHTS:

THE DEVELOPER SHALL COMPLY WITH ALL CITY OF FERNLEY MUNICIPAL CODES REGARDING THE DEDICATION OF WATER RIGHTS AND ALL ASSOCIATED FEES FOR THE CONNECTION TO THE CITY'S MUNICIPAL WATER SYSTEM IN THE AMOUNT THAT IS REQUIRED PRIOR TO THE RECORDATION OF A FINAL MAP.



8. SEWER REPORT:

AT THE TIME OF ANY FINAL MAP SUBMITTAL, THE DEVELOPER SHALL SUBMIT A FINAL SEWER REPORT THAT COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 8 OF THE CITY OF FERNLEY'S PUBLIC WORKS DESIGN STANDARDS TO THE APPROVAL OF THE ADMINISTRATOR, CITY ENGINEER, AND PUBLIC WORKS DIRECTOR.

9. WATER AND SEWER MODELING:

THE DEVELOPER SHALL PAY ALL FEES AND PROVIDE ALL THE INFORMATION NECESSARY TO COMPLETE WATER AND SEWER MODELING OF THE PROJECT. MODELING WILL BE PERFORMED BY THE CITY OF FERNLEY'S CONSULTANT AND ANY ADDITIONAL INFRASTRUCTURE OR CAPACITY IDENTIFIED BY THE MODELING SHALL BE INCLUDED IN THE IMPROVEMENT PLANS AND CONSTRUCTED BY THE DEVELOPER.

10. WATER AND SEWER MAINS AND SERVICES:

THE DEVELOPER SHALL COMPLY WITH ALL STANDARDS, CODES, AND REQUIREMENTS REGARDING CONNECTION TO THE CITY'S SANITARY SEWER AND POTABLE WATER SYSTEMS, INCLUDING BUT NOT LIMITED TO, ASSOCIATED FEES, EASEMENTS, DESIGN STANDARDS, SYSTEM LOOPING, DEVELOPMENT CODE REQUIREMENTS, AND STATE NDEP REQUIREMENTS. PRIOR TO THE RECORDATION OF A FINAL MAP FOR ANY PHASE OF THE PROJECT, THE DEVELOPER SHALL PROVIDE THE CITY WITH A UTILITY PLAN FOR WATER AND SANITARY SEWER THAT IS IN CONFORMANCE WITH THE CITY OF FERNLEY'S MUNICIPAL CODE AND PUBLIC WORKS DESIGN MANUAL TO THE APPROVAL OF THE CITY ENGINEER, PUBLIC WORKS DIRECTOR, AND ADMINISTRATOR. EACH PHASE MUST ALSO BE REVIEWED AND APPROVED BY THE NEVADA DEPARTMENT OF ENVIRONMENTAL PROTECTION PRIOR TO ISSUANCE OF A PERMIT FOR CONSTRUCTION.

11. UTILITY EASEMENTS:

THE DEVELOPER SHALL PROVIDE EASEMENTS TO THE CITY OF FERNLEY FOR THE MAINTENANCE OF THE PUBLIC WATER, SEWER, OR STORM DRAIN FACILITIES BEING INSTALLED ON PRIVATE PROPERTY. THE EASEMENTS SHALL INCLUDE THE CITY OF FERNLEY'S STANDARD EASEMENT LANGUAGE AND SHALL BE RECORDED ALONG WITH THE FINAL MAP.

12. DRAINAGE AND GRADING:

THE DEVELOPER SHALL COMPLY WITH ALL REQUIREMENTS OF THE FERNLEY MUNICIPAL CODE CHAPTER 32 (DRAINAGE AND GRADING) AND CHAPTER 10 OF THE CITY OF FERNLEY'S PUBLIC WORKS DESIGN MANUAL TO THE APPROVAL OF ADMINISTRATOR, CITY ENGINEER, AND PUBLIC WORKS DIRECTOR. THE DEVELOPER SHALL PROVIDE A DRAINAGE REPORT FOR THE PROJECT IN CONFORMANCE WITH THE CITY'S DEVELOPMENT CODE, MUNICIPAL CODE, AND THE PUBLIC WORKS DESIGN MANUAL FOR REVIEW AND APPROVAL BY THE CITY ENGINEER. EACH SUCCESSIVE PHASE OF THE PROJECT SHALL SUBMIT AN UPDATED DRAINAGE REPORT FOR REVIEW AND APPROVAL BY THE CITY ENGINEER SHOWING THE CUMULATIVE EFFECT OF THE DEVELOPED PORTION OF THE PROJECT ALONG WITH THE PROPOSED PHASE'S EFFECT ON THE TOTAL DISCHARGE INTO THE DRAINAGE SYSTEM.



13. GRADING PERMIT:

THE DEVELOPER SHALL SUBMIT A GRADING PLAN FOR ANY PHASE OF THE PROJECT TO THE APPROVAL OF THE CITY ENGINEER. PRIOR TO THE ISSUANCE OF A GRADING PERMIT FOR THE DEVELOPMENT, THE DEVELOPER SHALL POST A SURETY BOND FOR REGRADING AND RECLAMATION OF THE SITE. THE DEVELOPER SHALL PROVIDE A STAMPED ENGINEER'S ESTIMATE FOR REGRADING AND RECLAMATION OF THE SITE. THE DEVELOPER SHALL COMPLY WITH ALL GRADING REQUIREMENTS SET FORTH IN THE CITY OF FERNLEY'S DEVELOPMENT CODE AS WELL AS ALL STATE AND FEDERAL REGULATIONS. THE DEVELOPER OR THEIR DESIGNEE SHALL BE RESPONSIBLE FOR OBTAINING AND MAINTAINING A STORM WATER POLLUTION PREVENTION PERMIT WITH THE STATE OF NEVADA AS WELL AS A SURFACE AREA DISTURBANCE PERMIT.

14. PARKING:

PURSUANT TO §32.09.120(b), THE ADMINISTRATOR HAS DETERMINED THAT A SPECIAL CONDITION EXISTS. THEREFORE, THE DEVELOPER SHALL BE REQUIRED TO PROVIDE ONE (1) OFF-STREET PARKING SPACE PER BEDROOM FOR EACH RESIDENTIAL UNIT, BUT NOT LESS THAN 2 PER UNIT. THE DEVELOPER SHALL DEMONSTRATE COMPLIANCE WITH THIS REQUIREMENT WITH EACH BUILDING PERMIT SUBMITTAL.

15. STREETS:

THE DEVELOPER SHALL CONSTRUCT ANY ROADWAY IMPROVEMENTS NECESSARY TO SERVE THE PROJECT TO THE APPROVAL OF THE ADMINISTRATOR, CITY ENGINEER, AND PUBLIC WORKS DIRECTOR. THE DEVELOPER SHALL PROVIDE A FINAL MAP AND IMPROVEMENT PLANS THAT SHOW THE PROPOSED PINWOOD DRIVE AND ALL OTHER PROPOSED LOCAL STREETS CONSTRUCTED TO A 50-FOOT-WIDE RIGHT OF WAY STANDARD. THE FINAL MAP AND IMPROVEMENT PLANS SHALL ALSO SHOW THE CONNECTION TO THE PROPOSED MULTIFAMILY PROJECT TO THE WEST MODIFIED TO OPERATE AS A GATED EMERGENCY ACCESS ONLY WITH A GATE, SIDEWALK ACCESS AND COMMERCIAL DRIVEWAY.

16. TRAFFIC ANALYSIS:

THE DEVELOPER SHALL PROVIDE A TRAFFIC ANALYSIS REPORT FOR THE PROJECT THAT COMPLIES WITH CHAPTER 3 OF THE CITY OF FERNLEY DESIGN STANDARDS MANUAL TO THE APPROVAL OF THE ADMINISTRATOR, CITY ENGINEER, AND PUBLIC WORKS DIRECTOR.

17. TRAFFIC CAPACITY IMPROVEMENTS:

THE DEVELOPER SHALL COMPLETE MITIGATION MEASURES FOR US-95A/FREMONT/CHISHOLM TRAIL INTERSECTION. THE JANUARY 2020 TRAFFIC ANALYSIS FOR THE SHERWOOD VILLAGE FERNWOOD PROJECT RECOMMENDED SEPARATE LEFT TURN, THROUGH, AND RIGHT TURN LANES AT THE WEST FREMONT STREET AND EAST CHISHOLM TRAIL APPROACHES AS WELL AS OVERLAP PHASING FOR THE RIGHT TURN MOVEMENT AT THE WEST FREMONT STREET APPROACH. OTHER POSSIBLE MITIGATION MEASURES INCLUDE, BUT ARE NOT LIMITED TO, SIGNALIZATION OR SIGNALIZATION IMPROVEMENTS, CHANNELIZED MEDIANS, TURNING LANES, STORAGE LANE INCREASE, RESTRICTED TURN LANES AND/OR ADDITIONAL LANES. ADVANTAGES AND



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WWW.CITYOFFERNLEY.ORG

DISADVANTAGES OF THE PROPOSED MITIGATION NEED TO BE INCLUDED WITH ANY PROPOSED MEASURES. THE PROPOSED MITIGATION MEASURE/S WILL NEED TO BE REVIEWED AND APPROVED BY THE ADMINISTRATOR, CITY ENGINEER, PUBLIC WORKS DIRECTOR, AND THE NEVADA DEPARTMENT OF TRANSPORTATION PRIOR TO THE RECORDATION OF A FINAL MAP. THE MITIGATION MEASURE/S SHALL BE CONSTRUCTED TO THE APPROVAL OF THE ADMINISTRATOR, CITY ENGINEER, PUBLIC WORKS DIRECTOR, AND THE NEVADA DEPARTMENT OF TRANSPORTATION PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY.

18. GEOTECHNICAL REPORT:

THE DEVELOPER SHALL PROVIDE A FINAL GEOTECHNICAL REPORT FOR THE PROJECT IN CONFORMANCE WITH THE DEVELOPMENT CODE FOR REVIEW AND APPROVAL BY THE ADMINISTRATOR, CITY ENGINEER AND PUBLIC WORKS DIRECTOR PRIOR TO THE RECORDATION OF A FINAL MAP FOR ANY PORTION OF THE PROJECT.

19. IMPROVEMENT PLANS:

WITH THE SUBMITTAL OF ANY FINAL MAP APPLICATION, THE DEVELOPER SHALL SUBMIT THE ASSOCIATED IMPROVEMENT PLANS FOR REVIEW AND APPROVAL. THE IMPROVEMENT PLANS SHALL BE APPROVED PRIOR TO THE RECORDATION OF THE FINAL MAP. THE UTILITIES AND INFRASTRUCTURE FOR EACH PHASE MUST OPERATE INDEPENDENTLY OF FUTURE PHASES YET TO BE CONSTRUCTED. PRIOR TO THE APPROVAL AND RECORDATION OF A FINAL MAP FOR THE PROJECT, THE DEVELOPER SHALL CONSTRUCT ALL REQUIRED PUBLIC IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO, PUBLIC UTILITY AND ROADWAY INFRASTRUCTURE ASSOCIATED WITH THE PROJECT OR PROVIDE A SURETY BOND IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN TITLE 32, IMPROVEMENTS AND AGREEMENTS, OF THE FERNLEY MUNICIPAL CODE.

20. NORTH LYON COUNTY FIRE PROTECTION DISTRICT:

THE DEVELOPER SHALL COMPLY WITH THE REQUIREMENTS OF THE NORTH LYON COUNTY FIRE PROTECTION DISTRICT TO THE APPROVAL OF THE ADMINISTRATOR AND THE FIRE CHIEF PRIOR TO THE APPROVAL AND RECORDATION OF A FINAL MAP.

21. RIGHT TO FARM:

THE DEVELOPER SHALL PLACE A NOTE ON THE FINAL MAP PROVIDING NOTICE TO ANY AND ALL SUBSEQUENT PURCHASERS OF "THE RIGHT TO FARM" PROVISIONS INCLUDED IN NEVADA REVISED STATUTES 40.140 AND THE CITY'S DEVELOPMENT CODE.

22. FINAL MAP PHASING:

THE PROJECT SHALL BE DEVELOPED IN A SINGLE PHASE. ANY FINAL MAP SHALL INCLUDE ALL PROPOSED LOTS AND SHALL BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL BY THE ADMINISTRATOR, CITY ENGINEER, AND PUBLIC WORKS DIRECTOR.



23. FENCING:

AT THE TIME OF FINAL MAP SUBMITTAL, THE DEVELOPER SHALL SUBMIT A FENCING PLAN IN ACCORDANCE WITH THE REQUIREMENTS SET FORTH IN THE CITY'S MUNICIPAL CODE TO THE APPROVAL OF THE ADMINISTRATOR, CITY ENGINEER, AND PUBLIC WORKS DIRECTOR.

24. RESIDENTIAL CONSTRUCTION TAX:

THE DEVELOPER IS SUBJECT TO THE PROVISIONS OF FERNLEY MUNICIPAL CODE CHAPTER 26.02 – RESIDENTIAL CONSTRUCTION TAX. THE RESIDENTIAL CONSTRUCTION TAX FEE SHALL BE PAID PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR EACH SINGLE-FAMILY RESIDENCE.

25. UNITED STATES POSTAL SERVICE:

THE DEVELOPER SHALL PROVIDE AN EASEMENT FOR ANY NEW CLUSTER MAILBOX LOCATION TO THE APPROVAL OF THE ADMINISTRATOR AND LOCAL POSTAL INSPECTOR PRIOR TO THE APPROVAL AND RECORDATION OF A FINAL MAP.

26. WASTE MANAGEMENT SERVICE:

THE DEVELOPER SHALL PROVIDE A WILL SERVE FROM WASTE MANAGEMENT TO THE APPROVAL OF THE ADMINISTRATOR PRIOR TO THE APPROVAL AND RECORDATION OF A FINAL MAP.

27. TRUCKEE CARSON IRRIGATION DISTRICT (TCID)/BUREAU OF RECLAMATION:

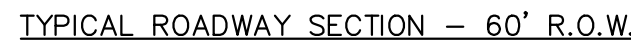
THE DEVELOPER SHALL COMPLY WITH THE REQUIREMENTS OF THE TRUCKEE CARSON IRRIGATION DISTRICT AND/OR THE BUREAU OF RECLAMATION RELATED TO ANY FACILITY OR EASEMENT WITHIN THE PROJECT BOUNDARY TO THE APPROVAL OF THE CITY ENGINEER, PUBLIC WORKS DIRECTOR AND ADMINISTRATOR PRIOR TO THE APPROVAL AND RECORDATION OF A FINAL MAP.

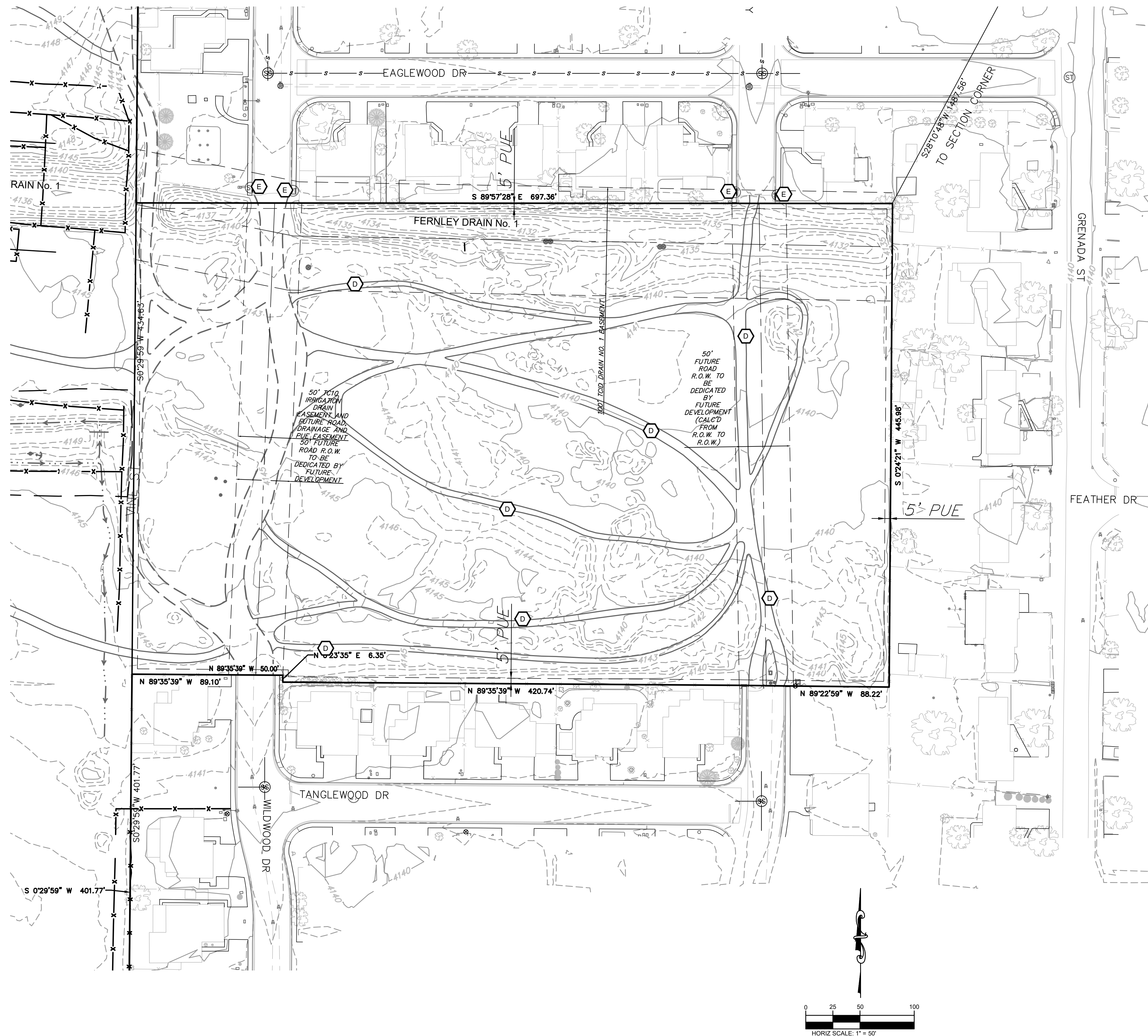
28. NEVADA DEPARTMENT OF ENVIRONMENTAL PROTECTION:

THE DEVELOPER SHALL COMPLY WITH ALL REQUIREMENTS OF THE NEVADA DEPARTMENT OF ENVIRONMENTAL PROTECTION- BUREAU OF SAFE DRINKING WATER AND BUREAU OF WATER POLLUTION CONTROL FOR THE WATER AND SEWER INFRASTRUCTURE DESIGN AND CONSTRUCTION TO THE APPROVAL OF THE ADMINISTRATOR, CITY ENGINEER AND PUBLIC WORKS DIRECTOR



A.P.N. 020-516-06
CITY OF FERNLEY, LYON COUNTY, NEVADA





EXISTING CONDITIONS LEGEND:

- | | |
|---|---|
|  | PROPERTY LINE |
|  | EXISTING RIGHT-OF-WAY |
|  | EXISTING SECTION LINE |
|  | EXISTING EASEMENT LINE |
|  | EXISTING ROAD CENTER LINE |
|  | EDGE OF PAVEMENT |
|  | CURB & GUTTER |
|  | PARKING/TRAFFIC SIGN |
|  | DRAINAGE FLOWLINE |
|  | EXISTING STORM SEWER |
|  | EXISTING STORM MANHOLE |
|  W | EXISTING WATER LINE W/FIRE HYDRANT AND GATE/BUTTERFLY VALVE |
|  | EXISTING SANITARY SEWER W/MANHOLE |
|  RW | EXISTING RAW WATER LINE |
|  T | EXISTING TELEPHONE |
|  UGF | EXISTING COMMUNICATION LINE |
|  | EXISTING TRANSFORMER |
|  G | EXISTING GAS LINE |
|  OHE | EXISTING OVERHEAD ELECTRIC |
|  E | EXISTING ELECTRIC |
|  | EXISTING POWER POLE |
|  | EXISTING LIGHT POLE |
|  X | EXISTING FENCE |
|  X | EXISTING UNPAVED ROAD |
|  | EXISTING VEGETATION TO REMAIN |

REMOVE AND DEMOLISH KEY NOTES:

- | | |
|---|---|
|  EXISTING DITCH TO REMAIN |  EXISTING STORM SEWER INLET |
|  EXISTING DITCH TO BE REGRADED |  EXISTING 18" STORM PIPE TO BE REMOVED |
|  STRUCTURE TO BE DEMOLISHED | |
|  TRAIL SYSTEM TO BE REMOVED | |
|  EXISTING VEGETATION TO BE REMOVED | |
|  EXISTING FENCE TO BE DEMOLISHED | |

DEMOLITION NOTES:

ALL ON SITE STRUCTURES, UTILITIES, VEGETATION,
WALLS, FENCES AND OTHER ITEMS TO BE REMOVED
UNLESS OTHERWISE NOTED

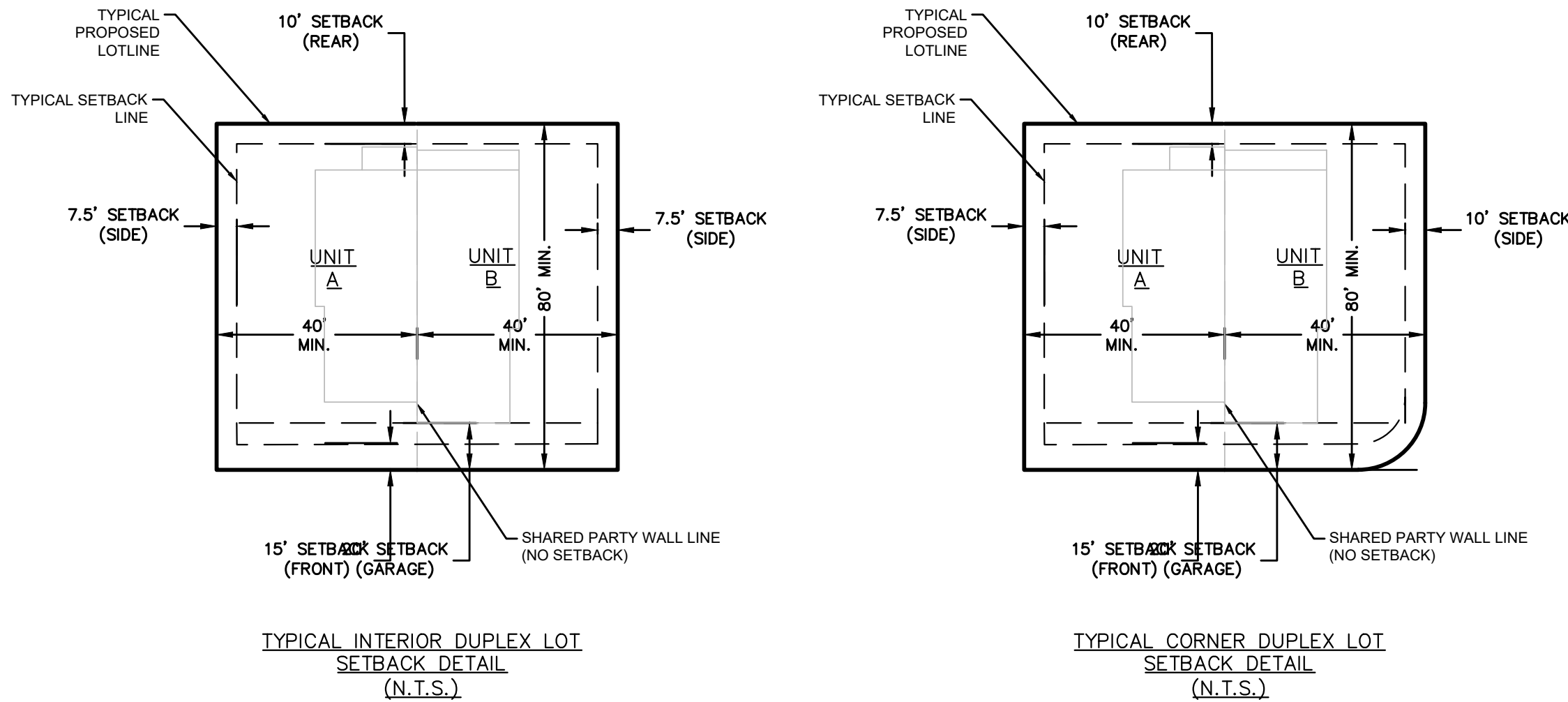
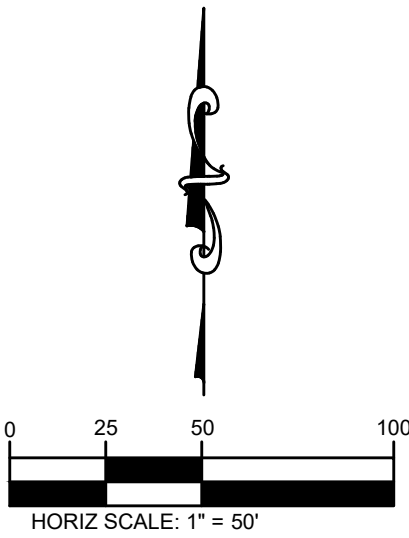


SITE LEGEND:

- BOUNDARY LINE
- LOT LINE
- RIGHT-OF-WAY
- EXISTING RIGHT-OF-WAY
- EXISTING SECTION LINE
- EASEMENT LINE
- EXISTING EASEMENT LINE
- ROAD CENTER LINE
- EXISTING ROAD CENTER LINE
- EDGE OF PAVEMENT
- CURB & GUTTER
- DRAINAGE FLOWLINE
- EXISTING TELEPHONE
- EXISTING GAS
- EXISTING OVERHEAD ELECTRIC
- EXISTING ELECTRIC
- EXISTING POWER POLE
- EXISTING LIGHT POLE
- PROPOSED LIGHT POLE
- EXISTING FENCE
- EXISTING UNPAVED ROAD

SITE KEY NOTES:

4-FT WIDE SIDEWALK



STANDARD LOT SETBACK DETAILS
(MDR14 ZONING)
28 LOTS
7045 AVG. LOT SIZE

1	PER SHAW ENGINEERING COMMENTS	9/02/2020	CT
2	PER CITY OF FERNLEY COMMENTS	11/05/2020	CT
		REVISIONS	DATE
No.			BY



811

Know what's below.
Call 811 before you dig.

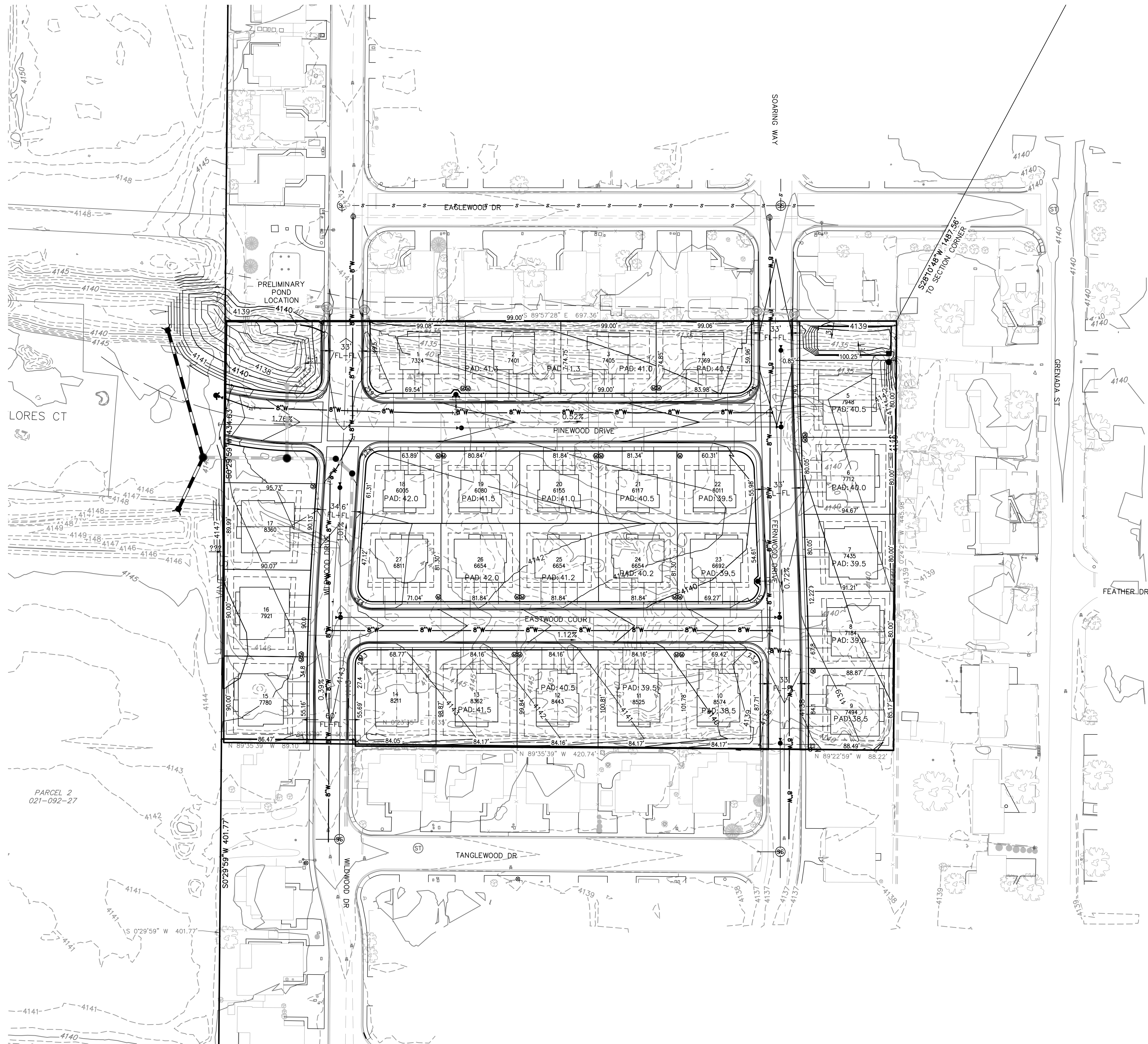
NOT TO SCALE IF SHEET
SIZE OTHER THAN 24"x36"

DESIGNED BY: FGF
DRAWN BY: JJP
CHECKED BY: FGF

SITE PLAN

FERNWOOD
TENTATIVE MAP
LYON COUNTY
FERNLEY, NEVADA

02/09/2021
PROJECT NO.: 19239



GRADING LEGEND:

- 8600
- EXISTING CONTOURS
- 8600
- PROPOSED CONTOURS
- LOT LINE
- SETBACK LINE
- RIGHT-OF-WAY
- EXISTING RIGHT-OF-WAY
- PROPERTY LINE
- EXISTING BOUNDARY LINE
- EXISTING SECTION LINE
- TRACT
- EASEMENT LINE
- EXISTING EASEMENT LINE
- ROAD CENTER LINE
- EXISTING ROAD CENTER LINE
- EDGE OF PAVEMENT
- PROPOSED CURB & GUTTER
- STORM SEWER WINILET AND FES
- DRAINAGE FLOWLINE
- 100-YR FLOOD PLAIN
- EXISTING 100-YR FLOOD PLAIN

BASIS OF BEARINGS

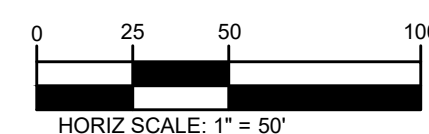
N 89°39'51" W ALONG THE SOUTH LINE OF THE
SW1/4-SW1/4 OF SECTION 15, T20N, R24 E M.D.B.&M.,
AS SHOWN ON THE DIVISION INTO LARGE PARCEL MAP
FOR FERNLEY HILLS ENTERPRISES, INC. FILE #239717
IN THE LYON COUNTY RECORDS.

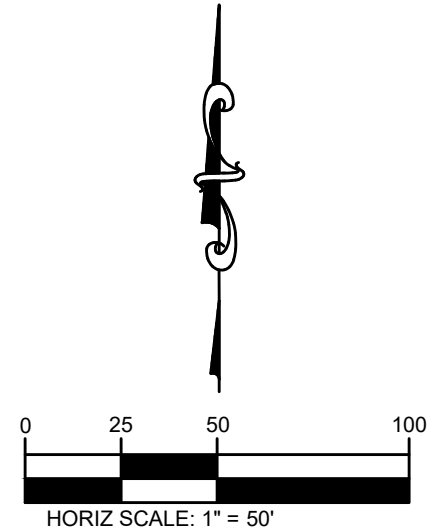
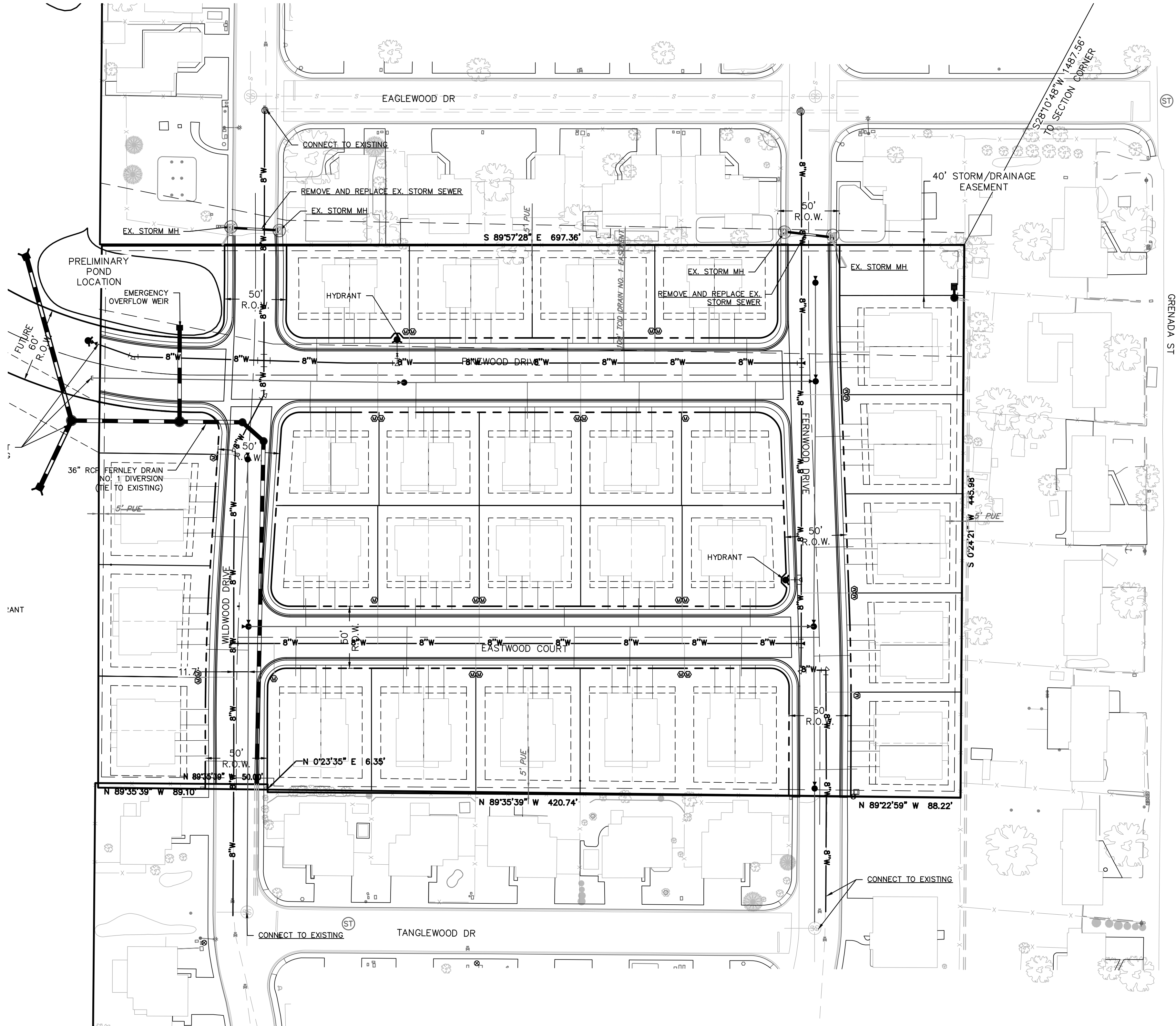
DATUM STATEMENT

SURVEY CONTROL IS BASED UPON UTILIZING THE ONLINE POSITIONING USER SERVICE (OPUS) PROVIDED BY THE NATIONAL GEODETIC SURVEY (NGS).

POINT # 1 IS A NO. 5 REBAR SET ON THE EAST SIDE OF THE INTERSECTION OF TANGLEWOOD DRIVE AND FERNWOOD DRIVE.

POSITIONAL DATA FOR POINT #1:
LATITUDE: 39°36'35.10922 N
LONGITUDE: 119°13'45.99844 W
EL HEIGHT: 1236.801 M OR 4057.746 US FT
ORTHO HEIGHT: 1260.956 M OR 4136.995 US FT NAVD 88
DATUM
PROCESSED ON 11/21/19





UTILITY LEGEND:

- PROPERTY LINE
- LOT LINE
- RIGHT-OF-WAY
- EXISTING RIGHT-OF-WAY
- EXISTING SECTION LINE
- EASEMENT LINE
- EXISTING EASEMENT LINE
- ROAD CENTER LINE
- EXISTING ROAD CENTER LINE
- TRACT
- EDGE OF PAVEMENT
- CURB & GUTTER
- EXISTING DRAINAGE FLOWLINE
- STORM SEWER
WINLET AND FES
- EXISTING STORM SEWER
- EXISTING STORM MANHOLE
- WATER LINE W/FIRE HYDRANT AND GATE/BUTTERFLY VALVE
- WATER METER
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING SANITARY SEWER W/MANHOLE
- 8-INCH Ø SANITARY SEWER W/MANHOLE
- EXISTING OVERHEAD ELECTRIC
- EXISTING ELECTRIC
- ELECTRIC LINE
- EXISTING POWER POLE
- EXISTING LIGHT POLE
- PROPOSED LIGHT POLE

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DRAWN BY: JJP
CHECKED BY: FGF

UTILITY PLAN

FERNWOOD
TENTATIVE MAP
LYON COUNTY
FERNLEY, NEVADA

02/09/2021
PROJECT NO.: 19239
6 of 6

No.	REVISIONS	DATE	BY
1	PER SHAW ENGINEERING COMMENTS	9/02/2020	CT
2	PER CITY OF FERNLEY COMMENTS	11/05/2020	CT



CITY OF FERNLEY

City Council AGENDA REPORT

Meeting Date: June 18, 2025

REPORT TO: Mayor and City Council

REPORT FROM: Charity Birkel, Building Official

FINANCIAL IMPACT:

Yes: X

No:

CURRENTLY BUDGETED:

Yes: X

No:

FUND/ACCOUNT:

N/A

ACTION REQUESTED:

AGENDA ITEM:

Discussion and possible action to adopt Bill 360 as an 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, as attached, which will amend the City of Fernley Municipal Code, Title 8. Chapter 2, Buildings and Building Regulations, and Building and Construction.

AGENDA ITEM BRIEF:

Discussion, consideration and action on 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:

Staff recommended motion: I move to adopt Bill 360 as an ordinance adopting the 2024 International Code Council series, the 2023 National Electric Code, and the Northern Nevada Chapter of the International Code Council amendments, as attached.

BUSINESS IMPACT (per NRS Chapter 237):

A business impact statement is not required.

See attached report for background, analysis, alternatives.

ALTERNATIVES:

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.

The amendments attached are a result of the collaborative efforts of various associations and jurisdictions through the Northern Nevada Chapter of the International Code Council, and are intended to provide the building community with the same code cycles and amendments regardless of which jurisdiction they are working with for permits.

The International Codes, or I-Codes, published by ICC, provide minimum safeguards for people at home, at school, and in the workplace. The I-Codes are a complete set of comprehensive, coordinated building safety and fire prevention codes. Building codes benefit public safety and support the industry's need for one set of codes without regional limitations. Fifty states and the District of Columbia have adopted the I-Codes at the state or jurisdictional level.

In order to stay within the industry standards, the building department only adopts new codes every six years. This keeps us consistent with the neighboring jurisdictions.

RELEVANT LAWS, STATUTES, AND REGULATIONS:

NRS 244.105 FMC 8.02.12

FINANCIAL IMPLICATIONS:

N/A

ATTACHMENTS:

1. 2024 NNICC_Code_Amendments_Final_2-20-2025
2. Adopted Codes 2024
3. BILL #360

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

1 E. 1st Street
Reno, NV 89505

City of Sparks

431 Prater Way
Sparks, NV 89431

Douglas County

1594 Esmeralda Ave
Minden, NV 89423

Lyon County

27 S. Main St
Yerington, NV 89447

Reno-Sparks Indian Colony

34 Reservation Road
Reno, NV 89502

Storey County

PO Box 176
Virginia City, NV 89440

Washoe County

1001 E. Ninth Street
Reno, NV 89512

Participating organizations in the production of this document

BJG Architecture	BrightLife Electric NV LLC
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)^{1/2} 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_g when located in Washoe County or Carson City or exceeds 69 p_g 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 7 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 ^{1,2,3,4}

<u>Elevation</u> <u>(feet)</u>	<u>West of U.S. 395,</u> <u>Eastern Sierra Slope,</u> <u>Carson City, Reno,</u> <u>Washoe County*,</u> <u>Douglas County and</u> <u>West of S.R. 88.¹</u>				<u>East of U.S. 395 for</u> <u>Carson City, Reno,</u> <u>Sparks, Washoe</u> <u>County*, Douglas</u> <u>County and East of S.R.</u> <u>88.¹</u>				<u>Lyon County,</u> <u>City of Fernley</u>				<u>Storey County¹</u>				<u>All Nevada Counties*,</u> <u>Lake Tahoe Basin,</u> <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> <u>V_{ult} (mph)</u>	<u>V_{asd} Wind Speed</u> <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_{ult} to V_{asd} 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. 3rd 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 m²) or less for *light-frame construction* or 400 square feet (37 m²) 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 ^a (See Sections 2902.1.1 and 2902.2)									
NO.	CLASSIFICATION	DESCRIPTION	WATER CLOSETS ^b (URINALS: SEE SECTION 424.2)		LAVATORIES		BATHTUBS/ SHOWERS	DRINKING FOUNTAIN ^a (SEE SECTION 410)	OTHER
			MALE	FEMALE	MALE	FEMALE			
1	Assembly	Theaters and other buildings for the performing arts and motion pictures ^d	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 ^d	1 per 40	1 per 40	1 per 75		—	1 per 500	1 service sink
		Restaurants, banquet halls and food courts ^d	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 ^d	1 per 125	1 per 65	1 per 200		—	1 per 500	1 service sink
		Passenger terminals and transportation facilities ^d	1 per 500	1 per 500	1 per 750		—	1 per 1,000	1 service sink
		Places of worship and other religious services ^d	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 ^f	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 ^f	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 ^e
		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^a
(See Sections 2902.1.1 and 2902.2)—continued

NO.	CLASSIFICATION	DESCRIPTION	WATER CLOSETS ^h (URINALS: SEE SECTION 424.2)		LAVATORIES		BATHTUBS/ SHOWERS	DRINKING FOUNTAIN ^a (SEE SECTION 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 ^b Congregate care facilities ^b Group homes ^b Halfway houses ^b Social rehabilitation facilities ^b Foster care facilities ^b	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 ^c		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 ^b	Sleeping units for care recipients ^c		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^a
(See Sections 2902.1.1 and 2902.2)—continued

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

(See Sections 2902.1.1 and 2902.2)—continued

NO.	CLASSIFICATION	DESCRIPTION	WATER CLOSETS ^h (URINALS: SEE SECTION 424.2)		LAVATORIES		BATHTUBS/ SHOWERS	DRINKING FOUNTAIN ^a (SEE SECTION 410)	OTHER
			MALE	FEMALE	MALE	FEMALE			
7	Residential— 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 m²) in Climate Zones 5A, 6, 7, and 8 and spaces larger than 500 square feet (46.5 m²) in other *climate zones* that have a design occupant load of 15 people or greater per 1,000 square feet (93 m²) 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 m²) in Climate Zone 3C.
 - 1.2. 2,000 square feet (186 m²) in Climate Zones 1A, 3B and 4B.
 - 1.3. 1,000 square feet (93 m²) in Climate Zones 2A, 2B, 3A, 4A, 4C, 5 and 6.

- 1.4. 400 square feet (37 m²) 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 m³/(s × m²)] 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/ft² (20.3 L/s × m²) 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/ft² (101.6 L/s × m²) where not less than 24 inches (610 mm) in either dimension and 40 cfm/ft² (203.2 L/s × m²) 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 (929m²) 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 (464.5m²) 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/m²) 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/ft² per day (3.5 kWh/m²/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 m²).

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 × m²)] 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 × m²)] 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 × m²)] of the *testing unit enclosure area* that separates *conditioned space* from the exterior.

2. Where *buildings* have 1,500 square feet (139.4 m²) 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 × m²)].

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 SNOW LOAD ^o	WIND DESIGN				SEISMIC DESIGN CATEGORY ^f	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP ^e	ICE BARRIER UNDERLAYMENT REQUIRED ^f	FLOOD HAZARDS ^g	AIR FREEZING INDEX ⁱ	MEAN ANNUAL TEMP ^j
	Speed ^d (mph)	Topographic effects ^k	Special wind region ^l	Windborne debris zone ^m		Weathering ^a	Frost line depth ^b	Termite ^c					
See IBC Table 1608.2.1	See Appendix	See Appendix	See Appendix	See Appendix	See Appendix	See Appendix	See Appendix	See Appendix	See Appendix	See Appendix	See Appendix	See Appendix	See Appendix

MANUAL J-DESIGN CRITERIAⁿ

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 m²) 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 m²) 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 m³/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 m³) of pipe volume or fraction thereof. When testing a system having a volume less than 10 cubic feet (0.28 m³) 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 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.

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 m²) need not exceed R 2; those 5 square feet (0.5 m²) 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 (ft³/min) (0.9439 m³/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, CO₂, 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, CO₂, 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, CO₂, 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, CO₂, 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 ^o	WIND DESIGN				SEISMIC DESIGN CATEGORY ^f	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP ^e	ICE BARRIER UNDERLAYMENT REQUIRED ^h	FLOOD HAZARDS ^g	AIR FREEZING INDEX ⁱ	MEAN ANNUAL TEMP ^j
		Speed ^d (mpg)	Topographic effects ^k	Special wind region ^l	Windborne debris zone ^m		Weathering ^a	Frost line depth ^b	Termite ^c					
Carson City	See IBC Table 1608.2.1	120	No	Yes	No	D ₂	Severe	24"	Moderate to heavy	9°F	Yes above 5500'	Varies. See Engineering Dept	444	50.9°F
City of Elko	30 lb/ft ²	115	No			D ₀	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 ₁	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 ₂	Severe	18"	Moderate to heavy	11°F	No	a)06/04/2003 (b)11/20/1998 Firm	594	49.4°F
City of Reno	See IBC Table 1608.2.1	120	No	Yes	No	D ₂	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 ₂	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 ₁	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 ₂	Severe	18"< 6000' 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 ₁	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 ₁	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 ₂	Severe	24"	Moderate to heavy	17°F	Yes above 5300'	See WCC Chapter 110	594	49.4°F

MANUAL J DESIGN CRITERIAⁿ

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)

**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.

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 18th 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



CITY OF FERNLEY

City Council AGENDA REPORT

Meeting Date: June 18, 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.

This item was continued from the June 4, 2025 City Council meeting due to a public hearing noticing issue.

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

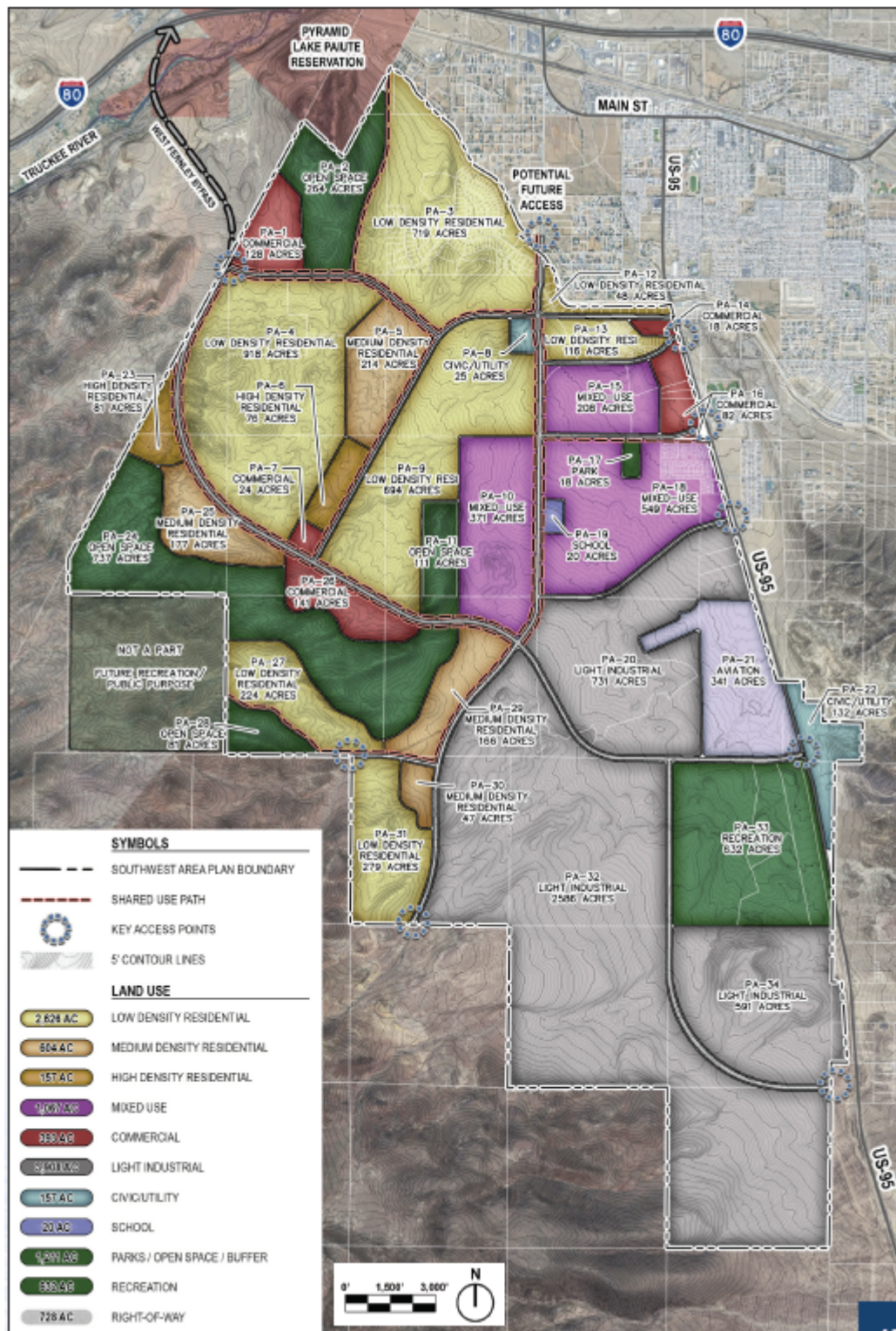
The City of Fernley anticipates considerable growth over the next two decades. An Area Plan allows for careful planning and implementation in coordination with the community and stakeholders, which is particularly important for an area of this size (11,800 acres). The Area Plan works in conjunction with 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

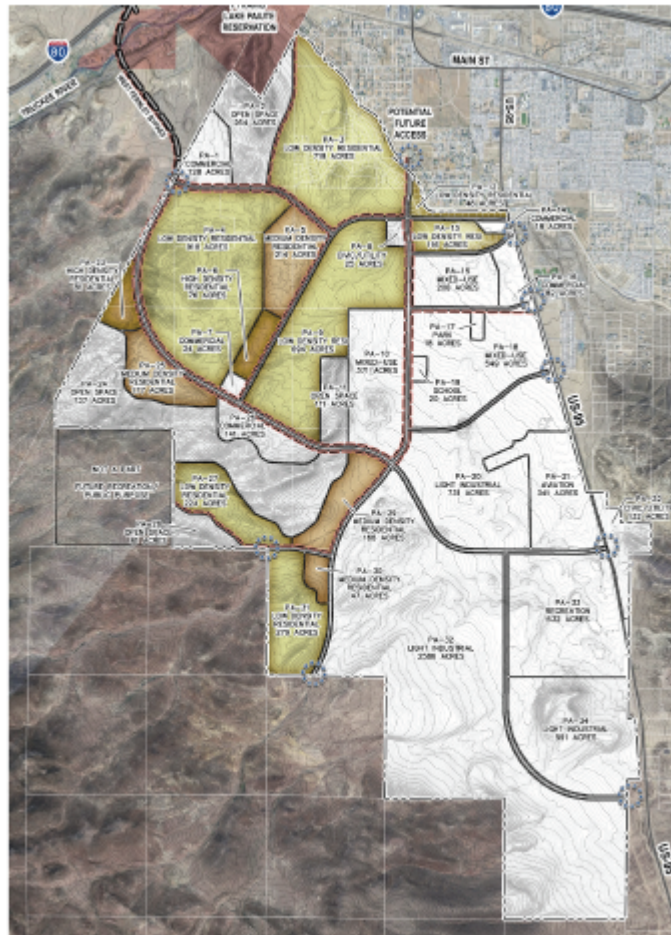


Residential

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.

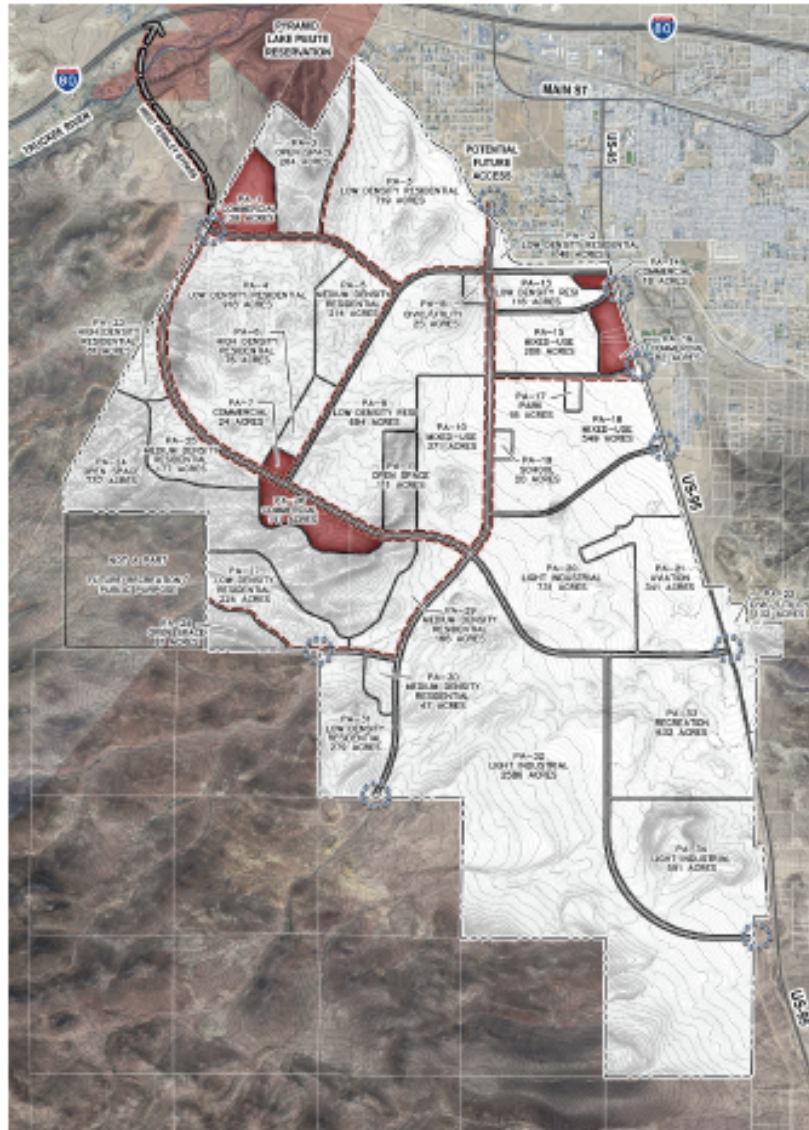
Residential Areas (Yellow/Orange)



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.

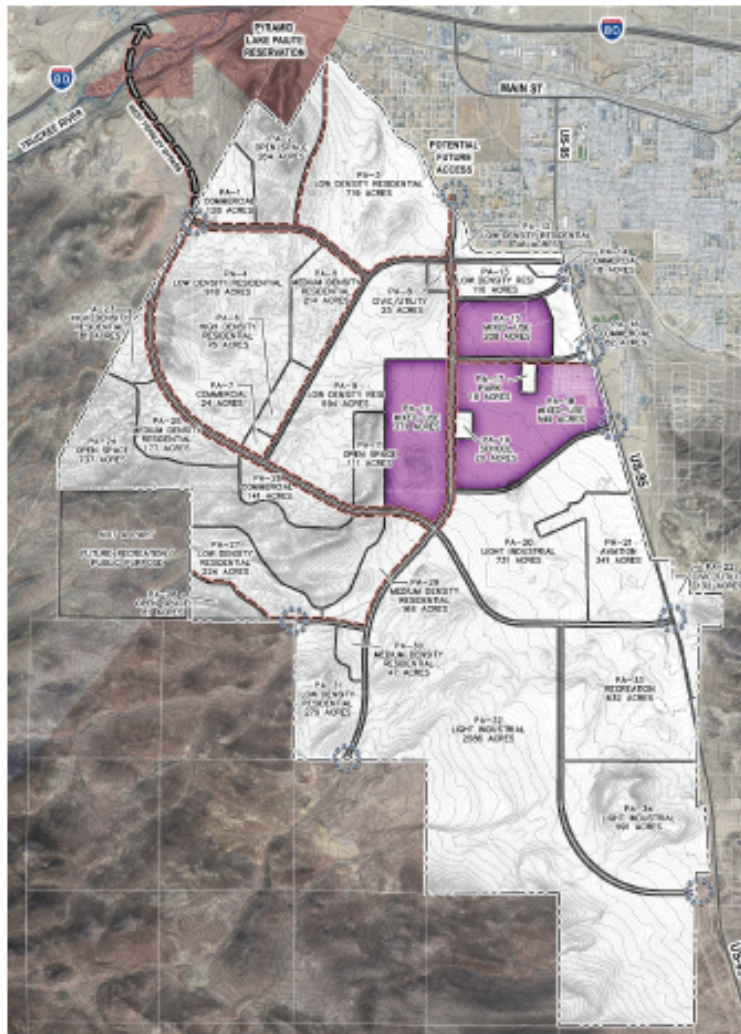
Commercial Areas (Red)



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.

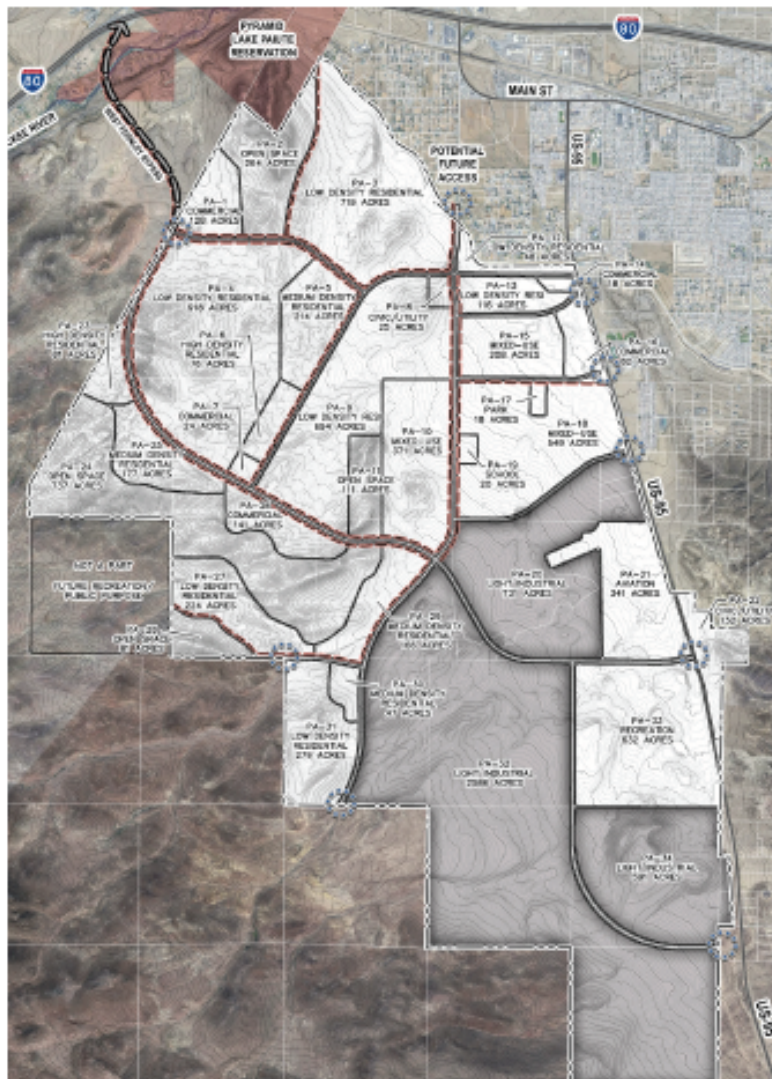
Mixed-Use Areas (Purple)



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)



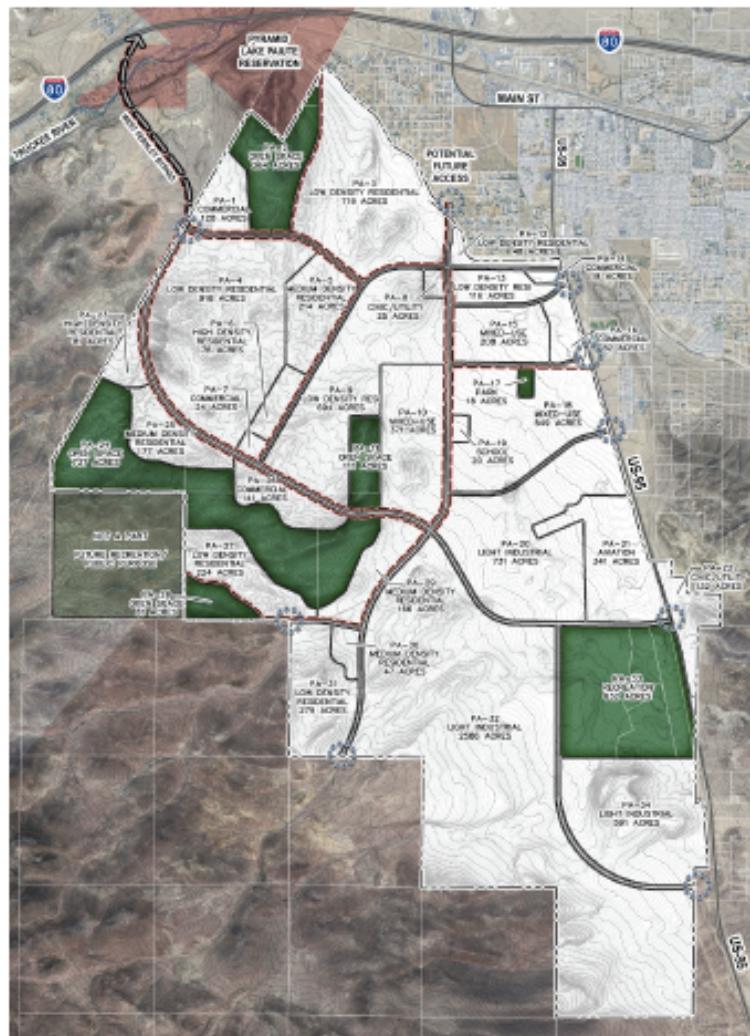
Open Space and Recreation

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.

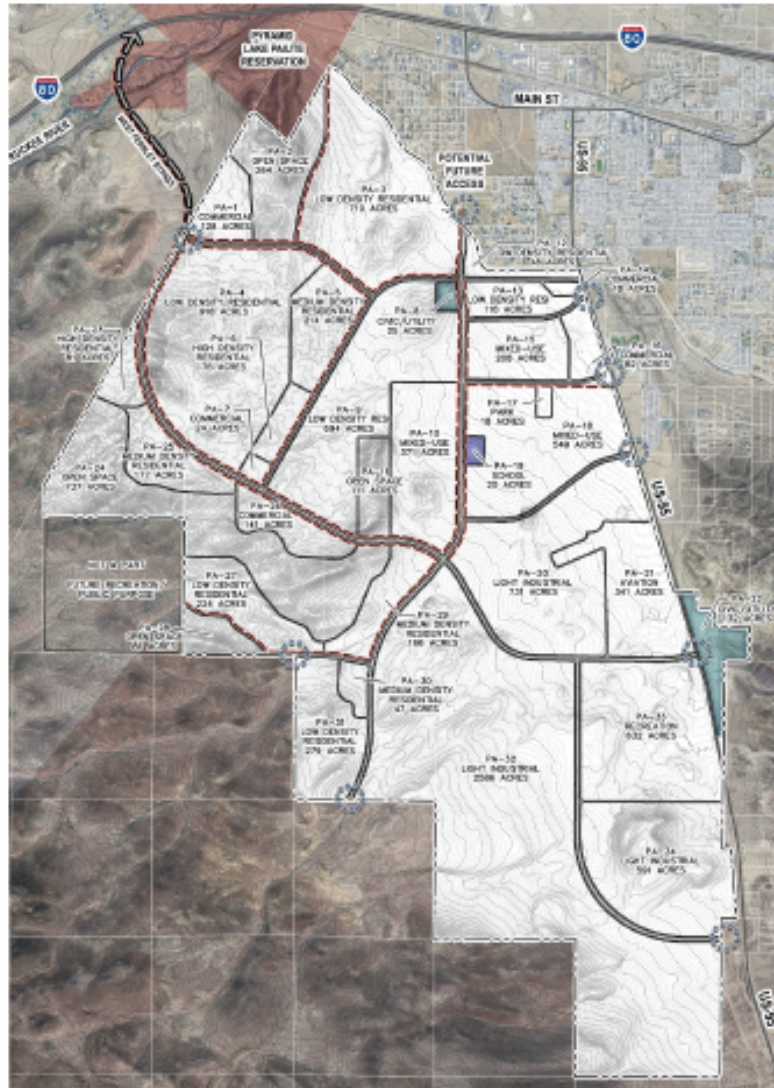
Open Space and Recreation Areas (Green)



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.

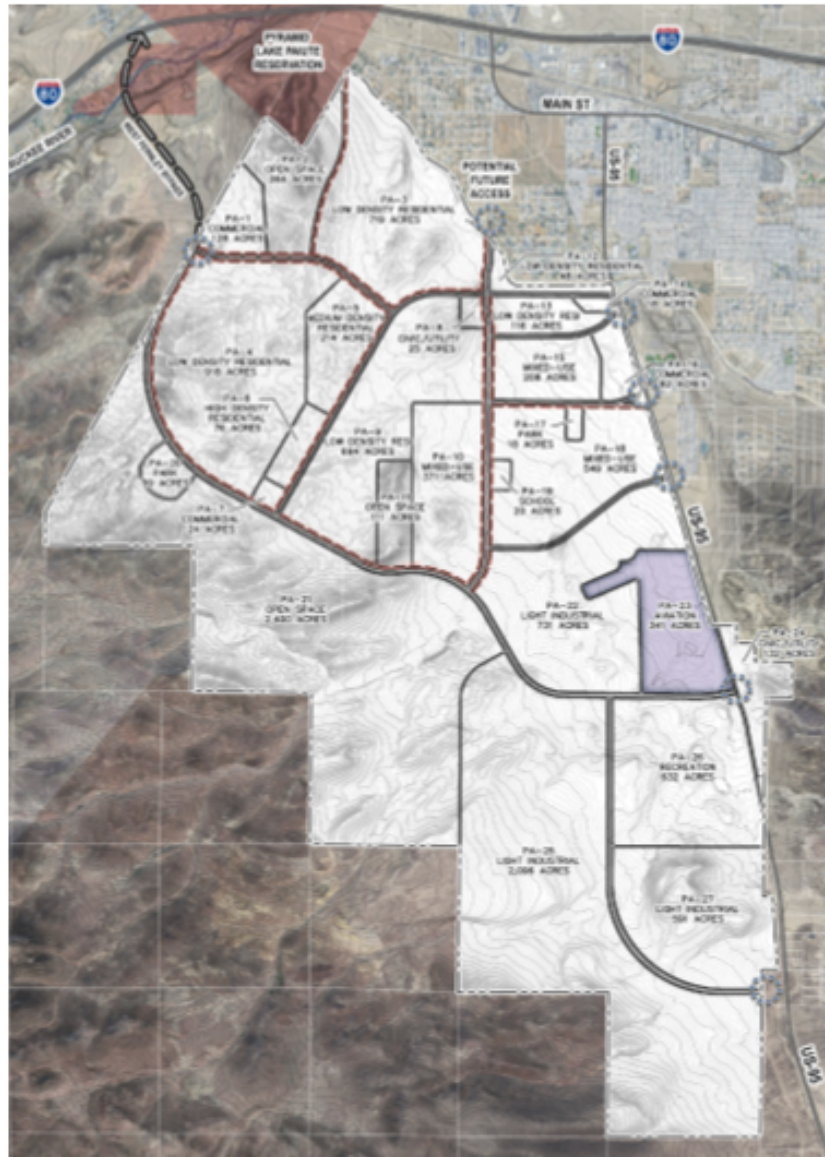
Public Facilities Areas (Blue)



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; Groundwater wells only; Working to obtain surface water	Some available capacity; Surface water will add additional capacity; Additional water needed for southwest area depends on future development demands

Treatment Plant	Average Flow Rate = 4-6 MGD Maximum Flow = 20 MGD	No upgrades needed to meet southwest area demands
Pump Station	Current Capacity = 21.2 MGD 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 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 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 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
Total			\$22,865,567.88

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> wrote:

Good evening Laura,

Please see attached for the revised Land Use Plan to reflect the revisions discussed during our workshop on Friday, May 9th. 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 17th 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 18, 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 18, 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 14th 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 18th 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

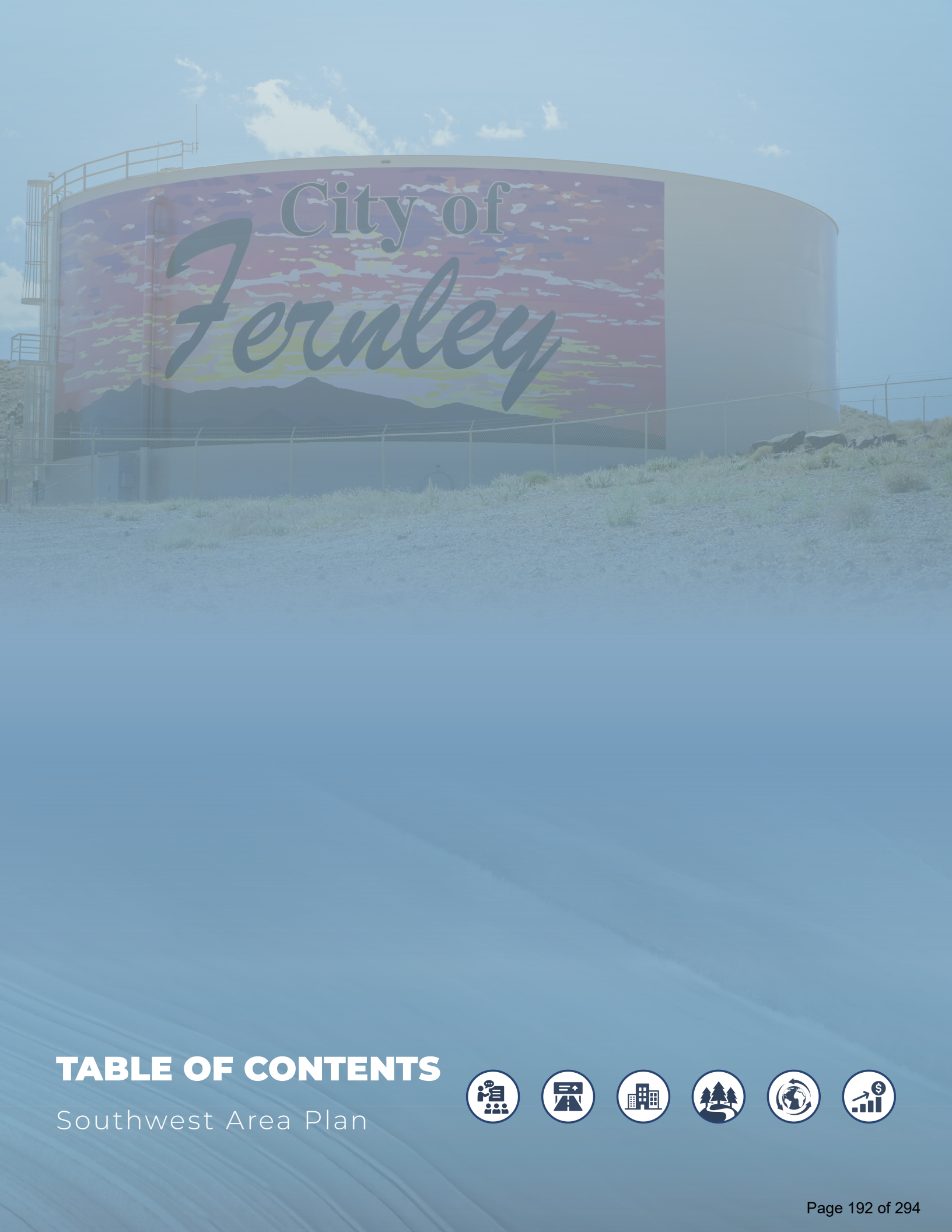
Jessica Rossi, AICP – Market Analysis Lead

Joseph Cuffari – Public Engagement Lead

Kimley»Horn

Thank You to All Engaged Fernley Residents and Stakeholders

Adopted by City Council on Month, XX, 2025



City of *Fernley*

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INTRODUCTION

Southwest Area Plan





Introduction

Plan Purpose

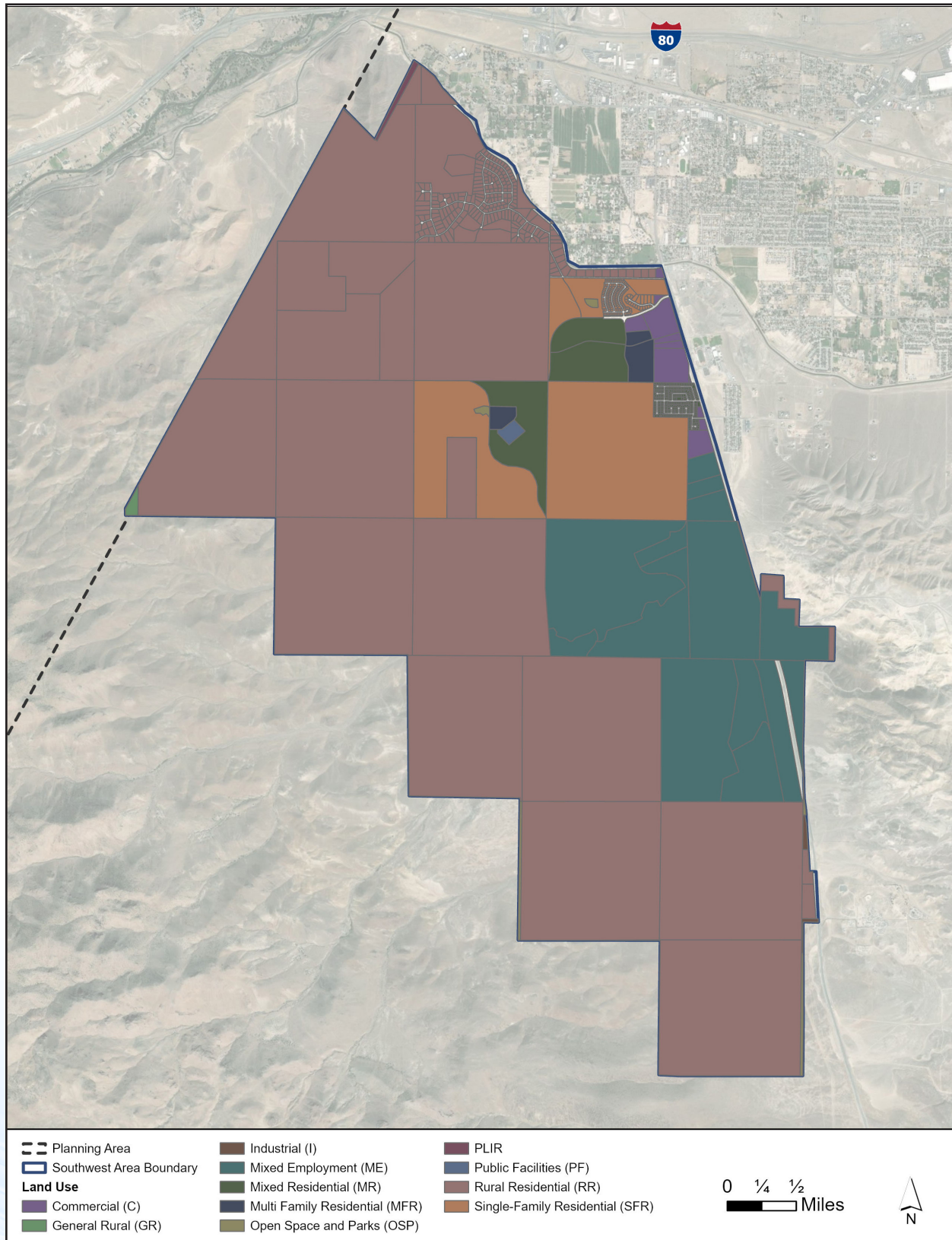
In 2018, the City's Comprehensive Master Plan was adopted with a vision for the City of Fernley. The Master Plan identified three future development areas on the Land Use Map – North Area, Southwest Area, and South Area. These areas are the largest remaining developable areas in the community and will 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

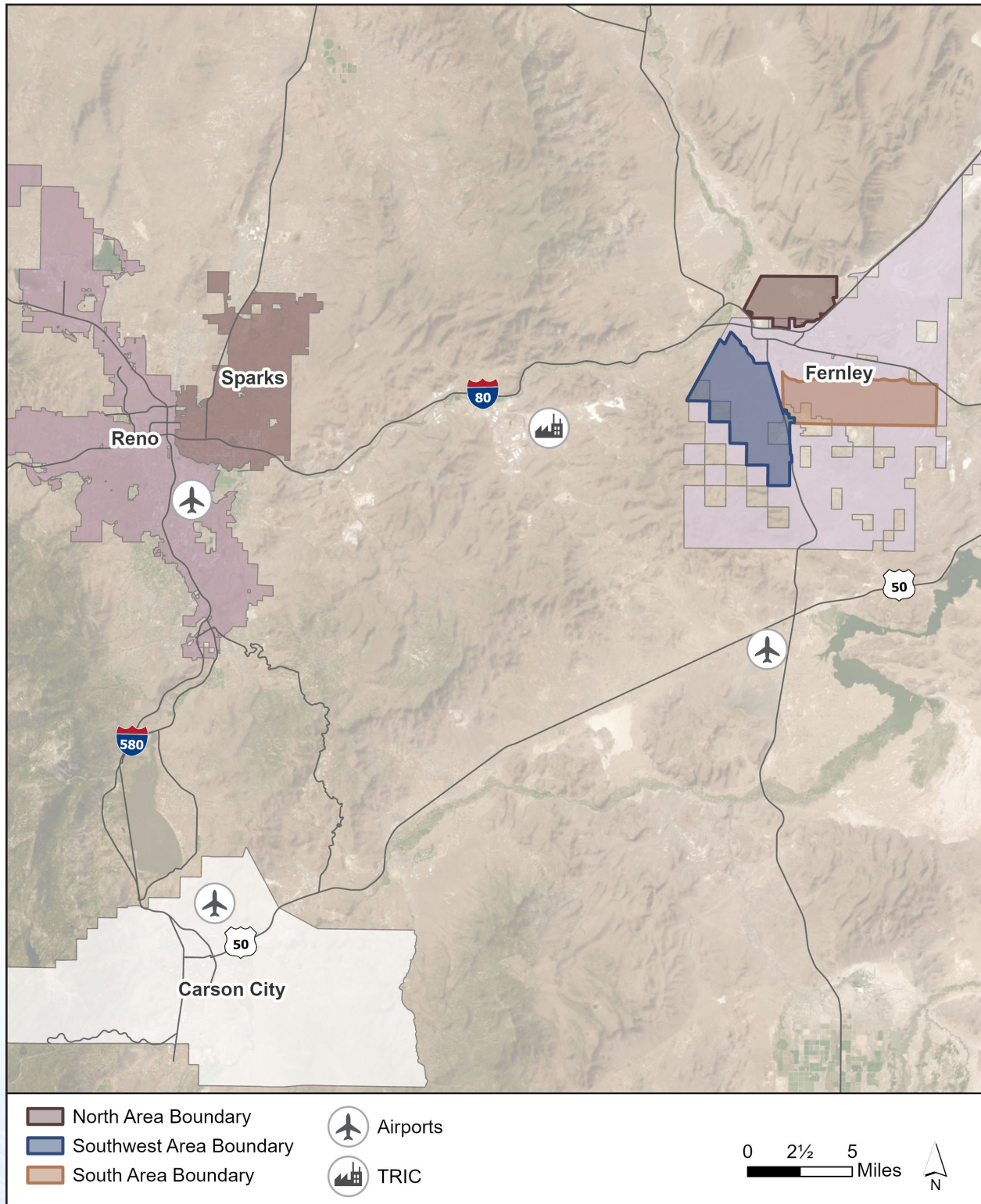
REGIONAL CONTEXT

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.

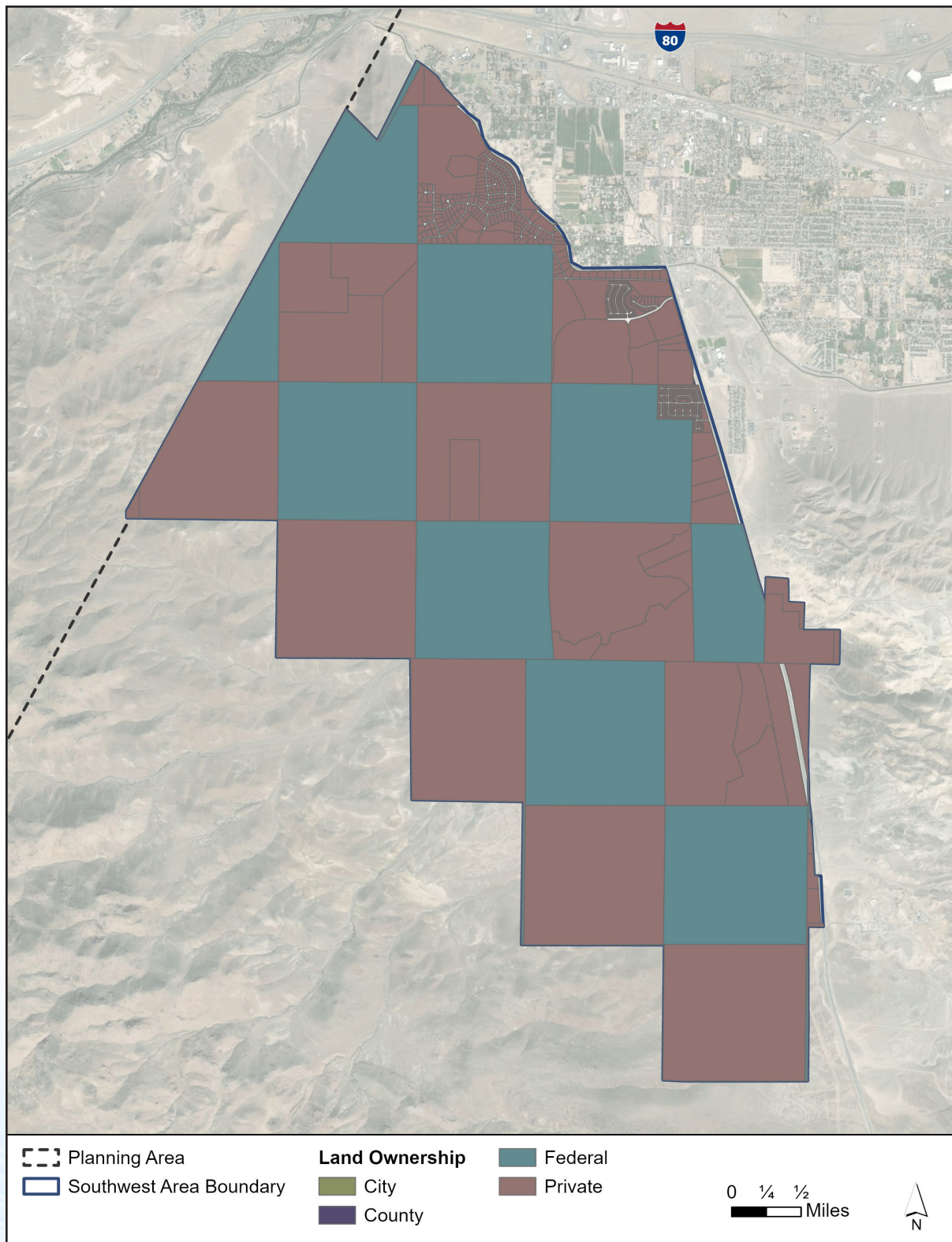
On November 2, 2016, a memorandum of understanding (MOU) was executed which establishes a relationship between BLM and the City regarding their respective roles, responsibilities, conditions, and procedures for land conveyance, which includes compliance with the National Environmental Policy Act (NEPA), 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.

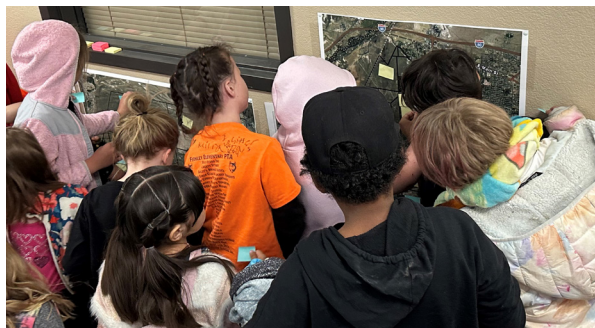
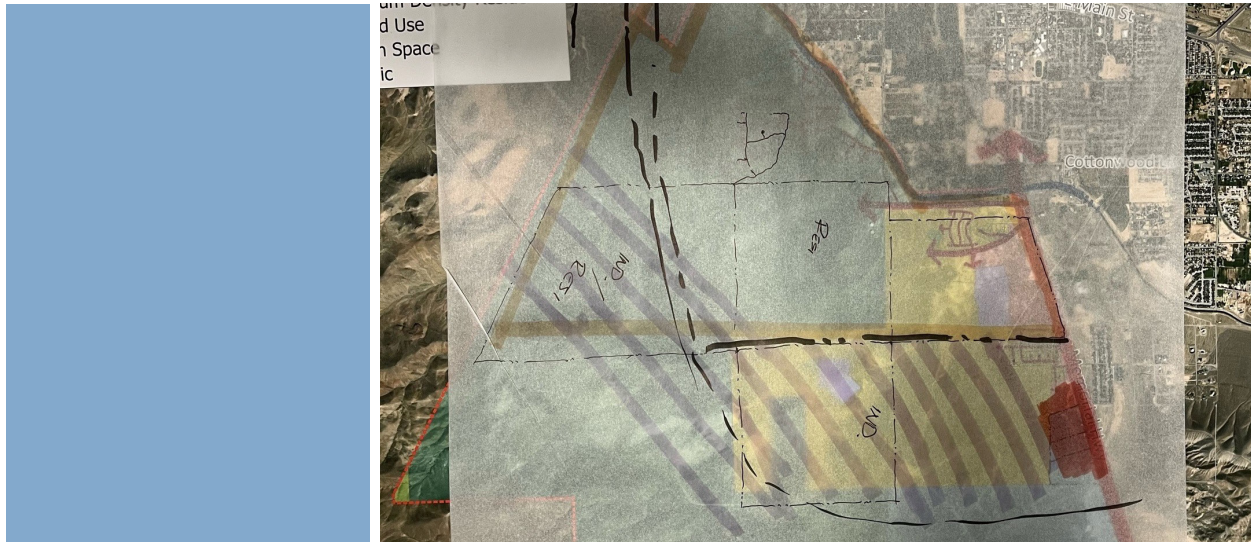


Open House #1 and #2

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 16th, 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.

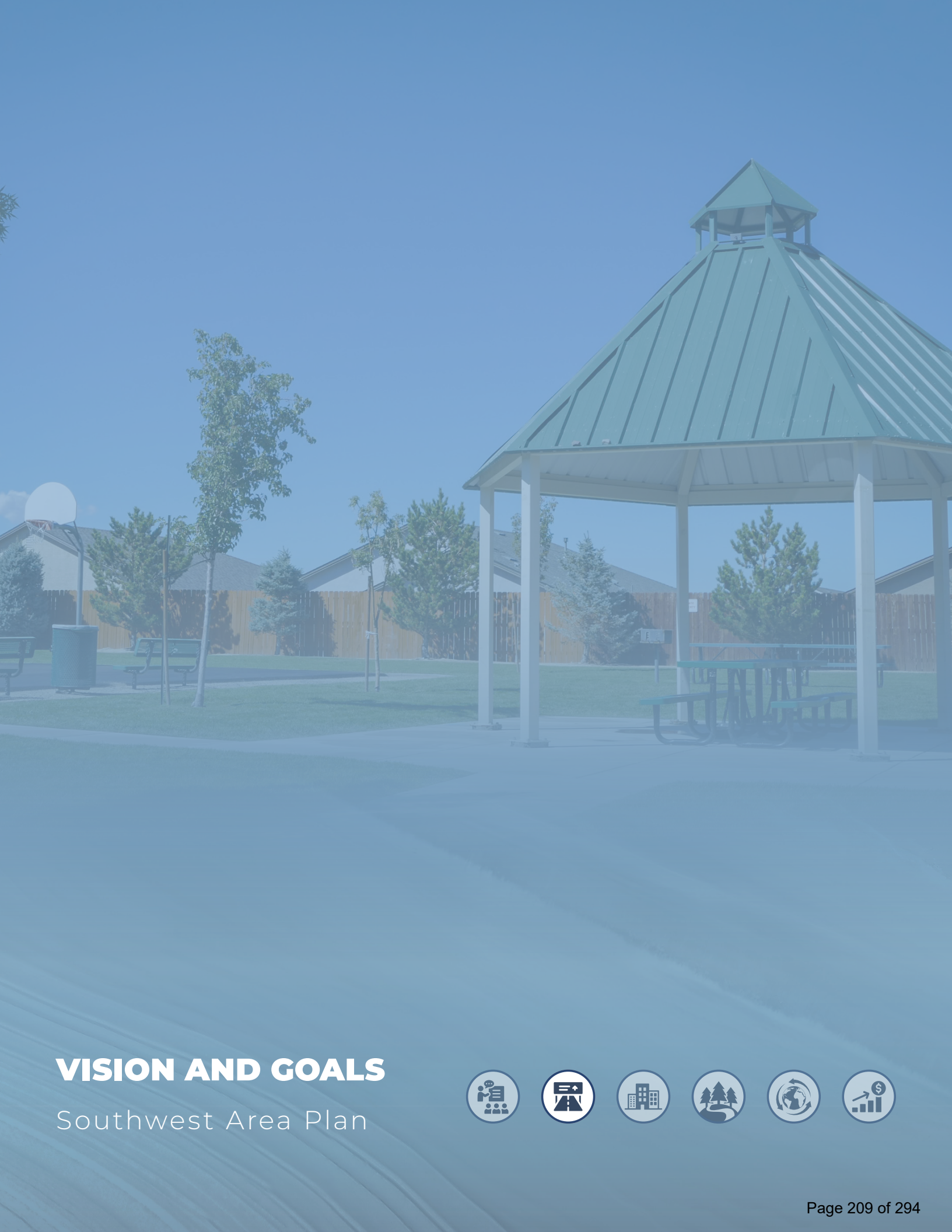
First Graders Visit To City Hall

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.





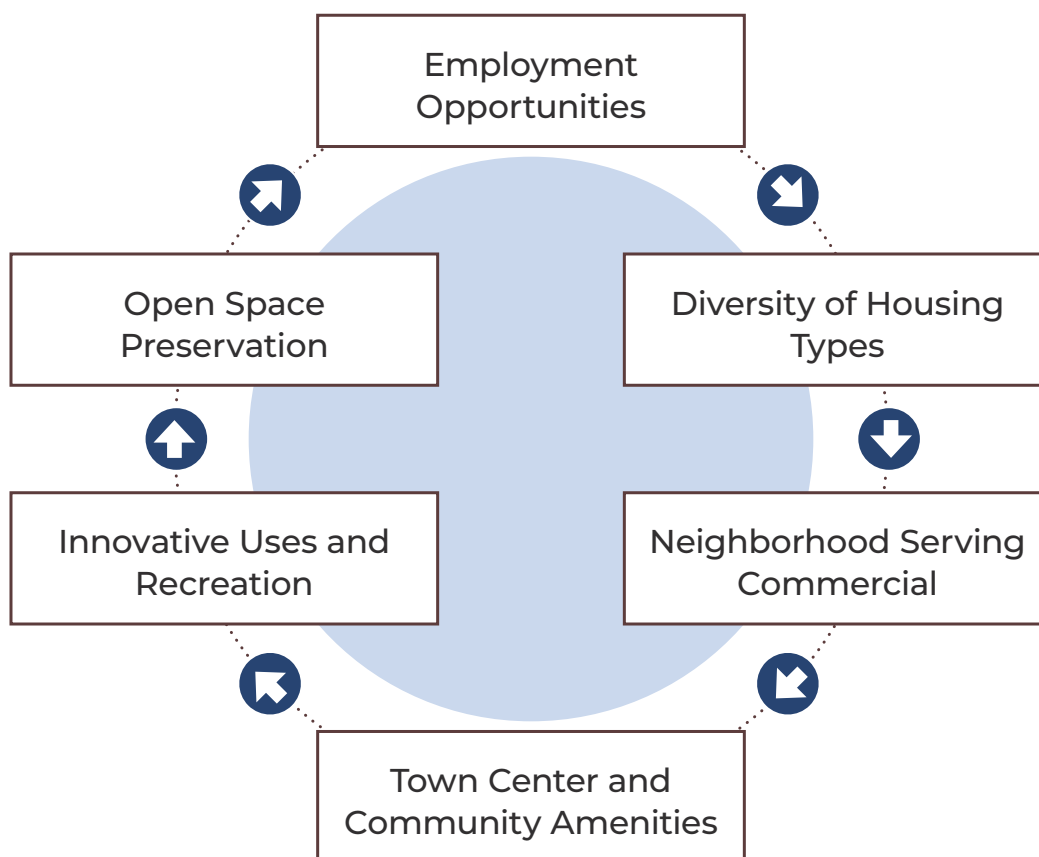
VISION AND GOALS

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 innovative 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

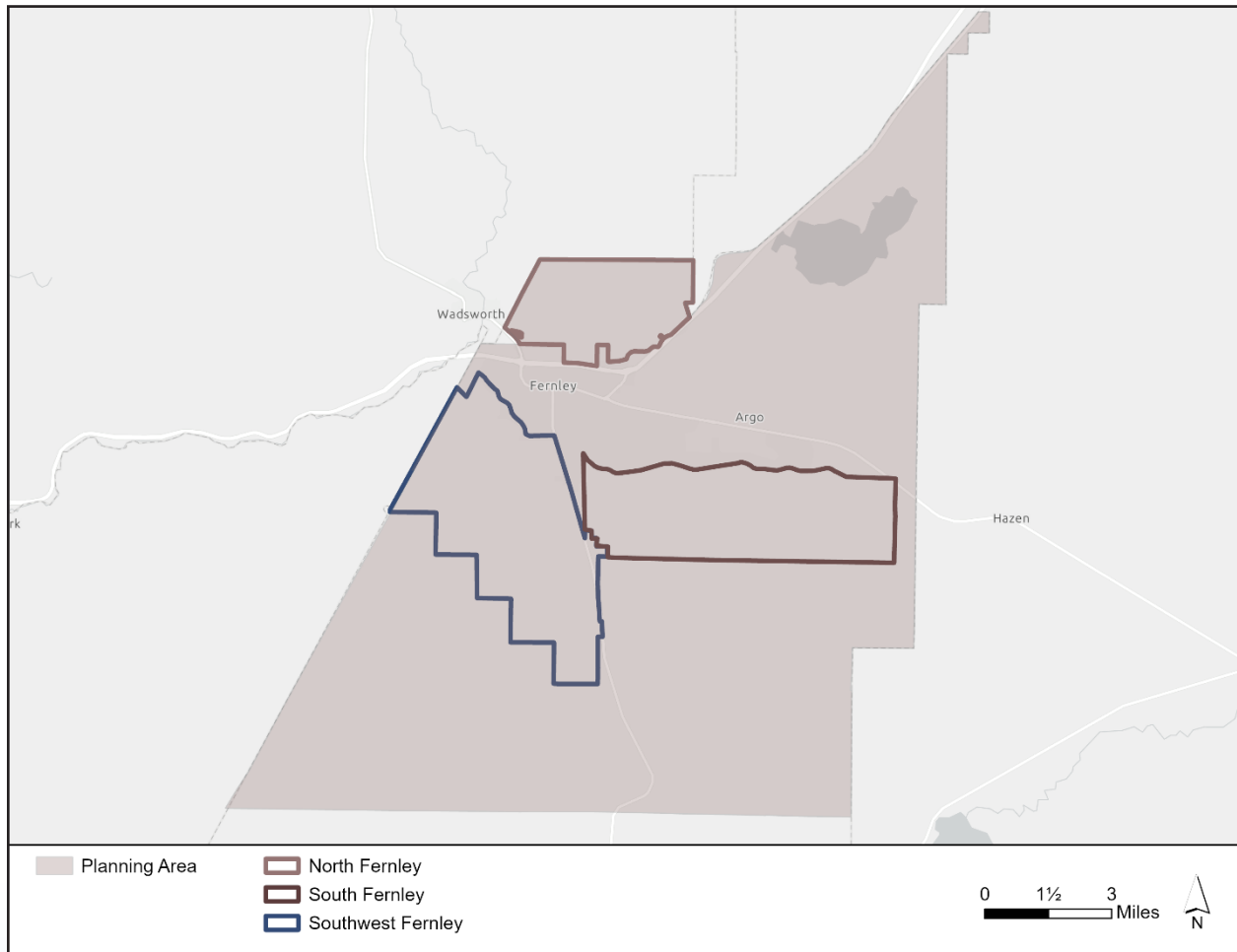
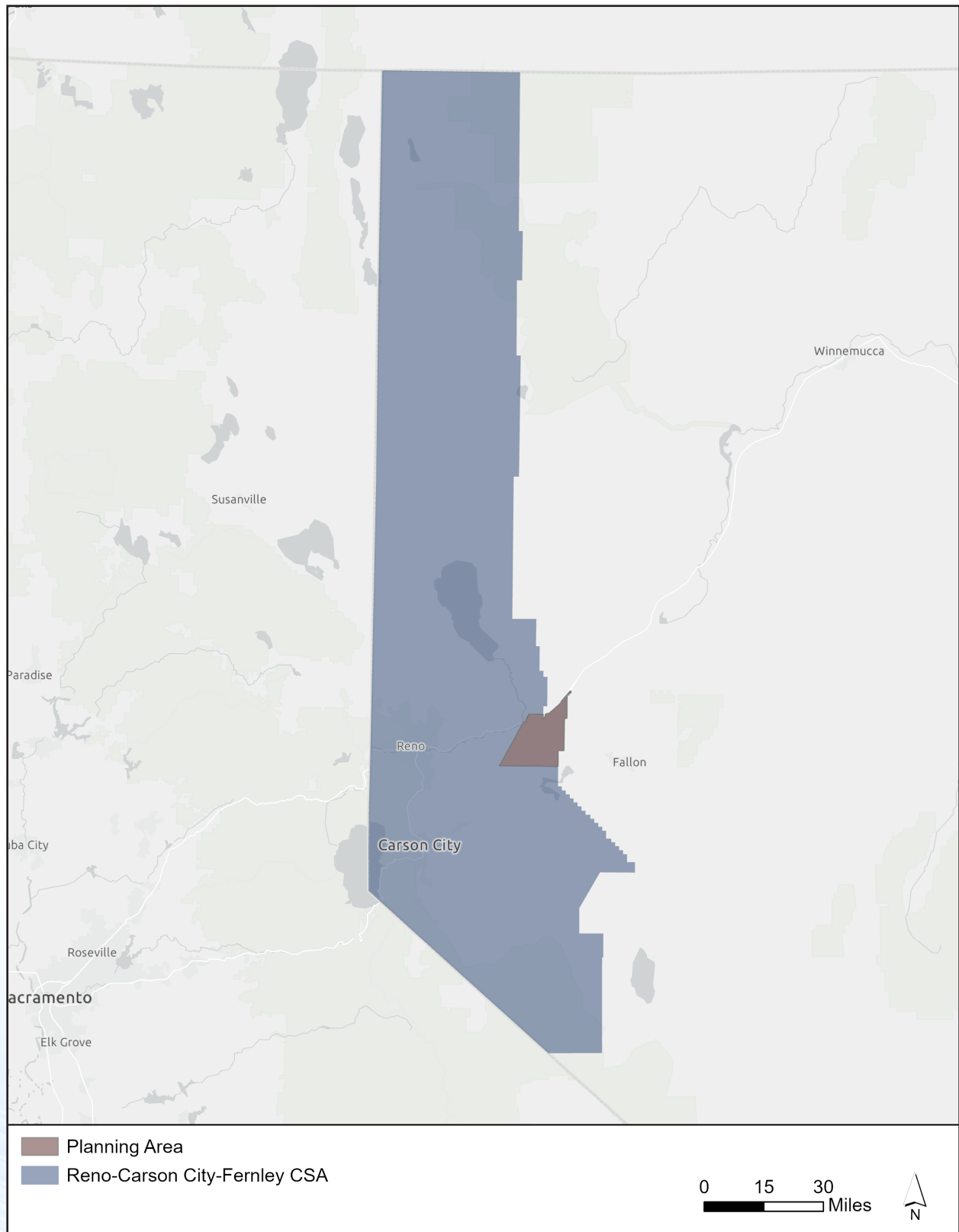
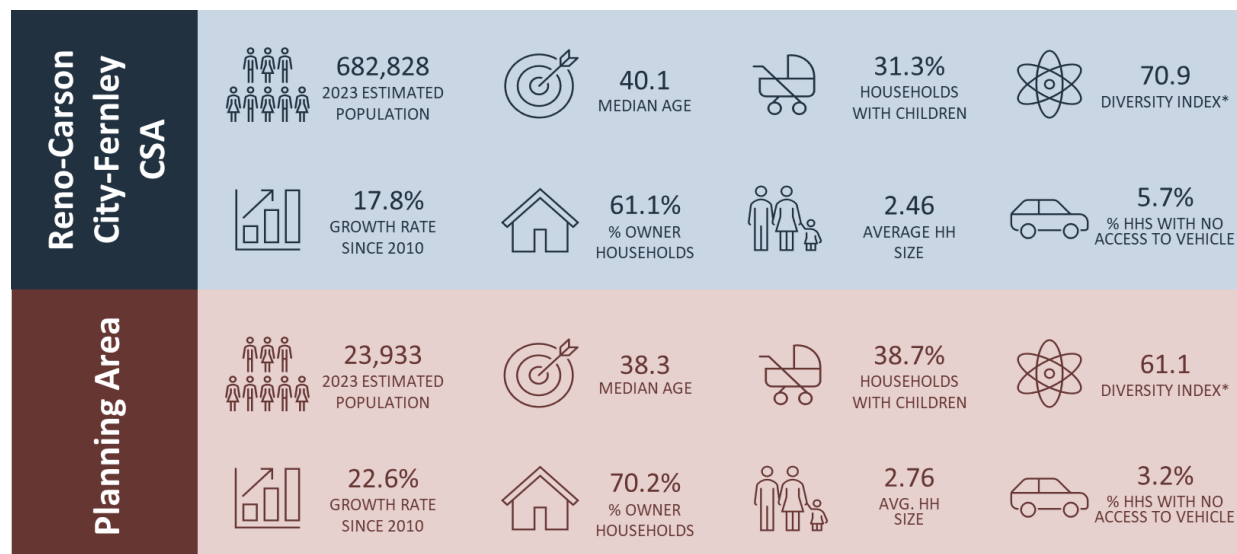




Figure 4. Planning Study Area and CSA



**Figure 5.** Demographic Summary

Population

The planning area¹, 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

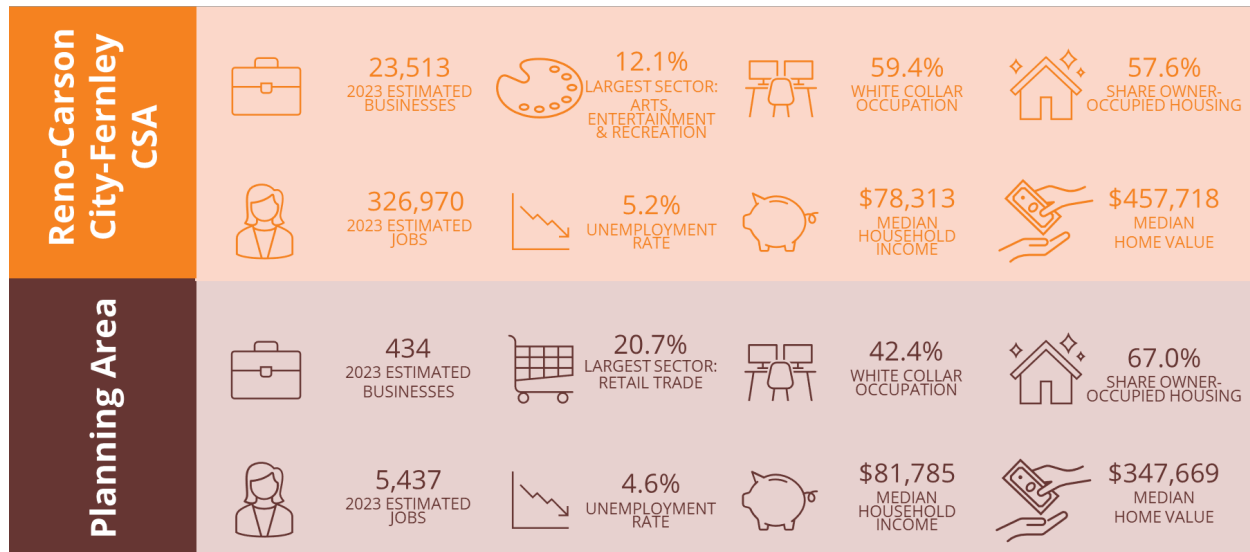
Fernley's education attainment levels are notably lower than the CSA, with fewer people holding bachelor's or master's degrees and more with only a high school diploma. Median income in the planning area is \$81,785, about \$3,000 more than the CSA, with the largest income group being those making \$100,000-149,999. 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.

¹ 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

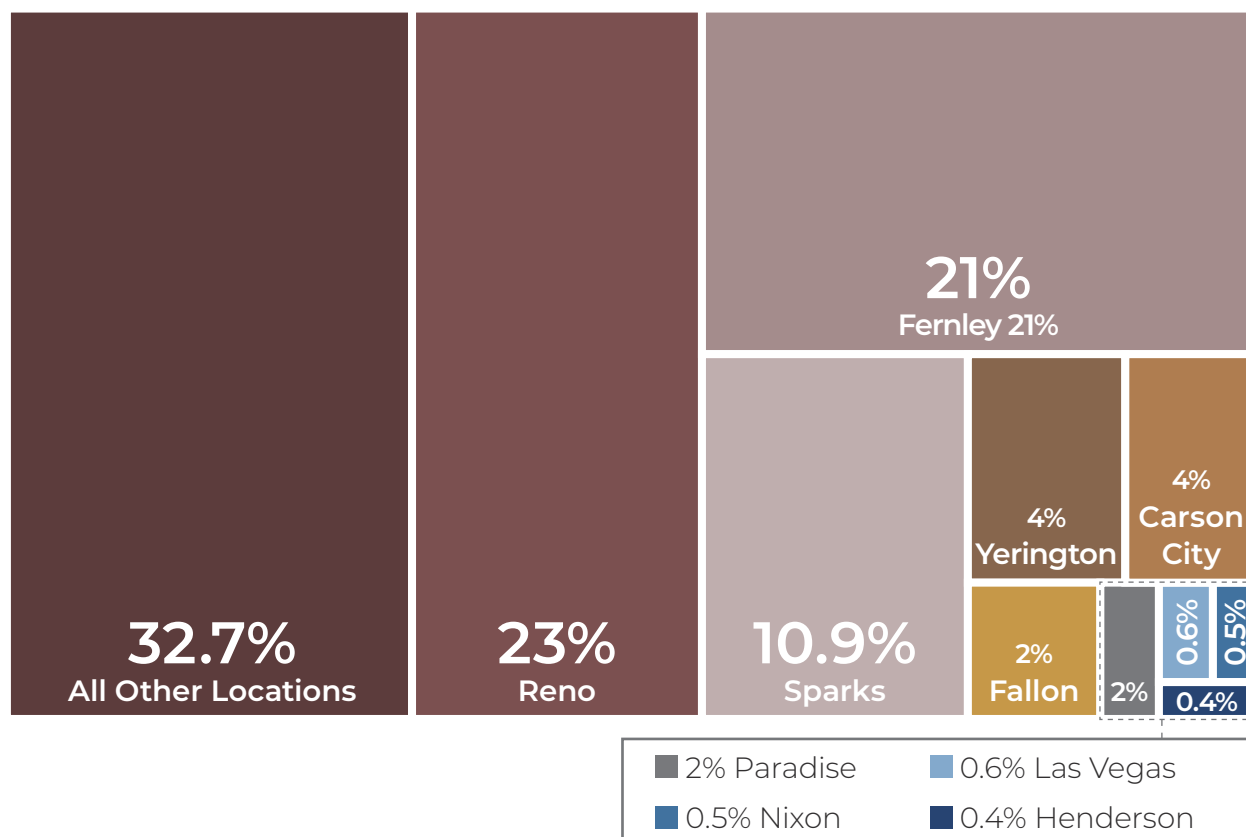


Figure 8. Commuting in the planning area





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.

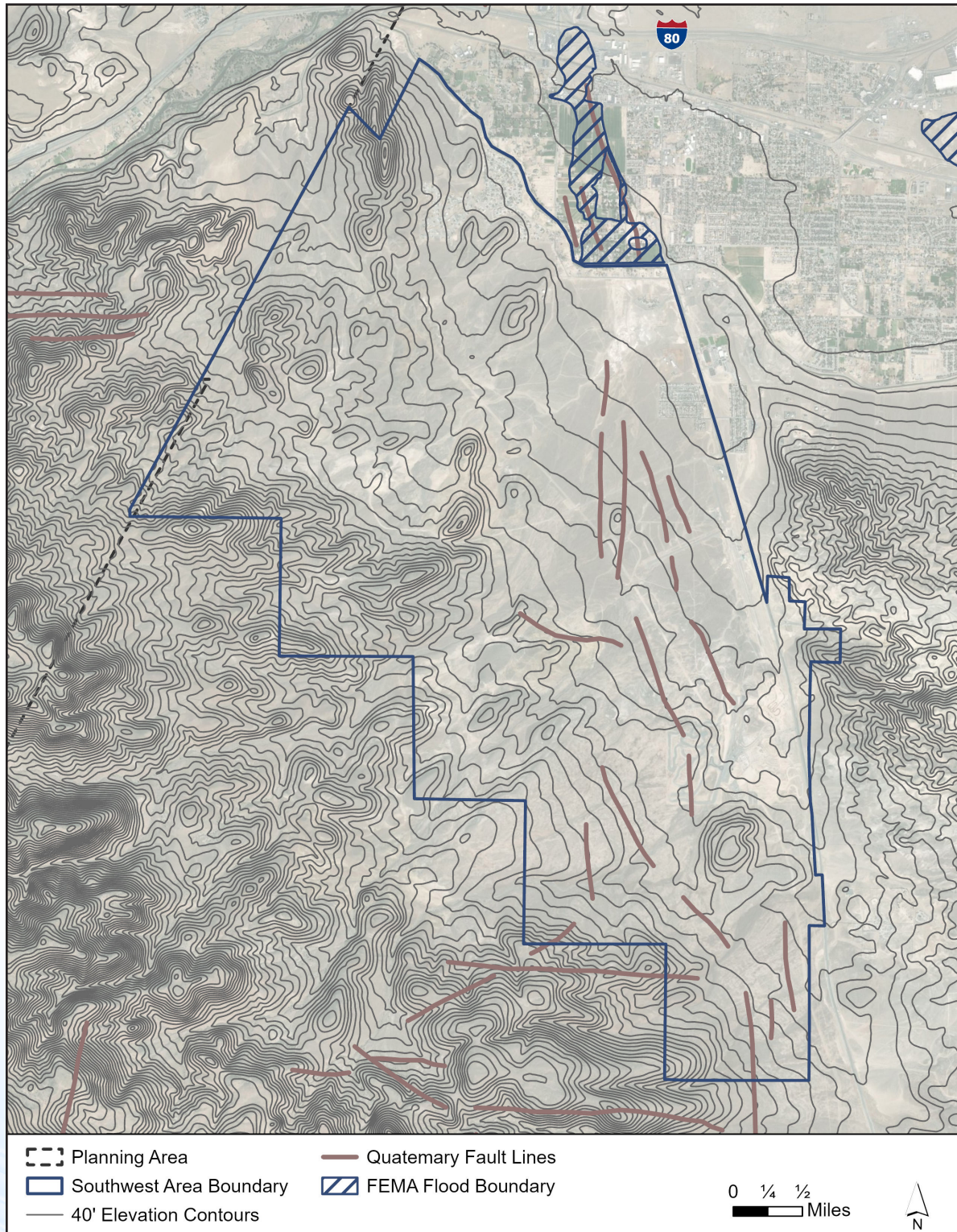
The Fernley Development Code allows development on slopes up to 15% and limits development on slopes in excess of 15%. Slopes in the southwestern part of the Area, as well as the northwestern-most corner constrain development.

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.

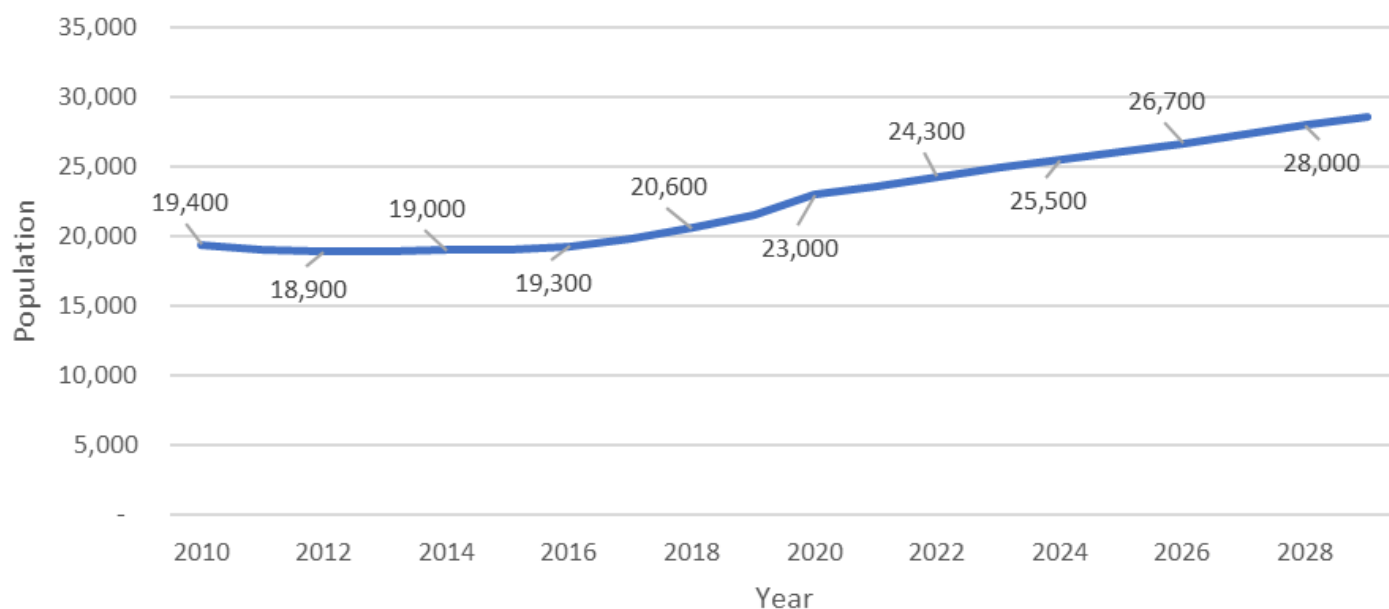


Opportunities

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

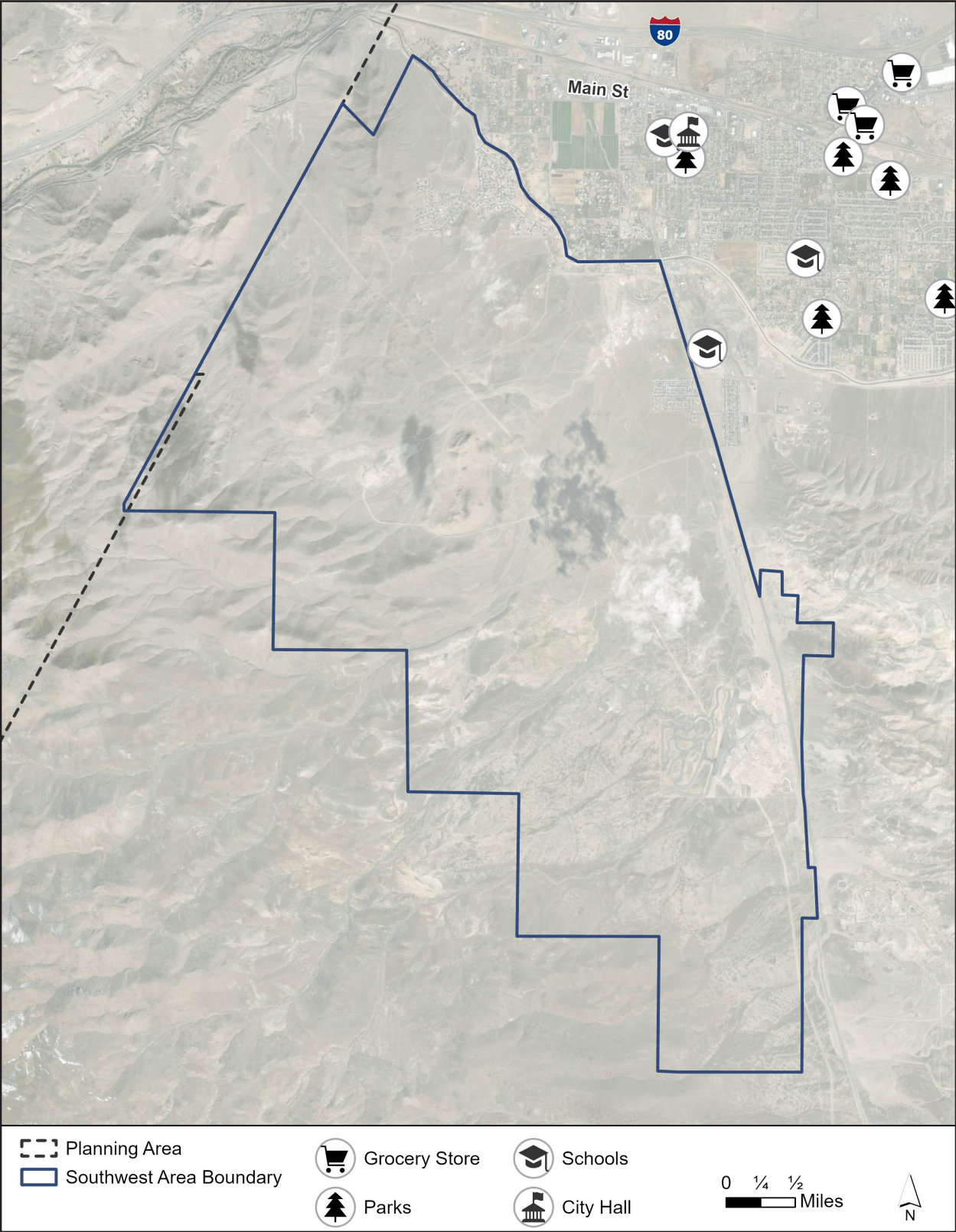
Fernley provides a number of public resources and amenities for residents and visitors, including:

- 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

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

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

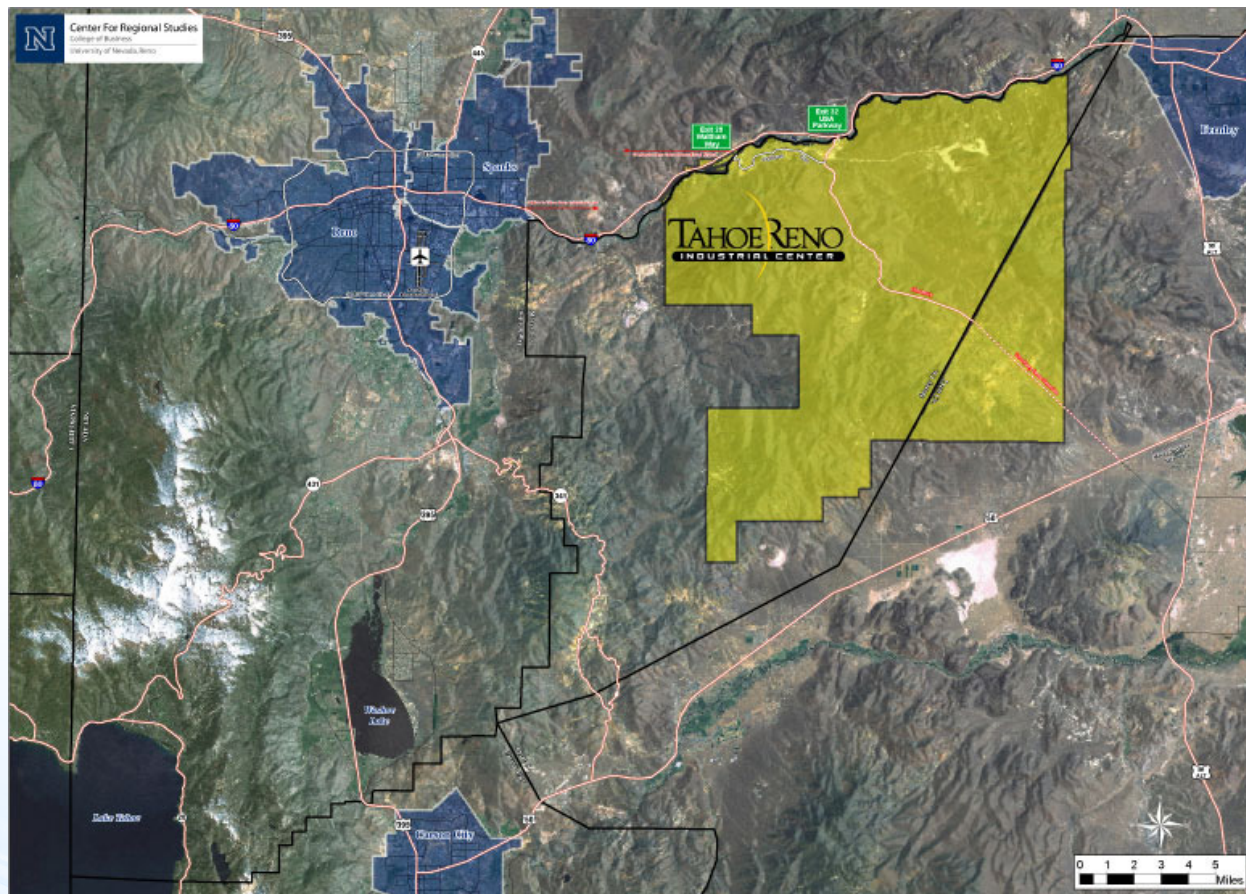


Tahoe-Reno Industrial Center (TRI) and TRI II

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 uses¹ 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.

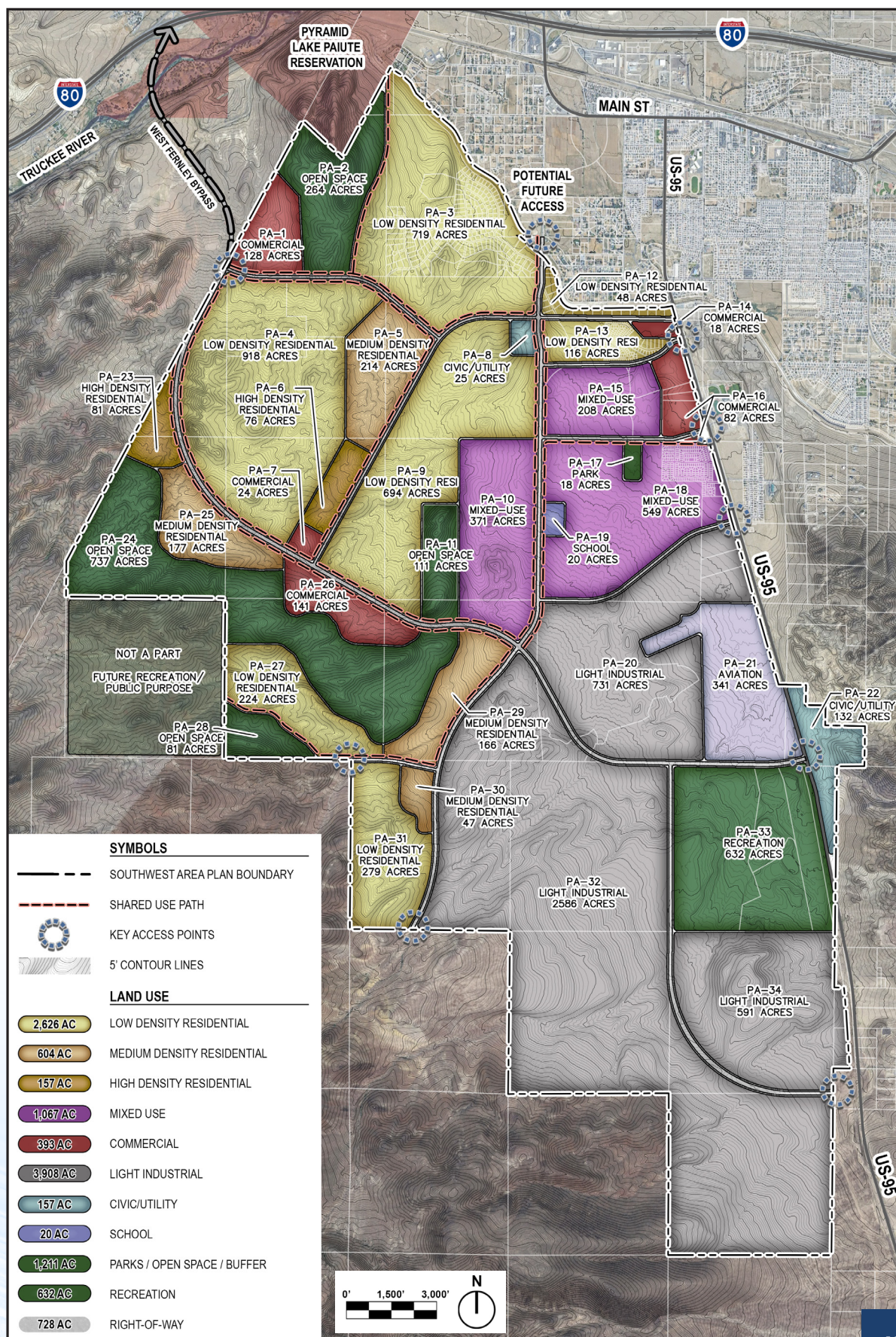
Southwest Area Character

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.

¹ 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

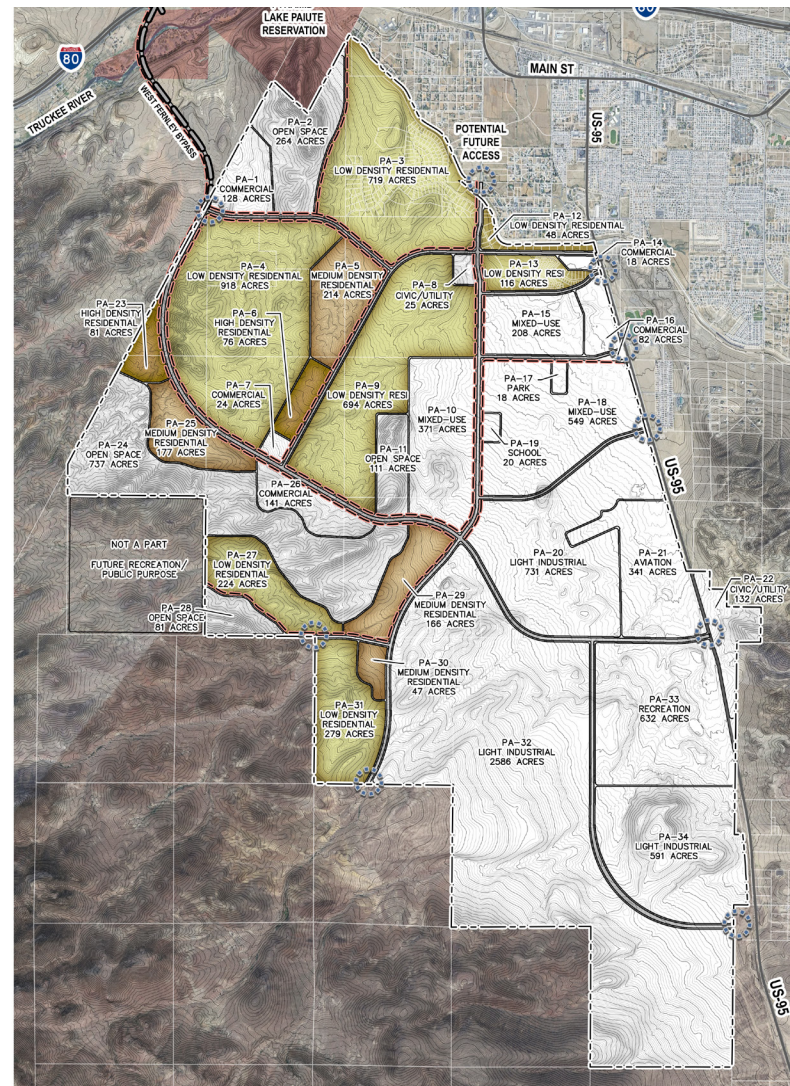


Table 1. Residential Land Uses

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
TOTAL	3,387	-	28,318 Units	-

*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

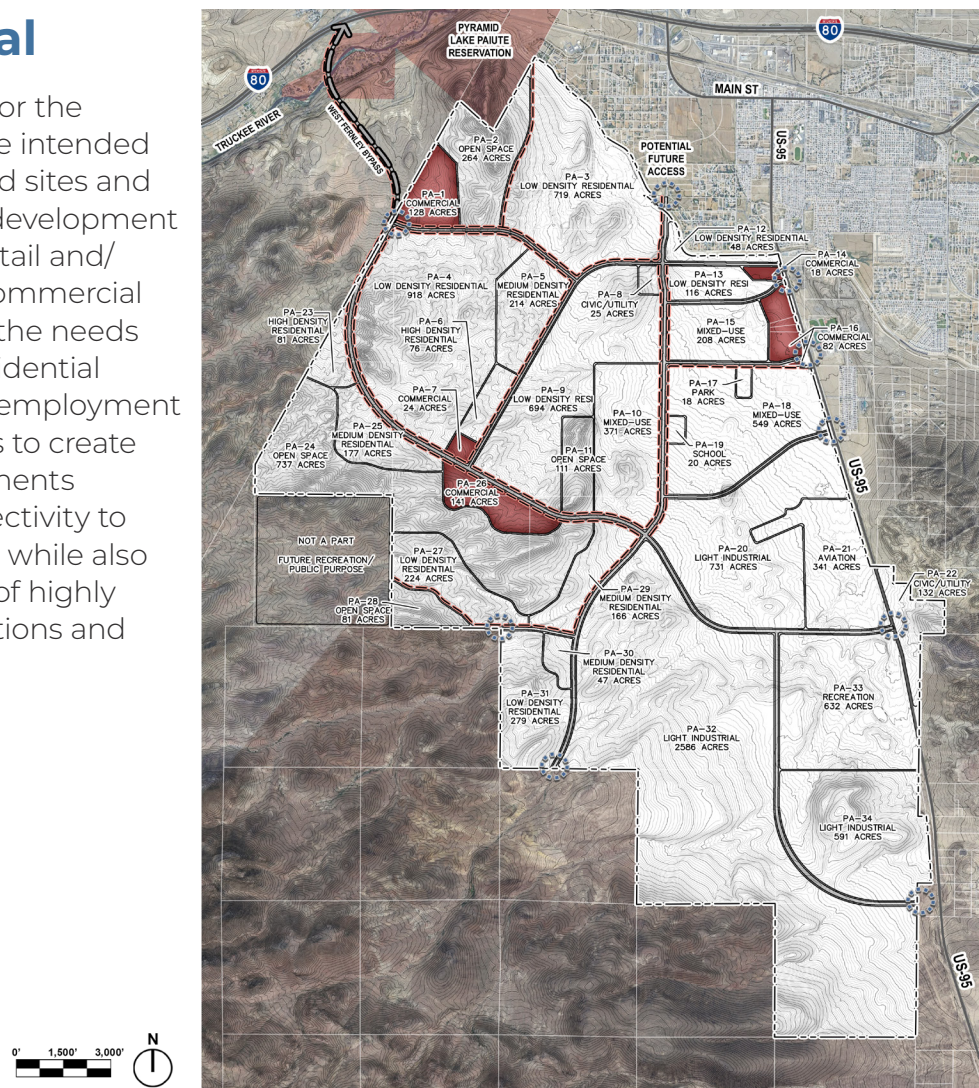


Table 2. Commercial Land Uses

Land Use	Acreage	Max. FAR	Square-Foot Yield	Allowable Uses
 Commercial	393	N/A	N/A	Highway commercial; Neighborhood commercial; tourist commercial; entertainment; multifamily 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

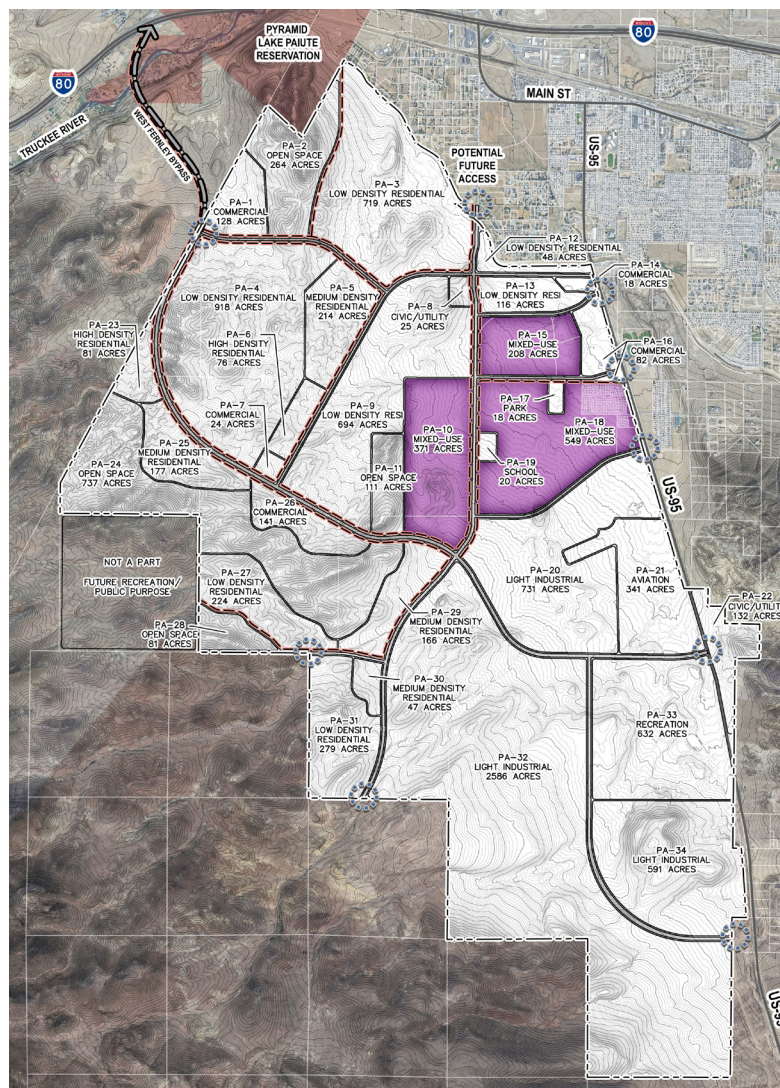


Table 3. Mixed-Use Land Uses

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
TOTAL	1,067	-	-	-

*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

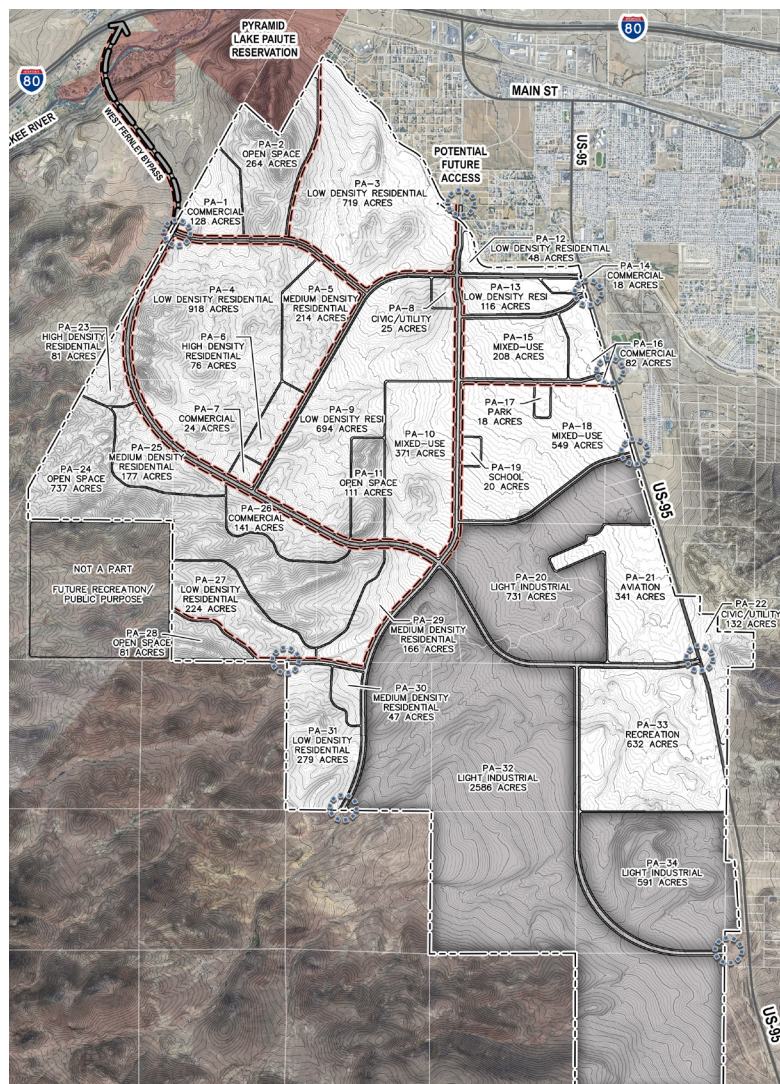


Table 4. Industrial Land Uses

Land Use	Acreage	Max. FAR	Development Yield	Allowable Uses
■ Light Industrial	3,908	1.1	25,534,872 Sq. Ft.	Light manufacturing; distribution; data center; logistics; warehousing Employment Center: major office and business uses; flex office; research centers; corporate headquarters; clean tech; clean industry hubs Medical: medical offices; emergency services Industry-serving commercial uses
TOTAL	3,908	-	25,534,872 Sq. Ft.	-



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

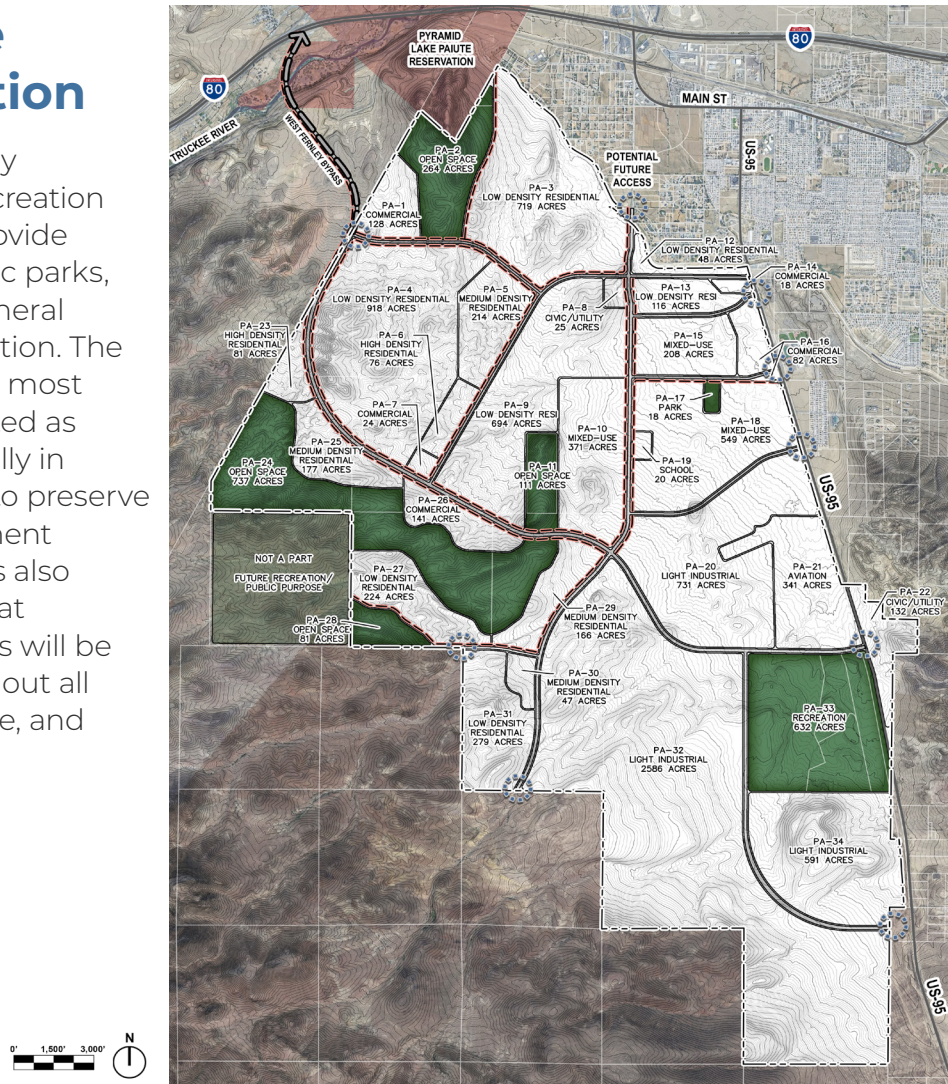


Table 5. Open Space and Recreation Land Uses

Land Use	Acreage	Max. FAR	Square-Foot Yield	Allowable Uses
 Park/ 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
TOTAL	1,843	-	-	-



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

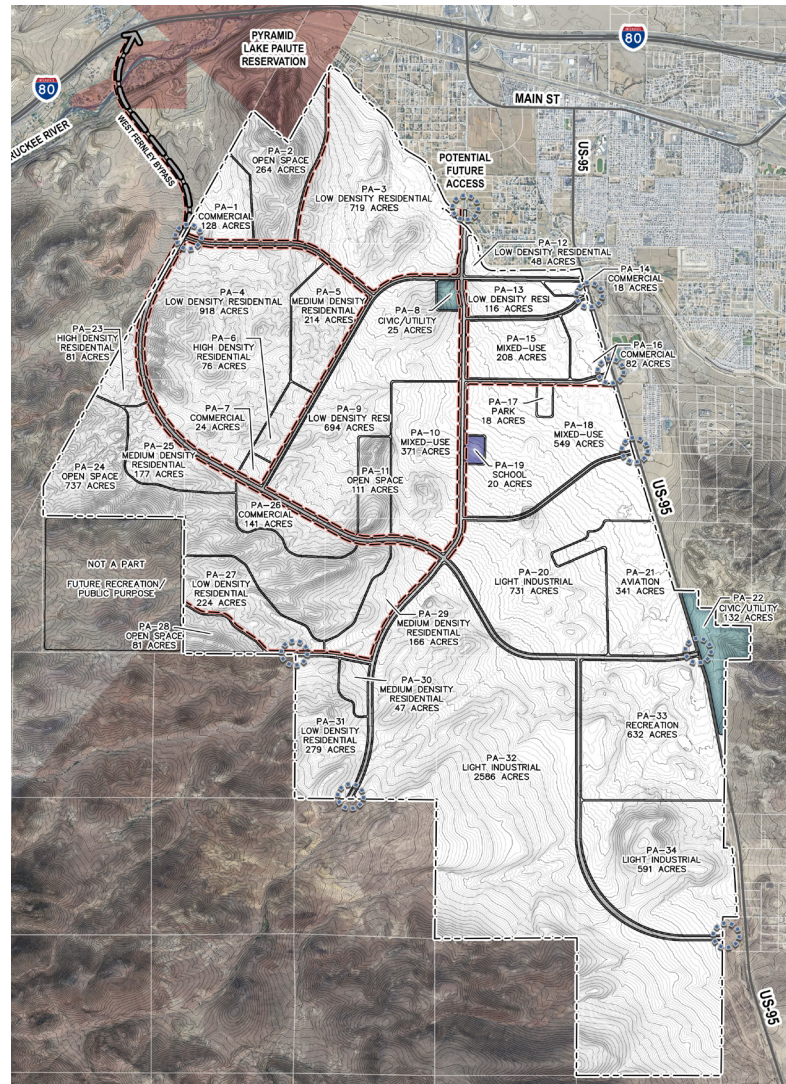


Table 6. Public Facilities Land Uses

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)
TOTAL	177	-	-	-



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

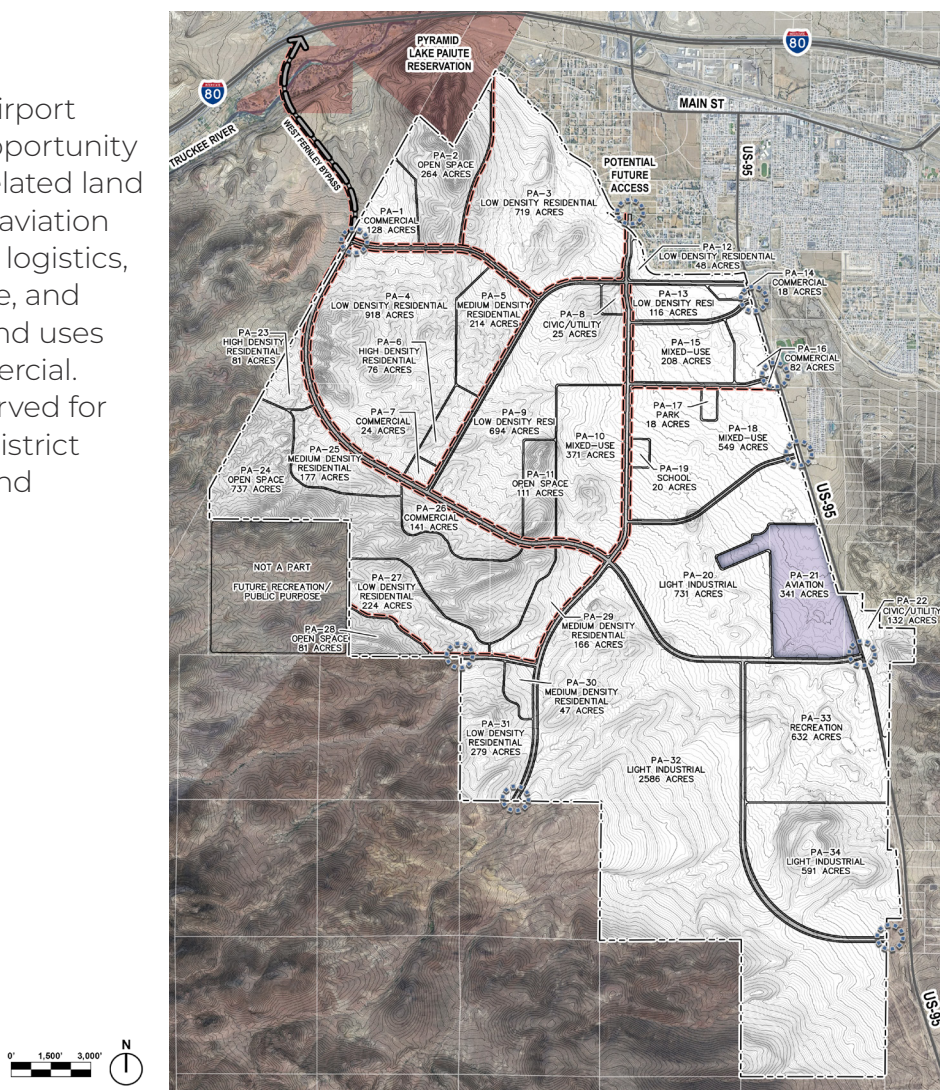
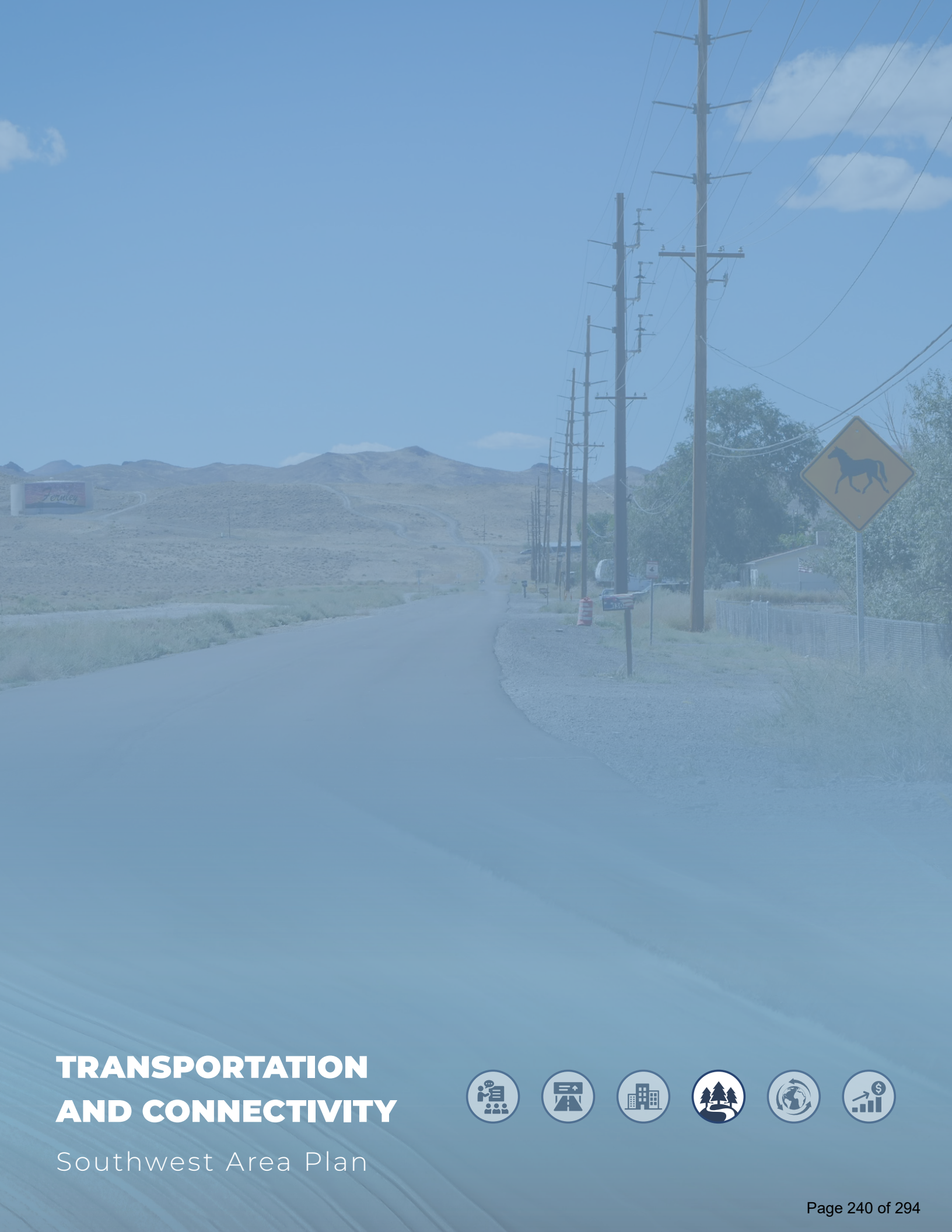


Table 7. Aviation Land Uses

Land Use	Acreage	Max. FAR	Square-Foot Yield	Allowable Uses
Aviation	341	N/A	N/A	Aviation related uses
TOTAL	341	-	-	-



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.



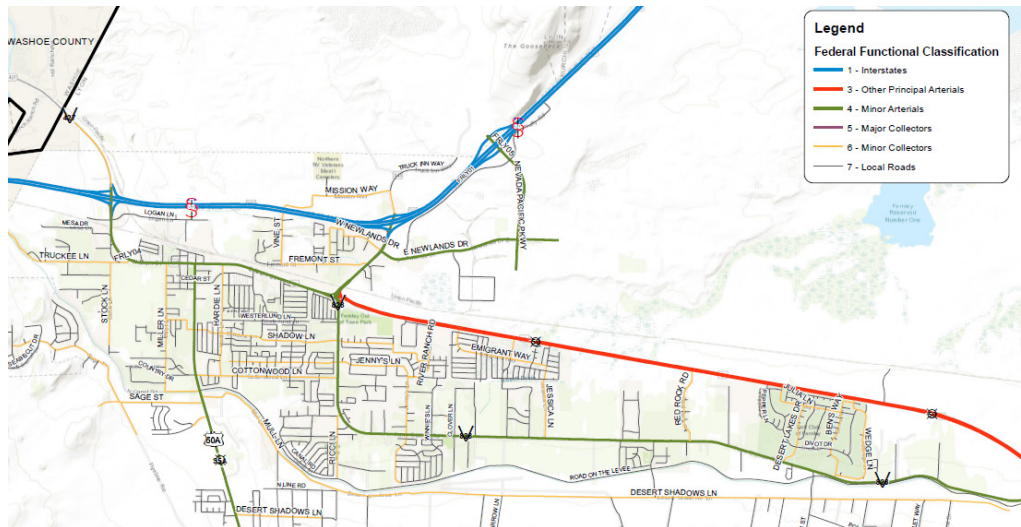
Driving

Cars represent the main form of transportation for households in Fernley and the region. As such, roads and transportation largely favor automobile use.

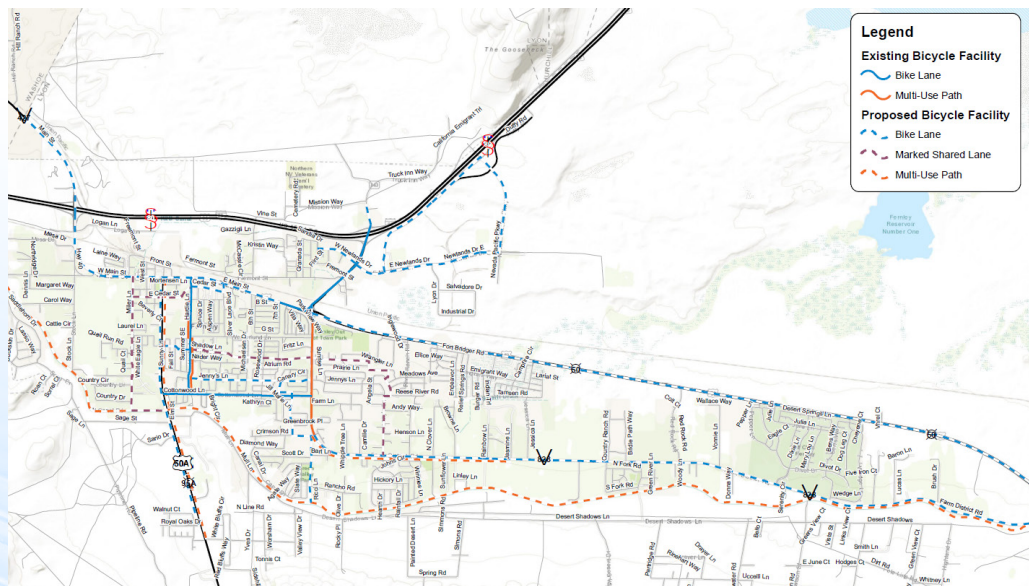
Connectivity to the rest of the City remains limited due to I-80 creating a barrier between the City center and the Southwest Area. Accessibility is limited to Main Street, Vine Street, Truck Inn Way, and Nevada Pacific Parkway.

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 MGD¹. 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.

¹ 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 gallons¹. 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 gravity². 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.

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

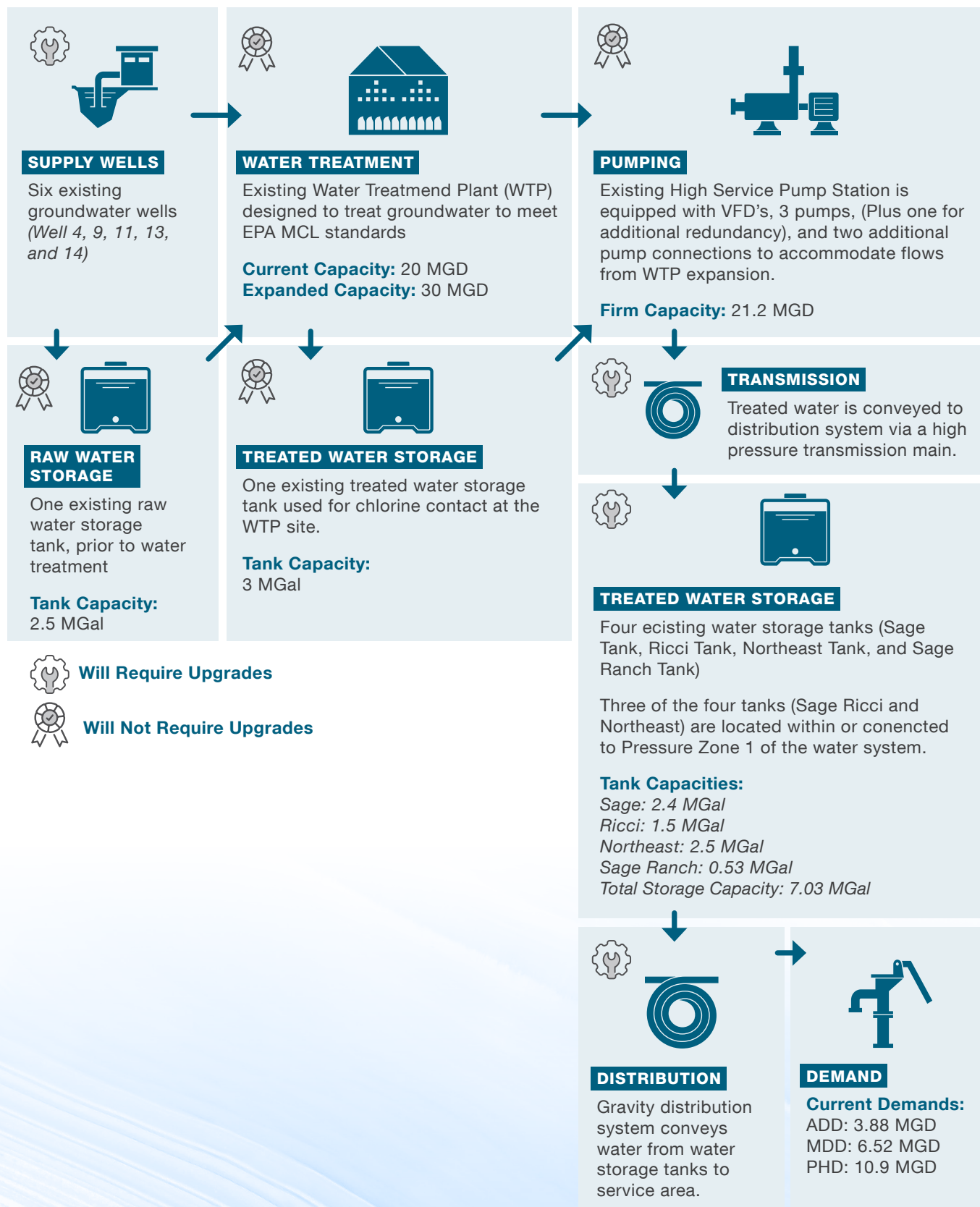


Distribution

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

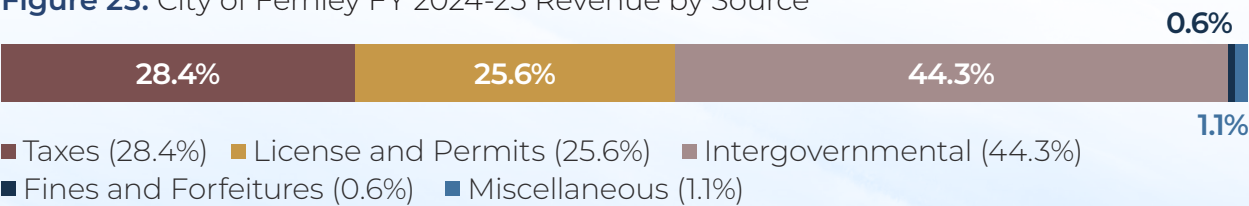
The fiscal impact analysis builds upon the future land use plan to guide the decision-making process throughout the implementation of this plan. This analytical model is a tool to help understand the impact to future revenue associated with the proposed land uses and provides the City a framework in 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
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
Total			\$22,865,567.88



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)				
Surface Water Study	Complete the ongoing surface water study.	Public Works	General Fund	Within 1 year
Infrastructure Plan	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
Zoning Code Update	Adopt a zoning code update establishing zoning in the Southwest Area.	Planning	General Fund	Within 1 year
NDOT Transportation Coordination	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
Bureau of Land Management and Bureau of Reclamation	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
City Master Plan Update	Adopt an update to the Fernley Master Plan.	Planning Department	General Fund	Within 2 years
Capital Improvement Plan Update	Update the Capital Improvement Plan to include the Southwest Area.	Planning; Public Works	General Fund	Within 3 years
Stormwater Runoff Study	Conduct and adopt a Stormwater Runoff Study.	Planning; Public Works	General Fund	Within 3 years
Airport Master Plan	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
City Staffing Study	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)				
Transportation Master Plan Update	Amend the Transportation Master Plan to include the Southwest Area.	Planning; Public Works	General Fund	Within 4 years
Safe Routes to School Plan Update	Amend the Safe Routes to School Plan to include the Southwest Area.	Planning; Public Works	General Fund; Grants	Within 5 years
Water Infrastructure Upgrades	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
Water Conservation Plan Update	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)				
Active Transportation Plan	Adopt and implement a city-wide Active Transportation Plan that includes the Southwest Area.	Planning; Public Works	General Fund	Within 10 years
Parks and Trails Plan	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.

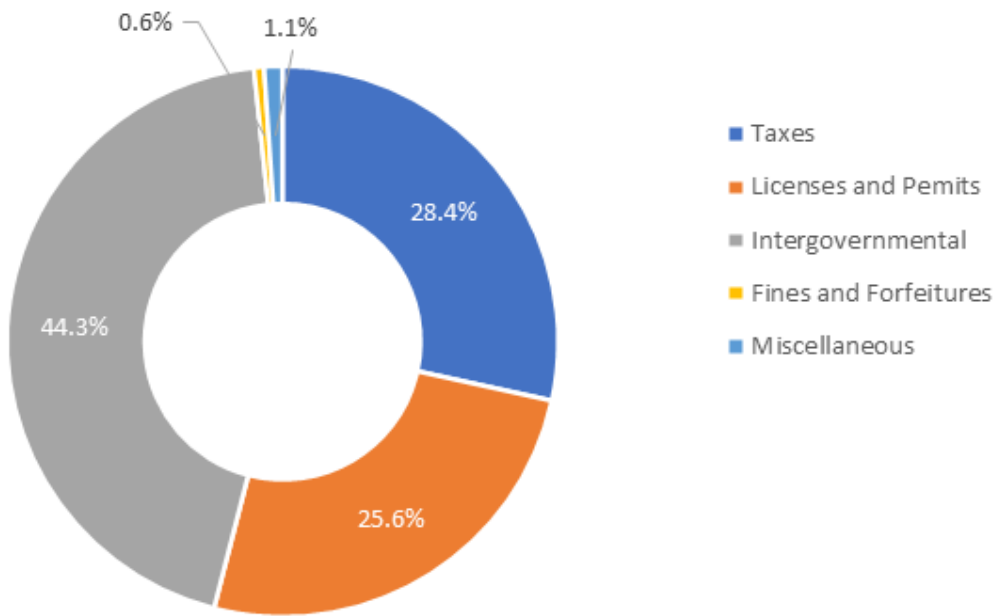
Private corporations carefully compare revenues and expenditures to ensure financial health and long-term success. City governments take a similar approach each year during budget season to weigh expected revenues from taxes and fees with known expenditures, including larger capital investments, as well 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

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 Use¹

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

¹ 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
1661 Round Up Rd	0.138	\$280,359	\$98,125.65	0.036127	\$3,544.99	\$25,688.30
302 Peregrine Ct	1	\$522,482	\$182,868.70	0.036127	\$6,606.50	\$6,606.50
549 Saddle Horn Way	0.5	\$251,550	\$88,042.50	0.036127	\$3,180.71	\$6,361.42
237 Meadow Circle	2.84	\$934,024	\$326,908.40	0.036127	\$11,810.22	\$4,158.53
Average Revenue						\$10,703.69

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

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
Total			\$1,023,832.94	-	-	\$1,332,248.19
Fernley-Reno Adjuster				0.768500154		

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
High Density Residential	\$37,149.61	68.4	\$2,541,033.07	\$475,190.84
Medium Density Residential	\$17,725.17	192.6	\$3,413,868.57	\$638,417.14
Low Density Residential	\$10,703.69	1,910.7	\$20,451,534.80	\$3,824,579.10
Commercial	\$11,366.80	226.8	\$2,577,989.88	\$482,102.02
Mixed-Use	\$52,838.95	960.3	\$50,686,664.33	\$9,478,758.39
Light Industrial	\$7,785.28	3076.2	\$23,949,074.37	\$4,478,643.30
Total			\$103,620,165.02	\$19,377,690.78

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

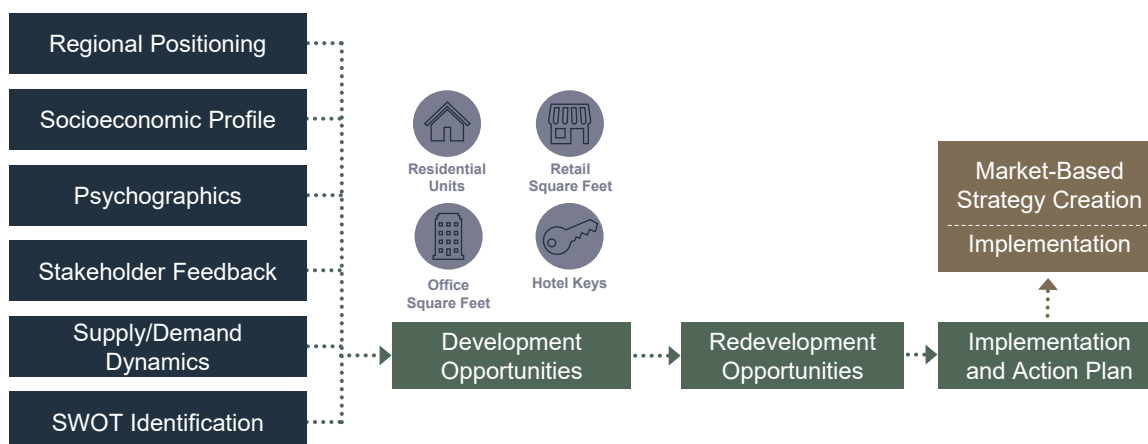
Southwest Area Plan





Appendix B: Market Conditions

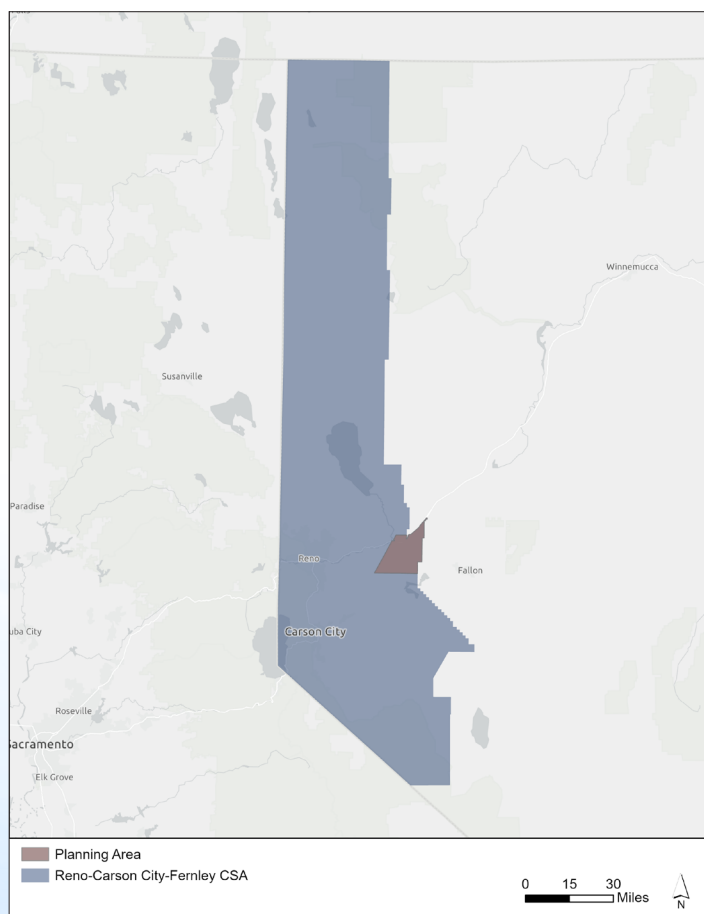
Process



Area Definition

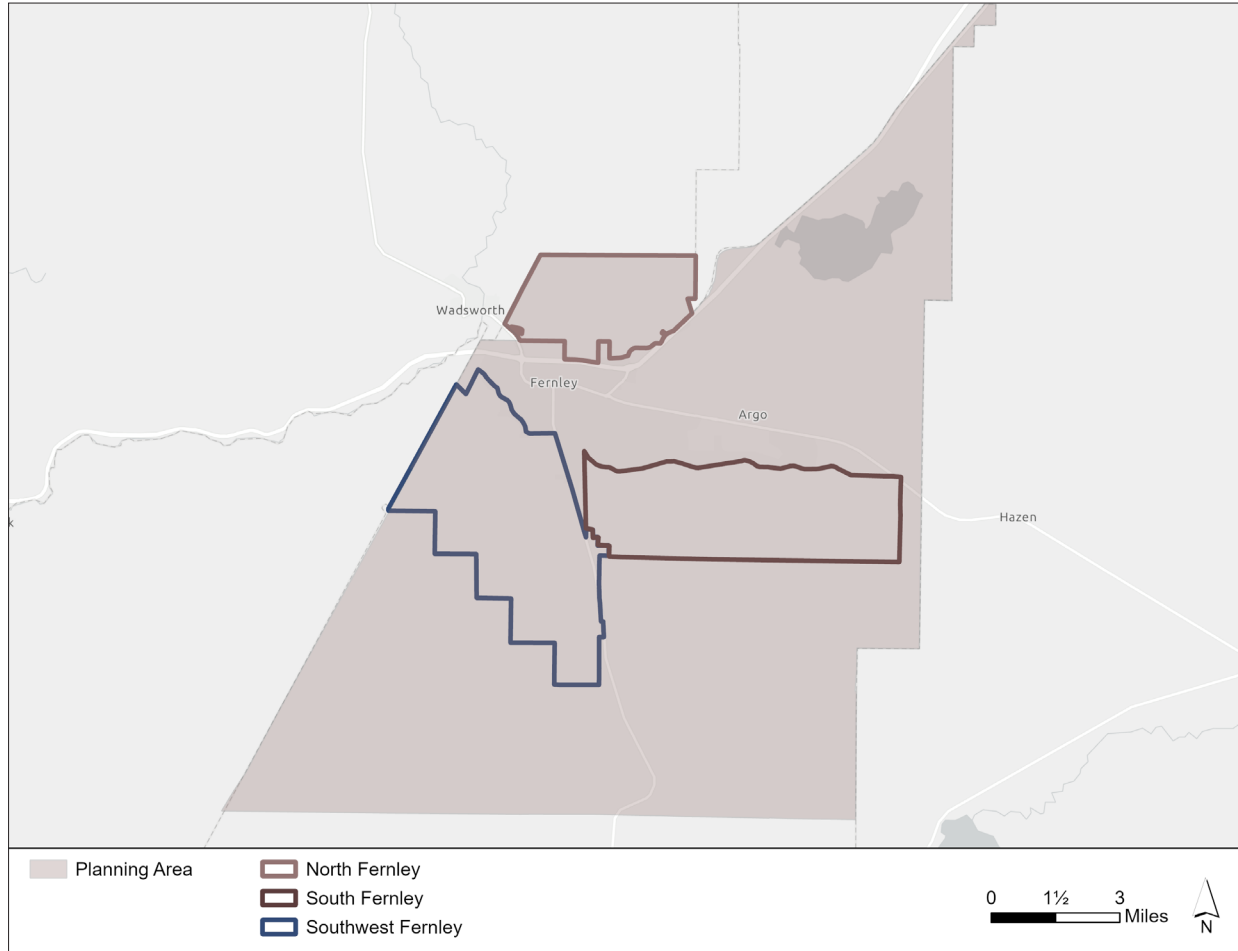
For the market analysis, a larger area that encompass the City was analyzed to provide a better understanding of dynamics influencing real estate demand and development.

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.



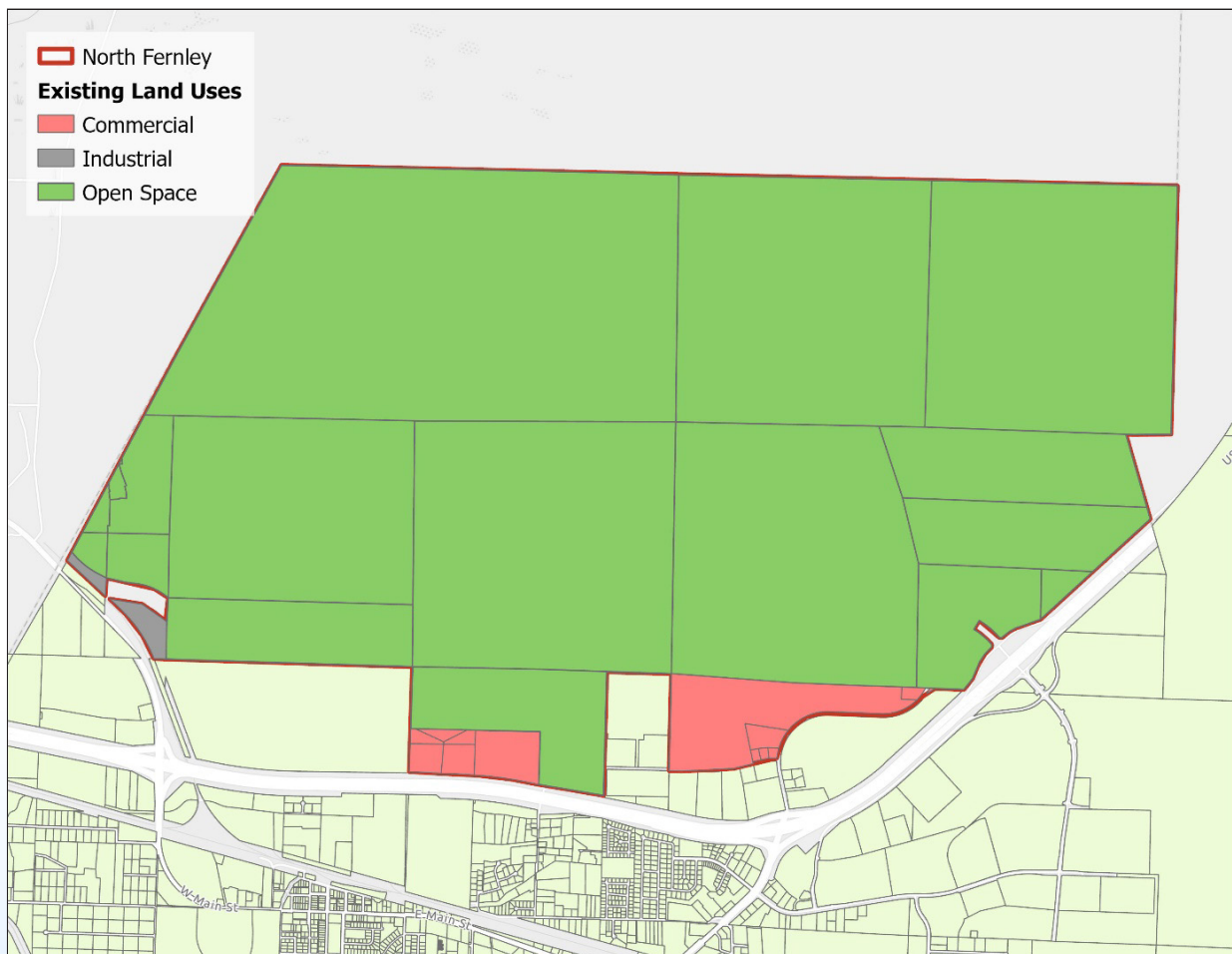


Future Development Areas

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

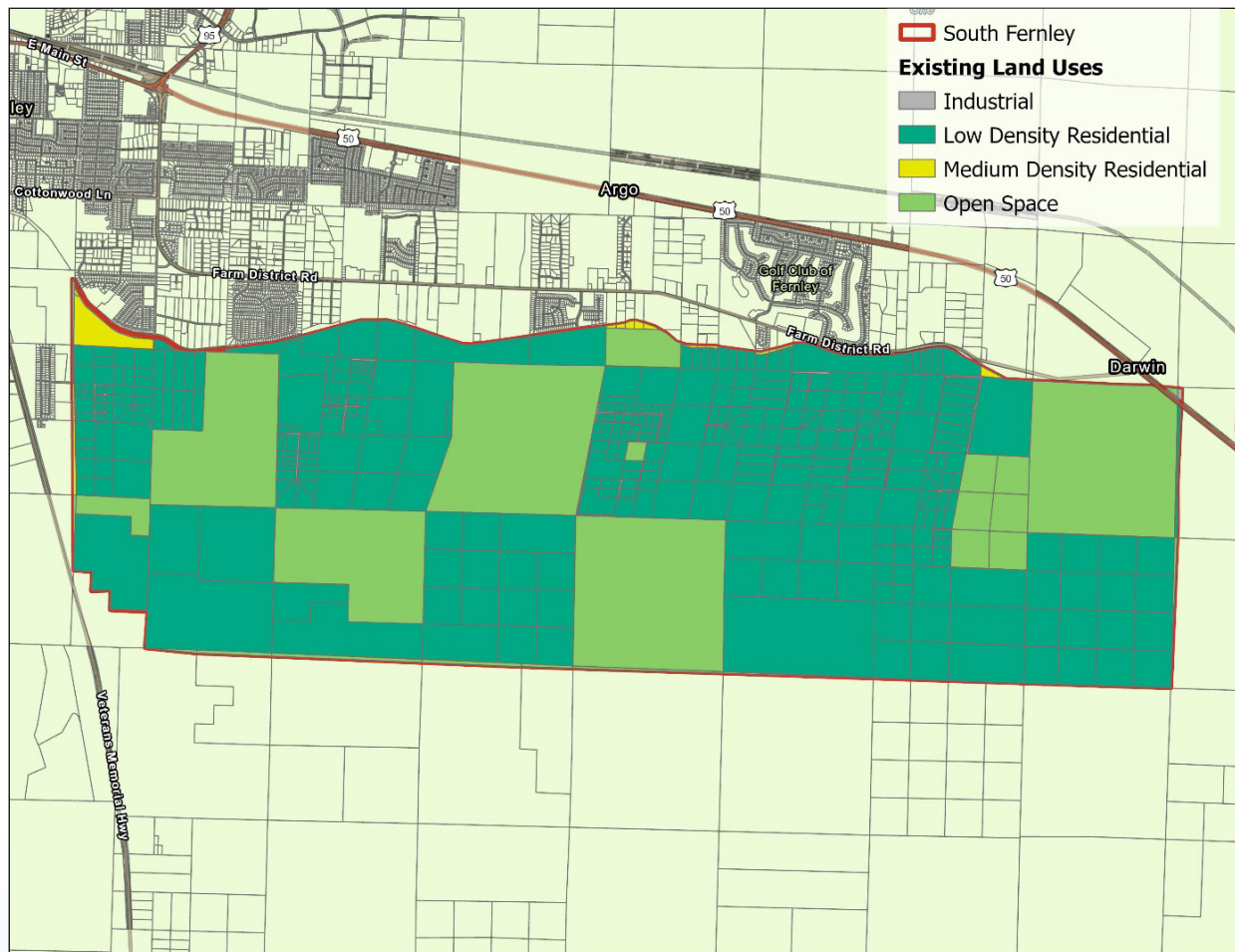




South Fernley

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.

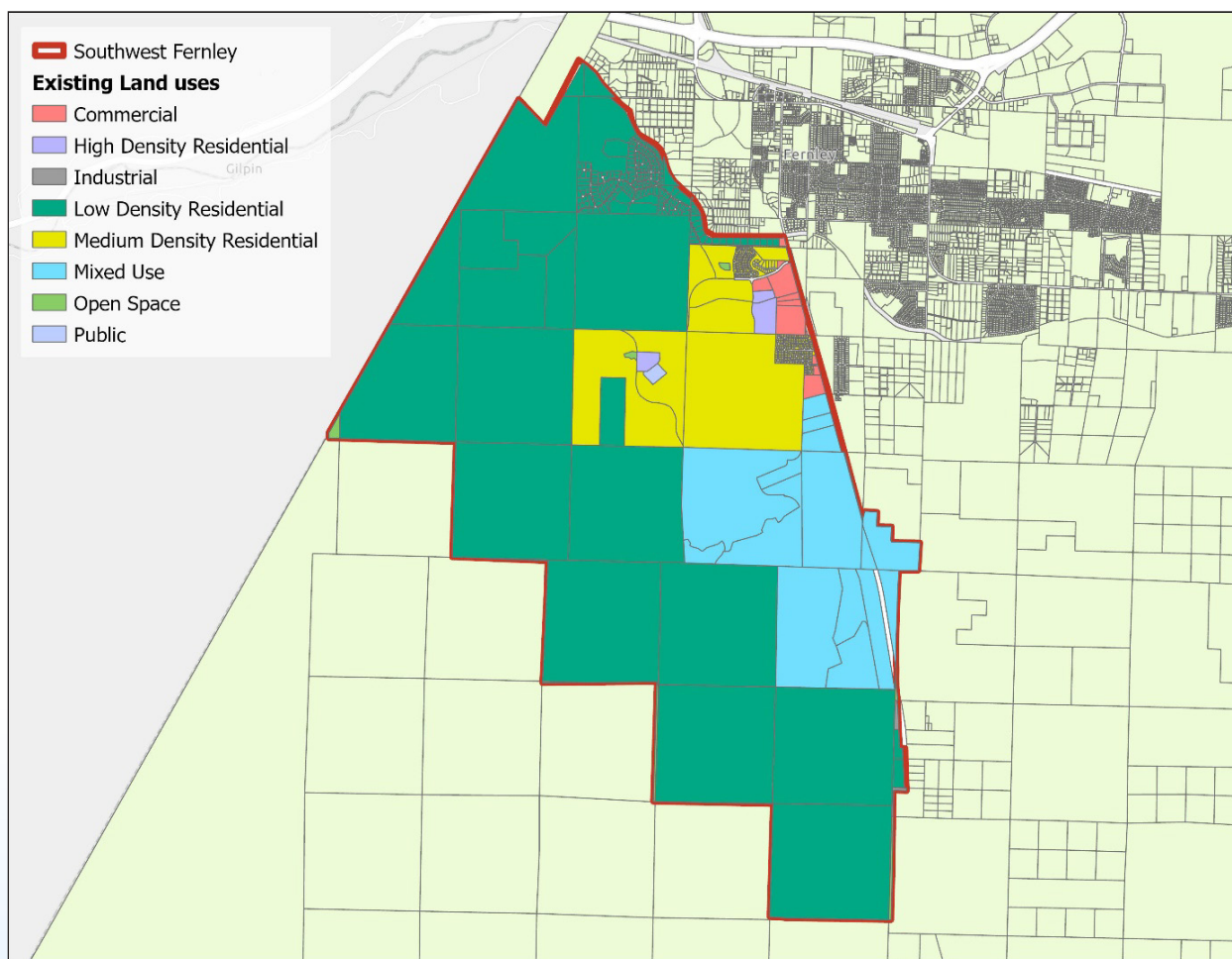




Southwest Fernley

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 City-Fernley CSA	 682,828 2023 ESTIMATED POPULATION	 40.1 MEDIAN AGE	 31.3% HOUSEHOLDS WITH CHILDREN	 70.9 DIVERSITY INDEX*
	 17.8% GROWTH RATE SINCE 2010	 61.1% % OWNER HOUSEHOLDS	 2.46 AVERAGE HH SIZE	 5.7% % HHS WITH NO ACCESS TO VEHICLE
Planning Area	 23,933 2023 ESTIMATED POPULATION	 38.3 MEDIAN AGE	 38.7% HOUSEHOLDS WITH CHILDREN	 61.1 DIVERSITY INDEX*
	 22.6% GROWTH RATE SINCE 2010	 70.2% % OWNER HOUSEHOLDS	 2.76 AVG. HH SIZE	 3.2% % HHS WITH NO ACCESS TO VEHICLE

Population Characteristics

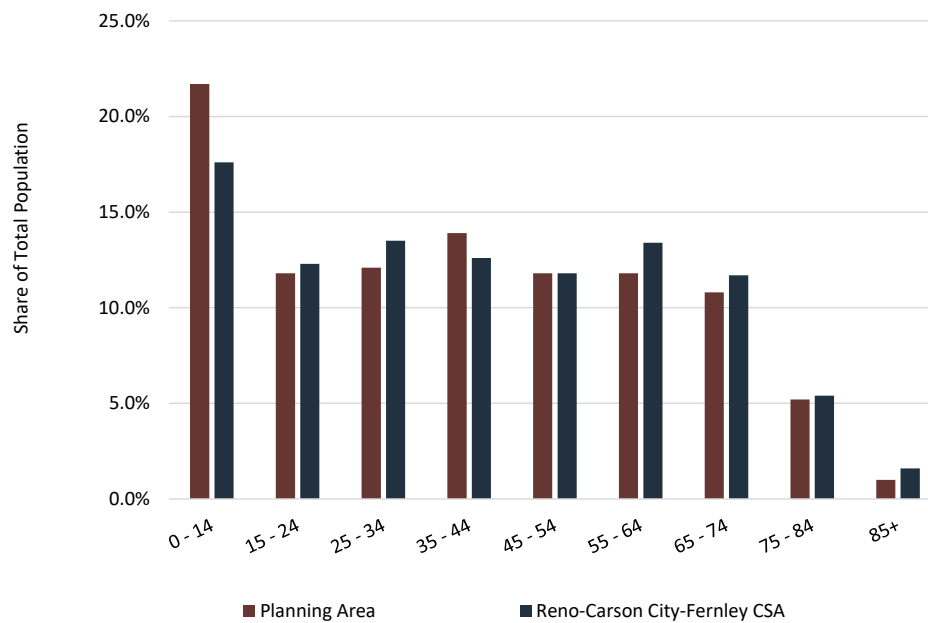
Population and Age Comparison

Area	Total Population		Annual Growth Rate	2023 Median 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

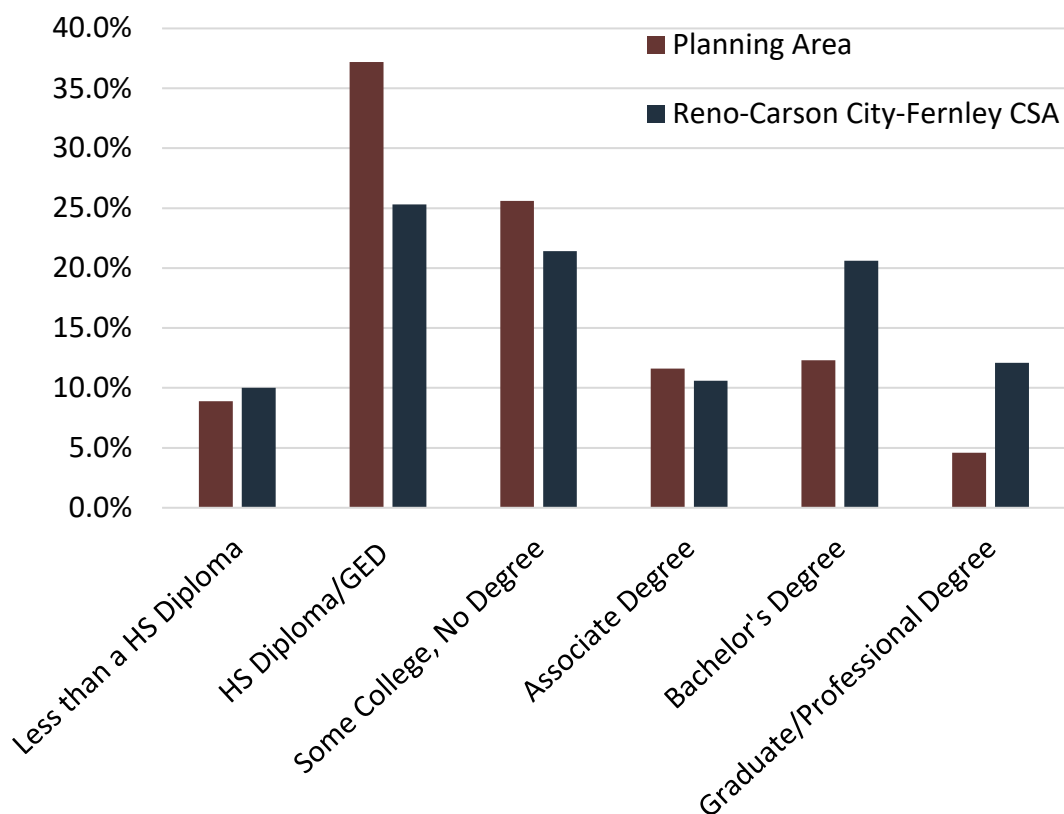


Source: ESRI Business Analyst

- 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.

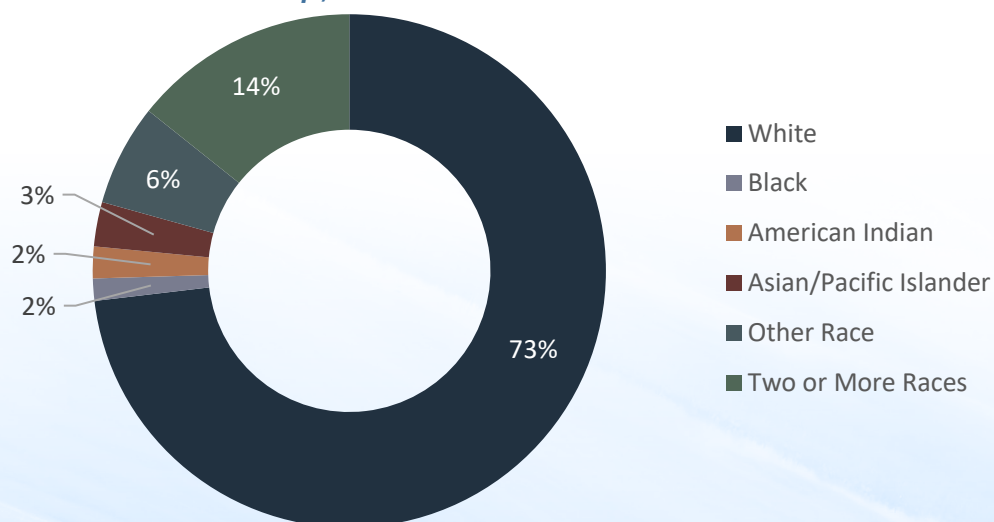


Comparison of Educational Attainment, 2023



Source: ESRI Business Analyst

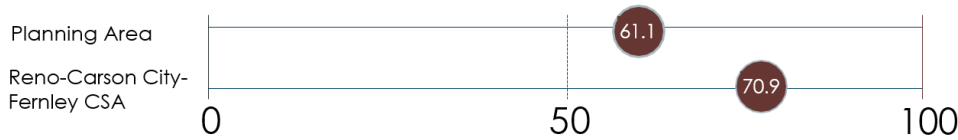
Market Area Racial Make Up, 2023



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%



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

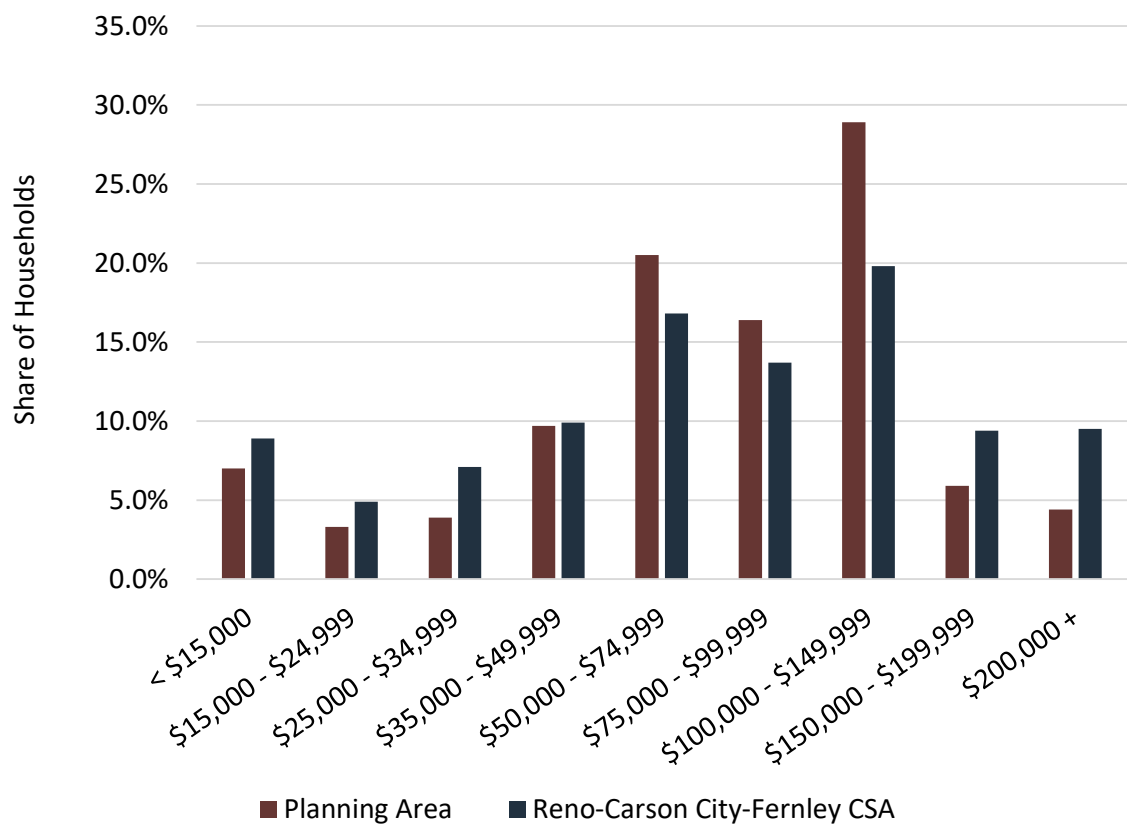


Reno-Carson City-Fernley CSA

Source: ESRI Business Analyst



Comparison of Household Income, 2022



Source: ESRI Business Analyst

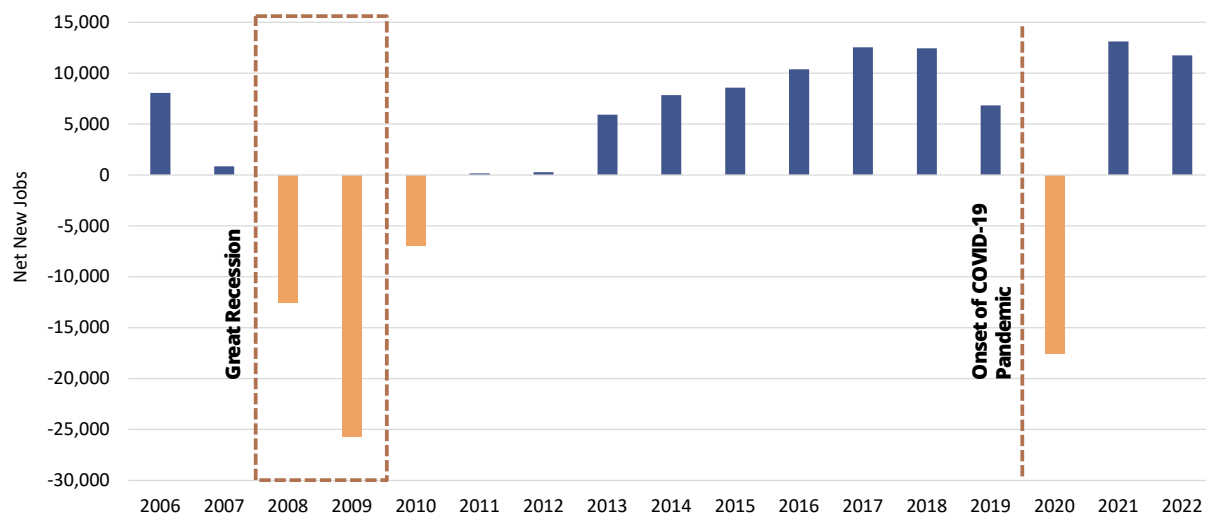
Economics & Prosperity Overview

Reno-Carson City-Fernley CSA	 23,513 2023 ESTIMATED BUSINESSES	 12.1% LARGEST SECTOR: ARTS, ENTERTAINMENT & RECREATION	 59.4% WHITE COLLAR OCCUPATION	 57.6% SHARE OWNER- OCCUPIED HOUSING
	 326,970 2023 ESTIMATED JOBS	 5.2% UNEMPLOYMENT RATE	 \$78,313 MEDIAN HOUSEHOLD INCOME	 \$457,718 MEDIAN HOME VALUE
Planning Area	 434 2023 ESTIMATED BUSINESSES	 20.7% LARGEST SECTOR: RETAIL TRADE	 42.4% WHITE COLLAR OCCUPATION	 67.0% SHARE OWNER- OCCUPIED HOUSING
	 5,437 2023 ESTIMATED JOBS	 4.6% UNEMPLOYMENT RATE	 \$81,785 MEDIAN HOUSEHOLD INCOME	 \$347,669 MEDIAN HOME VALUE



Employment Growth

Annualized Job Growth, Reno-Carson City-Fernley CSA, 2006-2022



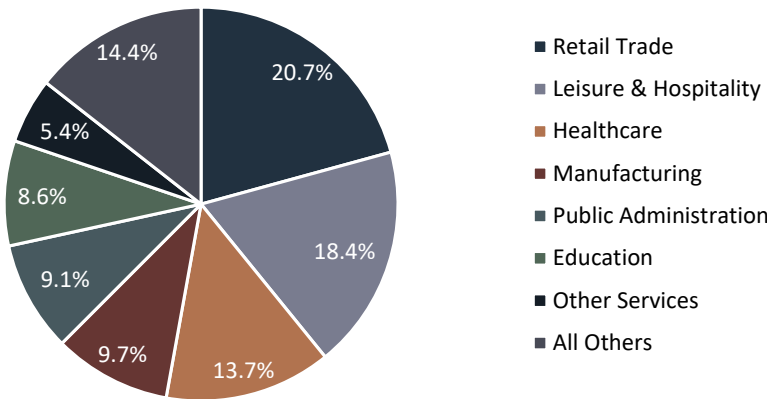
Source: Bureau of Labor Statistics

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

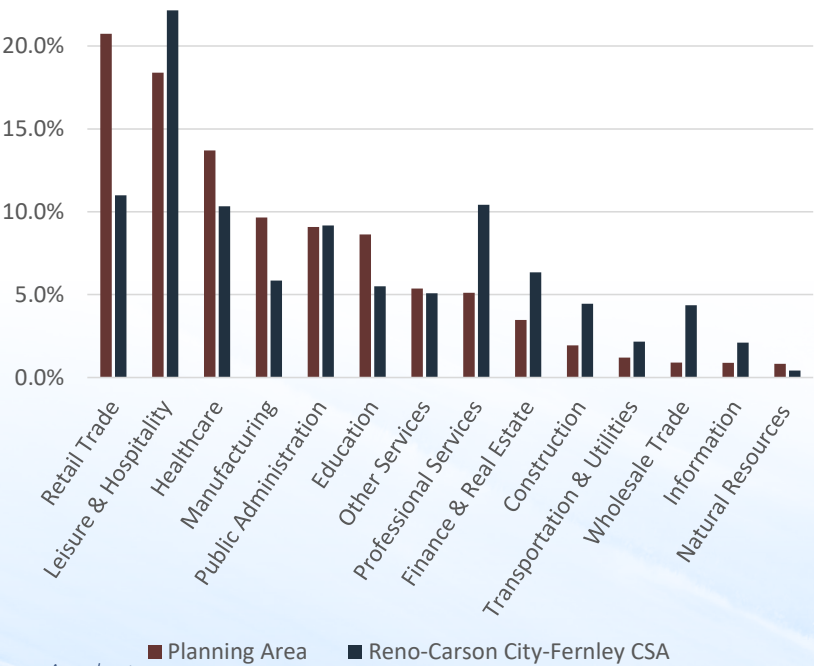


There are 5,437 permanent jobs in the Planning Area, representing 1.7% of the total jobs in the CSA.

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

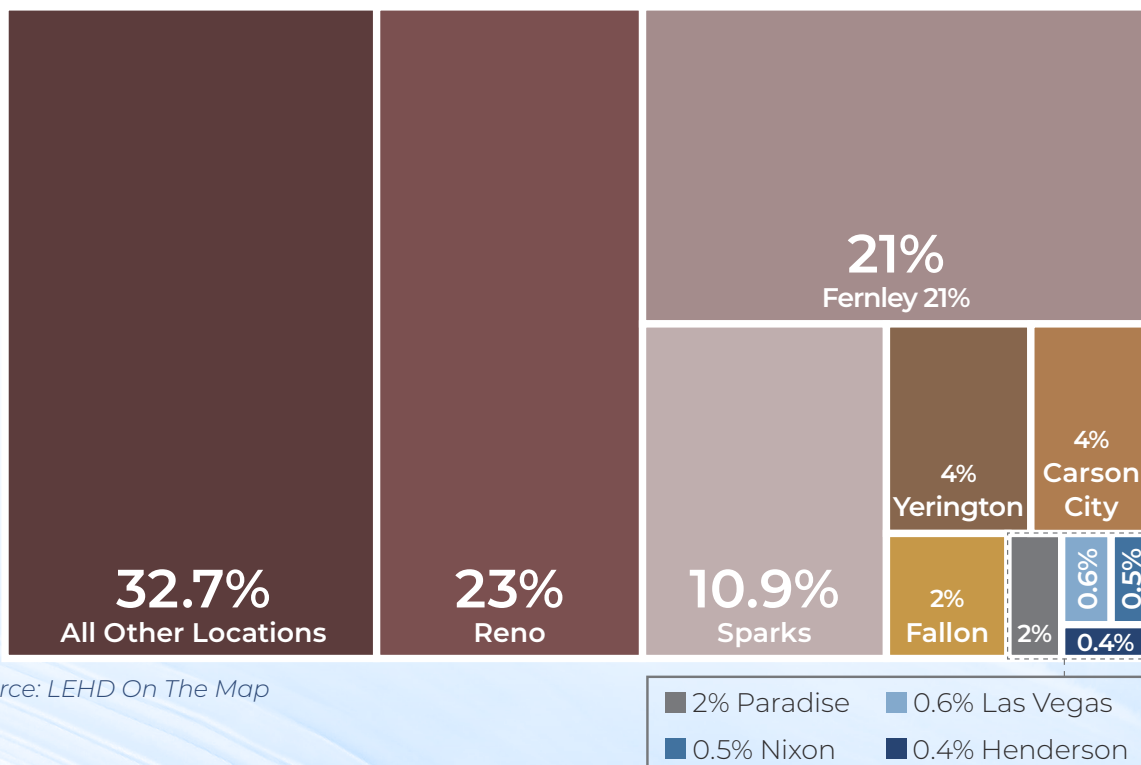


Source: LEHD On The Map

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

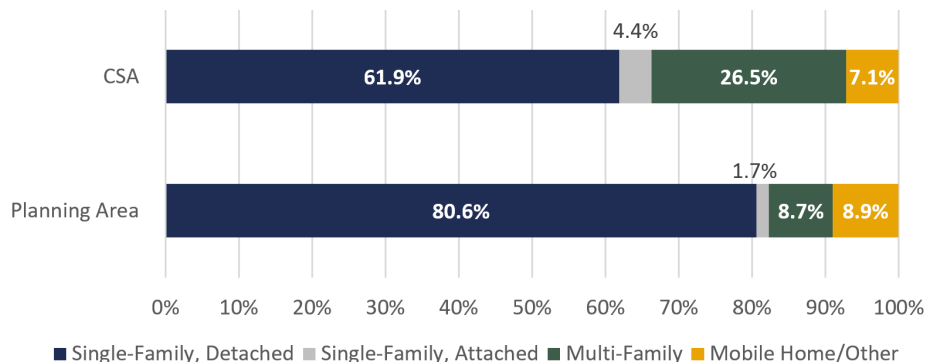
Housing Summary Facts

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

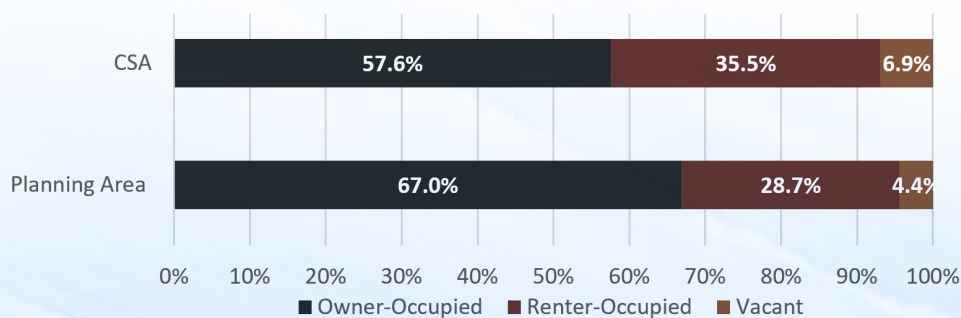
The larger CSA has a comparatively older, yet higher-value housing stock when compared to the Planning Area. The Planning Area has a high owner-occupied housing unit share, when compared to the CSA and a large share of single-family, detached housing.

Housing Units By Type, 2023



Source: ESRI Business Analyst

Housing Units By Tenure, 2023



Source: ESRI Business Analyst

**CITY OF FERNLEY
RESOLUTION #25-008**

**A RESOLUTION TO AMEND THE CITY OF FERNLEY FUND BALANCE POLICY
ADOPTED WITH RESOLUTION #13-012**

WHEREAS, City Council approved Resolution #13-012 to establish the City of Fernley Fund Balance Policy on August 5, 2013; and

WHEREAS, the City of Fernley wishes to amend the City of Fernley Fund Balance Policy;

NOW THEREFORE BE IT RESOLVED that the Fernley City Council hereby adopts the following amended policy:

CITY OF FERNLEY FUND BALANCE POLICY

PURPOSE

The purpose and main objective of establishing and maintaining a Fund Balance Policy is to ensure economic and financial stability for the City by setting guidelines for the General Fund balance. It is essential that the City maintain adequate levels of unrestricted fund balance to mitigate financial risk that can occur from unforeseen revenue fluctuations, unanticipated expenditures and similar circumstances. In addition to setting guidelines for fund balance, a fund balance policy identifies the proper authority and actions required to commit and assign fund balance, it sets provisions for fund balance maintenance, and it classifies the order for which expenditures shall be reduced.

CATEGORIES

The Fund Balance consists of five categories: Nonspendable, Restricted, Committed, Assigned, and Unassigned.

Nonspendable Fund Balance consists of funds that cannot be spent due to their form (e.g. inventories and prepaids) or funds that legally or contractually must be maintained intact.

Restricted Fund Balance consists of funds that are constrained for a specific purpose by external parties, constitutional provisions or enabling legislation.

Committed Fund Balance consists of funds that are constrained for a specific purpose by the City's highest level of decision-making authority (City Council). Formal action must be taken prior to the end of the fiscal year. The same formal action must be taken to remove or change the limitations placed on the funds.

Assigned Fund Balance consists of funds that are set aside with the intent to be used for a specific purpose but meet neither the restricted nor committed forms of constraint. Assigned funds cannot cause a deficit in unassigned fund balance.

Unassigned Fund Balance consists of excess funds that have not been classified in the previous four categories. All funds in this category are considered spendable resources. This category also provides the resources necessary to meet unexpected expenditures and revenue shortfalls.

AUTHORITY

Committed Fund Balance

For purposes of this policy, a City Ordinance and a City Resolution approved and adopted by City Council shall be considered as equally binding and therefore funds may be committed by resolution.

The City Council has the authority to commit funds for a specific purpose pursuant to constraints imposed by formal actions taken. Any funds to be set aside as Committed Fund Balance requires the passage of a resolution by a simple

majority vote. The passage of a resolution must take place prior to June 30th of the applicable fiscal year. Such committed amounts cannot be used for any other purpose unless the City Council removes or changes the commitment by resolution, the formal action taken to establish the commitment.

Assigned Fund Balance

Upon passage of the Fund Balance Policy, authority is given to the City Manager and/or his/her designee(s) to assign funds for specific purposes. Such assignments cannot exceed the available (spendable, unrestricted, uncommitted) fund balance in any particular fund.

CLASSIFICATION

The City considers restricted fund balances to have been spent first when an expenditure is incurred for purposes for which both restricted and unrestricted fund balance is available. Similarly, when an expenditure is incurred for purposes for which amounts in any of the unrestricted classifications of fund balance could be used, committed funds should be spent first, assigned funds second, and unassigned funds last; unless the governing board has provided otherwise in its commitment or assignment actions.

MAINTENANCE

Given the City has restricted, committed and assigned fund balance, it is also important and is the goal of the City to maintain a minimum Unassigned Fund Balance not less than 15% of total General Fund budgeted expenditures, less capital outlay. The City considers a balance of less than 15% to be cause for concern and in the event the unassigned general fund balance is so calculated to be less than the established minimum level, the City shall plan to adjust budget expenditures in the two subsequent fiscal years to restore the balance. Except in extraordinary circumstances, unassigned fund balance should not be used to fund any portion of the ongoing and routine operating expenditures of the City. It should be used primarily to mitigate current and future risks (revenue shortfalls, unanticipated expenditures, unforeseen emergencies, etc.) and to provide cash flow and overall financial stability.

ANNUAL REVIEW AND DETERMINATION OF BALANCES

Not less than on an annual basis, compliance with the provisions of this policy shall be reviewed and the amounts of nonspendable, restricted, committed, assigned and unassigned fund balances shall be calculated and reported. Any modifications to this policy shall be brought forth to City Council and amended by resolution.

This policy is in place to provide a measure of protection for the City against unforeseen circumstances and to comply with GASB Statement No. 54. No other policy or procedure supersedes the authority and provisions of this policy.

PASSED, APPROVED, AND ADOPTED THIS _____ day of June, 2025, by the following vote of the Council:

AYES: _____ NAYS: _____ ABSTENTIONS: _____ ABSENT: _____

FERNLEY CITY COUNCIL

By: _____
Neal E. McIntyre, Mayor

ATTEST:

Kim Swanson, City Clerk

CITY OF FERNLEY
RESOLUTION #25-009

RESOLUTION TO COMMIT FUND BALANCE TO FUND CAPITAL
PROJECTS AN PURCHASE CAPITAL MACHINERY AND EQUIPMENT

WHEREAS, City Council took action on June 18, 2025 to commit budget savings fund the construction of capital project and the purchase of capital machinery and equipment; and

WHEREAS, the City of Fernley Fund Balance Policy states that it is the goal of the City of Fernley to maintain an ending Unassigned Fund Balance not less than 15% of total General Fund budgeted expenditures, less capital outlay in order to mitigate risk; and

WHEREAS, per NRS 354.6241, a budgeted ending fund balance of not more than 16.67% of the total budgeted expenditures, less capital outlay, for a general fund is not subject to negotiations with other local governments or employee organizations; and

WHEREAS, City Council wishes to formally commit \$3,126,000 of general fund's fund balance, which is the budgeted cost of the items included in the General Fund Capital Improvement Plan approved as part of the fiscal year 2025-2026 final budget; and

WHEREAS, City Council took action on June 18, 2014 to commit Unassigned Fund Balance in excess of 8.3% of General Fund expenditures less capital outlay to be formally committed for the purpose of financing Roads capital projects; and

WHEREAS, City Council took action on April 6, 2023 to formally commit Unassigned Fund Balance that is in excess of 8.3% of General Fund expenditures less capital outlay for the purpose of funding the CRRC through the end of fiscal year 2025, at which time excess fund balance shall revert back to roads capital projects; and

NOW THEREFORE BE IT RESOLVED that the City of Fernley City Council authorizes \$3,126,000 of the general fund's ending fund balance to be formally committed for the purpose of funding capital projects and purchasing capital machinery and equipment. Any committed fund balance not spent will revert to unassigned fund balance at the end of fiscal year 2025-2026.

PASSED, APPROVED AND ADOPTED this _____ day of June 18, 2025, by the following vote of the council:

AYES: _____ NAYS: _____ ABSTENTIONS: _____ ABSENT: _____

FERNLEY CITY COUNCIL

By: _____
Neal McIntyre, Mayor

ATTEST:

Kim Swanson, City Clerk



CITY OF FERNLEY

City Council AGENDA REPORT

Meeting Date: June 18, 2025

REPORT TO: Mayor and City Council

REPORT FROM: mayor

FINANCIAL IMPACT:

Yes: No:

CURRENTLY BUDGETED:

Yes: No:

FUND/ACCOUNT:

ACTION REQUESTED:

AGENDA ITEM:

Possible Action to enter into a Closed Personnel Session to remove Debbie Skinner from her position on the Fernley Senior Citizen Advisory Board.

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:

None

**CITY OF FERNLEY
SENIOR CITIZEN ADVISORY COMMITTEE
RESOLUTION NO. 22-003**

**RESOLUTION AMENDING THE SENIOR CITIZEN ADVISORY COMMITTEE
BYLAWS**

WHEREAS, the Fernley City Council established a Senior Citizen Advisory Committee to advise the Council on issues relating to senior citizens and to provide an informational resources for senior citizens; and,

WHEREAS, the purpose of the committee is to advise the City Council on matters relating to senior citizens; to provide an informational resource to senior citizens on matters of concern to senior citizens; and to promote volunteer programs for the benefit of senior citizens; and,

WHEREAS, the committee shall adopt bylaws to govern the proceedings of the committee; and,

NOW, THEREFORE, BE IT RESOLVED by the City of Fernley Senior Citizen Advisory Committee as follows:

Article I – The Committee:

Section 1. Name of Committee: The name of the Committee shall be the City of Fernley Senior Citizen Advisory Committee hereinafter referred to as the Committee.

Section 2. Office of the Committee: The office of the Committee shall be the City of Fernley Clerk's Office, 595 Silver Lace Boulevard, Fernley, NV 89408.

Section 3. The purpose of the Committee shall be:

- A. To advise the City Council on matters relating to senior citizens.
- B. To provide an informational resource to senior citizens on matters of concern to senior citizens.
- C. To promote programs for the benefit of senior citizens.

Article II – Membership

Section 1. The Committee shall consist of five (5) members who shall be appointed by the City Council. Committee members shall serve at the pleasure of the City Council; therefore, the City Council may remove Committee appointees from the Committee for any reason or for no reason at all.

Section 2. Legal Counsel: The City Attorney's Office shall be the legal counsel for the Committee.

Section 3. Compensation: Members of the Committee shall serve without compensation.

Section 4. Terms of Office: The regular term of office shall be two (2) years. Committee members shall serve a maximum of full two terms, consecutively or non-consecutively.

Section 5. Three (3) unexcused absences from Committee meetings during a calendar year by a Committee member without the approval of the Chair will result in automatic termination of Committee membership.

Section 6. Vacancies: Any vacancy on the Committee shall be filled by appointment by the City Council. Appointments for vacancies other than expiration of term shall be filled by appointment for the remainder of the term.

Article III – Officers and Responsibilities

Section 1. Officers of the Committee: The officers of the Committee shall be a Chairperson, and Vice-Chairperson.

A. Chairperson:

1. Presides over all meetings of the Committee.
2. Calls special meetings of the Committee in accordance with the By-Laws.
3. Signs approved documents as the representative of the Committee such as official letters from the Committee.
4. Insures that all actions of the Committee are properly taken.
5. Preserves order and decorum, prevents attacks on personalities or the impugning of the members' motives and confines member debate to the question under discussion.

B. Vice Chairperson:

1. Presides at any regular or special meetings of the Committee in the absence of the Chairperson; and in the event of the resignation or death of the chairperson, will perform such duties as are imposed on the Chairperson until such time as the Committee shall elect a new Chairperson.

Section 2. Election of Officers:

- A. The Chairperson and Vice-Chairperson shall be elected from among the members of the Committee by a simple majority vote at the first regular meeting of the Committee after September 30th of every year, if necessary.
- B. They shall hold office for two (2) years or until their successor(s) are elected and qualified.
- C. Any office may be re-elected.
- D. Following the election, the gavel shall pass to the officers at the existing meeting of the Committee.

Article IV – Subcommittee:

Section 1. The Committee may create such subcommittees as it deems necessary to adequately assess and evaluate issues coming before it and affecting the city. The Committee may appoint the members of any subcommittee, declare the scope of their activities, and determine a deadline for the completion of their

assigned tasks. The Chairperson can submit recommendations for appointment to be confirmed by majority vote.

Section 2. Subcommittee reports shall be voted on by the Committee membership, as needed. Subcommittee action may be included in update reporting by the Chairperson to the Fernley City Council.

Article V – Meetings

Section 1. Meetings:

- A. The City of Fernley Senior Citizen Advisory Committee shall meet regularly, at least quarterly at a date, time and place to be established by the Committee. Committee meetings shall be open to the public and written meetings minutes shall be maintained and made available to the public upon approval of the minutes by the Committee. Noticing and posting of the agenda shall follow the open meeting law as set forth by NRS.
- B. Special meetings may be called by the Chairperson when deemed necessary. Members of the Committee shall be notified at least three (3) days prior to the Special meeting. Special meetings shall be noticed and agendized pursuant to the Open Meeting Law.

Section 2. Quorum: Three members shall constitute a quorum and shall be empowered to conduct Committee business. In the event when Chair and Vice Chair absent at the meeting, Committee will choose a member of the Committee to preside over the meeting.

Section 3. Public Rights

- A. Manner of Addressing the Commission: Time Limit: Each person addressing the Committee shall step forward to the microphone, shall give his/her name and address in an audible tone of voice for the record and shall limit his/her address to five (5) minutes, unless further time is granted by the Chairperson. No person, other than the members of the Committee and the person having the floor, shall be permitted to enter into any discussion, either directly or through the members of the Committee. No questions shall be asked of the Committee members, except through the presiding officer. Except during the public comment period, speakers shall limit their presentation to statements and exhibits relevant to the agenda item under discussion and shall avoid undue repetition of points previously presented to the Committee.
- B. Disruptive Behavior: Any person who willfully disrupts a meeting to the extent that its orderly conduct is made impractical may be requested to leave the meeting.
- C. Written Communication: Written information and materials provided by the applicants that pertain to Committee meetings, may be submitted to the Committee staff. All such information and materials shall be received a minimum of three (3) working days in advance of the meeting for distribution to all Committee members.

Section 4. Action Items: In Accordance with the provisions of the Open Meeting Law, all items are for Committee action unless otherwise noted with an on the agenda.

Section 5. Voting: When any vote is called, each member of the Committee shall respond by saying "aye (yes)" or "nay (no)", or abstain, unless a member requests a roll call vote.

Section 6. Tie vote: Any tie vote shall constitute a technical denial of the motion and may be reconsidered by a motion offered by any member who voted on the matter.

Article VI – Committee Recommendations to Fernley City Council

Section 1. The Committee may provide, in writing to the City Council, constructive input, guidance or feedback on city programs and initiatives brought before the Committee for discussion.

A. The Committee Chair shall provide an update of the Committee's activities to the City Council, at least annually.

B. The Committee and their members are not Agents of the City and shall not engage in any activity which attempts to commit the City to expend monies in the form of a contract, new program or service being provided by the City.

C. Formal Committee recommendations to the City Council shall be made in the form of a Resolution and must include a tabulation of the number of members present and number of votes in support and opposition to the motion, along with members' names.

Article VII – Meeting & Event Visitations

Section 1. Meeting and Event: Committee members may attend any events that are sponsored by the City of Fernley. Should the Committee members wish to attend they shall ensure that the requirements of the Open Meeting Laws are met.

Article VIII – Amendments of By-Laws

Section 1. Amendments of By-Laws: The City of Fernley Senior Citizen Advisory Committee By-Laws may be amended by the Committee as deemed necessary by a majority vote of the Committee members.

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FOLLOWS.}

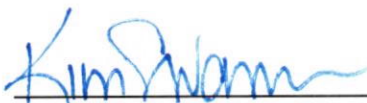
PASSED, APPROVED, AND ADOPTED on the 14th day of January 2022 by the following vote of the City of Fernley Senior Citizen Advisory Committee:

AYES: 5 NAYS: 0 ABSTENTIONS: 0 ABSENT: 0

By: 
SCAC Chairperson

3-11-22

ATTEST:


City Clerk Kim Swanson