



N E V A D A

AGENDA
Regular Meeting
City Council

Wednesday, September 3, 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. Discussion and Possible Action to approve a contract with Kimley-Horn for development of a Capital Improvement Plan and Impact Fee Study in an amount not to exceed \$349,000.

2.5. Possible Action to approve a contract with Kimley-Horn for development of the North and Southwest Fernley Infrastructure Plan in an amount not to exceed \$349,000.

2.6. Possible Action to Approve Amendment Number 3 to the 1.5 MG Treated Water Reservoir Agreement with Resource Development Company (RDC) for \$29,005 to complete the project.

2.7. Possible Action to Approve Amendment Number 3 to the 1.5 MG Treated Water Reservoir ("TWR2") Agreement with Shaw Engineering ("Shaw") for \$6,500 to Complete the Project.

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.

4. PROCLAMATIONS BY THE MAYOR

5. PRESENTATIONS

5.1. Discussion and Possible Action to review and provide direction to staff regarding evaluation of Utility Rates and Fees.

5.2. Presentation by the City Attorney on City Council Rules of Procedure.

6. ORDINANCES

6.1. (For Possible Action) Introduction and first reading of Bill #362 (associated with CA25002) to revise Section 32.09.090(i) (Landscaping and Screening) of the City of Fernley Development Code to update the location and design requirements and other specifications for trash enclosures and update the screening requirements for mechanical and electrical equipment and facilities.

6.2. (For Possible Action) Introduction and first reading of Bill 364, associated with CA25003, a request from the City Clerk's Office and the Planning Department to amend the home occupation use standards contained in Fernley Municipal Code, Title 32, Chapter 7, Section 200 to keep home businesses from impacting their surrounding neighbors.

7. RESOLUTIONS

7.1. For Discussion and Possible Action to adopt Resolution #25-013: Pavement Cut Moratorium Policy

8. PUBLIC FORUM

9. ADJOURNMENT

Next Meeting: September 17, 2025 @ 5 pm

Report Criteria:

Detail report.

Invoice detail records above \$0 included.

Paid and unpaid invoices included.

Vendor.Vendor Number = {<>} 2201

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title	GL Period
AFLAC								
5690	AFLAC	089262	SUPPLEMENTAL INSURANCE	08/25/2025	577.16	08/22/2025	100-217400 AFLAC Insurance Payable	825
Total 5690:					577.16			
ARAMARK (VESTIS)								
1895	ARAMARK (VESTIS)	5980314299	SHIRT CONTRACT	08/12/2025	84.49	08/22/2025	100-480-420 Outside Services	825
1895	ARAMARK (VESTIS)	5980314300	Clothing/Floor Mats	08/12/2025	83.77	08/22/2025	100-475-420 Outside Services	825
1895	ARAMARK (VESTIS)	5980314301	floor mat service	08/12/2025	32.85	08/22/2025	510-810-420 Outside Services	825
1895	ARAMARK (VESTIS)	5980315975	PS custodian supplies	08/19/2025	154.11	08/22/2025	510-840-420 Outside Services	825
1895	ARAMARK (VESTIS)	5980315982	UNIFORMS	08/19/2025	84.49	08/22/2025	100-480-420 Outside Services	825
1895	ARAMARK (VESTIS)	5980315983	MATS	08/19/2025	97.56	08/22/2025	100-480-420 Outside Services	825
1895	ARAMARK (VESTIS)	5980315984	Clothing/Mats	08/19/2025	83.77	08/22/2025	100-475-420 Outside Services	825
1895	ARAMARK (VESTIS)	5980315985	floor mat service	08/19/2025	32.85		510-810-420 Outside Services	825
1895	ARAMARK (VESTIS)	5980315987	Floor Mats	08/19/2025	199.26	08/22/2025	100-417-420 Outside Services	825
1895	ARAMARK (VESTIS)	5980317613	Clothing/Mats	08/26/2025	83.77		100-475-420 Outside Services	825
Total 1895:					936.92			
AT&T								
13	AT&T	9260924018	07048 WTP Ethernet July 25 7/1-7/31	07/01/2025	2,575.28	08/22/2025	100-417-530 Communications	725
Total 13:					2,575.28			
AUTO & TRUCK ELECTRIC, INC								
8868	AUTO & TRUCK ELECTRIC, INC	48918	WIRE FOR LIGHTS	08/15/2025	103.94		100-480-610 Automotive Supplies	825
8868	AUTO & TRUCK ELECTRIC, INC	48932	WIRE	08/18/2025	535.00	08/22/2025	100-480-610 Automotive Supplies	825
Total 8868:					638.94			
AUTOZONE STORES LLC								
4473	AUTOZONE STORES LLC	3742378239	LIGHTS FOR FLEET	08/13/2025	84.47	08/22/2025	100-480-610 Automotive Supplies	825
Total 4473:					84.47			
BIG R OF FERNLEY								
20	BIG R OF FERNLEY	22522/5	Cat Food	08/05/2025	25.95	08/22/2025	100-525-600 General Supplies	825
20	BIG R OF FERNLEY	22574/5	Art Park Irrigation Supplies	08/11/2025	124.25	08/22/2025	220-480-684 Main Street Beautification	825

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title	GL Period
20	BIG R OF FERNLEY	22586/5	Bench Hardware Art Park	08/12/2025	31.54	08/22/2025	220-480-684 Main Street Beautification	825
20	BIG R OF FERNLEY	22588/5	Fuel Mix, Tools, Hardware	08/13/2025	43.33	08/22/2025	100-575-600 General Supplies	825
20	BIG R OF FERNLEY	22593/5	SHOVEL AND BROOM HANDLE	08/13/2025	41.78	08/22/2025	100-480-600 General Supplies	825
20	BIG R OF FERNLEY	22594/5	Bench Hardware/tree stakes Art Park	08/13/2025	61.46	08/22/2025	220-480-684 Main Street Beautification	825
20	BIG R OF FERNLEY	22595/5	Irrigation Supplies	08/13/2025	47.38	08/22/2025	100-575-600 General Supplies	825
20	BIG R OF FERNLEY	22596/5	Compressed air for office	08/13/2025	19.98	08/22/2025	520-810-600 General Supplies	825
20	BIG R OF FERNLEY	22607/5	KEYS FOR FLEET	08/15/2025	21.89	08/22/2025	100-575-600 General Supplies	825
20	BIG R OF FERNLEY	22611/5	Hardware/Tools	08/15/2025	20.26	08/22/2025	100-575-600 General Supplies	825
20	BIG R OF FERNLEY	22620/5	Dust Pan /Tidy Cat AC	08/18/2025	39.44	08/22/2025	100-525-600 General Supplies	825
20	BIG R OF FERNLEY	22623/5	Irrigation Supplies/Paint	08/18/2025	60.24	08/22/2025	100-575-600 General Supplies	825
20	BIG R OF FERNLEY	22627/5	Hardware	08/19/2025	10.19	08/22/2025	100-417-600 General Supplies	825
20	BIG R OF FERNLEY	22630/5	Tools	08/19/2025	29.94	08/22/2025	100-417-600 General Supplies	825
20	BIG R OF FERNLEY	22635/5	WASTE VACCON DOWEL	08/20/2025	4.99	08/22/2025	100-480-610 Automotive Supplies	825
20	BIG R OF FERNLEY	22636/5	Clorine shed materials	08/20/2025	24.97		520-810-614 Shop Supplies	825
20	BIG R OF FERNLEY	22641/5	Misc Hardware/Trailer plug	08/20/2025	49.23	08/22/2025	100-575-600 General Supplies	825
20	BIG R OF FERNLEY	22655/5	Irrigation Supplies	08/21/2025	78.19		100-575-600 General Supplies	825
20	BIG R OF FERNLEY	22657/5	Breakroom sink repair	08/22/2025	42.83		100-417-600 General Supplies	825
20	BIG R OF FERNLEY	22660/5	Yearly Muck Boot J. Hatch	08/22/2025	145.95		100-475-616 Safety Supplies	825
20	BIG R OF FERNLEY	22673/5	transfer pump and hose connections	08/25/2025	235.76		510-810-614 Shop Supplies	825
20	BIG R OF FERNLEY	22679/5	Irrigation Supplies	08/25/2025	83.24		100-575-600 General Supplies	825
20	BIG R OF FERNLEY	22688/5	Irrigation Supplies	08/26/2025	51.33		100-575-600 General Supplies	825
Total 20:					1,294.12			
BOBCAT COMPANY								
9080	BOBCAT COMPANY	8/13/2025	Skid Steer with brush cutter attachment	08/13/2025	68,630.01	08/22/2025	100-475-741 Machinery	825
Total 9080:					68,630.01			
BOB'S PRINTING AND SIGNAGE								
6970	BOB'S PRINTING AND SIGNAGE	72925-1	PW	08/12/2025	218.38		100-417-550 Printing and Postage	825
6970	BOB'S PRINTING AND SIGNAGE	72925-1	Waste Water	08/12/2025	414.00		520-810-600 General Supplies	825
6970	BOB'S PRINTING AND SIGNAGE	72925-1	PW	08/12/2025	218.38		100-414-550 Printing and Postage	825
6970	BOB'S PRINTING AND SIGNAGE	72925-1	City Council- Mayor	08/12/2025	83.63		100-412-550 Printing and Postage	825
6970	BOB'S PRINTING AND SIGNAGE	72925-1	Utility Billing Shirts	08/12/2025	362.71		520-810-600 General Supplies	825
6970	BOB'S PRINTING AND SIGNAGE	72925-1	CAO	08/12/2025	81.57		100-414-550 Printing and Postage	825
6970	BOB'S PRINTING AND SIGNAGE	72925-1	Utility Billing Shirts	08/12/2025	362.71		510-810-600 General Supplies	825
6970	BOB'S PRINTING AND SIGNAGE	72925-1	Facilities	08/12/2025	244.70		100-417-550 Printing and Postage	825
6970	BOB'S PRINTING AND SIGNAGE	80725-1	Business cards and name plate for Garrett Hall-New Inspecto	08/19/2025	92.40	08/22/2025	100-605-550 Printing and Postage	825
6970	BOB'S PRINTING AND SIGNAGE	81325-2	Bldg Inspector Shirts	08/26/2025	180.04		100-605-550 Printing and Postage	825
Total 6970:					2,258.52			

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title	GL Period
BRADY INDUSTRIES OF NEVADA LLC								
8837	BRADY INDUSTRIES OF NEVADA LLC	10494799	Trash Bags, Urinal Mats, Paper towels	08/15/2025	516.67	08/22/2025	100-417-612 Building Maint Supplies	825
Total 8837:					516.67			
BUREAU OF SAFE DRINKING WATER - NDEP								
3021	BUREAU OF SAFE DRINKING WATER - NDEP	02750-TW2025	D2 RENEWAL CERTIFICATION T. WALKER	08/25/2025	50.00		510-810-642 Licenses and Permits	825
Total 3021:					50.00			
CDW GOVERNMENT INC.								
27	CDW GOVERNMENT INC.	AF4Z86R	Equipment for new hire Treston Rodriguez	08/13/2025	983.43	08/22/2025	100-610-605 Minor Equipment	825
27	CDW GOVERNMENT INC.	AF5814R	3 Curved Monitors	08/20/2025	578.97		100-415-605 Minor Equipment	825
Total 27:					1,562.40			
CIVIC PLUS								
3028	CIVIC PLUS	346542	Recreational Software Training	08/15/2025	750.00	08/22/2025	100-575-580 Training	825
Total 3028:					750.00			
CLARKE MOSQUITO CONTROL PRODUCT								
1936	CLARKE MOSQUITO CONTROL PRODUCT	5114039	Fogger	08/15/2025	18,945.00		100-528-741 Machinery	825
Total 1936:					18,945.00			
COLONIAL INSURANCE								
3520	COLONIAL INSURANCE	31039340901073	E3103934 SUPPLEMENTAL INSURANC	09/01/2025	55.16		100-218000 COLONIAL INSURANCE PAYABL	925
Total 3520:					55.16			
CONSTRUCTION MATERIALS ENGINEERS								
5587	CONSTRUCTION MATERIALS ENGINEERS	18083	CRRC Materials Testing	06/06/2025	8,818.50	08/22/2025	225-575-720 Buildings	625
Total 5587:					8,818.50			
CUMMING MANAGEMENT GROUP, INC								
8889	CUMMING MANAGEMENT GROUP, INC	174045	CRRC Services July 1 July 31 2025	07/31/2025	34,034.00		225-575-720 Buildings	725
Total 8889:					34,034.00			
DOCUSIGN INC LOCKBOX								
8864	DOCUSIGN INC LOCKBOX	111100555291	Docusign Services	08/26/2025	2,760.00		100-418-342 Tech Services-Other	825

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title	GL Period
Total 8864:					2,760.00			
EMPLOYEES, CITY OF FERNLEY								
8639	EMPLOYEES, CITY OF FERNLEY	62525	REIMB FOR STRATEGIC STORYTELLING CLASS J. MURD	07/01/2025	990.00		100-413-580 Training	725
8639	EMPLOYEES, CITY OF FERNLEY	82225	REIMB FOR CRISIS COMMUNICATION 2025 CLASS J. MU	08/22/2025	990.00		100-413-580 Training	825
8639	EMPLOYEES, CITY OF FERNLEY	82525	REIMB FOR PER DIEM APWA PWX EXPO CHICAGO, IL O.	08/25/2025	290.00		100-417-582 Travel	825
Total 8639:					2,270.00			
GOPHER CONSTRUCTION INC								
202	GOPHER CONSTRUCTION INC	36224	Class A sand	08/14/2025	805.44		510-810-431 Outside Serv-Road Maint	825
Total 202:					805.44			
GRAINGER								
252	GRAINGER	9604391384	Lift Station Relays	08/12/2025	128.52	08/22/2025	520-810-614 Shop Supplies	825
252	GRAINGER	9614739085	PS shop supplies	08/20/2025	902.37		510-840-614 Shop Supplies	825
Total 252:					1,030.89			
GRANITE CONSTRUCTION CO								
64	GRANITE CONSTRUCTION CO	3017300	Hot mix for water breaks	08/12/2025	484.90	08/22/2025	100-475-600 General Supplies	825
Total 64:					484.90			
GRANITE TELECOMMUNICATIONS, LLC								
8838	GRANITE TELECOMMUNICATIONS, LLC	709674587	COMMUNICATIONS AUG 2025	08/01/2025	211.12	08/11/2025	100-417-530 Communications	825
Total 8838:					211.12			
H&H INVESTMENTS & TOOL SUPPLY								
8987	H&H INVESTMENTS & TOOL SUPPLY	69163	TEMP GAUGE	08/13/2025	22.94	08/22/2025	100-480-600 General Supplies	825
8987	H&H INVESTMENTS & TOOL SUPPLY	69454	TOOLS FOR SHOP	08/20/2025	379.72	08/22/2025	100-480-600 General Supplies	825
Total 8987:					402.66			
HANNEMAN SERVICE								
70	HANNEMAN SERVICE	111932	Misc. Service Labor	08/05/2025	145.00	08/22/2025	100-605-420 Outside Services	825
70	HANNEMAN SERVICE	14443	1994 Dodge Ram 1500 NV 686LNB On Emigrant next to 126	08/05/2025	55.00	08/22/2025	100-605-420 Outside Services	825
Total 70:					200.00			

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title		GL Period
HARBOR FREIGHT COMMERCIAL ACCOUNT									
457	HARBOR FREIGHT COMMERCIAL ACCOUNT	884c6ec3	Glen Church - SCADA basic tools	08/18/2025	46.94	08/22/2025	520-810-600	General Supplies	825
457	HARBOR FREIGHT COMMERCIAL ACCOUNT	884c6ec3	Glen Church - SCADA basic tools	08/18/2025	23.46	08/22/2025	510-840-600	General Supplies	825
457	HARBOR FREIGHT COMMERCIAL ACCOUNT	884c6ec3	Glen Church - SCADA basic tools	08/18/2025	23.46	08/22/2025	510-810-600	General Supplies	825
Total 457:					93.86				
HINTON BURDICK, PLLC									
8486	HINTON BURDICK, PLLC	328152	PROGRESS BILLING AUDIT FY25	07/31/2025	3,750.00		100-415-328	Prof Serv-Auditing	725
Total 8486:					3,750.00				
HOMETOWN HEALTH									
4842	HOMETOWN HEALTH	24901-054	3721P GROUP HEALTH INSURANCE	09/01/2025	97,905.91		100-217000	HEALTH INSURANCE PAYABLE	925
Total 4842:					97,905.91				
IBEW Local 1245									
83	IBEW Local 1245	AUG 2025-2	UNION DUES, ONE HALF OF MONTH	08/22/2025	1,449.27	08/22/2025	100-219900	OTHER PAYROLL PAYABLES	825
Total 83:					1,449.27				
INTERNAL REVENUE SERVICE									
7879	INTERNAL REVENUE SERVICE	AUG 2025-2	W/HOLD TAX PAYABLE, PAYROLL	08/22/2025	29,936.90	08/22/2025	100-212000	FEDERAL WITHHOLDING PAYAB	825
7879	INTERNAL REVENUE SERVICE	AUG 2025-2	MED TAX PAYABLE, PAYROLL	08/22/2025	7,896.22	08/22/2025	100-211000	FICA PAYABLE	825
7879	INTERNAL REVENUE SERVICE	AUG 2025-2	FICA TAX PAYABLE, PAYROLL	08/22/2025	362.16	08/22/2025	100-211000	FICA PAYABLE	825
Total 7879:					38,195.28				
INTERSTATE OIL COMPANY									
4329	INTERSTATE OIL COMPANY	882691-IN	FILTERS FOR FLEET	08/18/2025	51.47	08/22/2025	100-480-610	Automotive Supplies	825
4329	INTERSTATE OIL COMPANY	TW82070-IN	Fuel for backup generators at well sites.	08/19/2025	2,455.06		510-810-625	Bulk Diesel	825
Total 4329:					2,506.53				
JOHN ALLEN WOODS									
8994	JOHN ALLEN WOODS	273870	Lift Station door lock repairs	08/18/2025	429.00		520-810-430	Outside Serv-Repair & Maint	825
Total 8994:					429.00				
JUB ENGINEERS, INC									
8846	JUB ENGINEERS, INC	187504	Cedar St Design	08/18/2025	23,895.74		100-475-745	RTC Reimbursable	825
8846	JUB ENGINEERS, INC	187743	Meetings & Coordination, NDEP BSDW Permit Mesa Water M	08/24/2025	766.30		510-166100	Construction In Progress	825

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title	GL Period
Total 8846:					24,662.04			
KELLER ASSOCIATES INC								
9056	KELLER ASSOCIATES INC	252436	Fernley - WTP Caustic Soda & Air System	08/01/2025	781.25		510-166100 Construction In Progress	825
Total 9056:					781.25			
KOLVET, BRENT								
8611	KOLVET, BRENT	82525	KOLVET COVERAGE- CONFLICTS JENKINS, GREGORY, PA	08/25/2025	396.00		100-425-335 Prof Serv-Senior Judge	825
Total 8611:					396.00			
LOWES CREDIT SERVICES								
7650	LOWES CREDIT SERVICES	80353	Rope/Valve box	08/13/2025	123.04	08/22/2025	100-575-600 General Supplies	825
7650	LOWES CREDIT SERVICES	82622	PARTS FOR SHOP	08/14/2025	26.39	08/22/2025	100-475-600 General Supplies	825
7650	LOWES CREDIT SERVICES	83705	PARTS FOR SHOP	08/15/2025	45.27	08/22/2025	510-810-600 General Supplies	825
7650	LOWES CREDIT SERVICES	92629	Potting soil	08/04/2025	56.88	08/22/2025	100-575-600 General Supplies	825
7650	LOWES CREDIT SERVICES	94511	Irrigation Supplies	08/20/2025	287.21		100-575-600 General Supplies	825
7650	LOWES CREDIT SERVICES	94643	Paint/Paint Supplies	08/20/2025	40.98		100-417-600 General Supplies	825
7650	LOWES CREDIT SERVICES	94977	JB Weld	08/05/2025	21.83	08/22/2025	520-810-600 General Supplies	825
7650	LOWES CREDIT SERVICES	96403	PS Shop Supplies	08/06/2025	67.17	08/22/2025	510-840-614 Shop Supplies	825
7650	LOWES CREDIT SERVICES	99392	Spotlight	08/22/2025	113.96		100-475-605 Minor Equipment	825
Total 7650:					782.73			
LP INSURANCE SERVICES, INC								
8746	LP INSURANCE SERVICES, INC	1065301	Policy EB FEE Oct 2025	10/01/2025	2,500.00		100-413-322 Prof Serv-Other	1025
Total 8746:					2,500.00			
LYON COUNTY RECORDER								
108	LYON COUNTY RECORDER	2076125	LIEN REL- 191 DESERT SPRINGS LN	08/20/2025	43.00	08/22/2025	510-810-322 Prof Serv-Other	825
Total 108:					43.00			
MARQUIS AURBACH CHTD								
9072	MARQUIS AURBACH CHTD	445453	outside legal hr	07/31/2025	175.00		100-414-310 Prof Serv-Legal	725
Total 9072:					175.00			
MARSHALL'S SEPTIC CARE								
8509	MARSHALL'S SEPTIC CARE	126703	PS residual solids hauling.	08/22/2025	50,006.97		510-840-426 Outside Serv-Septic	825

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title	GL Period
Total 8509:					50,006.97			
METLIFE SMALL BUSINESS CENTER								
5387	METLIFE SMALL BUSINESS CENTER	SEPT 2025	5952725 GROUP DENTAL INSURANCE	09/01/2025	6,349.86		100-217100 Dental Insurance Payable MetL	925
5387	METLIFE SMALL BUSINESS CENTER	SEPT 2025	5952725 GROUP VISION INSURANCE	09/01/2025	984.41		100-217200 Vision Insurance Payable MetL	925
5387	METLIFE SMALL BUSINESS CENTER	SEPT 2025	5952725 GROUP LIFE/ADD LTD/STD INSURANCE	09/01/2025	3,827.82		100-217300 Life/ADD LTD/STD Anthem Payabl	925
Total 5387:					11,162.09			
MISCELLANEOUS ONE TIME VENDOR								
1111	MISCELLANEOUS ONE TIME VENDOR	82125	PERMIT FEE REFUND GR2025-005	08/21/2025	1,900.00	08/22/2025	100-320-220 Engineering/Civil Fees	825
1111	MISCELLANEOUS ONE TIME VENDOR	PKS 8.15.25	KEY DEPOSIT REFUND - THE BEACON	08/15/2025	35.00	08/22/2025	245-360-700 Park Rental Fees	825
Total 1111:					1,935.00			
MOFFITT ANIMAL CLINIC								
6660	MOFFITT ANIMAL CLINIC	8192025	CO9187938 / CO9187851	08/19/2025	191.73		100-525-322 Prof Serv-Other	825
Total 6660:					191.73			
MOUNTAIN ALARM								
8814	MOUNTAIN ALARM	6874902	Alarm Maintenance	09/01/2025	2,040.45	08/22/2025	100-417-430 Outside Serv-Repair & Maint	925
Total 8814:					2,040.45			
MSC INDUSTRIAL SUPPLY CO								
115	MSC INDUSTRIAL SUPPLY CO	46803590	hydration powder packs	08/12/2025	44.90	08/22/2025	520-810-600 General Supplies	825
115	MSC INDUSTRIAL SUPPLY CO	47464630	Hydration Supplement	08/13/2025	35.99	08/22/2025	100-475-616 Safety Supplies	825
Total 115:					80.89			
NAPA AUTO & TRUCK PARTS								
58	NAPA AUTO & TRUCK PARTS	434828	Fluid transfer pump	08/14/2025	20.19	08/22/2025	520-810-614 Shop Supplies	825
58	NAPA AUTO & TRUCK PARTS	434860	FUEL PUMPS FOR FLEET	08/15/2025	126.98	08/22/2025	100-480-610 Automotive Supplies	825
58	NAPA AUTO & TRUCK PARTS	435048	FIRE DEPT SERVICE	08/19/2025	20.19	08/22/2025	100-126000 Intergovernmental Receivable	825
58	NAPA AUTO & TRUCK PARTS	435089	TYM TRACTOR FAN FIX	08/20/2025	10.49	08/22/2025	100-480-610 Automotive Supplies	825
58	NAPA AUTO & TRUCK PARTS	435092	Def	08/20/2025	99.95	08/22/2025	100-475-600 General Supplies	825
58	NAPA AUTO & TRUCK PARTS	435169	RTV for mechanical seals	08/22/2025	18.98		510-810-600 General Supplies	825
Total 58:					296.78			
NCE								
7617	NCE	675232509	QA Inspections Permits - NCE	06/30/2025	8,790.00	08/22/2025	100-228309 Project Plan Review - Mark IV	625

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title	GL Period
7617	NCE	675232509	QA Inspections Permits - NCE	06/30/2025	16,702.50	08/22/2025	100-529-320 Prof Serv-Engineering	625
Total 7617:					25,492.50			
NEVADA DIVISION OF WATER RESOURCES								
218	NEVADA DIVISION OF WATER RESOURCES	94442T	NDWR WELL PERMIT #94442T	07/02/2025	1,983.00	08/14/2025	510-810-698 Water Rights Protection	725
Total 218:					1,983.00			
NEW YORK LIFE INSURANCE COMPANY								
9061	NEW YORK LIFE INSURANCE COMPANY	20250903	SUPPLEMENTAL INSURANCE- NEW YORK LIFE	09/01/2025	1,767.29		100-218200 New York Life	925
Total 9061:					1,767.29			
NUTRIEN AG SOLUTIONS								
3033	NUTRIEN AG SOLUTIONS	57881762	Grass Seed	08/15/2025	4,000.00	08/22/2025	100-575-600 General Supplies	825
Total 3033:					4,000.00			
NV ENERGY								
167	NV ENERGY	12019 AUG 25	34596505012019 ACH	08/16/2025	7,483.01	09/04/2025	510-810-622 Electricity	825
167	NV ENERGY	13050 AUG 25	48768103613050 ACH	08/09/2025	3,228.93	08/27/2025	100-417-622 Electricity	825
167	NV ENERGY	14319 AUG 25	34596405214319 ACH	08/09/2025	39.26	08/27/2025	100-575-622 Electricity	825
167	NV ENERGY	30037 AUG 25	34596403630037 ACH	08/16/2025	39.78	09/04/2025	100-576-622 Electricity	825
167	NV ENERGY	34991 AUG 25	34596407734991 ACH	08/12/2025	37.54	08/28/2025	510-810-622 Electricity	825
167	NV ENERGY	37594 AUG 25	80865904937594 ACH	08/12/2025	37.54	08/28/2025	100-475-622 Electricity	825
167	NV ENERGY	50573 AUG 25	34596508750573 ACH	08/09/2025	70.08	08/27/2025	225-417-622 Electricity	825
167	NV ENERGY	52067 AUG 25	82190407952067ACH	08/12/2025	100.14	08/28/2025	520-810-622 Electricity	825
167	NV ENERGY	65197 AUG 25	34596407565197 ACH	08/09/2025	37.54	08/27/2025	510-810-622 Electricity	825
167	NV ENERGY	67463 AUG 25	34596404867463 ACH	08/12/2025	75.68	08/28/2025	100-575-622 Electricity	825
167	NV ENERGY	68387 AUG 25	34596408268387 ACH	08/12/2025	37.54	08/28/2025	100-475-622 Electricity	825
167	NV ENERGY	84389 AUG 25	34596503684389 ACH	08/09/2025	169.81	08/27/2025	100-417-622 Electricity	825
167	NV ENERGY	93503 AUG 25	34596408593503 ACH	08/09/2025	1,616.06	08/27/2025	225-417-622 Electricity	825
Total 167:					12,972.91			
OFFICE DEPOT								
133	OFFICE DEPOT	434005368001	WINDOW ENVELOPES	08/08/2025	68.86	08/22/2025	100-415-600 General Supplies	825
133	OFFICE DEPOT	434007061001	EMPLOYEE FOLDERS	08/08/2025	59.49	08/22/2025	100-415-600 General Supplies	825
133	OFFICE DEPOT	435045960001	file folder fasteners	08/14/2025	14.54		100-417-601 Office Supplies	825
133	OFFICE DEPOT	435047928001	Folder Labels	08/14/2025	38.22		100-417-601 Office Supplies	825
133	OFFICE DEPOT	435047929001	External hard drive	08/19/2025	77.74		100-417-601 Office Supplies	825
133	OFFICE DEPOT	435173666001	Planning- Tyler Hanson	08/18/2025	26.07		100-610-550 Printing and Postage	825
133	OFFICE DEPOT	435173666001	CMO- April Homme	08/18/2025	26.07		100-413-550 Printing and Postage	825

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title	GL Period
133	OFFICE DEPOT	435173666001	Ac Cards Randee Adisen	08/18/2025	52.14		100-525-550 Printing and Postage	825
133	OFFICE DEPOT	435207764001	Tape Dispensers for office/field use when posting boil water n	08/07/2025	4.07	08/22/2025	510-840-601 Office Supplies	825
133	OFFICE DEPOT	435207764001	Tape Dispensers for office/field use when posting boil water n	08/07/2025	8.15	08/22/2025	520-810-601 Office Supplies	825
133	OFFICE DEPOT	435207764001	Tape Dispensers for office/field use when posting boil water n	08/07/2025	4.07	08/22/2025	510-810-601 Office Supplies	825
133	OFFICE DEPOT	435279463001	Office Supplies - Journal, sharpie pens, clipboard, Gel pens,	08/07/2025	43.51	08/22/2025	520-810-601 Office Supplies	825
133	OFFICE DEPOT	435279463001	Office Supplies - Journal, sharpie pens, clipboard, Gel pens,	08/07/2025	12.26	08/22/2025	510-810-601 Office Supplies	825
133	OFFICE DEPOT	435279463001	Office Supplies - Journal, sharpie pens, clipboard, Gel pens,	08/07/2025	112.07	08/22/2025	510-840-601 Office Supplies	825
133	OFFICE DEPOT	435279464001	Ruler for Ana	08/07/2025	6.75	08/22/2025	520-810-601 Office Supplies	825
133	OFFICE DEPOT	435279464001	Ruler for Ana	08/07/2025	3.37	08/22/2025	510-840-601 Office Supplies	825
133	OFFICE DEPOT	435279464001	Ruler for Ana	08/07/2025	3.37	08/22/2025	510-810-601 Office Supplies	825
133	OFFICE DEPOT	435873851001	Office Chair for Ana	08/19/2025	150.86	08/22/2025	520-810-601 Office Supplies	825
133	OFFICE DEPOT	435873851001	Office Chair for Ana	08/19/2025	77.75	08/22/2025	510-840-601 Office Supplies	825
133	OFFICE DEPOT	435873851001	Office Chair for Ana	08/19/2025	77.75	08/22/2025	510-810-601 Office Supplies	825
133	OFFICE DEPOT	436176690001	Toner	08/15/2025	526.69		100-417-601 Office Supplies	825
133	OFFICE DEPOT	436196316001	Toner	08/15/2025	593.26		100-417-601 Office Supplies	825
Total 133:					1,987.06			
O'REILLY AUTO PARTS								
6230	O'REILLY AUTO PARTS	3599-366615	FORD ECAPE WINDOW REGULATOR WRONG PART	07/28/2025	74.69	08/22/2025	100-480-610 Automotive Supplies	725
6230	O'REILLY AUTO PARTS	3599-369233	PARTS FOR 4010	08/14/2025	44.60	08/22/2025	100-480-610 Automotive Supplies	825
6230	O'REILLY AUTO PARTS	3599-370093	3047 SERVICE 93k	08/19/2025	263.46	08/22/2025	100-126000 Intergovernmental Receivable	825
6230	O'REILLY AUTO PARTS	3599-370118	INCORRECT PAN GASKET	08/19/2025	51.29	08/22/2025	100-126000 Intergovernmental Receivable	825
6230	O'REILLY AUTO PARTS	3599-370309	STEERING STABILAZER	08/20/2025	67.56	08/22/2025	100-480-610 Automotive Supplies	825
6230	O'REILLY AUTO PARTS	3599-371234	WATER DISTRIBUTION	08/25/2025	10.35		100-480-610 Automotive Supplies	825
6230	O'REILLY AUTO PARTS	65801-9464 1	WATER DIST	08/26/2025	144.80		100-480-610 Automotive Supplies	825
Total 6230:					404.79			
PACIFIC STORAGE COMPANY								
8876	PACIFIC STORAGE COMPANY	5275009	Shredding Services	08/20/2025	66.00		100-416-322 Prof Serv-Other	825
Total 8876:					66.00			
PUBLIC EMPLOYEES RETIREMENT SYSTEM								
144	PUBLIC EMPLOYEES RETIREMENT SYSTEM	JUL 2025	#621 RETIREMENT CONTRIBUTIONS	07/31/2025	177,494.01	08/14/2025	100-216000 RETIREMENT PAYABLE	725
Total 144:					177,494.01			
RADWELL INTERNATIONAL LLC								
9079	RADWELL INTERNATIONAL LLC	18903006	New Scissor Lift	08/12/2025	19,515.00	08/22/2025	100-417-741 Machinery	825
Total 9079:					19,515.00			

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RENO ROCK TRANSPORT								
7002	RENO ROCK TRANSPORT	240299	Top Soil Art Park	08/08/2025	525.00	08/22/2025	220-480-684 Main Street Beautification	825
Total 7002:					525.00			
RESOURCE CONCEPTS								
8602	RESOURCE CONCEPTS	25-0954	Water rights services - TCID meeting coordination, managing	08/18/2025	5,541.25		510-810-698 Water Rights Protection	825
8602	RESOURCE CONCEPTS	25-0955	Water rights services - NV Energy Project	08/18/2025	290.00		510-810-698 Water Rights Protection	825
Total 8602:					5,831.25			
RESOURCE DEVELOPMENT COMPANY, LLC								
668	RESOURCE DEVELOPMENT COMPANY, LLC	Pay No. 11	WTP 1.5MG Water Res.	07/31/2025	67,046.25		510-166100 Construction In Progress	725
Total 668:					67,046.25			
SCHNELL INDUSTRIES INC								
9077	SCHNELL INDUSTRIES INC	22245	Turf Sweeper	08/11/2025	19,537.00	08/22/2025	100-575-741 Machinery	825
Total 9077:					19,537.00			
SECTRAN SECURITY, INC.								
8629	SECTRAN SECURITY, INC.	25080615	ARMORED SERVICES-WATER	08/12/2025	221.42		510-810-342 Tech Services-Other	825
8629	SECTRAN SECURITY, INC.	25080615	ARMORED SERVICES-SEWER	08/12/2025	221.42		520-810-342 Tech Services-Other	825
8629	SECTRAN SECURITY, INC.	25080615	ARMORED SERVICES-GF	08/12/2025	221.40		100-415-322 Prof Serv-Other	825
Total 8629:					664.24			
SHAW ENGINEERING								
1897	SHAW ENGINEERING	187350	Ricci Tank 2 Design and Tank 1 Recoat	07/31/2025	10,550.00	08/22/2025	510-166100 Construction In Progress	725
1897	SHAW ENGINEERING	187361	Plan review for HWY 50 Water Loop Project	07/31/2025	1,000.00	08/22/2025	510-810-320 Prof Serv-Engineering	725
1897	SHAW ENGINEERING	187405	Lead & Copper rule - Notification letter and final list of pipe typ	07/31/2025	915.00	08/22/2025	510-810-320 Prof Serv-Engineering	725
Total 1897:					12,465.00			
SILVER STATE ANALYTICAL LABORATORIES								
7856	SILVER STATE ANALYTICAL LABORATORIES	RN332939	E. Newlands drive water main shutdown	08/19/2025	66.00		510-810-423 Outside Serv-Analytical	825
7856	SILVER STATE ANALYTICAL LABORATORIES	RN332965	E. Newlands drive water main shutdown	08/20/2025	66.00		510-810-423 Outside Serv-Analytical	825
Total 7856:					132.00			
SILVER STATE BARRICADE								
170	SILVER STATE BARRICADE	91071	Street signs	08/14/2025	168.00	08/22/2025	100-475-615 Sign & Stripe Supplies	825
170	SILVER STATE BARRICADE	91762	Safety Supplies/High Vis	08/22/2025	236.70		100-475-616 Safety Supplies	825

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title	GL Period
Total 170:					404.70			
SOUTHWEST GAS CORP								
204	SOUTHWEST GAS CORP	18971 AUG 25	910000818971 ACH	08/15/2025	30.24	09/03/2025	520-810-621 Natural Gas	825
204	SOUTHWEST GAS CORP	33438 AUG 25	910001133438 ACH	08/21/2025	142.35	09/09/2025	100-417-621 Natural Gas	825
204	SOUTHWEST GAS CORP	64657 AUG 25	910004664657 ACH	08/21/2025	170.92	09/09/2025	225-417-621 Natural Gas	825
204	SOUTHWEST GAS CORP	86744 AUG 25	910001086744 WTP	08/12/2025	148.31	09/02/2025	510-840-621 Natural Gas	825
Total 204:					491.82			
STATE COLLECTION & DISB. UNIT (SCaDU)								
176	STATE COLLECTION & DISB. UNIT (SCaDU)	AUG 2025-2	CHILD SUPPORT	08/22/2025	590.76	08/22/2025	100-219900 OTHER PAYROLL PAYABLES	825
176	STATE COLLECTION & DISB. UNIT (SCaDU)	AUG 2025-2	CHILD SUPPORT	08/22/2025	319.84	08/22/2025	100-219900 OTHER PAYROLL PAYABLES	825
Total 176:					910.60			
THATCHER COMPANY, INC.								
8646	THATCHER COMPANY, INC.	2025250104404	PS Coagulant	08/14/2025	19,471.80	08/22/2025	510-840-617 Chemical Supplies	825
8646	THATCHER COMPANY, INC.	2025400104163	WWTP Chlorine	08/20/2025	5,807.36		520-810-617 Chemical Supplies	825
8646	THATCHER COMPANY, INC.	2025400900459	Clorine tote CREDIT	08/25/2025	1,000.00-		520-810-617 Chemical Supplies	825
Total 8646:					24,279.16			
THRIVE RENO PRINT & MAIL								
9081	THRIVE RENO PRINT & MAIL	36835	Water Distribution - State of NV Required Noticing	08/14/2025	4,736.57	08/22/2025	510-810-550 Printing and Postage	825
Total 9081:					4,736.57			
TITAN ELECTRICAL CO								
6548	TITAN ELECTRICAL CO	12925	New Arrow signal bulbs/installation	08/14/2025	423.00		100-475-422 Outside Serv-Traf Light Maint	825
6548	TITAN ELECTRICAL CO	12926	Back Up Battery Installation	08/14/2025	5,120.28		100-475-422 Outside Serv-Traf Light Maint	825
6548	TITAN ELECTRICAL CO	12927	Routine Traffic signal maintenance	08/14/2025	6,288.00		100-475-422 Outside Serv-Traf Light Maint	825
Total 6548:					11,831.28			
TSK								
8714	TSK	21-058.00-33	CRRC 7/1/25 through 7/31/25	07/31/2025	22,650.23		225-575-720 Buildings	725
Total 8714:					22,650.23			
TWISTED STEEL								
8822	TWISTED STEEL	1311	Sculpture flowers for art Park	07/31/2025	777.64		220-480-684 Main Street Beautification	725
8822	TWISTED STEEL	1311	Sculpture flowers for art Park	07/31/2025	2,222.36		220-480-684 Main Street Beautification	725

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title	GL Period
Total 8822:					3,000.00			
U S POSTAL SERVICE								
7344	U S POSTAL SERVICE	SEPT 2025	PREPAID IN-HOUSE POSTAGE	09/01/2025	1,900.00		510-810-550 Printing and Postage	925
7344	U S POSTAL SERVICE	SEPT 2025	PREPAID IN-HOUSE POSTAGE	09/01/2025	1,900.00		520-810-550 Printing and Postage	925
Total 7344:					3,800.00			
UTILITY DEPOSITS								
2202	UTILITY DEPOSITS	10104505	CREDIT REFUND	08/14/2025	61.49	08/22/2025	010-115100 Cash Clearing-Utilities	825
2202	UTILITY DEPOSITS	101049.11	WATER DEPOSIT REFUND	08/12/2025	75.00	08/22/2025	510-228200 Customer Deposits	825
2202	UTILITY DEPOSITS	10104911	CREDIT REFUND	08/12/2025	1,463.39	08/22/2025	010-115100 Cash Clearing-Utilities	825
2202	UTILITY DEPOSITS	10539417	CREDIT REFUND	08/14/2025	55.69	08/22/2025	010-115100 Cash Clearing-Utilities	825
2202	UTILITY DEPOSITS	10770501	CREDIT REFUND	08/13/2025	137.89	08/22/2025	010-115100 Cash Clearing-Utilities	825
2202	UTILITY DEPOSITS	10879304	CREDIT REFUND	08/13/2025	75.18	08/22/2025	010-115100 Cash Clearing-Utilities	825
2202	UTILITY DEPOSITS	10917204	CREDIT REFUND	08/18/2025	160.33	08/22/2025	010-115100 Cash Clearing-Utilities	825
2202	UTILITY DEPOSITS	10934801	CREDIT REFUND	08/12/2025	169.08	08/22/2025	010-115100 Cash Clearing-Utilities	825
2202	UTILITY DEPOSITS	113647.12	CREDIT REFUND	08/14/2025	33.53	08/22/2025	010-115100 Cash Clearing-Utilities	825
2202	UTILITY DEPOSITS	11445811	SEWER DEPOSIT REFUND	08/13/2025	80.00	08/22/2025	520-228200 Customer Deposits	825
2202	UTILITY DEPOSITS	11445811	WATER DEPOSIT REFUND	08/13/2025	28.35	08/22/2025	510-228200 Customer Deposits	825
2202	UTILITY DEPOSITS	11545405	CREDIT REFUND	08/18/2025	39.96	08/22/2025	010-115100 Cash Clearing-Utilities	825
2202	UTILITY DEPOSITS	11573903	CREDIT REFUND	08/19/2025	128.53	08/22/2025	010-115100 Cash Clearing-Utilities	825
2202	UTILITY DEPOSITS	11760014	SEWER DEPOSIT REFUND	08/01/2025	46.05	08/22/2025	520-228200 Customer Deposits	825
2202	UTILITY DEPOSITS	13578117	CREDIT REFUND	08/18/2025	93.23	08/22/2025	010-115100 Cash Clearing-Utilities	825
2202	UTILITY DEPOSITS	13874213	CREDIT REFUND	08/13/2025	155.00	08/22/2025	010-115100 Cash Clearing-Utilities	825
2202	UTILITY DEPOSITS	14323426	CREDIT REFUND	08/14/2025	216.71	08/22/2025	010-115100 Cash Clearing-Utilities	825
2202	UTILITY DEPOSITS	144780.12	CREDIT REFUND	08/13/2025	105.67	08/22/2025	010-115100 Cash Clearing-Utilities	825
2202	UTILITY DEPOSITS	16346401	CREDIT REFUND	08/13/2025	133.22	08/22/2025	010-115100 Cash Clearing-Utilities	825
2202	UTILITY DEPOSITS	16423704	CREDIT REFUND	08/12/2025	196.72	08/22/2025	010-115100 Cash Clearing-Utilities	825
2202	UTILITY DEPOSITS	165566.20	CREDIT REFUND	08/12/2025	200.00	08/22/2025	010-115100 Cash Clearing-Utilities	825
2202	UTILITY DEPOSITS	16586921	SEWER DEPOSIT REFUND	08/18/2025	63.82	08/22/2025	520-228200 Customer Deposits	825
2202	UTILITY DEPOSITS	16599914	CREDIT REFUND	08/13/2025	90.97	08/22/2025	010-115100 Cash Clearing-Utilities	825
2202	UTILITY DEPOSITS	16831313	CREDIT REFUND	08/14/2025	64.61	08/22/2025	010-115100 Cash Clearing-Utilities	825
2202	UTILITY DEPOSITS	16861910	SEWER DEPOSIT REFUND	08/08/2025	23.10	08/22/2025	520-228200 Customer Deposits	825
2202	UTILITY DEPOSITS	169778.01	CREDIT REFUND	08/13/2025	117.73	08/22/2025	010-115100 Cash Clearing-Utilities	825
2202	UTILITY DEPOSITS	169796.01	CREDIT REFUND	08/13/2025	109.69	08/22/2025	010-115100 Cash Clearing-Utilities	825
2202	UTILITY DEPOSITS	169797.01	CREDIT REFUND	08/13/2025	105.67	08/22/2025	010-115100 Cash Clearing-Utilities	825
2202	UTILITY DEPOSITS	169799.01	CREDIT REFUND	08/13/2025	105.67	08/22/2025	010-115100 Cash Clearing-Utilities	825
2202	UTILITY DEPOSITS	169801.01	CREDIT REFUND	08/13/2025	109.69	08/22/2025	010-115100 Cash Clearing-Utilities	825
2202	UTILITY DEPOSITS	169803.01	CREDIT REFUND	08/13/2025	109.69	08/22/2025	010-115100 Cash Clearing-Utilities	825
2202	UTILITY DEPOSITS	16982101	SEWER DEPOSIT REFUND	08/08/2025	15.06	08/22/2025	520-228200 Customer Deposits	825
2202	UTILITY DEPOSITS	17241701	CREDIT REFUND	08/18/2025	314.17	08/22/2025	010-115100 Cash Clearing-Utilities	825
2202	UTILITY DEPOSITS	17818604	CREDIT REFUND	08/13/2025	119.75	08/22/2025	010-115100 Cash Clearing-Utilities	825

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2202	UTILITY DEPOSITS	17941706	SEWER DEPOSIT REFUND	08/18/2025	31.96	08/22/2025	520-228200 Customer Deposits	825
2202	UTILITY DEPOSITS	17951502	CREDIT REFUND	08/13/2025	97.04	08/22/2025	010-115100 Cash Clearing-Utilities	825
2202	UTILITY DEPOSITS	19622111	CREDIT REFUND	08/12/2025	167.29	08/22/2025	010-115100 Cash Clearing-Utilities	825
2202	UTILITY DEPOSITS	19979401	SEWER DEPOSIT REFUND	08/11/2025	5.22	08/22/2025	520-228200 Customer Deposits	825
2202	UTILITY DEPOSITS	20718113	CREDIT REFUND	08/18/2025	244.57	08/22/2025	010-115100 Cash Clearing-Utilities	825
2202	UTILITY DEPOSITS	21.9722.01	CREDIT REFUND	08/13/2025	105.67	08/22/2025	010-115100 Cash Clearing-Utilities	825
2202	UTILITY DEPOSITS	21.9751.01	CREDIT REFUND	08/13/2025	113.71	08/22/2025	010-115100 Cash Clearing-Utilities	825
2202	UTILITY DEPOSITS	2101103	CREDIT REFUND	08/18/2025	227.12	08/22/2025	010-115100 Cash Clearing-Utilities	825
2202	UTILITY DEPOSITS	219733.02	CREDIT REFUND	08/13/2025	119.69	08/22/2025	010-115100 Cash Clearing-Utilities	825
2202	UTILITY DEPOSITS	30600112	WATER DEPOSIT REFUND	08/11/2025	1,453.32	08/22/2025	510-228200 Customer Deposits	825
2202	UTILITY DEPOSITS	4163307	CREDIT REFUND	08/13/2025	98.10	08/22/2025	010-115100 Cash Clearing-Utilities	825
2202	UTILITY DEPOSITS	4178803	CREDIT REFUND	08/12/2025	67.18	08/22/2025	010-115100 Cash Clearing-Utilities	825
2202	UTILITY DEPOSITS	4183624	CREDIT REFUND	08/18/2025	65.11	08/22/2025	010-115100 Cash Clearing-Utilities	825
2202	UTILITY DEPOSITS	6697605	CREDIT REFUND	08/18/2025	48.02	08/22/2025	010-115100 Cash Clearing-Utilities	825
2202	UTILITY DEPOSITS	7426403	CREDIT REFUND	08/14/2025	26.44	08/22/2025	010-115100 Cash Clearing-Utilities	825
2202	UTILITY DEPOSITS	7606804	CREDIT REFUND	08/14/2025	45.90	08/22/2025	010-115100 Cash Clearing-Utilities	825
2202	UTILITY DEPOSITS	7635504	CREDIT REFUND	08/18/2025	74.07	08/22/2025	010-115100 Cash Clearing-Utilities	825
2202	UTILITY DEPOSITS	7971101	CREDIT REFUND	08/13/2025	101.65	08/22/2025	010-115100 Cash Clearing-Utilities	825
2202	UTILITY DEPOSITS	8569612	SEWER DEPOSIT REFUND	08/11/2025	18.02	08/22/2025	520-228200 Customer Deposits	825
2202	UTILITY DEPOSITS	9142210	CREDIT REFUND	08/14/2025	140.36	08/22/2025	010-115100 Cash Clearing-Utilities	825
2202	UTILITY DEPOSITS	9218006	CREDIT REFUND	08/12/2025	352.54	08/22/2025	010-115100 Cash Clearing-Utilities	825
Total 2202:					8,607.62			
VERUS ASSOCIATES NEVADA, LLC								
8606	VERUS ASSOCIATES NEVADA, LLC	2846	PS late invoice submittal for previous fiscal year even though	08/20/2025	1,725.61		510-840-429 Outside Serv-SCADA	825
Total 8606:					1,725.61			
VOYA FINANCIAL								
8591	VOYA FINANCIAL	AUG 2025-2	ROTH IRA	08/22/2025	200.00	08/22/2025	100-215000 457 PAYABLE	825
8591	VOYA FINANCIAL	AUG 2025-2	DEFERRED COMPENSATION, 457	08/22/2025	4,933.43	08/22/2025	100-215000 457 PAYABLE	825
Total 8591:					5,133.43			
WEDCO								
3350	WEDCO	S100175987.002	Rolling Meadows overload replacement	08/14/2025	486.76		520-810-614 Shop Supplies	825
3350	WEDCO	S100186984.001	Electrical supplies for Well house 9A, NE Booster, & Sage Ra	08/13/2025	942.81	08/22/2025	510-810-614 Shop Supplies	825
3350	WEDCO	S100187308.001	Replacement lights for WWTP office	08/14/2025	543.67		520-810-614 Shop Supplies	825
Total 3350:					1,973.24			
WESTERN INSURANCE SPECIALTIES								
881	WESTERN INSURANCE SPECIALTIES	SEPT 2025	SUPPLEMENTAL INSURANCE	09/01/2025	90.35		100-218100 Western Insurance Payable	925

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title	GL Period
Total 881:					90.35			
WESTERN NEVADA SUPPLY CO.								
195	WESTERN NEVADA SUPPLY CO.	11858862	PS BLD 1 HVAC filters	08/18/2025	864.32	08/22/2025	510-840-614 Shop Supplies	825
195	WESTERN NEVADA SUPPLY CO.	11858871	PS BLD 3 HVAC filters	08/18/2025	686.22	08/22/2025	510-840-614 Shop Supplies	825
195	WESTERN NEVADA SUPPLY CO.	11858914	PS BLD 2 HVAC Filters	08/18/2025	5,463.87	08/22/2025	510-840-614 Shop Supplies	825
195	WESTERN NEVADA SUPPLY CO.	11858923	PS BLD4 HVAC filters	08/18/2025	3,638.22	08/22/2025	510-840-614 Shop Supplies	825
195	WESTERN NEVADA SUPPLY CO.	11869756-1	PS shop parts	08/21/2025	64.52		510-840-614 Shop Supplies	825
195	WESTERN NEVADA SUPPLY CO.	11876653	PS parts	08/14/2025	18.74	08/22/2025	510-840-614 Shop Supplies	825
195	WESTERN NEVADA SUPPLY CO.	11878457	PS Shop Supplies	08/14/2025	302.94	08/22/2025	510-840-614 Shop Supplies	825
195	WESTERN NEVADA SUPPLY CO.	11891723	PS MF Actuator	08/14/2025	437.02	08/22/2025	510-840-614 Shop Supplies	825
195	WESTERN NEVADA SUPPLY CO.	11893327	bin stock	08/22/2025	1,869.69		510-810-613 Meter Service Supplies	825
195	WESTERN NEVADA SUPPLY CO.	11898592	New timers	08/19/2025	995.18	08/22/2025	100-575-600 General Supplies	825
Total 195:					14,340.72			
WOOD RODGERS, INC.								
2454	WOOD RODGERS, INC.	195132	Main St Beautification svc thru 7.31.2025	07/31/2025	205.00	08/22/2025	220-480-684 Main Street Beautification	725
2454	WOOD RODGERS, INC.	195133	Professional Services Through 07/31/2025	07/31/2025	23,585.60	08/22/2025	100-413-322 Prof Serv-Other	725
2454	WOOD RODGERS, INC.	195134	Fernley CAP	07/31/2025	45,396.25		100-413-322 Prof Serv-Other	725
Total 2454:					69,186.85			
Grand Totals:					914,321.42			

Dated: _____

Mayor: _____

City Treasurer: _____

Report Criteria:

Detail report.

Invoice detail records above \$0 included.

Paid and unpaid invoices included.

Vendor.Vendor Number = {<>} 2201

Report Criteria:

License.Status = "Active"

Business.Orignation date = 8/13/2025-8/27/2025

Business Name	DBA	Name	Location	City	State	Zip	Business Tel	Description	Occupation
Desert Feather Sound Tribe, LLC		Karli Smith	908 Brigit Cir	Fernley	NV	89408	385-219-8732	Business Specific Prof	Mobile Karaoke and Eve
Commercial Truck Consulting, LLC		Wes & Kendra Curti	520 Country Drive	Fernley	NV	89408	541-761-8619	Consulting Services	Truck safety compliance
Proof Pest Control VIII LLC	Proof Pest Control	Allan Draper/Brent	4690 Longley Ln Unit 38	Reno	NV	89502	586-234-1201	Pest Control	Sales and service of pest
Too Soul Foods LLC		Staci Parker & Sha	1305 Mesa Dr	Fernley	NV	89408	775-745-9991	Restaurant/Fast Food/	Food Trailer
Trish & Kristi's EMDR and Behavioral		Patricia C. Carney /	165 West Main Street	Fernley	NV	89408	775-842-2363	Medical Office or Servi	Mental Health Services
Sierra Nevada Striping and Sign LLC		Jeff Romero & Paul	17705 Live Oak Court	Reno	NV	89508	775-636-5961	Contractor	Sealing & Striping Contra
Blossom and Bows Designs		Peggy Oberhansli /	139 Desert Lakes Drive	Fernley	NV	89408	775-741-4646	Hobby/Crafter, Sewing	Crafts: floral designs/wre
Grand Totals:									
									7

Report Criteria:

License.Status = "Active"

Business.Orignation date = 8/13/2025-8/27/2025



CITY OF FERNLEY

City Council AGENDA REPORT

Meeting Date: September 3, 2025

REPORT TO: Mayor and City Council

REPORT FROM: Michele Rambo, Planning Director

FINANCIAL IMPACT:

Yes: X

No:

CURRENTLY BUDGETED:

Yes: X

No:

FUND/ACCOUNT:

100-610-322 (Professional Services
- Other)

ACTION REQUESTED: Consent

AGENDA ITEM:

Discussion and Possible Action to approve a contract with Kimley-Horn for development of a Capital Improvement Plan and Impact Fee Study in an amount not to exceed \$349,000.

AGENDA ITEM BRIEF:

The City Council directed staff to look into implementing developer impact fees for new development throughout the City in 2024. After researching impact fee regulations and having several meetings with lawyers specializing in impact fees, it was determined that the first step the City needed to take was creating an overall Capital Improvement Plan that complies with Nevada Laws regarding impact fee development. Kimley-Horn and TishlerBise submitted proposals to complete this CIP and conduct an impact fee study to determine proportional amounts to be paid by individual developers. Kimley-Horn was chosen as the most qualified to prepare these items.

RECOMMENDED MOTION:

N/A

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:

If removed from the Consent agenda: I move to approve the contract with Kimley-Horn to develop a Capital Improvement Plan and Impact Fee Study for an amount not to exceed \$349,000.

BACKGROUND:

The City Council directed staff to look into implementing developer impact fees for new development throughout the City in 2024. After researching impact fee regulations and having several meetings with lawyers specializing in impact fees, it was determined that the first step the City needed to take was creating an overall Capital Improvement Plan that complies with Nevada Laws regarding impact fee development. Kimley-Horn and TishlerBise submitted proposals to complete this CIP and conduct an impact fee study to determine proportional amounts to be paid by individual developers. Kimley-Horn was chosen as the most qualified to prepare these items.

Per NRS Chapter 278B, a Capital Improvement Plan must include the following information in order to be used for Impact Fee calculations:

- A description of the existing capital improvements and the costs to upgrade, improve, expand or replace those improvements to meet existing needs or more stringent safety, environmental or regulatory standards.
- An analysis of the total capacity, level of current usage and commitments for usage of capacity of the existing capital improvements.
- A description of any part of the capital improvements or facility expansions and the costs necessitated by and attributable to the new development in the service area based on the approved land use assumptions.
- A table which establishes the specific level or quantity of use, consumption, generation or discharge of a service unit for each category of capital improvements or facility expansions.
- An equivalency or conversion table which establishes the ratio of a service unit to each type of land use, including but not limited to, residential, commercial and industrial uses.
- The number of projected service units which are required by the new development within the service area based on the approved land use assumptions.
- The projected demand for capital improvements or facility expansions required by new service units projected over a period not to exceed 10 years.

After review by an attorney specializing in Impact Fees, it was determined that the City did not have a cohesive Capital Improvement Plan that met all of these criteria.

Once the Capital Improvement Plan is created, Kimley-Horn will then determine appropriate, proportionate impact fees for all anticipated future development.

Copies of the contract and Kimley-Horn's submitted proposal are attached to this report for review.

RELEVANT LAWS, STATUTES, AND REGULATIONS:

NRS Chapter 278B (Impact Fees for New Development)

FINANCIAL IMPLICATIONS:

The exact implications are unknown at this time. The cost of improvements and the amount to be collected by developers will be determined as part of this effort.

ATTACHMENTS:

1. Contract-KH and COF-CIP and Impact Fees
2. Kimley-Horn Proposal for the City of Fernley CIP and Impact Fee Study

CONTRACT

A Contract For Consulting Services
(Capital Improvement Plan/Impact Fee Study)

A Contract Between
City of Fernley
595 Silver Lace Blvd
Fernley NV 89408

and

Kimley-Horn
1125 17th Street, Suite 1400
Denver, CO 80202

WHEREAS Nevada Revised Statutes ("NRS") chapter 266 authorizes the City to engage the services of independent contractors; and

WHEREAS the services of Contractor are deemed to be both necessary and in the best interests of the City; and

WHEREAS the City desires to retain the services of Contractor on the terms and conditions set forth in this Contract;

NOW, THEREFORE, in consideration of the aforesaid premises, the parties mutually agree as follows:

1. **CONTRACT TERM.** This Contract shall be effective from the day it is approved by the City (September 3, 2025) and, subject to appropriation, shall remain in full force and effect until the services are completed unless terminated earlier pursuant to Section 6.

2. **CONTRACTOR'S SERVICES.**

A. **Description of Services.** Contractor hereby agrees to provide the services set forth in the Scope of Work attached hereto as Attachment A and incorporated herein by this reference.

B. **Performance Standards.** In performing the services set forth in this Contract, Contractor shall follow the practices consistent with the generally accepted standards in the profession of the services being provided to the City pursuant to this Contract.

C. **Changes to Contractor's Services.** The City may, at any time, make changes to the services to be performed by Contractor under this Contract. If the change

CONTRACT

A Contract For Consulting Services (Capital Improvement Plan/Impact Fee Study)

requested by the City causes an increase or decrease in the cost or time required to perform any of the services required under this Contract, an equitable adjustment may be made in the compensation to be paid to Contractor.

- D. Cooperation with City.** Contractor agrees that its officers, associates, employees, and subcontractors will cooperate with the City in providing the services under this Contract and will be, with advance notice, available for consultation with the City at such reasonable times as to not conflict with the City's other responsibilities.

3. **COMPENSATION AND TERMS OF PAYMENT.**

- A. Compensation.** The City agrees to pay Contractor for the services set forth in the Scope of Work either a lump sum fee or an hourly fee based on the Fee Schedule attached hereto as Attachment B and incorporated herein by this reference.
- B. Reimbursable Expenses.** Contractor agrees that all of its direct and indirect expenses are included in the lump sum or hourly fee set forth in the Fee Schedule, unless the Fee Schedule specifically provides otherwise.
- C. Payment Invoicing.** Contractor shall submit an invoice for payment for the services provided by Contractor based on the manner or method of payment set forth in Attachment A (Scope of Work) and Attachment B (Fee Schedule).

- 4. NOTICE.** All notices or other communications required or permitted to be given hereunder shall be deemed delivered: (i) when written notice is received by the party to whom it is directed, if delivered personally, by facsimile or by email; or (ii) three (3) days after deposit with the United States Post Office, if mailed by certified mail, return receipt requested, postage prepaid and addressed to the party to be notified. Notices shall be addressed as follows:

If to the City: Planning Director
 City of Fernley
 595 Silverlace Blvd.
 Fernley, NV 89408

If to Contractor: Kimley-Horn
 1125 17th Street, Suite 1400
 Denver, CO 80202

5. **INSPECTION & AUDIT.**

- A. Books and Records.** Contractor agrees to keep and maintain under general

CONTRACT

A Contract For Consulting Services (Capital Improvement Plan/Impact Fee Study)

accepted accounting principles (GAAP) full, true and complete records, contracts, books, and documents as are necessary to fully disclose to the City, the State of Nevada or the United States Government, or their authorized representatives, upon audits or reviews, sufficient information to determine compliance with all state and federal regulations and statutes.

- B. Inspection & Audit.** Contractor agrees that the relevant books, records (written, electronic, computer related or otherwise), including, without limitation, relevant accounting procedures and practices of Contractor or its subcontractors, financial statements and supporting documentation, and documentation related to the performance of this Contract shall be subject, at any reasonable time, to inspection, examination, review, audit, and copying at any office or location of Contractor where such records may be found, with or without notice by the City, and with regard to any federal funding, the relevant federal agency, the Comptroller General, the General Accounting Office, the Office of the Inspector General, or any of their authorized representatives. All subcontracts shall reflect the requirements of this paragraph.
- C. Period of Retention.** All books, records, reports, and statements relevant to this Contract must be retained a minimum three years and for five years if any federal funds are used under this Contract. The retention period runs from the date of payment for the relevant services by the City, or from the date of termination of this Contract, whichever is later. Retention time shall be extended when an audit is scheduled or in progress for a period reasonably necessary to complete an audit and/or to complete any administrative and judicial litigation which may ensue.

6. TERMINATION OR SUSPENSION.

- A. Suspension.** The City may suspend, without cause, the performance by Contractor under this Contract for such period of time as the City, in its sole discretion, may prescribe by providing written notice to Contractor. The suspension shall be effective as of the date set forth in the written notice. With such suspension, the City agrees to pay Contractor the amount of compensation earned as of the effective date of the suspension.
- B. Termination Without Cause.** The City reserves the right to terminate this Contract without cause or default on the part of Contractor with ten (10) days' prior written notice to Contractor. In the event of termination, without cause or default, the City agrees to pay Contractor for the services performed before the date that notice of termination is received by Contractor.
- C. Termination for Non-Appropriation.** Contractor acknowledges that the City is

CONTRACT

A Contract For Consulting Services (Capital Improvement Plan/Impact Fee Study)

a governmental entity and the Contract's validity is based upon the availability of public funding under its authority. The City reserves the right to reduce estimated or actual quantities, in whatever amount necessary, without prejudice or liability to the City, if funding is not available or if legal restrictions are placed upon the expenditure of monies for the services required under this Contract. In addition, without prejudice or liability to the City, if funding is not appropriated or otherwise made available to support the continuation of this Contract in any fiscal year succeeding the first fiscal year, this Contract will be deemed to have been terminated automatically when appropriated funds expire and are not available.

D. Default or Breach. A default or breach (an "Event of Default") may be declared with or without termination. Each of the following shall constitute an Event of Default:

1. If Contractor fails, in the judgment of the City, to provide or satisfactorily perform any of the conditions, work, deliverables, goods, or services called for by this Contract, and such failure continues for more than fifteen (15) days after written notice is delivered to Contractor provided that if the nature of such breach is such that although curable, the breach cannot reasonably be cured within a fifteen (15) day period, an Event of Default shall not exist if Contractor shall commence to cure such breach and thereafter rectifies and cures such breach with due diligence, but in no event later than sixty (60) days after the written notice;
2. If any state, county, city or federal license, authorization, waiver, permit, qualification or certification required by statute, ordinance, law, or regulation to be held by Contractor to provide the goods or services required by this Contract is for any reason denied, revoked, debarred, excluded, terminated, suspended, lapsed, or not renewed; or
3. If Contractor: (i) becomes insolvent, subject to receivership, or voluntarily or involuntarily subject to the jurisdiction of the bankruptcy court; (ii) makes a general assignment for the benefit of creditors; (iii) admits in writing to the inability to pay its debts as they become due; or (iv) takes any action for the purpose of effecting any of the foregoing.

E. For Cause Termination and Time to Correct. Upon the occurrence of an Event of Default, and without prejudice to any other right or remedy it may have at law or equity, the City may:

1. Terminate this Contract, suspend payment of all pending invoices otherwise due to the Contractor hereunder, and finish this Contract by such means as deemed appropriate by the City, reserving the right to deduct from any balance due Contractor any additional cost for completing this Contract;

CONTRACT

A Contract For Consulting Services (Capital Improvement Plan/Impact Fee Study)

2. Terminate this Contract, and the obligations imposed hereunder, including the obligation of any further payment for the services of the Consultant except for the reasonable value for the services performed to the date of termination, or
3. Continue with the performance by the Contractor and serve within a reasonable time after completion of the Contract a notice of claim or dispute.

F. Winding Up Affairs upon Termination. In the event that this Contract is terminated for any reason, the parties agree that the provisions of this paragraph survive termination:

1. The parties shall account for and properly present to each other all claims for fees and expenses and pay those which are undisputed and otherwise not subject to set off under this Contract. Neither party may withhold performance of winding up provisions solely based on nonpayment of fees or expenses accrued up to the time of termination.
2. Contractor shall satisfactorily complete work in progress at the agreed rate (or a pro rata basis if necessary) if so requested by the City;
3. Contractor shall execute any documents and take any actions necessary to effectuate an assignment of this Contract if so requested by the City; and
4. Contractor shall preserve, protect, and promptly deliver possession to the City of all proprietary information in accordance with Section 18.
5. In the event that dispute(s) arise during the winding up of affairs upon termination, the parties agree to meet and negotiate in good faith to resolve any such disputes(s).

7. REMEDIES. Except as otherwise provided for by law or this Contract, the rights and remedies of the parties shall not be exclusive and are in addition to any other rights and remedies provided by law or equity, including, without limitation, actual damages exclusive of lost profits.

8. ATTORNEYS' FEES, COSTS, AND EXPENSES. Unless otherwise stated herein, the parties will bear their own attorneys' fees, costs, and expenses in connection with the negotiation, execution, and performance of this Contract.

9. LIMITED LIABILITY. Contract liability of both parties shall not be subject to punitive damages. Liquidated damages shall not apply unless otherwise specified in the Attachments. Damages for any default or breach by the City shall never exceed the amount of funds appropriated for payment under this Contract, but not yet paid to

CONTRACT

A Contract For Consulting Services (Capital Improvement Plan/Impact Fee Study)

Contractor, for the fiscal year budget in existence at the time of the default or breach.

- 10. FORCE MAJEURE.** Neither party shall be deemed to be in violation of this Contract if it is prevented from performing any of its obligations hereunder due to strikes, failure of public transportation, civil or military authority, act of public enemy, accidents, fires, explosions, or acts of God, including, without limitation, earthquakes, floods, winds, or storms. In such an event the intervening cause must not be through the fault of the party asserting such an excuse, and the excused party is obligated to promptly perform in accordance with the terms of this Contract after the intervening cause ceases.
- 11. INDEMNIFICATION.** The City does not require the Contractor to defend, indemnify or hold harmless the public body or the employees, officers or agents of that public body from any liability, damage, loss, claim, action or proceeding caused by the negligence, errors, omissions, recklessness or intentional misconduct of the employees, officers or agents of the public body.

The City does require the Contractor to indemnify and hold harmless the public body, and the employees, officers and agents of the public body from any liabilities, damages, losses, claims, actions or proceedings, including, without limitation, reasonable attorneys' fees and costs, to the extent that such liabilities, damages, losses, claims, actions or proceedings are caused by the negligence, errors, omissions, recklessness or intentional misconduct of the Contractor or the employees or agents of the Contractor in the performance of the contract.

The City does not require the Contractor to defend the public body and the employees, officers and agents of the public body with respect to the liabilities, damages, losses, claims, actions or proceedings caused by the negligence, errors, omissions, recklessness or intentional misconduct of the Contractor or the employees or agents of the Contractor which are based upon or arising out of the professional services of the Contractor. If the Contractor is adjudicated to be liable by a trier of fact, the trier of fact shall award reasonable attorney's fees and costs to be paid to the public body, as reimbursement for the attorney's fees and costs incurred by the public body in defending the action, by the Contractor in an amount which is proportionate to the liability of the Contractor.

The City does require the Contractor to defend the public body and the employees, officers and agents of the public body with respect to the liabilities, damages, losses, claims, actions or proceedings caused by the negligence, errors, omissions, recklessness or intentional misconduct of the Contractor or the employees or agents of the Contractor which are not based upon or arising out of the professional services of the Contractor.

CONTRACT

A Contract For Consulting Services (Capital Improvement Plan/Impact Fee Study)

12. INDEPENDENT CONTRACTOR. Contractor is associated with the City only for the purposes and to the extent specified in this Contract, and in respect to performance of the contracted services pursuant to this Contract, Contractor is and shall be an independent contractor and, subject only to the terms of this Contract, shall have the sole right to supervise, manage, operate, control, and direct performance of the details incident to its duties under this Contract. Nothing contained in this Contract shall be deemed or construed to create a partnership or joint venture, to create relationships of an employer-employee or principal-agent, or to otherwise create any liability for the City whatsoever with respect to the indebtedness, liabilities, and obligations of Contractor or any other party. Contractor shall be solely responsible for, and the City shall have no obligation with respect to: (1) withholding of income taxes, FICA or any other taxes or fees; (2) industrial insurance coverage; (3) participation in any group insurance plans available to employees of the City; (4) participation or contributions by either Contractor or the Public Employees Retirement System; (5) accumulation of vacation leave or sick leave; or (6) unemployment compensation coverage provided by the City. Contractor shall indemnify and hold the City harmless from, and defend the City against, any and all losses, damages, claims, costs, penalties, liabilities, and expenses arising or incurred because of, incident to, or otherwise with respect to any such taxes or fees. Neither Contractor nor its employees, agents, or representatives shall be considered employees, agents, or representatives of the City.

13. INSURANCE. Unless expressly waived in writing by the City, Contractor shall, at Contractor's sole expense, procure, maintain and keep in force during the entire term of this Contract those policies of insurance which have been agreed to by the parties as evidenced by the parties initials in the signature spaces provided below. The City shall have no liability except as specifically provided in this Contract. Contractor shall not commence work before Contractor has provided the required evidence of insurance to the City. Any insurance or self-insurance available to the City shall be in excess of, and non-contributing with, any insurance required from Contractor. Contractor's insurance policies shall apply on a primary basis. Until such time as the insurance is no longer required by the City, Contractor shall provide the City with renewal or replacement evidence of insurance no less than thirty (30) days before the expiration or replacement of the required insurance. If at any time during the period when insurance is required by this Contract, an insurer or surety shall fail to comply with the requirements of this Contract, as soon as Contractor has knowledge of any such failure, Contractor shall immediately notify the City and immediately replace such insurance or bond with an insurer meeting the requirements.

COF

CTR

A. Workers' Compensation and Employer's Liability Insurance. Industrial insurance protecting Contractor and the City from potential employee claims based upon job-related sickness, injury, or accident, during the

CONTRACT

A Contract For Consulting Services (Capital Improvement Plan/Impact Fee Study)

performance of this Contract.

1. Contractor shall provide a work certificate issued by a qualified insurer in accordance with NRS 616B.627.
2. Prior to commencing any work, Contractor shall complete and provide the following written request to a qualified insurer:
 - a. CONTACTOR NAME has entered into a contract with Owner to perform work from THE ____ DAY OF _____, 20__ to THE ____ DAY OF _____, 20__ and requests that an industrial insurance provider qualified and licensed to offer such insurance within the State of Nevada, provide to The City of Fernley, Nevada 1) a certificate of coverage issued pursuant to NRS 616B.627 and 2) notice of any lapse in coverage or nonpayment of coverage that Contractor is required to maintain. The certificate and notice should be mailed to:

City of Fernley
595 Silver Lace Blvd
Fernley, NV 89408

3. Contractor may, in lieu of furnishing a certificate of an insurer, provide an affidavit indicating that Contractor is a sole proprietor and that: (1) In accordance with the provisions of NRS 616B.659, Contractor has not elected to be included within the terms, conditions, and provisions of NRS chapters 616A to 616D, inclusive; and (2) Contractor is otherwise in compliance with those terms, conditions, and provisions.
4. Contractor may, in lieu of furnishing a certificate of an insurer, provide an affidavit indicating that Contractor is a sole proprietor and that:
 - a. In accordance with the provisions of NRS 616B.659, Contractor has not elected to be included within the terms, conditions, and provisions of NRS chapters 616A to 616D, inclusive; and
 - b. Contractor is otherwise in compliance with those terms, conditions and provisions.

COF	CTR
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B. Commercial General Liability Insurance

1. Minimum Limits required:
\$1,000,000 General Aggregate
\$1,000,000 Products & Completed Operations Aggregate

CONTRACT

A Contract For Consulting Services
(Capital Improvement Plan/Impact Fee Study)

\$1,000,000 Personal and Advertising Injury
\$1,000,000 Each Occurrence

2. Coverage shall be on an occurrence basis and shall be at least as broad as ISO 1996 form CG 00 01 (or a substitute form providing equivalent coverage); and shall cover liability arising from premises, operations, independent contractors, completed operations, personal injury, products, civil lawsuits, and liability assumed under an insured contract (including the tort liability of another assumed in a business contract).

COF	CTR
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C. Business Automobile Liability Insurance

1. Minimum Limit required: **\$150,000** Each Occurrence for bodily injury and property damage. Coverage shall be for "any auto" (including owned, non-owned and hired vehicles).
2. The policy shall be written on ISO form CA 00 01 or a substitute providing equivalent liability coverage. If necessary, the policy shall be endorsed to provide contractual liability coverage.

COF	CTR
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D. Umbrella or Excess Liability Insurance

1. May be used to achieve the above minimum liability limits.
2. Shall be endorsed to state it is "As Broad as Primary Policy"

COF	CTR
-----	-----

E. Commercial Crime Insurance

1. Minimum Limit required: **\$10,000**
 1. Per Loss for Employee Dishonesty
2. This insurance shall be underwritten on a blanket form amending the definition of "employee" to include all employees of the Vendor regardless of position or category.

COF	CTR
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F. Performance Security

1. Amount required: \$ 0
2. Security may be in the form of surety bond, Certificate of Deposit or Treasury Note payable to the City only.
3. The security shall be deposited with the City no later than ten (10) working days following award of this Contract to Contractor.
4. Upon successful completion of this Contract, the security and all interest earned, if any, shall be returned to Contractor.

G. General Requirements.

1. Additional Insured: By endorsement to the general liability insurance policy evidenced by Contractor, ***the City of Fernley, its officers, employees and immune contractors*** shall be named as

CONTRACT

A Contract For Consulting Services (Capital Improvement Plan/Impact Fee Study)

additional insureds for all liability arising from this Contract.

2. Waiver of Subrogation: Each insurance policy shall provide for a waiver of subrogation in favor of the City.
3. Cross-Liability: All required liability policies shall provide cross-liability coverage as would be achieved under the standard ISO separation of insureds clause.
4. Deductibles and Self-Insured Retentions: Insurance maintained by Contractor shall apply on a first dollar basis without application of a deductible or self-insured retention unless otherwise specifically agreed to by the City. Such approval shall not relieve Contractor from the obligation to pay any deductible or self-insured retention. Any deductible or self-insured retention shall not exceed \$5,000 per occurrence, unless otherwise approved by the City.
5. Policy Cancellation: Except for ten days' notice for non-payment of premium, each insurance policy shall be endorsed to state that; without thirty (30) days prior written notice to the City, the policy shall not be canceled, non-renewed or coverage and/or limits reduced or materially altered, and shall provide that notices required by this paragraph shall be sent by certified mail to the address shown below.
6. Approved Insurer: Each insurance policy shall be issued by insurance companies: (a) authorized to do business in the State of Nevada or eligible surplus lines insurers acceptable to the City and having agents in the State of Nevada upon whom service of process may be made; and (b) currently rated by A.M. Best as "A-VII" or better.

14. EVIDENCE OF INSURANCE. Prior to the start of any work, Contractor must provide the following documents to the City:

1. Certificate of Insurance: The Acord 25 Certificate of Insurance form or a form substantially similar must be submitted to the City to evidence the insurance policies and coverages required of Contractor.
2. Additional Insured Endorsement: An Additional Insured Endorsement (CG20 10 or C20 26), signed by an authorized insurance company representative, **must** be submitted to the City to evidence the endorsement of the City as an additional insured per General Requirements, Subsection 1) above.
3. Schedule of Underlying Insurance Policies: If an Umbrella or Excess insurance policy is evidenced to comply with minimum limits, a copy of the underlying schedule from the Umbrella or Excess insurance policy may be required.

CONTRACT

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4. Review and Approval: Documents specified above must be submitted for review and approval by the City prior to the commencement of work by Contractor. Neither approval by the City nor failure to disapprove the insurance furnished by Contractor shall relieve Contractor of Contractor's full responsibility to provide the insurance required by this Contract. Compliance with the insurance requirements of this Contract shall not limit the liability of Contractor or its sub-contractors, employees or agents to the City or others, and shall be in addition to and not in lieu of any other remedy available to the City under this Contract or otherwise. The City reserves the right to request and review a copy of any required insurance policy or endorsement to assure compliance with these requirements. Contractor will mail all required insurance documents to the City at the address identified in section 4 of this Contract.

15. **FAILURE TO MAINTAIN REQUIRED COVERAGES.** If Contractor fails to carry the required insurance, the City may: (i) order Contractor to stop further performance of the Contract, and declare contractor in breach, terminate the Contract if such breach is not remedied; or (ii) purchase replacement insurance and withhold the costs or premium payments made from the payments due to Contractor or charge the replacement insurance costs back to Contractor.

16. **COMPLIANCE WITH LEGAL OBLIGATIONS.** Contractor shall procure and maintain for the duration of this Contract any state, county, city or federal license, authorization, waiver, permit, qualification or certification required by statute, ordinance, law, or regulation to be held by Contractor to provide the goods or services required by this Contract. Contractor will be responsible to pay all taxes, assessments, fees, premiums, permits, and licenses required by law. Real property and personal property taxes are the responsibility of Contractor in accordance with NRS 361.157 and 361.159. Contractor agrees to be responsible for payment of any such government obligations not paid by its subcontractors during performance of this Contract. It is important to note:

A. Contractor is required to obtain a City of Fernley business license prior to commencing work unless Contractor qualifies for an exception. Contractor is also required to provide a W-9 to the City's Finance Department.

B. Contractor is required to research and determine if Contractor must comply with:

1. Buy America Requirements

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A Contract For Consulting Services (Capital Improvement Plan/Impact Fee Study)

2. Prohibition against Boycott Israel provisions in NRS in Public Works contracts
3. Prevailing Wage Requirements
4. Apprenticeship Utilization Act

17. **WAIVER OF BREACH.** Failure to declare a breach or the actual waiver of any particular breach of this Contract or its material or nonmaterial terms by either party shall not operate as a waiver by such party of any of its rights or remedies as to any other default or breach.
18. **SEVERABILITY.** If any portion, provision, or part of this Contract is held, determined, or adjudicated by any court of competent jurisdiction to be invalid, unenforceable, or void for any reason whatsoever, each such portion, provision, or part shall be severed from the remaining portions, provisions, or parts of this Contract, and such determination or adjudication shall not affect the validity or enforceability of such remaining portions, provisions, or parts.
19. **ASSIGNMENT/DELEGATION.** To the extent that any assignment of any right under this Contract changes the duty of either party, increases the burden or risk involved, impairs the chances of obtaining the performance of this Contract, attempts to operate as a novation, or includes a waiver or abrogation of any defense to payment by the City, such offending portion of the assignment shall be void, and shall be a breach of this Contract. Contractor shall neither assign, transfer nor delegate any rights, obligations or duties under this Contract without the prior written consent of the City.
20. **PROPRIETARY INFORMATION.** Any reports, histories, studies, tests, manuals, instructions, photographs, negatives, blue prints, plans, maps, data, system designs, computer code (which is intended to be consideration under this Contract), or any other documents or drawings, prepared or in the course of preparation by Contractor (or its subcontractors) in performance of its obligations under this Contract shall be the exclusive property of the City and all such materials shall be delivered into the possession of the City by Contractor upon completion, termination, or cancellation of this Contract. Contractor shall not use, willingly allow, or cause to have such materials used for any purpose other than performance of Contractor's obligations under this Contract without the prior written consent of the City. Notwithstanding the foregoing, the City shall have no proprietary interest in any materials licensed for use by the City that are subject to patent, trademark or copyright protection.
21. **PUBLIC RECORDS.** Pursuant to NRS 239.010, information or documents received

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from Contractor may be open to public inspection and copying. The City will have the duty to disclose unless a particular record is made confidential by law or a common law balancing of interests. Contractor may label specific parts of an individual document as a "trade secret" or "confidential," provided that Contractor thereby agrees to indemnify and defend the City for honoring such a designation. The failure to so label any document that is released by the City shall constitute a complete waiver of any and all claims for damages caused by any release of the records.

22. FEDERAL FUNDING. In the event federal funds are used for payment of all or part of this Contract:

- A.** Contractor certifies, by signing this Contract, that neither it nor its principals are presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any federal department or agency. This certification is made pursuant to the regulations implementing Executive Order 12549, Debarment and Suspension, 28 C.F.R. pt. 67, § 67.510, as published as pt. VII of the May 26, 1988, Federal Register (pp. 19160-19211), and any relevant program-specific regulations. This provision shall be required of every subcontractor receiving any payment in whole or in part from federal funds.
- B.** Contractor and its subcontractors shall comply with all terms, conditions, and requirements of the Americans with Disabilities Act of 1990 (P.L. 101-136), 42 U.S.C. 12101, as amended, and regulations adopted thereunder contained in 28 C.F.R. 26.101-36.999, inclusive, and any relevant program-specific regulations.
- C.** Contractor and its subcontractors shall comply with the requirements of the Civil Rights Act of 1964, as amended, the Rehabilitation Act of 1973, P.L. 93-112, as amended, and any relevant program-specific regulations, and shall not discriminate against any employee or offeror for employment because of race, national origin, creed, color, sex, religion, age, disability or handicap condition (including AIDS and AIDS-related conditions.)

23. LOBBYING. The parties agree, whether expressly prohibited by federal, state or local law, or otherwise, that no funding associated with this Contract will be used for any purpose associated with or related to lobbying or influencing or attempting to lobby or influence any of the following: (a) any federal, state, county or local agency, legislature, commission, council or board; (b) any federal, state, county or local legislator, commission member, council member, board member, or other elected official; or (c) any officer or employee of any federal, state, county or local agency; legislature, commission, council or board.

24. GENERAL WARRANTY. Notwithstanding any provision herein to the contrary, with

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respect to the performance of professional services, Contractor shall exercise the same degree of care, skill, and diligence in the performance of professional services as is ordinarily possessed and exercised by a professional under similar circumstances.

- 25. PROPER AUTHORITY.** Contractor represents and warrants Contractor has full power and authority to enter into this Contract. Any services performed by Contractor before this Contract is effective or after it ceases to be effective are performed at the sole risk of Contractor.
- 26. GOVERNING LAW; VENUE.** This Contract will be interpreted, and the rights and liabilities of the parties determined, in accordance with the laws of the State of Nevada, excluding its conflict of laws rules. In any action or proceeding arising under this Contract, each party (a) consents to the jurisdiction of Nevada Courts, and of the pertinent appellate courts, and consents to the venue of such action or proceeding in Lyon County, Nevada courts, (b) irrevocably agrees that all actions or proceedings arising out of or relating to this Contract shall be litigated in such courts, and (c) consents to personal jurisdiction within Lyon County, Nevada. Each party accepts for itself, generally and unconditionally, the exclusive jurisdiction and venue of the aforesaid courts and waives any defense of lack of personal jurisdiction, improper venue, inconvenient forum or any similar defense, and irrevocably agrees to be bound by any non-appealable judgment rendered thereby in connection with this Contract.
- 27. INTEGRATED CONTRACT.** This Contract (including any addenda, exhibits, or attachments incorporated into and made a part of this contract) constitutes the entire agreement and understanding among the parties regarding the matters set forth herein and supersedes all previous negotiations, discussions, and understandings regarding such matters. The parties acknowledge and represent that they have not relied on any promise, inducement, representation, or other statement made in connection with this Contract that is not expressly contained herein. The terms of this Contract are contractual and not a mere recital. In the event of any conflict between the terms hereof and the Contractor's terms and conditions, the terms of this Contract shall control and govern.
- 28. COUNTERPARTS.** This Agreement may be executed in any number of counterparts, each of which shall be deemed to be an original, and all of such counterparts shall constitute one Agreement. To facilitate execution and delivery of this Agreement, the parties may execute and exchange counterparts of the signature pages by electronic email, telephone, or facsimile. This Agreement may also be executed and delivered by any digital or electronic signature complying with the Electronic Signatures in Global and National Commerce Act and Nevada Revised Statutes 719.260, the terms and effect of which statutes are incorporated herein by this reference, including, without limitation, portable document format (.pdf). The parties agree that www.docusign.com shall be an acceptable digital or electronic signature provider.

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A Contract For Consulting Services (Capital Improvement Plan/Impact Fee Study)

- 29. ADVICE OF COUNSEL.** Each party hereto represents and agrees that it has had the opportunity to seek and has sought from attorneys any such advice as it deems appropriate with respect to signing this Contract or the meaning of it. Each party has undertaken such independent investigation and evaluation as it deems appropriate and is entering into this Contract in reliance on that and not in reliance on any advice, disclosure, representation or information provided by or expected from any other party or such party's attorneys. This is an agreement of settlement and compromise, made in recognition that the parties may have different, disputed or incorrect understandings, information and contentions, as to facts and law, and with each party compromising and settling any potential correctness or incorrectness of its understandings, information and contentions as to the facts, law, claims, duties, disclosures and conduct occurring before or during the entry into this Contract. No conduct, failure, misunderstanding or misinformation and no claim of fraud or fraudulent inducement occurring prior to or in connection with the execution hereof shall be a ground for rescission hereof or for recovery of damages, except as otherwise expressly provided herein.
- 30. MODIFICATION; NO WAIVER.** The provisions of this Contract, including this paragraph, may be modified or waived only in writing signed by both parties. No waiver with respect to any portion of this Contract shall apply to any other portion of the Contract, and a waiver on one occasion shall not be deemed to be a waiver of the same or any other breach on a future occasion. No course of dealing by any party, and no failure, omission, delay, or forbearance by any party in exercising such party's rights or remedies shall be deemed a waiver of any such rights or remedies or a modification of this Contract.
- 31. INTERPRETATION OF AGREEMENT.** This Contract shall be construed without regard to the party or parties responsible for its preparation, and shall be deemed to have been prepared collectively by the parties. Any ambiguity or uncertainty arising herein shall not be interpreted or construed against any party hereto on the basis that a party prepared or drafted a particular provision of this Contract.
- 32. COOPERATION OF PARTIES.** The parties agree to cooperate to accomplish the purpose of this Contract and to execute any and all supplementary documents and to take all additional actions not inconsistent with the terms set forth in this Contract that are necessary and appropriate to give full force and effect to the terms and intent of this Contract.
- 33. NON-DISCRIMINATION.** In connection with the performance of work under this Contract, Contractor agrees not to discriminate against any employee or applicant for employment because of race, creed, color, national origin, sex, sexual orientation, gender identity or expression, or age, including, without limitation, with regard to employment, upgrading, demotion or transfer, recruitment or recruitment advertising, layoff or termination, rates of pay or other forms of compensation, and selection for

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training, including, without limitation, apprenticeship. Contractor further agrees to insert this provision in all subcontracts hereunder, except subcontracts for standard commercial supplies or raw materials.

In witness whereof, the parties hereto have caused this Contract to be signed and intend to be legally bound thereby:

Dated: _____

CITY OF FERNLEY

APPROVED AS TO FORM:

Dated: _____

City of Fernley Mayor

City Attorney

ATTEST:

City Clerk

CONTRACT

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(Capital Improvement Plan/Impact Fee Study)

CONTRACTOR, being first duly sworn, deposes and says: That Kimley-Horn is the Contractor; that Brian Smalkoski has read the foregoing Contract; and that he understands the terms, conditions, and requirements thereof.

CONTRACTOR

BY: Brian Smalkoski

TITLE: Principal-in-Charge

FIRM: Kimley-Horn

BUSINESS LICENSE #:

Address: 7740 North 16th Street, Suite 300

City: Phoenix State: AZ Zip Code: 85020

Telephone: 602-906-1100 Fax #: N/A

E-mail Address: brian.smalkoski@kimley-horn.com

(Signature of Contractor)

DATED this 3rd day of September, 2025.

STATE OF _____)
County of _____) ss

On this _____ day of _____, in the year 20____, before me, _____ / Notary Public, personally appeared _____, personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and acknowledged that he executed it.

WITNESS my hand and official seal.

Notary's Signature

My Commission Expires: _____

City of Fernley, Capital Improvement Plan and Impact Fee Study

July 23, 2025

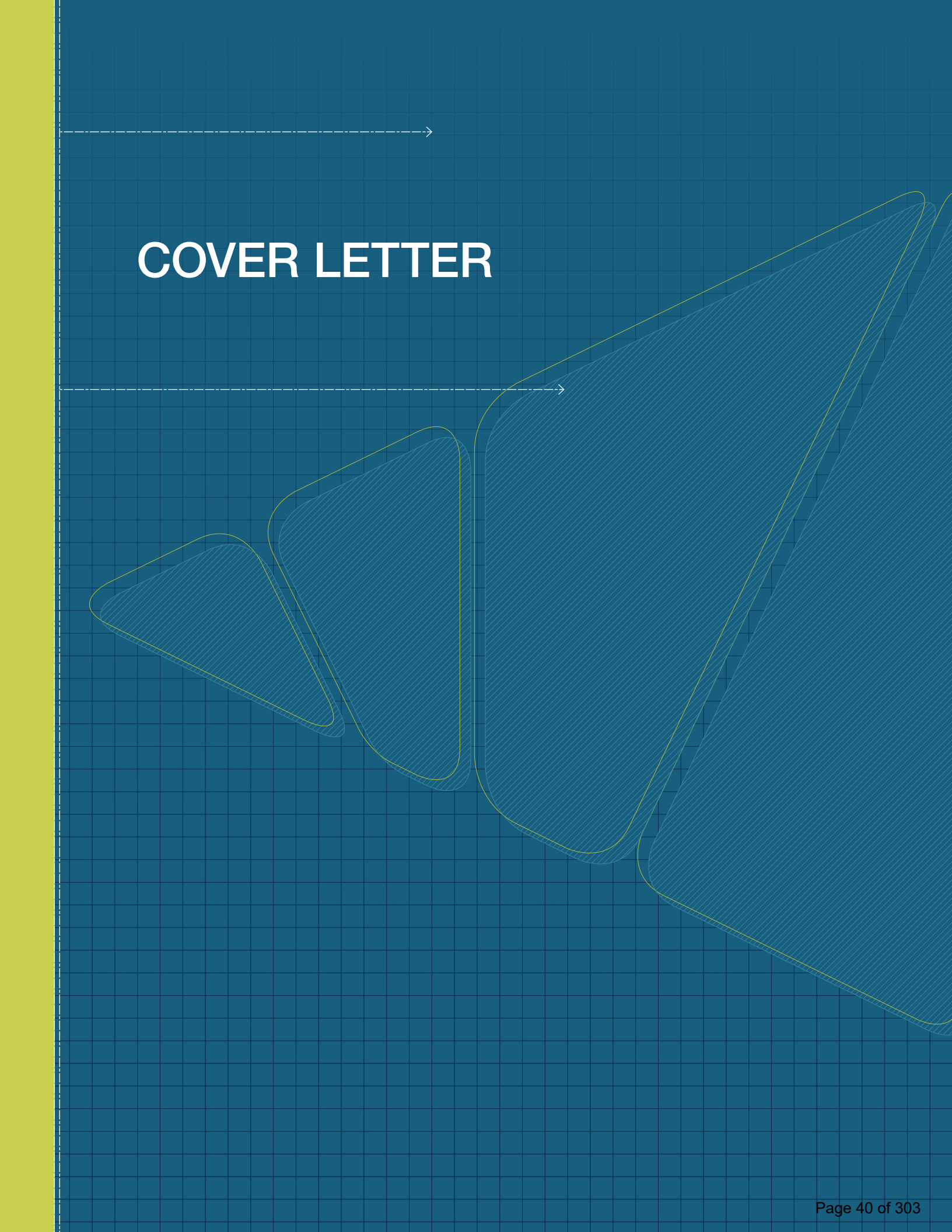
Prepared for

City of
Fernley

Prepared by

Kimley»Horn

Expect More. Experience Better.



COVER LETTER

July 23, 2025
City of Fernley
Michelle Rambo, AICP, Planning Director
595 Silver Lace Boulevard
Fernley, NV 89408

KIMLEY-HORN
7900 Rancharrah Parkway
Suite 100
Reno, NV 89511
www.kimley-horn.com

RE: PROPOSAL FOR THE CAPITAL IMPROVEMENT PLAN (CIP) AND IMPACT FEE STUDY

Dear Ms. Rambo and Members of the Selection Committee:

Kimley-Horn is pleased to submit our qualifications in response to the Request for Proposal (RFP) for the CIP and Impact Fee Study. Our multidisciplinary team includes planning, engineering, and public finance experts who are well-versed in the requirements outlined in the RFP. We believe the CIP and Impact Fee Study are essential in ensuring that infrastructure keeps pace with growth, that development is equitable and well-supported, and that the City of Fernley's (City's) long-term vision is fulfilled.

We understand that the City seeks a consultant to develop a CIP and Impact Fee Study that will support both existing infrastructure needs and anticipated growth citywide, and in particular, the North, Southwest, and South Area Plans. The CIP will assess current capital improvements, analyze capacity and usage, and project future service demands based on approved land use assumptions. The Impact Fee Study should calculate fees in accordance with Nevada Revised Statutes (NRS) 278B.230 that are equitable, legally defensible, and aligned with the scale and scope of development. This work will be closely coordinated with City staff and stakeholders and must integrate seamlessly with the City's Comprehensive Master Plan, Development Code, and forthcoming Infrastructure Plans.

Our team offers the following benefits which make us uniquely suited to support the City on this initiative:

- ✓ **We do not represent the private development community.** Our recommendations are unbiased and rooted solely in the City's best interests. **We are free from conflicts of interest with private developers and are fully committed to serving as your go-to trusted advisor whose attention is focused on this effort and the City's long-term success.**
- ✓ **We bring a deep understanding of Fernley's community values.** Our familiarity with the City has been cultivated through past community engagement efforts which have given us insight into the priorities, concerns, and aspirations of residents and stakeholders. This perspective allows us to align our work with the City's vision and deliver solutions that reflect your priorities. **To build on this foundation, we have assembled a proven team led by Project Manager Blake Young, AICP and Deputy Project Manager Christian Heinbaugh, PE, QSD/P.**
- ✓ **Our local and national experts are prepared to fully lean into our role as the City's go-to consultant.** Our team is ready to serve as an extension of City staff, providing responsive, collaborative, and technical support throughout the project. **We have assembled local and national experts to provide the right expertise to best serve the project, including Economic and Planning Systems, Inc. (EPS) whose team specializes in impact fees and has extensive experience nationwide and within the Reno/Sparks metro area.** Together, we are committed to delivering a plan that is tailored to Fernley's unique development context.
- ✓ **Our unified approach to the CIP and Impact Fee Study and Infrastructure Plan provides an added value.** Our team proposes an approach that provides more value to the City by increasing our level of coordination between both the plans, stakeholders, and City staff. **Our approach ensures each of these plans inform and support one another, reflecting the same goals and outcomes.**

Our proven track record with the City has shown that you can rely on us to look out for your best interests and those of your constituents and stakeholders while reducing risk, consistently meeting deadlines and budgets, and delivering fully on our commitments. **We pledge to continue the same level of service you have come to expect from Kimley-Horn.**

We appreciate the opportunity to support this important initiative and look forward to the possibility of working together again to shape Fernley's future growth. We have reviewed the agreement included with the RFP and look forward to negotiating a mutually acceptable contract based on our previous agreements with the City. Please contact Project Manager/Primary Contact Blake Young at 720.647.6163 or blake.young@kimley-horn.com with any questions. We thank you for your time considering our proposal and are excited for the opportunity to serve as the City's trusted advisor.

Sincerely,
KIMLEY-HORN



Blake Young, AICP
Project Manager/Primary Contact

Persons Authorized to Represent the Firm/Team



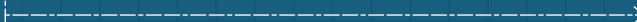
Blake Young, AICP
Project Manager/Primary Contact
1125 17th Street, Suite 1400
Denver, CO 80202
720.647.6163
blake.young@kimley-horn.com



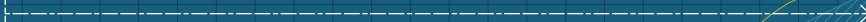
Brian Smalkoski, PE, AICP, PTP, PTOE
Vice President/Authorized Signer
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Phoenix, AZ 85016
602.906.1100
brian.smalkoski@kimley-horn.com



Christian Heinbaugh, PE, QSD/P
Deputy Project Manager
7900 Rancharrah Parkway, Suite 100
Reno, NV 89511
775.200.1967
christian.heinbaugh@kimley-horn.com



TECHNICAL EXPERIENCE



Technical Experience

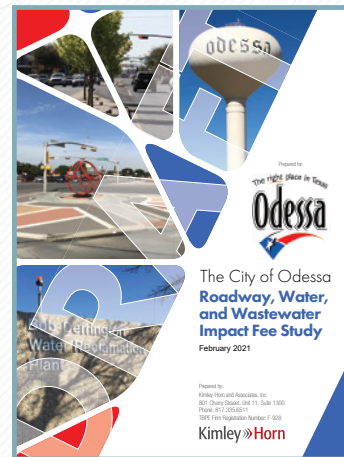
Kimley-Horn has a hard-earned reputation for continually raising the bar, setting industry standards, and turning our clients into enthusiastic fans. For more than 58 years, we have partnered with public-sector clients across the country to create growth and development plans that balance economic, environmental, and social values. Our firm has extensive experience bridging the gap between private developers, municipalities, and the vision of the community. **Additionally, our team is strengthened by EPS who has Impact Fee and CIP experience both in the Reno/Sparks region and nationwide.** The projects listed below and on the following pages highlight our team's most relevant experience with CIPs and impact fee studies, as well as projects we have completed for the City.

CITY OF ODESSA, IMPACT FEE STUDY

Odessa, TX

Client Reference: City of Odessa, Alex Rowlett, Director of Utilities, 432.335.4632, mrowlett@odessa-tx.gov

Kimley-Horn supported the City of Odessa in implementing an impact fee program aligned with Chapter 395 of the Texas Local Government Code, following the completion of the City's Transportation, Water System, and Wastewater System Master Plans. The project included eight key components: Project Initiation, Education and Management; land use assumptions; roadway impact fee; water impact fee; wastewater impact fee; financial analysis; adoption process; and administration tools and implementation support. Kimley-Horn provided professional services to develop the maximum assessable roadway, water, and wastewater impact fees and assisted the City throughout the public hearing and adoption process. The project deliverables included an electronic impact fee estimator tool.



- Project Similarity:** Kimley-Horn developed land use assumptions, calculated impact fees across multiple infrastructure categories, supported the public adoption process, and provided implementation tools to assist with program rollout.

CITY OF ODESSA, CIP PLANNING AND WATER/WASTEWATER MASTER PLANS

Odessa, TX

Client Reference: City of Odessa, Alex Rowlett, Director of Utilities, 432.335.4632, mrowlett@odessa-tx.gov

Kimley-Horn developed the City of Odessa's Water and Wastewater Master Plans to guide long-term infrastructure planning. For the Water Master Plan, we calibrated the model with fire hydrant flow tests and advanced metering infrastructure data, enabling accurate demand projections by land use. This analysis identified 94 projects for the CIP, including 68 projects to support future growth and 26 projects focused on system rehabilitation. For the Wastewater Master Plan, we used permanent flow monitor data to refine seasonal and infiltration curves, updated the SewerCAD model, and developed sewer basin diurnal curves. **This process resulted in 52 CIP projects designed to address current deficiencies and accommodate the City of Odessa's growth over the next 5, 10, and 25 years.**



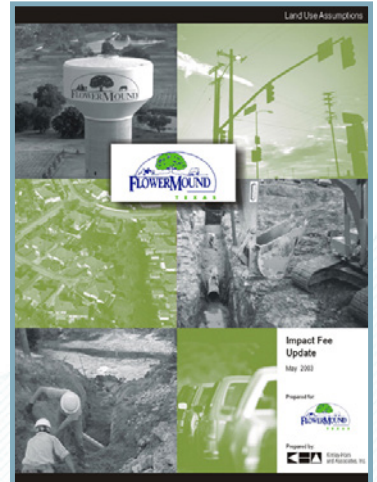
- Project Similarity:** Kimley-Horn developed water and wastewater master plans, updated system models, conducted system and financial analyses, and prepared CIPs and documentation to support long-term infrastructure planning for a growing city.

TOWN OF FLOWER MOUND, IMPACT FEE AND MASTER PLAN UPDATES

Flower Mound, TX

Client Reference: Town of Flower Mound, Tiffany Bruce, Executive Director of Public Works, 972.874.6401, tiffany.bruce@flower-mound.com

Kimley-Horn has served the Town of Flower Mound since the early 1990s and performed the original water master plan in 2000. In 2015, the Town of Flower Mound's Comprehensive Master Plan projected a population growth of 8% per year; however, a more recent analysis showed that the Town's actual growth rate had been 11%. The rapid growth had a significant impact on the Town's ability to maintain its current level of service for water, wastewater, and transportation capacity to its customers. **Kimley-Horn assisted the Town of Flower Mound with their wastewater and water system, transportation master planning, and updated the impact fees associated with the master plans.** Our team completed the water and wastewater system and transportation master plans, making recommendations to meet anticipated demands for the 10-year impact fee recoverable cost period. Impact fee calculations and a report were prepared to assist the Town with preparing their CIP.



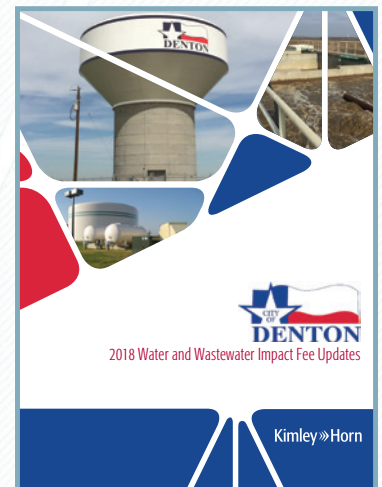
- Project Similarity:** This project addressed rapid population growth and its strain on municipal infrastructure by developing integrated water, wastewater, and transportation master plans and updating impact fees to align with a 10-year recoverable cost period.

CITY OF DENTON, WATER/WASTEWATER IMPACT FEE UPDATE

Denton, TX

Client Reference: City of Denton, David Brown, Water Department Construction Manager, 940.453.6462, david.brown@cityofdenton.com

Kimley-Horn provided professional services to support the update of the City of Denton's Roadway, Water, and Wastewater Impact Fees in accordance with Chapter 395 of the Texas Local Government Code. Kimley Horn utilized data obtained from the 2040 Comprehensive Plan, 2022 Mobility Plan, 2023 Wastewater Master Plan, 2024 Water Master Plan, and City staff. We partnered with City staff in the development of their impact fee CIPs and helped provide fee options. The update identified recoverable roadway improvements, more than \$580M of recoverable water improvements, and nearly \$710M of recoverable wastewater improvements. The project involved conducting technical analyses to determine the maximum assessable fees and assisting the owner with presentations required during the public hearing and adoption process. The scope of work included project initiation and management; land use assumptions; roadway impact fee update; water impact fee update; wastewater impact fee update; financial analysis; and preparation of the Roadway, Water, and Wastewater Impact Fee Document and adoption process. Kimley-Horn provided the Roadway, Water, and Wastewater Impact Fee Report in electronic and hardcopy versions.



- Project Similarity:** Kimley-Horn conducted technical analyses, land use assumptions, and impact fee calculations aligned with state legislation to support new development areas for infrastructure expansion.

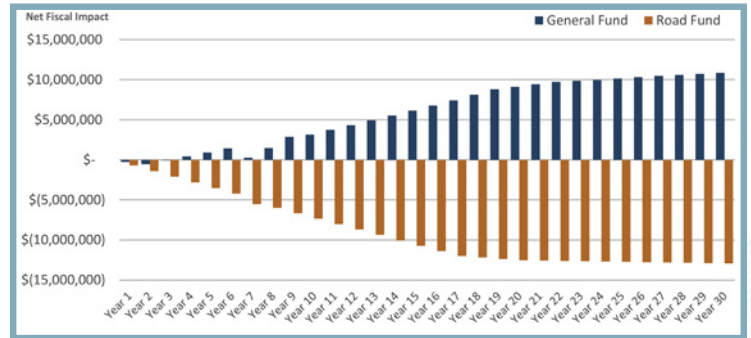
CITY OF SPARKS, LONG-TERM FISCAL HEALTH ANALYSIS

Sparks, NV

Client Reference: City of Sparks, Sienna Reid, Planning Manager, 775.353.2340, sreid@cityofsparks.us

Following the Great Recession, the City of Sparks experienced significant growth, prompting many property owners and developers to seek annexation or rezoning to expand allowable land uses. **To assess the fiscal implications of individual projects and the City's long-term financial health, EPS developed a highly technical fiscal impact model.**

EPS approached the project in two phases. First, they created a baseline analysis to refine standard fiscal assumptions and evaluate the net impact of specific land uses on City of Sparks revenues and expenditures. Then, they assessed the fiscal balance of the City's long-range land use plan by analyzing the likely development mix over the next 20-30 years against the City's remaining buildable land. This helped identify key revenue and cost drivers to support long-term fiscal sustainability. Additionally, EPS created standardized guidelines for project proposers to conduct fiscal impact analyses, ensuring consistency and clarity in submissions for City review.



Project Similarity: This project involved evaluating long-term fiscal sustainability through detailed modeling of land use patterns, infrastructure capacity, and development impacts, supported by standardized methodologies to guide consistent fiscal impact assessments.

SANTA FE COUNTY, CAPITAL IMPACT FEE AND LEVEL OF SERVICE STUDY

Santa Fe, NM

Client Reference: City of Santa Fe, Margaret Moore, Assistant Land Use Director, 505.955.6647, mmoore@santafenm.gov

Santa Fe County's growth management policy aims to maintain infrastructure and capital facility service levels as development occurs. To support this, **Santa Fe County hired EPS to design its first impact fee program, covering roads, multimodal transportation, fire, sheriff, and open space, trails, and parks (OSTP).** EPS began by inventorying existing infrastructure to calculate current service levels in dollars per service population. Using an incremental expansion approach, EPS calculated impact fees to maintain service levels as development occurs. For roads, a consumption-based method linked vehicle-miles traveled (VMT) by land use type to infrastructure costs. EPS also integrated the Land Use Assumptions Report and developed a 10-year forecast of infrastructure demand. To comply with New Mexico law, EPS helped define the Impact Fee CIP, identifying eligible projects. EPS worked closely with department heads to ensure fee revenue aligned with project readiness and could be realistically spent.

Project Similarity: EPS defined existing service levels, forecasted future infrastructure needs, and calibrated impact fees using legally compliant methodologies to ensure that development contributed proportionally to maintaining public service standards.

CITY OF FERNLEY, TRANSPORTATION MASTER PLAN (TMP)

Fernley, NV

Client Reference: City of Fernley, Jessica Dover, Senior Project Manager, 775.784.9919, jdover@cityoffernley.org

Kimley-Horn prepared a TMP for the City of Fernley that included a review of the existing and future conditions of the City's multimodal transportation network including roadways, parking, transit, bicycle, and pedestrian facilities with recommendations for enhancement. The effort included transportation network analysis in conjunction with development of a citywide traffic model or forecasting tool. **One of the goals of the TMP and model was to allow the City to**

better forecast future transportation needs, better define corresponding infrastructure, and understand the impact of proposed developments on the City's transportation network. The scope of services included public and stakeholder outreach; existing conditions inventory and gap analysis; Complete Streets evaluation; analysis of future trends; defining funding strategies; and creating a final TMP report.



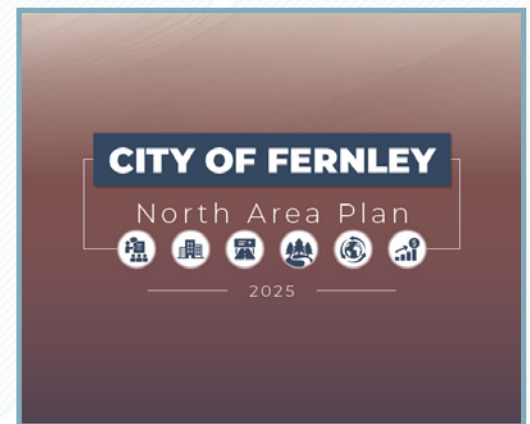
Project Similarity: This project involved the development of a citywide traffic model and multimodal transportation analysis to forecast future infrastructure needs and assess the impacts of proposed developments which are important components for the CIP and establishing defensible impact fees.

CITY OF FERNLEY, NORTH AND SOUTHWEST AREA PLANS AND DESIGN GUIDELINES

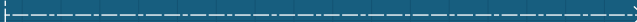
Fernley, NV

Client Reference: City of Fernley, Michele Rambo, AICP, Planning Director, 775.784.9815, mrambo@cityoffernley.org

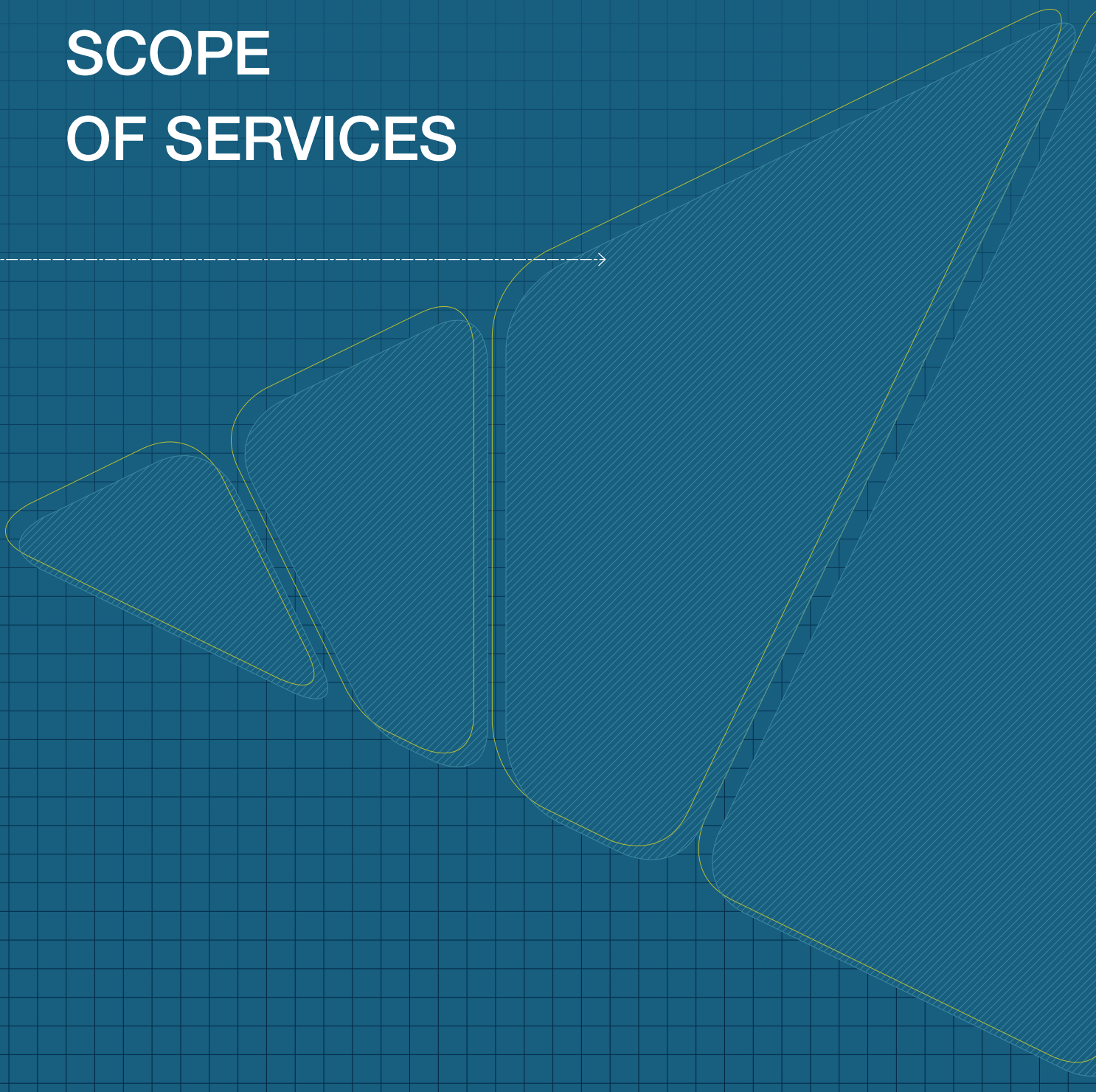
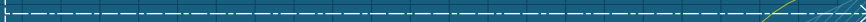
These plans establish guidance for the use and development of the North and Southwest Fernley areas and are intended to be used by City staff, prospective applicants, and property owners to understand the vision and expectation of future development. These plans supersede the Fernley Comprehensive Master Plan and guide policy and regulatory decisions that are made after the plan adoptions. The Land Use Plan establishes the land uses permitted and encouraged within the plan areas. Through these plans and the adjoining design guidelines, future development is guided in a manner that corresponds with the vision and goals for the areas. Prospective applicants should consult the area plans to be well informed on what uses are permitted within the areas, 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 these plans and the design guidelines when reviewing project applications to ensure consistency.



Project Similarity: Kimley-Horn gained extensive knowledge of the current and future land use conditions throughout the city. This knowledge will lay a strong foundation for our team in developing the land use assumptions necessary to adhere to the NRS standards and inform the direction of the CIP and impact fees.



SCOPE OF SERVICES



Scope of Services

Statement of Understanding

We understand the goal of this project is to develop a CIP to inform and implement impact fees for Roadway, Water, Wastewater, Parks, and Emergency Services (police and fire). This scope of services will provide the City with the technical analysis required by Chapter 278B of the NRS to determine the maximum assessable impact fees that may be appropriate for Fernley and its future needs.

To create the Roadway, Water, and Wastewater Impact Fee CIP, we will rely on data from the City’s most recent Master Plans including:

- 2025 North Area Plan
- 2025 Southwest Area Plan
- 2022 Water Master Plan
- 2020 TMP
- 2017 Parks Master Plan
- 2009 Sewer Master Plan

Our team will assist the City with the development of an Impact Fee Ordinance, public hearings, and other infrastructure policy recommendations. As an optional task, our team can also provide assistance with professional planning and engineering guidance to the City and affiliated personnel in establishing Special Assessment Districts throughout Fernley. We will work with the City’s legal counsel throughout the duration of this contract.

Statement of Approach and Methodology

Our team brings a proven ability to collaborate with a wide range of stakeholders, including municipal staff, elected officials, developers, and community members. We will facilitate structured meetings, attend public hearings, and coordinate with the Capital Improvements Advisory Committee (CIAC), ensuring that all voices are heard and integrated into the planning process.

Our team is familiar with the legal framework governing impact fees in Nevada. Our approach is grounded in full compliance with NRS Chapter 278B, which governs the establishment and implementation

of impact fees. Our team has successfully applied these statutes in similar municipal contexts and will ensure that all recommendations are legally defensible, equitable, and aligned with the City’s adopted Area Plans, Master Plans, and Development Code.

The City is at a crucial point in taking the next step to implement the vision and goals developed within the 2018 Comprehensive Master Plan, North Area Plan, and Southwest Area Plan. As illustrated in **Figure 1** below, this CIP and Impact Fee Study will coincide with the Infrastructure Plan in identifying key infrastructure projects to support the future growth within the specific Area Plans and City as a whole.

Our team can provide an added benefit to the City by leading both efforts to ensure the key infrastructure projects identified for the CIP and Impact Fee Study are united with the Infrastructure Plan. As an extension of City staff, we will establish a unified effort for both projects to reflect an unbiased and efficient approach.

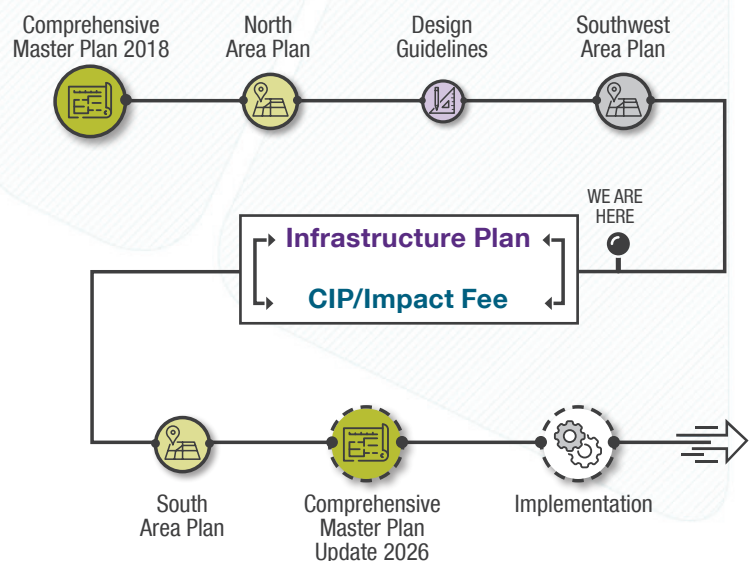


Figure 1: Fernley Project Lifecycle

TASK 1: PROJECT MANAGEMENT

Kimley-Horn will work with the City to schedule regular meetings to discuss deliverables and any project-related needs. These meetings are anticipated to be 30-minute biweekly conference calls to review progress and direction of each task and required adjustments of approach or project understanding. Following the completion of the kick-off meeting anticipated in September 2025, Kimley-Horn will organize an internal kick-off meeting to relay the project direction to all team members and set protocols for internal coordination, communication, and other practices.

Deliverables:

- ✓ Agendas
- ✓ Monthly invoices

TASK 2: MEETINGS AND COORDINATION

Impact fees are a useful tool to support future growth while reducing the financial burden of taxpayers and developers; however, there is a fine line between supporting future growth and discouraging development through high costs and fees. Our team will periodically meet with stakeholders to understand the current market constraints and any pinch points which future impact fees may reveal.

Throughout the various CIP and impact fee efforts, Kimley-Horn will attend task-specific meetings with City representatives and stakeholders. We anticipate a minimum of three meetings per impact fee task to gather necessary information, review the draft CIP, and review draft impact fee reports.

Our team will assist the City with the establishment of a CIAC. To conduct the land use assumptions analysis, we will utilize the demographics developed from previous planning efforts such as the North and Southwest Area Plans and the 2018 Fernley Comprehensive Master Plan.

Deliverables:

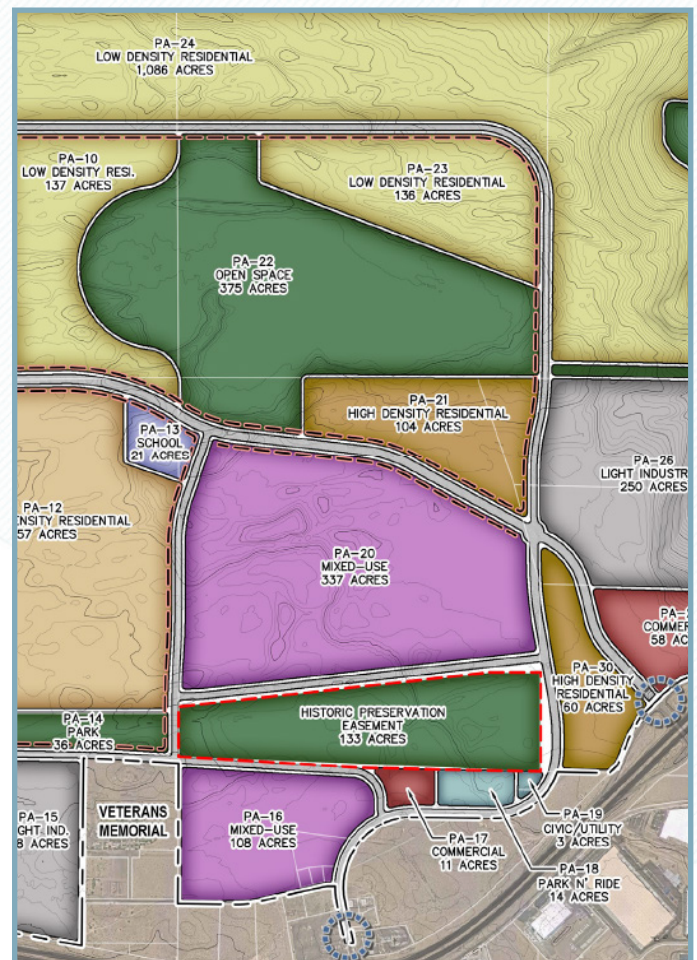
- ✓ Prepare for and facilitate three meetings per impact fee task
- ✓ Meeting summaries

TASK 3: LAND USE ASSUMPTIONS

Our team has extensive knowledge of the current and future land use conditions throughout the City through our authoring of the North and Southwest Area Plans. This gives us a strong foundation to develop the land use assumptions necessary to adhere to NRS standards and inform the direction of the CIP and impact fees.

Data Collection

Our team will work with the City to collect data for new development activities that have occurred during the last 10 years. Residential (added single and multi-family dwelling units) and square footage (or acreage) of developed non-residential uses, along with water/wastewater planning areas, are needed to analyze land use conditions throughout the city. Our team will coordinate with the City on specific data needed and the sources in which this data is derived.



Fernley North Land Use Plan

Existing Land Use

Using our existing conditions analysis in both the North and Southwest Area Plans, we will document existing growth rates, trends, and socio-demographics, as well as provide the development of base projections to inform our decision-making process throughout the duration of this project. We will provide supporting documentation for land use, population, and employment data by planning areas and service areas for the base year.

10-Year Land Use

Chapter 278B of the NRS states that impact fees may only be used to pay for projects included in the Impact Fee CIP and attributable to new service units projected over a period not to exceed 10 years. Based on guidance from the City regarding projected development patterns and growth rates, we will develop the 10-Year Land Use Assumptions for the 2026-2036 planning window.

Documentation

We will prepare a chapter entitled Land Use Assumptions to inform the impact fees. This will be incorporated into the Final Master Report.

Deliverables:

- ✓ Coordination and correlation of Land Use Assumptions with service areas
- ✓ Documentation of existing growth rates, trends, and socio-demographics
- ✓ Development of base, 10-year, and build-out projections
- ✓ Land use, population, and employment assumptions
- ✓ Supporting documentation for population and employment data
- ✓ Two rounds of review and revisions



Fernley Land Area

TASK 4: REAL ESTATE MARKET DEMAND AND ABSORPTION

The amount and likely timing of new development in the North and Southwest Fernley planning areas will have a significant impact on the timing of improvements needed, the potential funding availability, and the approach to utilizing public financing tools such as impact fees and special assessment districts. Our team will create development demand estimates for the North and Southwest planning areas to support the project effort. The analysis will produce an understanding of the potential capture of annual development by type/ use based on the land use plans for each area over the next 10-15 years.

The following subtasks will be completed:

- Summary population, household, and employment trends in Northern Nevada including for Fernley, Lyon, Storey, and Washoe counties.
- Inventory and document development trends for residential, retail, office, industrial, and hospitality within Fernley and the rest of the region and utilizing City building permit data and other secondary data sources such as CoStar and Zonda.
- Document under-construction, planned, and proposed development projects in the planning areas and city, as well as larger projects in the greater region impacting demand for Fernley.
- Create development demand estimates for the region based on growth forecasts for employment and housing building on existing forecasts produced by the state, Economic Development Authority of Western Nevada (EDAWN), and other sources.
- Estimate annual capture of new development in the planning areas by use in 5-year increments over the next 15 years.

Deliverables:

- ✓ Summary of demographic and development trends
- ✓ Documentation of proposed development projects and development demand estimates
- ✓ Two rounds of review and revisions

Introduction to CIP and Impact Fees

The CIP will be the foundation for the implementation of the impact fees. Our team will coordinate with the Infrastructure Plan team to ensure all major roadway, water/wastewater, parks, and emergency services projects are accounted for. This coordination will be crucial for the successful implementation of the impact fees and future development.

In order to implement impact fees, the City will need a revised CIP every 3 years. Our team will provide the City a foundational CIP in which staff can revise and edit every 3 years according to new growth patterns and market changes. We have included an optional impact fee estimator tool to assist in calculating impact fees based on the impact fee rates adopted. **The CIP will include five individual project sectors:**

- Surface Water
- Water/Wastewater
- Roadway
- Parks
- Emergency Services

The CIP will be accompanied by a Master Report, which will include an impact fee analysis for each of the five project sectors.

If selected for the Infrastructure Plan, our team will be able to easily coordinate goals and outcomes to inform this project effort and provide a seamless implementation strategy.

The following analysis and assessments will be conducted throughout the duration of this project:

- Capital Improvement Descriptions
- Capacity, Usage, and Commitments Analysis
- Needs Assessment
- Use and Equivalency Tables
- Projected Service Unit and Demand Analysis

For all CIP project sectors, our team will provide a description of the existing capital improvements and costs to upgrade, improve, expand, or replace them to meet the needs and standards of the City and the Nevada Statutes. To determine which capital improvements are needed, an analysis will be conducted for each project

sector to understand the total capacity, usage, and commitments for existing infrastructure. This analysis will determine the future impacts on these capital projects and determine the allocation of impact fees. Lastly, a needs assessment will be conducted to determine the future needs attributable to new development in each service area based upon the land use assumptions.

We will utilize the capacity analysis and capital project costs to calculate the percentage of project cost eligible for impact fee cost recovery. We will develop maximum allowable impact fees in accordance with Chapter 278B of the NRS using existing and proposed capital improvement costs to support 10-year growth based on the projected increase in service units.

Our team will review available street classification mapping; land use; development density mapping and spreadsheets; project-relevant studies and reports; aerial mapping; and other project-related information provided by the City.

Our team will develop an Arterial Street Capacity table for each standard cross-section used by the City. Capacities will be expressed both in maximum vehicles per day and maximum vehicles per day per lane. Existing and ultimate future capacities will be developed for each potential impact fee-funded roadway segment.

Our team will develop Arterial Street Inventory tables using relevant information provided by the City to identify and characterize all existing and planned future arterial street segments within each of the impact fee areas. Inventory tables will describe each impact fee eligible roadway segment in the following terms:

- Existing and ultimate segment length
- Ultimate cross-section
- Existing and ultimate lane configuration
- Existing and ultimate capacity
- Planned additional capacity during the impact fee horizon

These tables will be provided to the City for review and comment. Our team will calculate existing (2025 “baseline”) and one future horizon (with projected new development) roadway capacity vs. Equivalent Dwelling Units (EDUs) as a percentage of build-out.

TASK 5: IMPACT FEE IMPLEMENTATION STRATEGIES

Level of Service Standards and Costs

This study needs to document the City's service and facility provision standards and clearly identify specific projects or types of projects to be funded with impact fees.

Understandable Fee Levels

We propose to work with the City to clearly identify specific projects and types of projects to be included in a fee program. Some iterations may be needed to remove or add projects and costs to the fee program to arrive at a recommended fee. We believe that a strong link between the adopted fees and costs builds more support for and understanding of the program.

Legally Defensible

The fees will be developed and implemented in a manner that unambiguously complies with applicable Nevada law. The fees should be based on explicit growth and cost assumptions and sound nexus arguments that ensure the types of improvements and the costs of the improvements are directly attributable to benefiting land uses.

Financially Effective

The fees developed should provide a meaningful amount of revenue to fund the required capital facilities. Given that fee revenues are likely to represent only one, albeit important, funding source, the development impact fee program must be effectively integrated with other programs and resources to ensure stakeholders (including developers who pay the fees) that the improvements will ultimately be built.

Transparent Process

In our experience, the most successful impact fee studies are those that inform key stakeholders throughout the study process and seek feedback on findings and recommendations. Based on direction from stakeholders, further research can be performed and appropriate modifications can be made.

Our team will develop an impact fee study that will estimate the potential fee range that is defensible based on the nexus of the fee to the planned infrastructure in the planning areas and Fernley. The State of Nevada provides specific rules for implementation and use of impact fees

based on NRS 278B.230. The impact fee study will be completed in accordance with NRS. The subtasks include:

- Development of an impact fee capital project list and associated cost estimates
- Establishment of the nexus between development and capital projects
- Estimates of service unit demand based on the land use plan and development demand estimates
- Fee calculations based on estimated project cost versus the service unit demand
- Consideration of potential credits against impact fees and reimbursement of the school district
- Completion of Impact Fee Study Reports to support the implementation of fees

Fee Implementation Support

The use of impact fees, especially the timing of use of fees collected, are constrained by NRS. Local governments must begin construction of improvements within 5 years of collection and spend all fee revenue generated within 10 years of collection. These limitations require strategic application of the tool. Credits against impact fee rules require consideration and strategy to determine which improvements are within a fee program and which improvements can be provided by developers and the City outside of the fee program. As a result, the improvements identified in the impact fee study, the timing of construction of these facilities, and the timing for when fees will be collected are all important attributes to consider when designing the fee program.

Our team will help identify the best practices for legally defensible implementation of fee impact programs and to maximize the use and benefit of the tool in concert with market realities. Part of this best practice research is to understand the fee levels utilized in other Nevada communities and the potential market tolerance for fees. The best practice research and considerations will help develop strategies for when, how, and where to utilize impact fees and to mitigate potential for refund of fees or inadequate revenue generation.

Deliverables:

- ✓ Summary of implementation strategies and final report
- ✓ Service unit estimates and impact fee calculations

TASK 6: SURFACE WATER

6A: Surface Water CIP

Our team will review existing surface water infrastructure and determine which projects are eligible for future improvements based on future growth. We will update the cost of proposed water system improvements to be included in the impact fee calculation. Maps will be prepared showing the existing and proposed surface water CIP projects to be included in the impact fee calculation.

Deliverables:

- ✓ Capacity, Usage, and Commitments Analysis
- ✓ Needs Assessment
- ✓ Use and Equivalency Table
- ✓ Projected Service Unit and Demand Analysis
- ✓ Draft and Final Report
- ✓ Two rounds of review and feedback

6B: Surface Water Impact Fee

Data Analysis

Our team will coordinate with the City to obtain data required for the Impact Fee Study, including cost data for recently constructed projects, information on water meters, recent water usage, etc. We will prepare and present a data request memorandum for City staff. Information for wholesale customers served by the City will also be required.

Master Plan Review

We will review the current 2022 Water Master Plan to verify if modifications are needed prior to formulating the Surface Water Impact Fee CIP. Modification will be provided with recommendations from City staff. The review of the Master Plan is anticipated to be a half-day workshop and a map will be developed for the use of impact fees.

10-Year Growth Projections and Capacity Analysis

Our team will develop projected water demands over the 10-year planning period which will be based on socio-demographic data developed in the land use assumptions report. The determination of 10-year water



Fernley Stormwater

demands will be based on land use assumptions and recent historical water usage for average, and maximum day conditions. We will utilize data from the recent Master Plan in addition to the newly requested data. We will utilize equivalent capacity of water meters to establish the service unit equivalents for both existing and 10-year growth conditions.

Recommended Improvements

Using the updated CIP, our team will provide a list of recommended improvements needed to support future growth. These improvements will be coordinated closely with the Infrastructure Plan to ensure we have included all necessary improvements in the appropriate phasing order.

Prepare Draft and Final Letter Report

We will prepare a draft letter report with exhibits and tables that explain the purpose, need, process of determination, and new development nexus for the refinement of the surface water impact fee in the CIP in a manner that is understandable to the general public.

Our team will review, discuss, and address written comments on the draft report received within a mutually accepted period following the draft report submittal. Our team includes intermediate review opportunities for the City to prevent written comments generating the need for reanalysis, major report revisions, or additional out-of-scope services.

Kimley-Horn will coordinate with the City to develop the Surface Water Impact Fee CIP. It may include transmission mains, elevated storage tanks, ground storage tanks, and pump stations.

Deliverables:

- ✓ Tables of existing surface water inventory
- ✓ EDU factors
- ✓ Surface water capacities
- ✓ Maximum Assessable Surface Water Impact Fee Calculation
- ✓ Surface Water Impact Fee Update Report
- ✓ Draft and Final Letter Report (includes two rounds of revisions)

TASK 7: WATER/WASTEWATER

7A: Water/Wastewater CIP

Our team will review existing emergency facilities and determine which projects are eligible for future improvements based on future growth. We will update the cost of proposed facility improvements and/or expansions to be included in the impact fee calculation. Maps will be prepared showing the existing and proposed emergency services CIP projects to be included in the impact fee calculation.

Deliverables:

- ✓ Capacity, Usage, and Commitments Analysis
- ✓ Needs Assessment
- ✓ Use and Equivalency Table
- ✓ Projected Service Unit and Demand Analysis
- ✓ Draft and Final Report
- ✓ Two rounds of review and feedback

7B: Water/Wastewater Impact Fee

Data Analysis

We will coordinate with the City to obtain data required for the Impact Fee Study, including cost data for recently constructed projects, information on wastewater meters, recent wastewater discharge, etc. We will prepare and present a data request memorandum for City staff. Information for wholesale customers served by Fernley will also be required.

Master Plan Review

We will review the current Wastewater Master Plan (if available) to verify if modifications are needed prior to formulating the Wastewater Impact Fee CIP. Modifications will be provided with recommendations from City staff. City staff will perform the necessary tasks to have the revised Wastewater Collection System Master Plan adopted by City Council (if necessary). The review of the Master Plan will be developed for the use of impact fees. No wastewater system hydraulic model will be developed for the study.

10-Year Growth Projections

We will develop projected wastewater discharges over the 10-year planning period which will be based on socio-demographic data developed in the land use assumptions report. The determination of 10-year wastewater discharge will be based on land use assumptions and recent historical wastewater discharge for average and peak dry weather conditions along with peak wet weather conditions. We will utilize data from the recent Master Plan in addition to the newly requested data. We will utilize equivalent capacity of water meters that also have wastewater service to establish the service unit equivalents for both existing and 10-year growth conditions.

Recommended Improvements

Using the updated CIP, our team will provide a list of recommended improvements needed to support future growth. These improvements will be coordinated closely with the Infrastructure Plan to ensure we have included all necessary improvements in the appropriate phasing order.

Prepare Draft and Final Letter Report

We will prepare a draft letter report with exhibits and tables that explain the purpose, need, process of determination, and new development nexus for the refinement of the wastewater impact fee in the CIP in a manner that is understandable to the general public.

Our team will review, discuss, and address written comments on the draft report received within a mutually accepted period following the draft report submittal. Our team includes intermediate review opportunities for the

City to prevent written comments generating the need for reanalysis, major report revisions, or additional out-of-scope services.

Wastewater Impact Fee Report

Kimley-Horn will provide a draft and final Wastewater Impact Fee Report. The report will include:

- Land Use Assumptions
- Wastewater service area
- Wastewater Impact Fee Eligible CIP
- Narrative of the impact fee methodology
- Impact fee calculations
- Service Unit Equivalency Table
- Supporting exhibits

Deliverables:

- ✓ Draft and Final Report
- ✓ Two rounds of review and feedback
- ✓ Maximum Assessable Wastewater Impact Fee Calculation
- ✓ Wastewater Impact Fee Update Report

TASK 8: ROADWAY

8A: Roadway CIP

Our team will review existing roadway infrastructure and determine which projects are eligible for future improvements based on future growth. The Roadway CIP will include existing oversized facilities and proposed facilities designed to serve future development. It will include a general description of the project and a project cost projection. Planning level cost projections for future projects will be prepared based on current industry standards, discussions with City staff, and previous experience with roadway construction costs. The City shall provide actual City cost information for previously completed projects with excess capacity and any

cost contribution to county, state, federal, or developer constructed projects. Maps will be prepared showing the existing and proposed roadway CIP projects to be included in the impact fee calculation.

Deliverables:

- ✓ Capacity, Usage, and Commitments Analysis
- ✓ Needs Assessment
- ✓ Use and Equivalency Table
- ✓ Projected Service Unit and Demand Analysis
- ✓ Draft and Final Report
- ✓ Two rounds of review and feedback

8B: Roadway Impact Fee

Data Analysis

We will coordinate with the City to obtain data required for the Impact Fee Study, including cost data for recently constructed projects, trip generation factors, street classification mapping, and preferred cross section for each street classification. We will prepare and present a data request memorandum for City staff. Coordination with the Infrastructure Plan may be necessary to confirm this.

Master Plan Review

We will review the 2020 TMP to verify if modifications are needed prior to formulating the Roadway Impact Fee CIP. As part of this task, we will field verify the existing inventory of the City's roadway network.

10-Year Growth Projections

Our team will obtain and analyze origin-destination (OD) data using Replica through an existing subscription using the latest available dataset. OD data will be collected for the impact fee areas to establish proportions of traffic that are internal to each impact fee area, traffic between the impact fee areas and elsewhere, and traffic traveling through the impact fee areas. Our team will collect travel data along arterial roadway segments mutually agreed upon with City staff.



Fernley Roadway Network

The OD data will be used to report what percentages of existing traffic within the impact fee areas are:

- Generated and attracted within each impact fee area
- Travel between each impact fee area and the rest of Fernley
- Travel between each impact fee area to outside of Fernley
- Through traffic in each impact fee area traveling between other parts of Fernley
- Through traffic in each impact fee area traveling between Fernley and other locations
- Through traffic in impact fee areas that begins and ends outside of Fernley

The OD analysis will focus on traffic patterns to help determine the proportion of “local” traffic versus “pass-through” traffic on each arterial segment and the average for each impact fee area. The results of the analysis will help establish and justify the percentages of future roadway improvements that will be funded through developer impact fees versus other local and regional funding sources.

Recommended Improvements

Our team will use conclusions reached through previous tasks and costs to develop recommendations for arterial street capacity. Preliminary recommendations will be provided to the City in tabular format for review and comment. The tables will include:

- Ultimate cross-section, lane configuration, and length
- Percent physically and functionally complete
- Preliminary estimate of needed roadway, bridge, and right-of-way costs
- Value of existing roadway

Recommended improvements are generally expected to be on streets adjacent to land that will not provide financial or construction support to the roadway, such as public lands, or where land is already developed but half-street improvements have not been provided.

Our team will calculate whether the recommended lists of improvements will add more arterial capacity to the impact fee areas than necessary to maintain existing EDU percentage/capacity percentage ratios. If the recommended improvements result in a higher standard

of service in any impact fee area, then a factor will be developed and applied such that the cost of the excess capacity will not be charged to new development so as to maintain new development funding its proportionate share.

Prepare Draft and Final Letter Report

We will prepare a draft letter report with exhibits and tables that explain the purpose, need, process of determination, and new development nexus for the refinement of the wastewater impact fee in the CIP in a manner that is understandable to the general public.

Our team will review, discuss, and address written comments on the draft report received within a mutually accepted period following the draft report submittal. Our team includes intermediate review opportunities for the City to prevent written comments generating the need for reanalysis, major report revisions, or additional out-of-scope services.

Deliverables:

- ✓ Tables of existing roadway inventory
- ✓ Trip generation rates and adjustment factors
- ✓ EDU factors
- ✓ Roadway capacities
- ✓ Tables of OD data and summary table
- ✓ Tables of estimated unit costs and roadway buildout costs
- ✓ Draft and Final letter report (includes two rounds of revisions)



Fernley Roadway Network

TASK 9: PARKS (OPTIONAL)

9A: Parks CIP

Our team will review existing park areas and determine which projects are eligible for future improvements based on future growth. We will update the cost of proposed park improvements, expansions, and new facilities to be included in the impact fee calculation. Maps will be prepared showing the existing and proposed Park CIP projects to be included in the impact fee calculation.

Kimley-Horn will coordinate with the City to obtain the criterion for determining the 10-year capacity of park space per dwelling unit (or similar) to understand future needs.

Deliverables:

- ✓ Capacity, Usage, and Commitments Analysis
- ✓ Needs Assessment
- ✓ Use and Equivalency Table
- ✓ Projected Service Unit and Demand Analysis
- ✓ Draft and Final Report
- ✓ Two rounds of review and feedback

9B: Parks Impact Fee

Data Analysis

We will coordinate with the City to obtain data required for the impact fee study, including cost data for recently constructed parks and recreation projects and information on park usage, standards, and needs. We will prepare and present a data request memorandum for City staff.

Master Plan Review

We will review the current Parks Master Plan to verify if modifications are needed prior to formulating the Parks Impact Fee CIP. Modification of the projects within the current Master Plan will be provided to City staff for comment and review. The review of the Master Plan will be developed for the use of impact fees.

10-Year Growth Projections

We will develop projected park needs over the 10-year planning period which will be based on socio-demographic data and future development projects developed in the land use assumptions report. We will utilize data from the current Parks Master Plan in addition

to the newly requested data. We will utilize equivalent capacity of existing parks to establish service unit equivalents for existing and 10-year growth conditions.

Deliverables:

- ✓ Tables of existing park inventory and capacity
- ✓ Tables of estimated unit costs
- ✓ Infrastructure capacity criteria
- ✓ Draft and Final Letter Report (includes two rounds of revisions)

TASK 10: EMERGENCY SERVICES (OPTIONAL)

10A: Emergency Services CIP

Our team will review existing emergency facilities and determine which projects are eligible for future improvements based on future growth. We will update the cost of proposed facility improvements and/or expansions to be included in the impact fee calculation. Maps will be prepared showing the existing and proposed emergency services CIP projects to be included in the impact fee calculation.

Deliverables:

- ✓ Capacity, Usage, and Commitments Analysis
- ✓ Needs Assessment
- ✓ Use and Equivalency Table
- ✓ Projected Service Unit and Demand Analysis
- ✓ Draft and Final Report
- ✓ Two rounds of review and feedback

10B: Emergency Services Impact Fee

Data Analysis

We will coordinate with the City to obtain data required for the Impact Fee Study, including cost data for recently constructed fire and/or police facilities, information on peak response times, and needs. We will prepare and present a data request memorandum for City staff.

Master Plan Review

We will review the current Comprehensive Master Plan to verify if modifications are needed prior to formulating the Emergency Services Impact Fee. Modification of the projects within the current Comprehensive Master Plan will be provided to City staff for comment and review.

The review of the Comprehensive Master Plan will be developed for the use of impact fees.

10-Year Growth Projections

We will develop projected facility and response time needs over the 10-year planning period which will be based on socio-demographic data and future development projects developed in the land use assumptions report. We will utilize data from current fire and rescue evaluations in addition to the newly requested data. We will utilize equivalent capacity of emergency services to establish the service unit equivalents for both existing and 10-year growth conditions.

Deliverables:

- ✓ Draft and Final Report
- ✓ Emergency Services Impact Fee Update Report
- ✓ Two rounds of review and feedback

TASK 11: SPECIAL ASSESSMENT DISTRICT EVALUATION (OPTIONAL)

Utilizing improvement districts, such as a special assessment district (SAD), may be the best strategy to support the CIP. If a district is deemed a necessary tool to implement during the CIP process, the evaluation of the correct tool, such as general improvement district (GID) versus SAD, and the feasibility of implementing the district for defined geographies will be evaluated.

The subtasks associated with an evaluation include:

- Documentation of the improvements to be funded and associated costs
- Determination of most applicable district type based on the type of projects, geography, city/property owner interest and risk, and nexus of property to improvement (e.g. GID versus SAD)
- Estimates of potential revenue generation based on development demand forecasts and estimated property values
- Assessment of impact on market desirability/feasibility
- Modeling of revenues versus costs including consideration of bonding capacity for improvements based on revenue estimates

Deliverables:

- ✓ Summary of findings and analysis of SADs



Fernley Council Presentation

TASK 12: PUBLIC HEARINGS AND APPROVAL (OPTIONAL)

This task will include efforts to prepare for and attend meetings during the public hearing and approval process. We expect a minimum of two public meetings to support the City in adopting the Impact Fees and CIP: Planning Commission and City Council. We anticipate attendance at these meetings to be in-person. Kimley-Horn will assist the City in revising the Impact Fee Report and CIP in accordance with Planning Commission and City Council direction.

Impact Fee Estimator

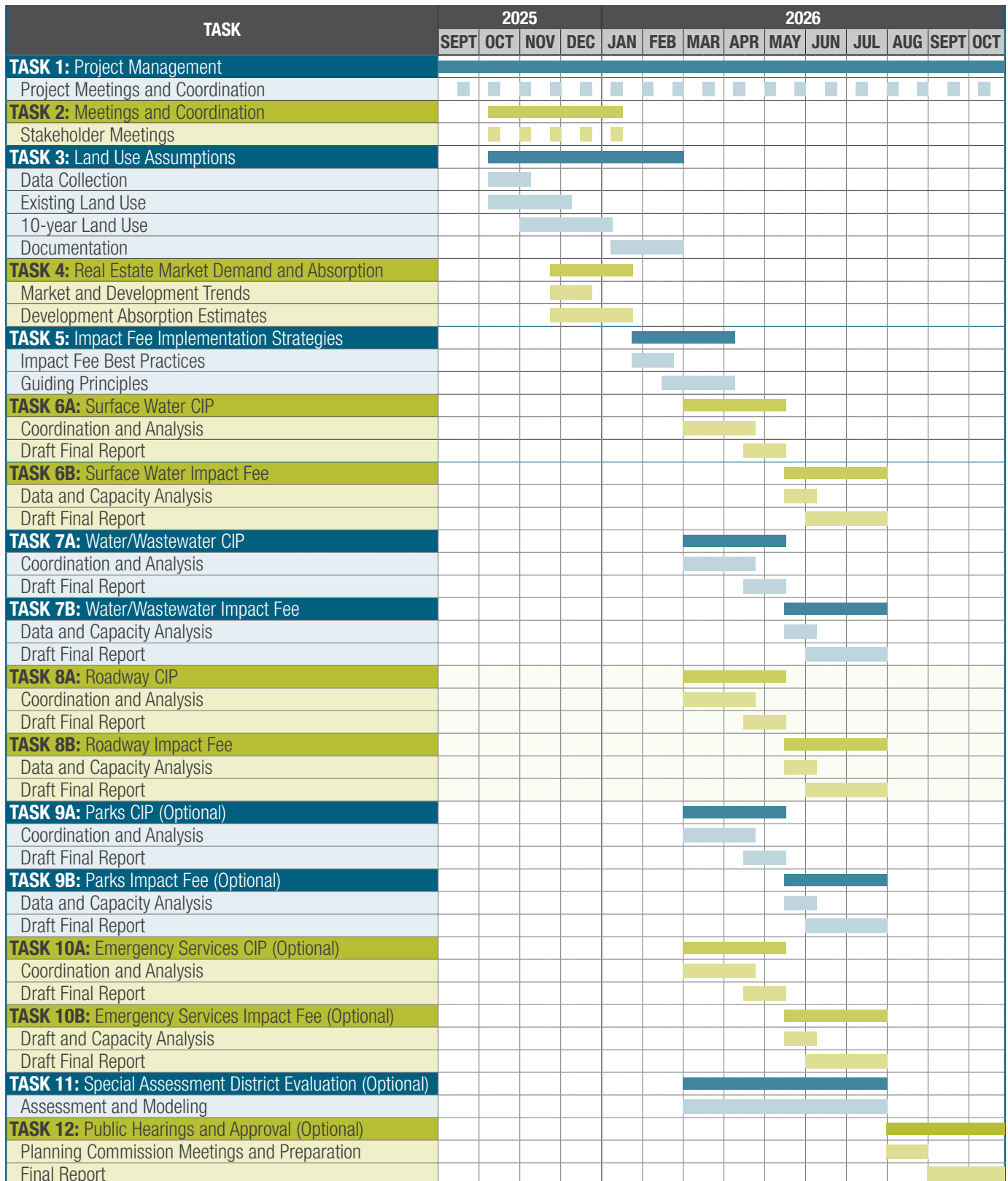
We will create an impact fee estimator spreadsheet tool to assist in calculating a development's impact fees based on the rates adopted.

Deliverables:

- ✓ Impact fee estimator
- ✓ Prepare for and attend two Planning Commission and two City Council meetings
- ✓ Revisions to Final Reports in accordance with Planning Commission/City Council direction

Work Schedule/Proposed Timeline

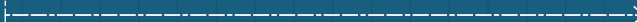
Our project schedule can be found on the following page in **Figure 2**. This schedule depicts the added value of our team leading both the CIP and Impact Fee Study and Infrastructure Plan to ensure key projects identified for the CIP and Impact Fee Study are aligned with the Infrastructure Plan. **Our schedule helps us to ensure each of the plans inform one another and reflect the same outcome.**



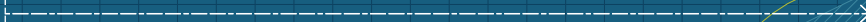
Informing the CIP/Impact Fee ↴



Figure 2: Project Schedule



ORGANIZATION/ TEAM PROFILE AND QUALIFICATIONS



Organization/Team Profile and Qualifications

With the upcoming City planning projects on the horizon, we have strategically structured our team to best serve the City as growth and development occur. We have assembled discipline experts from our local and national offices with the availability and capacity to provide a comprehensive team with the right expertise to best suit this project.

Project Manager Blake Young brings a certified planner background and leads the team with extensive knowledge and years of expertise in land use planning, urban design, and design standards for public-sector clients. **Blake’s depth of experience on Fernley projects including the North and Southwest Area Plans has shaped his appreciation for the City and community, which has fostered his passion to contribute meaningfully to its future.** Supporting Blake throughout the project is Deputy Project Manager Christian Heinbaugh who has more than 21 years of experience in planning, design, and construction management services on roadway projects in northern Nevada.

Our team is bolstered by EPS who has extensive experience in developing municipal impact fee programs. Their expertise encompasses preparing fee studies, including assessing the impact of new development, establishing a nexus between the fee and development, allocating costs fairly among stakeholders, involving City staff in the process, facilitating public meetings, and assisting legal staff in resolutions to legalize the fee. EPS assembles comprehensive financing plans, funding sources and tools for public infrastructure and services, and economic development incentives analyses.

Together, our team offers local insight, national expertise, and a deep passion for Fernley’s unique needs. We will use a comprehensive approach that aligns land use planning, infrastructure investment, and fiscal strategy to ensure that the CIP and impact fee framework supports the City’s long-term growth. Our organization chart in **Figure 3** shows our team’s structure and their roles and responsibilities.

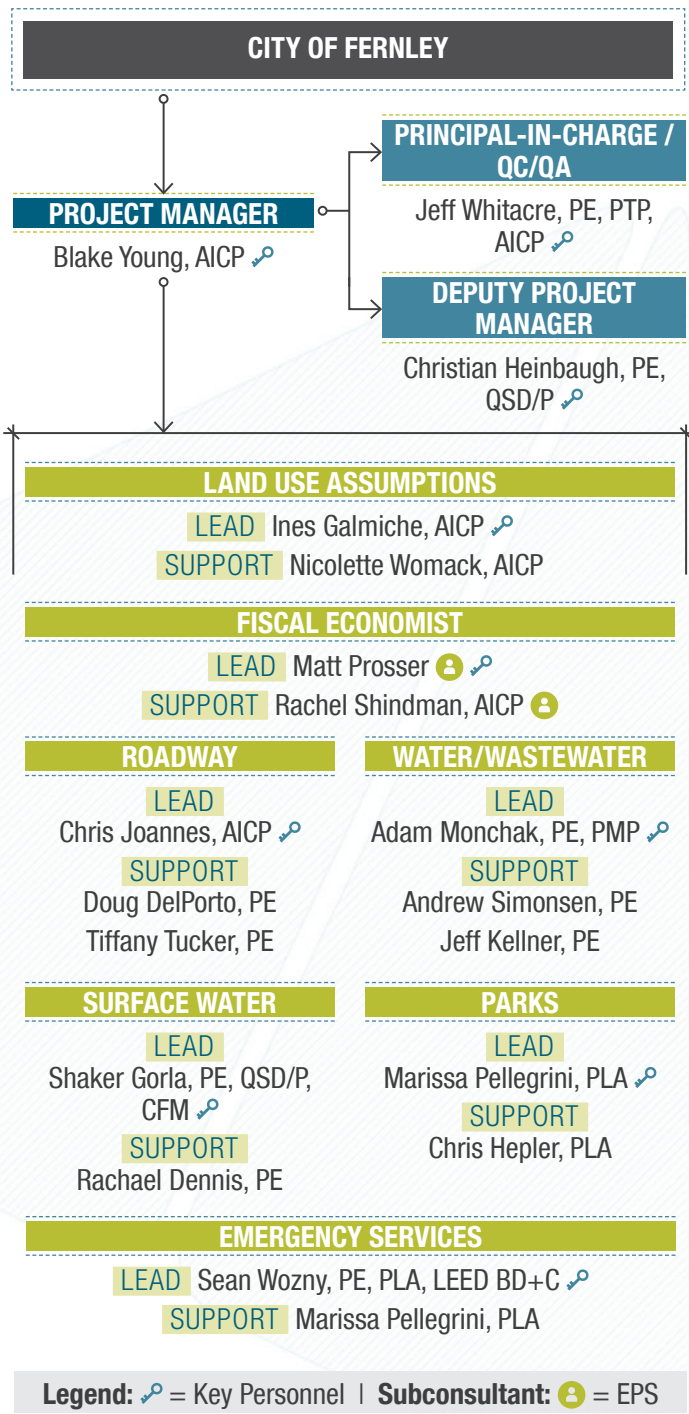
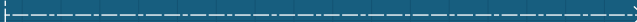
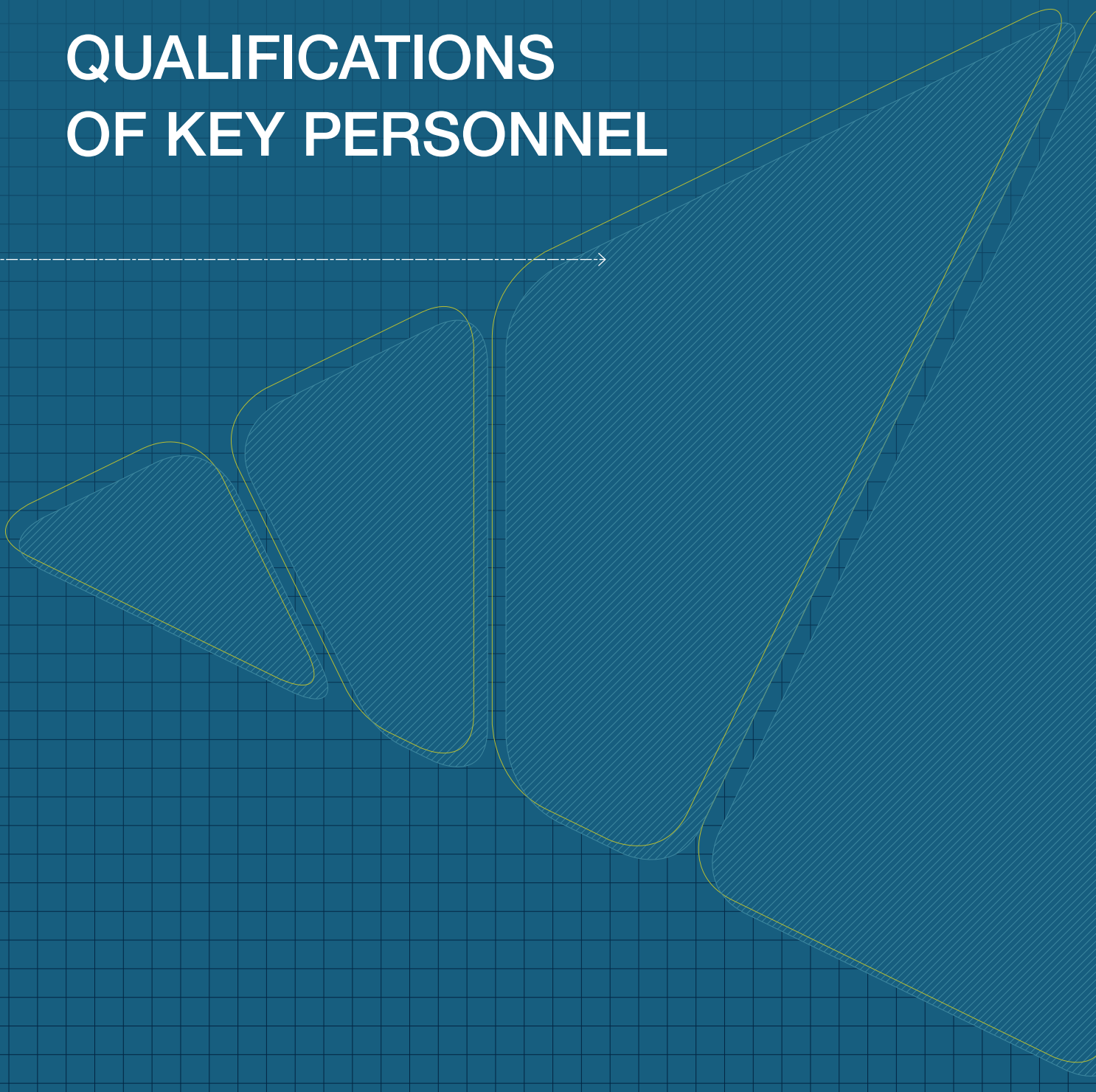
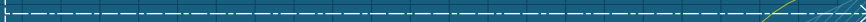


Figure 3: Organization Chart

 Our local Reno office is located less than an hour away from Fernley, which means a Kimley-Horn representative can be available on short notice to meet with the City when needed.



QUALIFICATIONS OF KEY PERSONNEL



Qualifications of Key Personnel

A summary of our key personnel's qualifications can be found below and on the following pages. **Resumes demonstrating the experience and qualifications of our full team can be found in the Appendix starting on page A-1.**



Blake Young, AICP

Project Manager

Blake brings 9 years of experience and a strong background in long-range planning and urban design. His direct engagement with Fernley residents and City staff during the North and Southwest Area Plan projects gives him a unique understanding of the city's vision for growth. **Blake's insight into land use planning and development patterns will help to ensure the CIP and impact fee recommendations align with Fernley's goals and support sustainable, well-planned expansion.**



Jeff Whitacre, PE, PTP, AICP

Principal-in-Charge / Quality Control/Quality Assurance (QC/QA) Manager

Jeff has 20 years of experience and specializes in developing and implementing transportation strategies that align with community goals and fiscal realities. His expertise in creating right-sized, prioritized infrastructure plans supports the development of practical, impactful CIP recommendations that can be effectively integrated into an impact fee framework. **Jeff's experience in thoughtful infrastructure investment will be valuable to support growth in Fernley's newly planned development areas.**



Christian Heinbaugh, PE, QSD/P

Deputy Project Manager

Christian's 21 years of experience delivering roadway and infrastructure projects across northern Nevada brings valuable insight into the real-world implementation of capital improvements. **Christian's deep understanding of construction feasibility, cost considerations, and coordination with local contractors ensures that the CIP recommendations are both practical and grounded in local construction realities to support an implementable impact fee program.**



Ines Galmiche, AICP

Land Use Assumptions Lead

Ines is a land use planner with 6 years of experience in long-range planning, specializing in land use policy and transportation. She brings strong skills in development analysis, policy writing, and community engagement. Ines has worked across multiple states on general plan updates covering housing, safety, and environmental justice. **Notably, Ines served as Deputy Project Manager for Fernley's North and Southwest Subarea Plans, giving her direct insight into the City's unique needs and priorities.**



Matt Prosser (EPS)

Fiscal Economist Lead

Matt is an economist and planner with two decades of experience in economic and market analysis for land use planning. His work includes fiscal impact analysis and public financing strategies. He supports comprehensive and subarea plans by evaluating housing demand, growth forecasts, and development feasibility. **Matt's expertise ensures that land use policies are economically grounded, and his background in real estate finance and geographic information systems (GIS) enhances his ability to guide effective impact fee strategies.**



Chris Joannes, AICP

Roadway Lead

Chris is a transportation planner with 14 years of experience in multimodal planning, public engagement, and GIS. He has worked with agencies at all levels to develop community-focused plans that emphasize consensus building and clear, accessible deliverables. As a GIS and data management expert, Chris has created transparent prioritization tools that build trust in project recommendations. **As Project Planner for Fernley's TMP, Chris has a strong understanding of the city's infrastructure, land use, and regulatory context.**



Adam Monchak, PE, PMP

Water/Wastewater Lead

Adam has 17 years of experience delivering municipal infrastructure projects. His expertise spans water and wastewater systems, stormwater collection, and construction phase services. Adam has led planning, budgeting, and design efforts to improve system efficiency and cost-effectiveness. **Adam has also conducted hydraulic modeling and infrastructure evaluations to support residential growth making him well-equipped to help guide Fernley's CIP and impact fee strategies.**



Shaker Gorla, PE, QSD/P, CFM

Surface Water Lead

Shaker is a civil engineer in Kimley-Horn's Reno office with over 20 years of experience specializing in water resources. He brings deep expertise in hydrologic and hydraulic modeling including advanced 2D modeling. Shaker has led more than 30 floodplain modeling projects in the Minden/Gardnerville and Genoa areas in recent years and has supported emergency planning through dam break studies and inundation mapping. **Shaker's additional experience in PS&E preparation and proficiency with Civil 3D and ArcGIS make him a strong technical contributor to Fernley's infrastructure planning.**



Marissa Pellegrini, PLA

Parks Lead

Marissa is a landscape architect and planner with 15 years of experience delivering public and private sector projects across Nevada and Arizona. She specializes in master planning, public involvement, and design, with expertise spanning from concept through construction. **Marissa has led parks, sports complexes, and recreation projects and is skilled in preparing detailed construction documents, making her a strong contributor to community-focused infrastructure planning.**



Sean Wozny, PE, PLA, LEED BD+C

Emergency Services Lead

Sean has 24 years of civil engineering and project management experience across public and private sectors. As a licensed civil engineer and landscape architect, he specializes in parks and recreation planning and design. His expertise spans master planning, drainage, water, wastewater, stormwater, and paving design. **Sean has worked closely with municipalities and agencies, and his role often includes emergency services coordination, ensuring infrastructure supports public safety and resilience.**

STATEMENT OF
FAMILIARITY WITH THE
FERNLEY COMPREHENSIVE
MASTER PLAN, FERNLEY
DEVELOPMENT CODE,
AND NEVADA REVISED
STATUTES

Statement of Familiarity with the Fernley Comprehensive Master Plan, Fernley Development Code, and Nevada Revised Statutes

Kimley-Horn is familiar with the Fernley Comprehensive Master Plan, Fernley Development Code, and NRS through our previous experience working for the City as well as our past project experience in Northern Nevada. During the TMP, we became knowledgeable on the Fernley Comprehensive Master Plan and the City's Development Code. Upon recommendation from the TMP, **Kimley-Horn led the development of an Impact Fee Participation Study and the Access Management Policy for the City as well as other transportation tasks to support city staff.** Additionally, Project Manager Blake Young led the North Southwest Area Plans.

During these projects, our team members have workshopped the future of the City by sitting with, discussing, and listening to the citizens of Fernley to understand their concerns, passions, and aspirations. Our team has led dozens of technical advisory committee meetings in Fernley, five different workshops/public meetings, and met with hundreds of Fernley residents.

The Comprehensive Master Plan shows 11 new multi-family residential housing projects constructed since 2006. Many more are in planning, concept, and design through our conversations with staff, developers, and citizens during the development of the TMP and North and Southwest Area Plans. Expansion of all types of housing are a great opportunity for this area. Although the Southwest Fernley area is currently zoned for parks, open space, rural, and commercial use, there is an

opportunity to use this area plan for additional uses that may satisfy the City's needs. To meet employment center goals, the commercial use zoning is important, but additional housing diversity may be beneficial in this area as well. Taking advantage of the parks zoning, while allowing for residential development, can create a living area that is sustainable and enjoyable for Fernley residents.

The Fernley Development Code has been updated to align with the goals of the Comprehensive Master Plan. Many of these goals determine where certain types of developments are allowed in the future. The City would like existing farmland to continue to be used for agricultural purposes, while designating other areas for more intense development. Economic development remains a major goal for the City, so continuing to designate areas for employment centers and opportunities is of great importance for all future plans. Fernley has seen the surrounding area expand with employment opportunities, leaving many of its residents commuting outside of Fernley for work. There is opportunity to expand employment centers within Fernley to allow more people to work and play where they live.

Kimley-Horn has more than 20 years of experience in Northern Nevada and our familiarity with the NRS will help our team respond to the unique challenges of the CIP and Impact Fee Study.



City of Fernley,

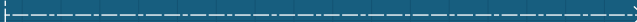
July 23, 2025

Capital Improvement Plan and Impact Fee Study

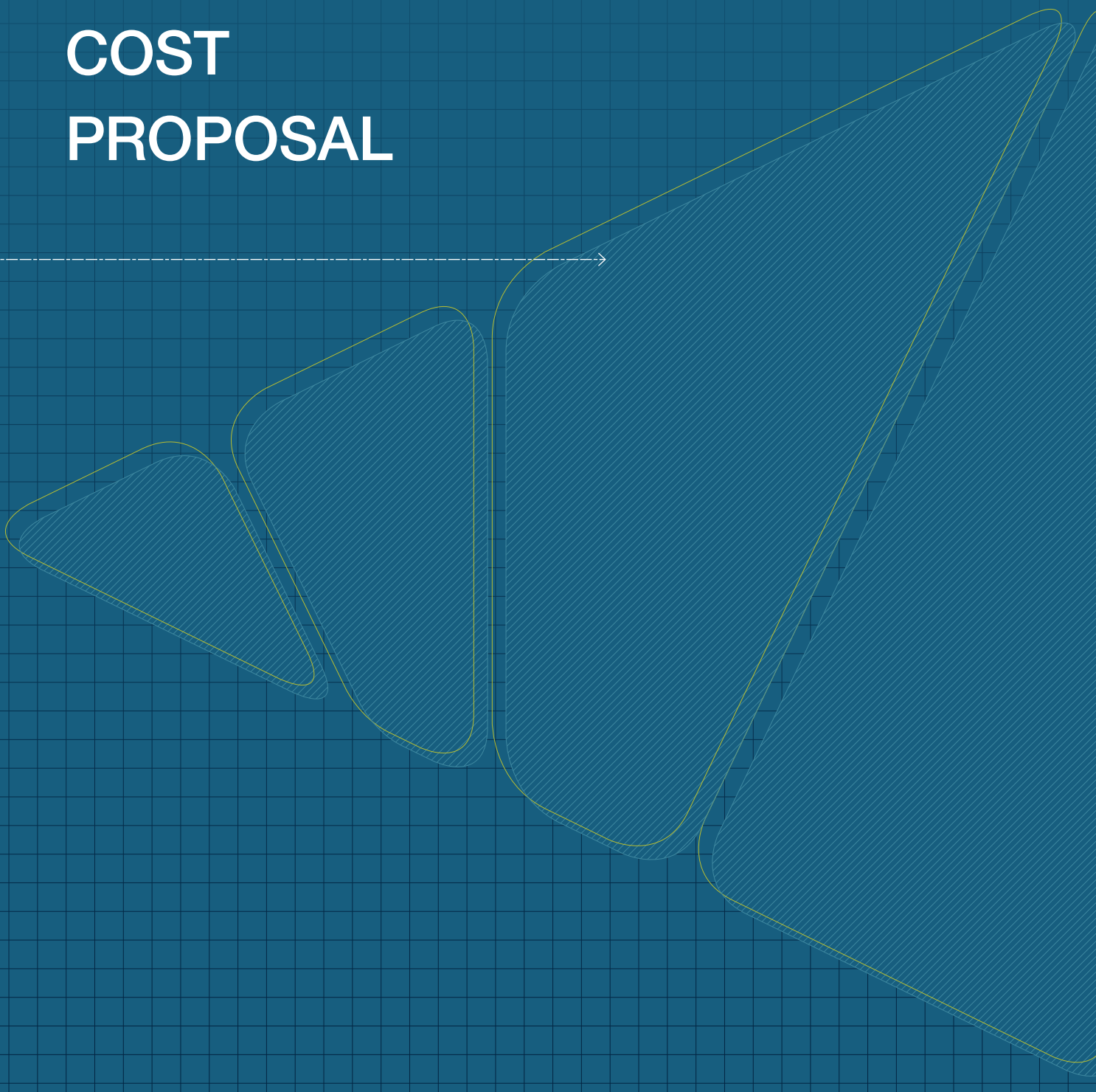
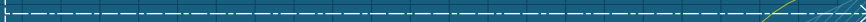


Kimley»Horn

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COST PROPOSAL



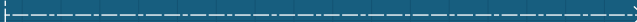
Cost Proposal

Kimley-Horn will provide the services described within the Scope of Services for the fees outlined in the Cost Proposal in **Figure 4** below.

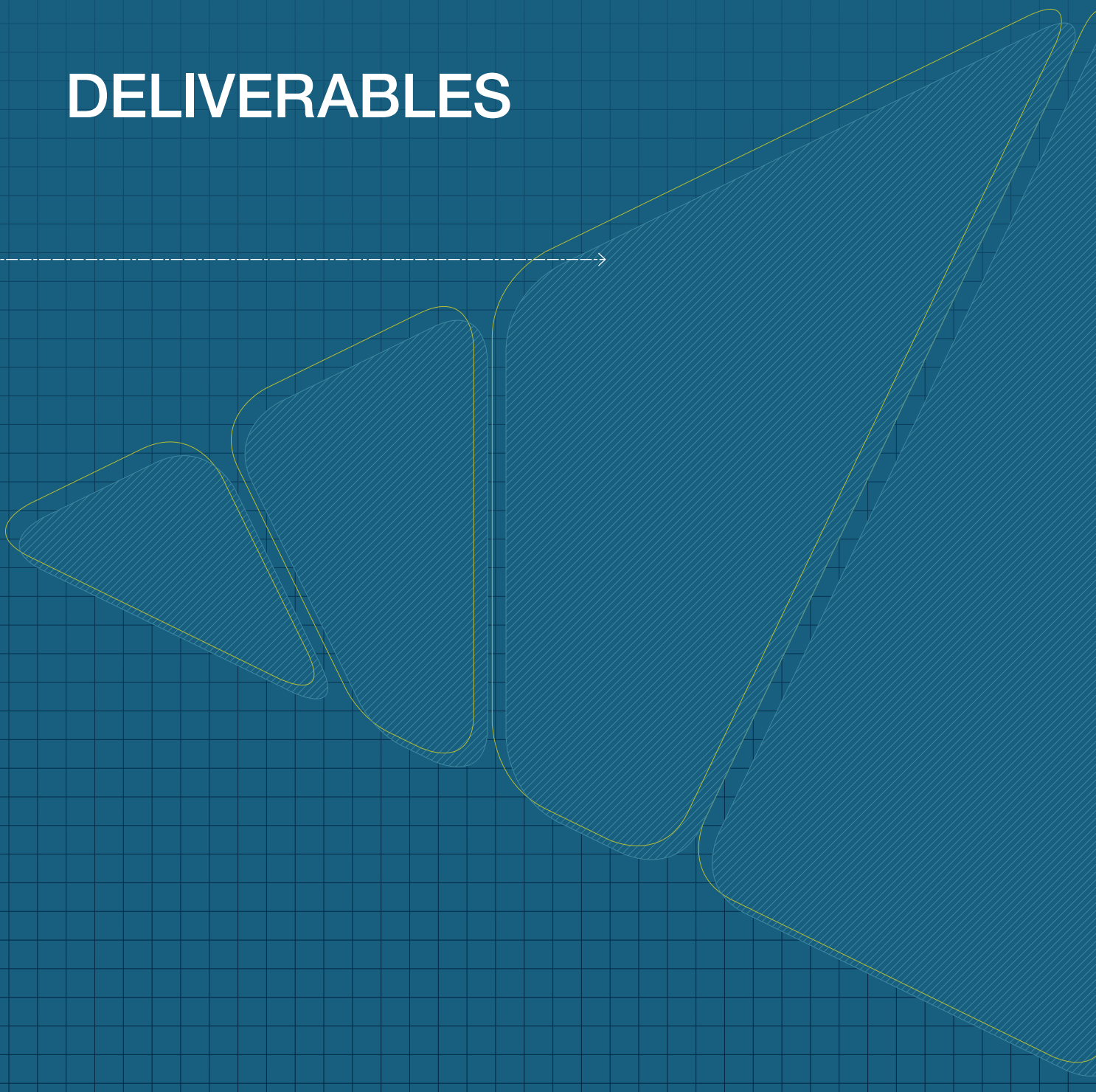
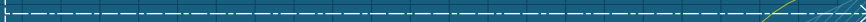
Task	Task Description	Fee	Fee Type
1	Project Management	\$28,000.00	LS
2	Meetings	\$20,000.00	LS
3	Land Use Assumptions	\$15,000.00	LS
4	Real Estate Market Demand and Absorption	\$7,000.00	LS
5	Impact Fee Implementation Strategies	\$40,000.00	LS
6A	Surface Water - CIP	\$18,000.00	LS
6B	Surface Water - Impact Fee	\$20,000.00	LS
7A	Water/Wastewater - CIP	\$20,000.00	LS
7B	Water/Wastewater - Impact Fee	\$22,000.00	LS
8A	Roadway - CIP	\$20,000.00	LS
8B	Roadway - Impact Fee	\$22,000.00	LS
	Expenses (KH \$13,600) (EPS \$3,400)	\$17,000.00	LS
Optional Tasks			
9A	Parks - CIP	\$18,000.00	LS
9B	Parks - Impact Fee	\$15,000.00	LS
10A	Emergency Services - CIP	\$15,000.00	LS
10B	Emergency Services - Impact Fee	\$13,000.00	LS
11	Special Assessment District Evaluation	\$10,000.00	LS
12	Public Hearings and Approval	\$29,000.00	LS
Initial Tasks 1-8B		\$249,000.00	
Optional Tasks 9A-12		\$100,000.00	
SCOPE OF WORK TOTAL		\$349,000.00	

LS = Lump Sum Services indicated by a "LS" will be provided for the identified Lump Sum Fee.
Monthly invoices will be provided based upon the percentage complete of above noted tasks.

Figure 4: Cost Proposal



DELIVERABLES



Deliverables

The deliverables anticipated for each task are summarized in this section. These deliverables are also outlined in the Statement of Approach and Methodology section within their corresponding task.

Task 1: Project Management

- ✓ Agendas
- ✓ Monthly invoices

Task 2: Meetings

- ✓ Prepare for and facilitate three meetings per impact fee task
- ✓ Meeting summaries

Task 3: Land Use Assumptions

- ✓ Coordination and correlation of Land Use Assumptions with service areas
- ✓ Documentation of existing growth rates, trends, and socio-demographics
- ✓ Development of base, 10-year, and build-out projections
- ✓ Land use, population, and employment assumptions
- ✓ Supporting documentation for population and employment data
- ✓ Two rounds of review and revisions

Task 4: Real Estate Market Demand and Absorption

- ✓ Summary of demographic and development trends
- ✓ Documentation of proposed development projects and development demand estimates
- ✓ Two rounds of review and revisions

Task 5: Impact Fee Implementation Strategies

- ✓ Summary of implementation strategies and final report
- ✓ Service unit estimates and impact fee calculations

Task 6A: Surface Water CIP Update

- ✓ Capacity, Usage, and Commitments Analysis
- ✓ Needs Assessment
- ✓ Use and Equivalency Table

- ✓ Projected Service Unit and Demand Analysis
- ✓ Draft and Final Report
- ✓ Two rounds of review and feedback

Task 6B: Surface Water Impact Fee

- ✓ Tables of existing surface water inventory
- ✓ EDU factors
- ✓ Surface Water capacities
- ✓ Maximum Assessable Surface Water Impact Fee Calculation
- ✓ Surface Water Impact Fee Update Report
- ✓ Draft and Final Letter Report (includes two rounds of revisions)

Task 7A: Wastewater CIP Update

- ✓ Capacity, Usage, and Commitments Analysis
- ✓ Needs Assessment
- ✓ Use and Equivalency Table
- ✓ Projected Service Unit and Demand Analysis
- ✓ Draft and Final Report
- ✓ Two rounds of review and feedback

Task 7B: Water/Wastewater Impact Fee

- ✓ Draft and Final Report
- ✓ Two rounds of review and feedback
- ✓ Maximum Assessable Wastewater Impact Fee Calculation
- ✓ Wastewater Impact Fee Update Report

Task 8A: Roadway CIP Update

- ✓ Capacity, Usage, and Commitments Analysis
- ✓ Needs Assessment
- ✓ Use and Equivalency Table
- ✓ Projected Service Unit and Demand Analysis
- ✓ Draft and Final Report
- ✓ Two rounds of review and feedback

- ✎ Task 8B: Roadway Impact Fee
 - ✓ Tables of existing roadway inventory
 - ✓ Trip generation rates and adjustment factors
 - ✓ EDU factors
 - ✓ Roadway capacities
 - ✓ Tables of OD data and summary table
 - ✓ Tables of estimated unit costs and roadway buildout costs
 - ✓ Draft and Final Letter Report (includes two rounds of revisions)

- ✎ Task 9A: Parks CIP Update (Optional)
 - ✓ Capacity, Usage, and Commitments Analysis
 - ✓ Needs Assessment
 - ✓ Use and Equivalency Table
 - ✓ Projected Service Unit and Demand Analysis
 - ✓ Draft and Final Report
 - ✓ Two rounds of review and feedback

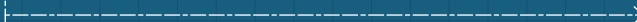
- ✎ Task 9B: Parks Impact Fee (Optional)
 - ✓ Tables of existing park inventory and capacity
 - ✓ Tables of estimated unit costs
 - ✓ Infrastructure capacity criteria
 - ✓ Draft and Final Letter Report (includes two rounds of revisions)

- ✎ Task 10A: Emergency Services CIP Update (Optional)
 - ✓ Capacity, Usage, and Commitments Analysis
 - ✓ Needs Assessment
 - ✓ Use and Equivalency Table
 - ✓ Projected Service Unit and Demand Analysis
 - ✓ Draft and Final Report
 - ✓ Two rounds of review and feedback

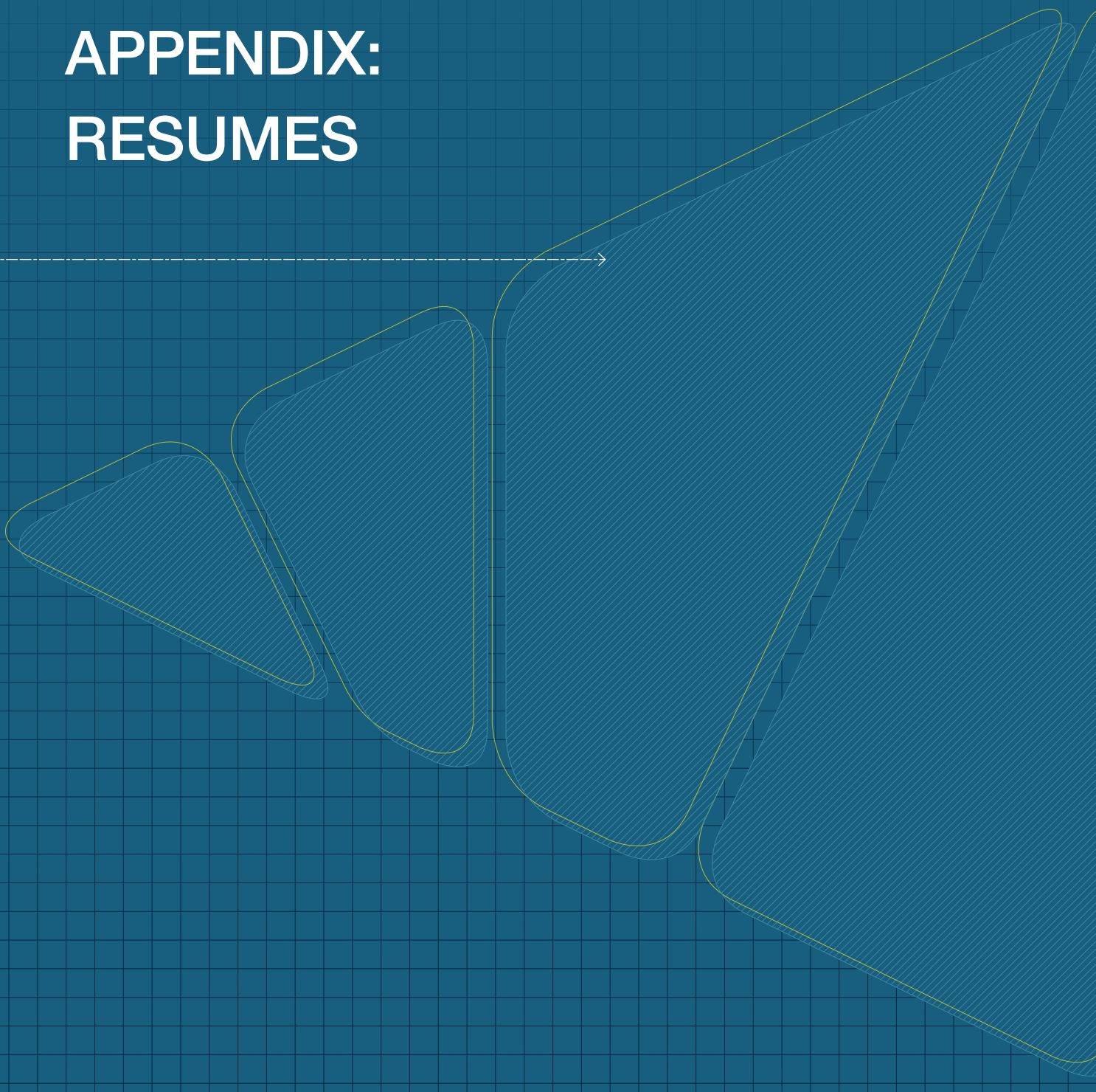
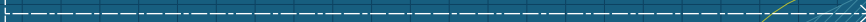
- ✎ Task 10B: Emergency Services Impact Fee (Optional)
 - ✓ Draft and Final Report
 - ✓ Emergency Services Impact Fee Update Report
 - ✓ Two rounds of review and feedback

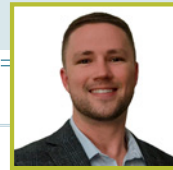
- ✎ Task 11: Special Assessment District Evaluation (Optional)
 - ✓ Summary of findings and analysis of SADs

- ✎ Task 12: Public Hearings and Approval (Optional)
 - ✓ Impact Fee Estimator
 - ✓ Prepare for and attend two Planning Commission and two City Council meetings
 - ✓ Revisions to Final Reports in accordance with Planning Commission/City Council direction



APPENDIX: RESUMES





Project Manager

Blake is an urban designer with nine years of experience in long-range planning, corridor planning, land use, infrastructure, urban design, bike/ped, roadway, and creative placemaking. His experience encompasses mobility-focused corridor plans, subarea plans, comprehensive plans, development guidelines, and downtown master plans. He focuses on creating unique solutions for every project while linking reinvestment opportunities to public planning initiatives to promote market-feasible and sustainable growth. His experience with private-sector development groups gives him an inside look at how municipalities can incentivize and promote growth while prioritizing and remaining true to the vision set forth in previous planning initiatives. **Blake's experience working with the City and meeting with its citizens during the previously completed Area Plans will be invaluable to this project.**

Credentials

- Bachelor of Science (BS), Urban Planning, University of Cincinnati
- American Institute of Certified Planners (AICP) (#33686)

Relevant Experience:

- City of Fernley, North Area Plan, Fernley, NV – *Project Manager*
- City of Fernley, Southwest Area Plan, Fernley, NV – *Project Manager*
- City of Tucson, Grant Road Corridor Plan, Tucson AZ – *Project Manager*
- City of Green River, Flaming Gorge Way Corridor Study, Green River, WY – *Project Planner*
- City of Northglenn, Section 36 Subarea Plan, Northglenn CO – *Project Manager*
- City of Northglenn, 104th Subarea Plan, Northglenn CO – *Project Manager*
- City of Golden, TMP, Golden CO – *Project Planner*
- Gwinnett County, Bus Rapid Transit Corridor Study, Gwinnett County, GA – *Project Planner*
- Town of Kiowa, Comprehensive Plan Update, Kiowa, CO – *Project Manager*
- City and County of Denver, Neighborhood Planning Initiative Near Southeast Neighborhood Plan, Denver, CO – *Project Planner*
- Utah Transit Authority, FrontRunner Forward Program Management, Salt Lake City, UT – *Project Planner*
- Mario County, Silver Springs Community Redevelopment Area Master Plan, Silver Springs, FL – *Project Planner*



JEFF WHITACRE, PE, PTP, AICP



Principal-in-Charge / QC/QA Manager

Jeff has 20 years of project experience including impact fee studies, traffic operations and transportation planning, master thoroughfare planning, bicycle and pedestrian master plans, traffic impact, and more. Jeff's mix of public and private expertise allows him to bring together the understanding and concerns of public opportunities with private development and prioritize the public's needs to reach optimal solutions. Jeff has been involved in the development of some of the largest and fastest-growing cities. He has worked on mobility plans, multimodal transportation plans, and master thoroughfare plans throughout Texas. **Jeff has partnered on many comprehensive plans and brings a unique perspective to develop innovative solutions that complement surrounding land uses.**

Relevant Experience:

- City of Odessa, Impact Fee Study, Odessa, TX – *Project Engineer*
- City of Odessa, CIP Planning, Odessa, TX – *Project Engineer*
- City of Odessa, Water and Wastewater Master Plans, Odessa, TX – *Project Engineer*
- Town of Flower Mound, Impact Fee and Master Plan Updates, Flower Mound, TX – *Project Engineer*
- City of Denton, Water/Wastewater Impact Fee Update, Denton, TX – *Project Engineer*
- City of Lubbock, CIP Planning and Impact Fees (Roadway Capacity Plan), Lubbock, TX – *Project Manager*
- City of Denton, Roadway Impact Fees, Denton, TX – *Project Manager*
- City of Austin, Street Impact Fees, Austin, TX – *Project Manager*
- City of Round Rock, Roadway, Water, and Wastewater Impact Fees, Round Rock, TX – *Project Manager*
- City of Garland, Roadway and Water Impact Fee Study, Garland, TX – *Project Manager*
- City of Keller, Impact Fee and Master Thoroughfare Plan Update, Keller, TX – *Deputy Project Manager*
- City of Killeen, Water, Wastewater, and Roadway Impact Fee and Transportation Study, Killeen, TX – *Project Engineer*

Credentials

- Master of Science (MS), Traffic Engineering, Texas A&M University, College Station
- Master Public Administration (MPA), University of Texas, Arlington
- BS, Civil Engineering, Texas A&M University, College Station
- Professional Engineer (PE) in TX
- AICP (#263775)
- Professional Transportation Planner (PTP) (#444)



CHRISTIAN HEINBAUGH, PE, QSD/P



Deputy Project Manager

Christian has more than 21 years of experience planning, designing, and providing construction management services on public and private roadway projects in northern Nevada. His roadway, traffic, and pedestrian improvement project experience has involved everything from pavement analysis and design to intersection evaluation and design/construction of improvements that include signalized intersections, roundabouts, and high-t intersections. As a seasoned construction manager, Christian has developed a strong working relationship with many local civil contractors and has a successful track record of guiding projects through successful construction. Christian is particularly skilled in his ability to work with owning agencies, clients, and contractors to identify and implement mutually agreeable solutions to field conditions as they arise. This skillset has proven invaluable in delivering many construction projects on time and within budget throughout his career. **Christian has been involved in multiple projects with the City and offers valuable previous experience and knowledge to strengthen this team.**

Credentials

- BS, Civil Engineering, University of Nevada, Reno
- PE in NV (#19130)
- Qualified Stormwater Pollution Prevention Plan Developer (QSD/P)

Relevant Experience:

- City of Fernley, Transportation Participation Fee Development and Operations Analysis, Fernley, NV – *QC/QA Reviewer*
- City of Fernley, TMP, Fernley, NV – *Project Engineer*
- City of Fernley, Engineering On-Call, Fernley, NV – *Project Manager*
- Regional Transportation Commission of Washoe County (RTC Washoe), University of Nevada, Reno Area Transportation Study, Reno, NV – *Project Engineer*
- RTC Washoe, Reclaimed Effluent Expansion Study, Reno, NV – *Project Manager*
- RTC Washoe, Intelligent Transportation Systems (ITS) Pilot Project and Center-to-Center (C2C) Network, Reno and Sparks, NV – *Project Engineer*
- RTC Washoe, 4th Street Roundabout, Reno, NV – *Project Engineer*
- Iowa Department of Transportation, Local Road Safety Plans, Statewide, IA – *Project Engineer*



Land Use Assumptions Lead

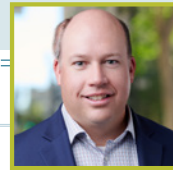
Ines is a land use planner with 6 years of experience working on long range projects involving both land use policy and transportation planning. Her skills include development land use analysis, policy and programmatic technique writing, and community engagement. Ines has worked with numerous jurisdictions across multiple states to update general plan elements that include housing, safety, and environmental justice. Ines is skilled at finding solutions to address community needs, as well as promoting sustainability through effective transportation and land use planning. **Ines served as the Deputy Project Manager for the City of Fernley North Subarea Plan and Design Guidelines as well as the Southwest Subarea Plan and is familiar with how to serve the unique needs of Fernley.**

Credentials

- MS, Urban and Regional Planning, University of California, Irvine
- BS, Sociology, University of California, Santa Cruz
- AICP (#35452)

Relevant Experience:

- City of Fernley, North Subarea Plan and Design Guidelines, Fernley, NV – *Deputy Project Manager*
- City of Fernley, Southwest Subarea Plan, Fernley, NV – *Deputy Project Manager*
- Central Yavapai Metropolitan Planning Organization, 2050 Regional Transportation Plan, Yavapai County, AZ – *Task Manager*
- Yuma Metropolitan Planning Organization, 2026-2045 Long-Range Transportation Plan Update, Yuma, AZ – *Task Manager*
- Town of Kiowa, Comprehensive Plan, Kiowa, CO – *Deputy Project Manager*
- City of Santa Cruz, Housing and Safety Elements, Santa Cruz, CA – *Project Manager*
- City of Scotts Valley, Housing and Safety Elements General Plan, Scotts Valley, CA – *Project Manager*
- City of Del Mar, Housing Element Update General Plan, Del Mar, CA – *Project Analyst*



Credentials

- MS, Urban and Regional Planning, University of Colorado at Denver
- BS, Environmental Design, University of Colorado Boulder at Boulder

Fiscal Economist Lead

Matt Prosser is an economist and planner with 20 years of consulting experience. Matt has a broad base of experience within a wide variety of the firm's practice areas. He specializes in and has worked on several comprehensive plans, subarea plans, and downtown revitalization strategies. For these plans, Matt provides the economic and market analysis to underpin land use plans and policies. He has background knowledge of land use and entitlement planning, real estate development and finance, and GIS. **Matt's valuable experience includes economic development strategies, fiscal impact analysis, public financing strategies, and retail demand analysis and development strategies.**

Relevant Experience:

- City of Sparks, Long-Term Fiscal Health Analysis, Sparks, NV – *Economist/Planner*
- City of Reno, Regional Fiscal Equity Study and Interlocal Agreement Evaluations, Reno, NV – *Economist/Planner*
- City of Reno, Downtown Action Plan, Reno, NV – *Economist/Planner*
- City of North Las Vegas, Tule Springs East Master Plan, North Las Vegas, NV – *Economist/Planner*
- Clark County, Joint Land Use Study, Henderson, NV – *Economist/Planner*
- Clark County, Maryland Parkway Bus Rapid Transit, Transit Oriented Development Plan, Las Vegas, NV – *Economist/Planner*
- City of Reno, Reimagine Reno, Reno, NV – *Economist/Planner*
- Adams County, Local Financing Study, Adams County, CO – *Economist/Planner*
- City of Tulsa, Downtown Strategic Investment Plan, Tulsa, OK – *Economist/Planner*
- City of Fort Collins, Capital Expansion Fee Nexus Study, Fort Collins, CO – *Economist/Planner*
- City of Waco, Downtown Market and Tax Increment Financing (TIF) Investment Strategy, Waco, TX – *Economist/Planner*
- City of Fort Collins, North College Urban Renewal Area TIF Investment Strategy, Fort Collins, CO – *Economist/Planner*
- City of Alamosa, Downtown Design Plan Public Financing Strategy, Alamosa, CO – *Economist/Planner*
- City of Rifle, Downtown Rifle Urban Renewal Area Study, Rifle, CO – *Economist/Planner*
- City of Arvada, Olde Town Market Demand and Public Financing Study, Arvada, CO – *Economist/Planner*



Roadway Lead

Chris is a transportation planner with strengths in multimodal transportation planning, public engagement, and GIS. He has proven experience working with all levels of government ranging from municipalities and community organizations to regional metropolitan planning organizations and state agencies. Chris has 14 years of experience creating community-oriented plans with an emphasis on consensus building and clear, approachable public-facing deliverables. He is also a GIS specialist and data management expert who has developed quantitative alternatives analysis and project prioritization processes that build trust in recommended improvements. **Chris served as a Project Planner for the City of Fernley's TMP, making him familiar with Fernley's infrastructure, land use patterns, and regulatory framework.**

Credentials

- MS, Urban and Regional Planning, University of California, Irvine
- BS, Sociology, University of California, Santa Cruz
- AICP (#35452)

Relevant Experience:

- City of Fernley, TMP, Fernley, NV – *Project Planner*
- City of Phoenix, Infrastructure Impact Fee Update, Phoenix, AZ – *Project Planner*
- City of Surprise, Major Arterial Impact Fee Study, Surprise, AZ – *Project Planner*
- City of Mesa, Southeast Mesa Land Use and Transportation Plan, Mesa, AZ – *Project Planner*
- Fallon Paiute-Shoshone Tribe, Long Range Transportation Plan, Fallon, NV – *Project Planner*
- City of Chandler, TMP, Chandler, AZ – *Project Planner*
- City of Kingman, TMP, Kingman, AZ – *Project Planner*
- Sierra Vista Metropolitan Planning Organization, Long Range Transportation Plan, Sierra Vista, AZ – *Deputy Project Manager*
- City of Tucson, Downtown Curb Lane Management Study, Tucson, AZ – *Project Planner*
- Pima County, Summerhaven Congestion Management Concepts Study, Summerhaven, AZ – *Project Planner*
- Nevada Department of Transportation (NDOT), Safety Management Plans, Statewide, NV – *Project Planner*



Water/Wastewater Lead

Adam has 17 years of extensive experience as a project manager and project engineer on a variety of municipal projects. He has expertise in municipal water/wastewater treatment, municipal water distribution and storage, and municipal wastewater collection, as well as construction management and construction phase engineering. Adam has experience with project tasks such as reviewing annual operational and maintenance budgets to stay cost-effective. He has conducted studies which included hydraulic modeling analysis of water systems with additional residential lots and evaluated additional infrastructure and facilities required to provide water and sewer service to new residential lots. **Adam has provided planning, budgeting, design, wastewater collection system, stormwater collection system, and water distribution system to maximize system efficiency to several municipal clients.**

Credentials

- BS, Environmental Engineering, Colorado School of Mines
- PE in CO and UT
- Project Management Professional (PMP) (#1811438)

Relevant Experience:

- Las Vegas Valley Water District (LVVWD), Las Vegas Boulevard Waterline Improvements, Las Vegas, NV – *Project Engineer*
- City of Henderson, West Henderson Waterline Conceptual Design, Henderson, NV – *Project Engineer*
- City of Green River, Flaming Gorge Way Corridor Study, Green River, WY – *Project Engineer*
- Wild Horse Pass Development Authority, Master Plan Update, Chandler, AZ – *Project Engineer*
- City and County of Broomfield, Sanitary Sewer Capacity Study for Interlocken and Midcities, Broomfield, CO – *Project Manager*
- City of Greeley, Water and Sewer Design and Engineering On-Call, Greeley, CO – *Project Manager*



Surface Water Lead

Shaker has more than two decades of diverse experience in civil engineering with a focus on water resources engineering. He has strong experience in hydrologic and hydraulic analysis of water resources systems utilizing modeling tools such as HEC-HMS, HEC-RAS, Storm CADD, HY-8, and WaterCAD. He is very proficient in using the two-dimensional modeling feature of HEC-RAS. Shaker has worked on 30+ floodplain modeling projects in Minden/Gardnerville and Genoa areas in the last three years alone. He has applied unsteady hydraulic modeling approaches on several dam break studies and produced flood inundation mapping for use in emergency planning by the appropriate agencies. He is very proficient in using Autodesk Civil 3D and ESRI's ArcGIS along with modeling tools such as Spatial Analyst and 3D Analyst. **In addition to his water resources engineering experience, Shaker brings experience in preparing plans, specifications, and construction cost estimates for municipal projects in Northern Nevada.**

Credentials

- MS, Civil and Environmental Engineering, Cleveland State University
- MS, Water Resources, National Institute of Technology, India
- BS, Civil Engineering, International College
- PE in NV (#018557)
- Certified Floodplain Manager (CFM) (#US-14-07671)
- QSD/P (#24457)

Relevant Experience:

- Douglas County, Pine Nut Creek Flood Control Facilities Feasibility Study, Douglas County, NV – *Project Manager*
- City of Buckeye, Flood Mitigation Feasibility Study, Minden, NV – *Project Manager*
- City of Carson City, Flood Mitigation Alternative Analysis-Nye Lane Estates, Carson City, NV – *Project Manager*
- City of Carson City, Hydrologic and Hydraulic Modeling of Eagle Valley Golf Courses Detention Dam, Carson City, NV – *Project Engineer*
- Carson Water Subconservancy District, Pinenut/Sawmill Wash Detention and Flood Control Basin Design, Carson City, NV – *Project Manager*
- RTC Washoe, Veterans Roundabout Modifications, Reno, NV – *Project Engineer*
- Carson Water Subconservancy District, Carson Riverbank Restoration Projects, Genoa, NV – *Project Manager*
- Douglas County, Pine Nut Creek Letter of Map Revision, Gardnerville, NV – *Project Manager*



Parks Lead/Emergency Services Support

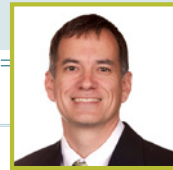
Marissa has 15 years of experience in landscape architecture and planning. Her work focuses on planning and design for both public and private sector projects throughout Nevada and Arizona. As a landscape architect, Marissa takes projects ranging in type and scale from conceptual planning to permitting and construction administration. She has managed, served as lead landscape architect, and led community outreach on a wide range of multidiscipline projects including sports complexes, tournament facilities, park revitalization, and neighborhood, community, and regional parks and recreation facilities. **Marissa is experienced in public involvement, master planning, and design and is proficient in the preparation of construction documents, including plans, special provisions, and specialized details for projects in Nevada.**

Credentials

- BS, Landscape Architecture, Purdue University
- Professional Landscape Architect (PLA) in NV (#984)

Relevant Experience:

- Carson Valley Health, Comprehensive Upgrade Programming, Gardnerville, NV – *Landscape Architect*
- Harry Reid International Airport, Siegfried and Roy Park, Las Vegas, NV – *Landscape Analyst*
- City of Las Vegas, Centennial Hills Bike Park, Las Vegas, NV – *Project Manager*
- Ada County, Parks and Waterways Master Plan Update, Ada County, ID – *Project Manager*
- City of Goodyear, Recreation Campus Master Plan, Goodyear, AZ – *Landscape Architect*
- City of Glendale, Parks Condition Assessment, Glendale, AZ – *Landscape Architect*
- City of Dubuque, Leisure Services Comprehensive Master Plan, Dubuque, IA – *Project Manager*
- Town of Gilbert, Gilbert Regional Park Master Plan, Gilbert, AZ – *Landscape Architect*
- City of Glendale, Heroes Regional Park Master Plan Update, Glendale, AZ – *Landscape Architect*
- City of Casa Grande, Carr McNatt Park Master Plan Final Design, Casa Grande, AZ – *Landscape Architect*
- Arizona State Parks, Cattail Cove State Park/Sandpoint Marina and Campground Design Services, Lake Havasu City, AZ – *Landscape Architect*



Emergency Services Lead

Sean brings 24 years of experience in civil engineering design and project management for both public- and private-sector project. He is a licensed civil engineer and landscape architect, as well as LEED certified, offering a multidisciplinary skill set that is especially valuable in parks and recreation planning and design. Sean has led and contributed to a wide range of master planning, civil design, and construction observation efforts, with a strong emphasis on parks, trails, and open space projects. His technical expertise includes drainage analysis, water, wastewater, and stormwater systems, as well as grading and paving design. Sean's work is grounded in a deep understanding of project sequencing from design through construction, and he has collaborated extensively with municipalities, state agencies, and utility providers. **In addition to his design work, Sean plays a key role in emergency services planning, ensuring infrastructure supports public safety and resilience.**

Credentials

- BS, Civil Engineering, Arizona State University
- PE in AZ
- PLA in AZ
- LEED Building Design and Construction (BD+C) in AZ

Relevant Experience:

- City of Goodyear, Gameplan Systemwide Parks and Recreation Master Plan, Goodyear, AZ, Goodyear, AZ – *Project Manager*
- City of Buckeye, Skyline Park Phase 2 Master Plan (Feasibility Study), Buckeye, AZ – *Landscape Architect*
- City of North Las Vegas, Alexander Road Sawtooth Infill Project, North Las Vegas, NV – *Landscape Architect*
- City of Las Vegas, Centennial Hills Bike Park, Las Vegas, NV – *Landscape Architect*
- City of Chandler, Parks Strategic Master Plan, Chandler, AZ – *Landscape Architect*
- City of Casa Grande, Carr McNatt Park Master Plan, Casa Grande, AZ – *Project Engineer*
- Scottsdale Community Services Division, Master Plan, Scottsdale, AZ – *Project Engineer*
- City of Dubuque, Leisure Services Comprehensive Master Plan, Dubuque, IA – *Principal-in-Charge*
- Town of Gilbert, Regional Park Master Plan, Gilbert, AZ – *Project Manager*
- City of Glendale, Parks Condition Assessment, Glendale, AZ – *Project Engineer*

NICOLETTE WOMACK, AICP



Land Use Assumptions Support

Nicolette is a multi-faceted city planner and design professional with 9 years of experience and progressive responsibility in environmental analysis, zoning, growth management, and urban development. She has a history as a strong negotiator, conflict mediation specialist, effective liaison for diverse stakeholder groups, and local government policy advocate. Nicolette's track record of excellence includes previous work at multiple agencies reviewing hundreds of permits for compliance with development codes and comprehensive plans. She has prepared detailed reports summarizing projects and analyzing compliance with approval criteria and long-range plans, and regularly presented before a variety of boards, commissions, committees, and diverse stakeholders.

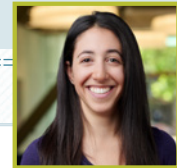
Credentials

- BS, Landscape Architecture, Utah State University
- AICP (#33396)

Relevant Experience:

- City of Middleton, Comprehensive Plan Update, Middleton, ID – *Project Manager*
- City of Caldwell, Comprehensive Plan Update, Caldwell, ID – *Project Manager*
- Skagit County, Comprehensive Plan Update, Skagit County, WA – *Project Planner*
- Lewis County, Comprehensive Plan Update, Lewis County, WA – *Project Planner*
- City of Las Vegas, Centennial Hills Bike Park, Las Vegas, NV – *Project Manager*

RACHEL SHINDMAN, AICP (EPS) ⓘ



Fiscal Economist Support

Rachel provides expertise addressing real estate economics, fiscal and economic impact analysis, funding and finance modeling, and transportation funding strategies. Her work on transportation projects includes constructing models to document sources and uses of funds and outline financing options for complex capital improvement strategies. She is highly collaborative and provides technical analysis that can be used with stakeholders to build consensus around complex programs.

Credentials

- Master of Regional Planning, (MRP), Cornell University
- Bachelor of Arts (BA), Queens University
- Bachelor of Education (B.Ed), Queens University
- Certificate in GIS, Queens University

Relevant Experience:

- City of Boulder, 55th and Arapahoe Station Area Master Plan, Boulder, CO – *Primary Analyst*
- City of Denver, Reimagine Regional Transportation District Comprehensive Plan, Denver, CO – *Primary Analyst*
- City of Fort Collins, Transit Plan Financing Study, Fort Collins, CO – *Primary Analyst*
- City of Denver, Colfax Avenue Bus Rapid Transit Implementation, Denver, CO – *Primary Analyst*

DOUG DEL PORTO, PE



Roadway Support

Doug has 9 years of civil engineering design experience, complemented by 15 years of military civil engineering expertise. His diverse background in roadway design for various Nevada entities aligns with urban improvement needs. His skills in hydrologic and hydraulic modeling will support drainage design needs and analysis. Doug's project management and construction inspection experience ensures a comprehensive approach to projects. Doug's background in storm sewer system improvements and utility layout is beneficial when addressing utility relocation needs. His ability to manage and develop teams will contribute to effective coordination among the project team, agency stakeholders, and the public.

Credentials

- BS, Civil Engineering, University of Nevada, Reno
- PE in NV (#030025)

Relevant Experience:

- NDOT, Traffic Study and Preliminary Engineering, Sparks, NV – *Project Manager*
- RTC Washoe, ITS Phase 4, Reno, NV – *Project Engineer*
- RTC Washoe, 4th Street Roundabout, Reno, NV – *Project Engineer*

TIFFANY TUCKER, PE



Roadway Support

With a focus on transportation safety, Tiffany's project experience includes systemic safety improvement projects, road safety audits, and facilitation of Nevada's Strategic Highway Safety Plan and Safer Road Critical Emphasis Areas (CEA) task force meetings. Based in Reno, Tiffany has worked on projects involving GIS analysis and data collection in Nevada for clients ranging from NDOT, RTC Washoe, and the City of Carson City. She also has experience in roadway design and pedestrian safety and has been involved in design projects to improve the grading, drainage, striping, and signage in an area to maximize the safety of the public and adds a design perspective to the project team. Tiffany has a passion for how infrastructure planning impacts the community and is focused on maintaining safe avenues for pedestrians, bicycles, and vehicles to utilize.

Credentials

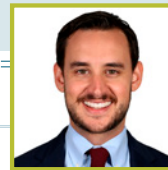
- BS, Civil Engineering, University of Nevada, Reno
- PE in NV (#028617)

Relevant Experience:

- RTC Washoe, ITS Strategic Master Plan, Reno, NV – *Project Engineer*
- RTC Washoe, ITS Phase 4, Reno, NV – *Project Engineer*
- RTC Washoe, University of Nevada, Reno Area Transportation Study, Reno, NV – *Project Engineer*
- RTC Washoe, Reclaimed Effluent Expansion Study, Reno, NV – *Project Engineer*



ANDREW SIMONSEN, PE



Water/Wastewater Support

Andrew has provided expertise in infrastructure planning, analysis, and design for more than 12 years. He is experienced with comprehensive master and capital improvement planning, impact fee studies, water system design, and construction administration and brings an analytical yet creative approach to all projects. With a unique interest in utility planning and design, he works in a systematic manner, following through tasks and projects to completion. Skilled in areas such as hydraulic modeling, model calibration, pump testing, and water modeling, Andrew pays close attention to detail and is well suited to schedules that entail planning, design, and construction.

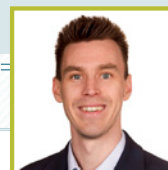
Credentials

- BS, Civil Engineering, University of Texas, Austin
- PE in TX

Relevant Experience:

- City of Odessa, Impact Fee Study, Odessa, TX – *Project Engineer*
- City of Odessa, Water/Wastewater Master Plan Odessa, TX – *Project Engineer*
- City of Decatur, Impact Fee Update, Decatur, TX – *Project Manager*
- City of Cedar Hill, Water/Wastewater Master Plan and Impact Fees, Cedar Hill, TX – *Team Lead*

JEFF KELLNER, PE



Water/Wastewater Support

Jeff is a civil engineer with 8 years of experience and a focus on water/wastewater. He has experience in water and wastewater master planning and design, hydraulic modeling, and asset management. Jeff has a range of planning experience including impact fee studies, CIP forecasting, land use projections, risk and conditional assessments, population and flow projections, Supervisory Control and Data Acquisition (SCADA) analyses, inflow and infiltration assessments, and development reviews. He is adept at working with teams and collaborating with engineers and drafting technicians to create efficient roadways, drainage structures, and water/wastewater and stormwater infrastructure designs.

Credentials

- BS, Civil Engineering, New Mexico State University
- PE in AZ

Relevant Experience:

- Salt Lake City, 2025 Wastewater Master Plan, Salt Lake City, UT – *Project Engineer*
- Las Vegas Valley Water District, Las Vegas Boulevard Waterline Improvements, Las Vegas, NV – *Project Analyst*
- Boxelder Sanitation District, Wastewater Collection System Master Plan Update, Fort Collins, CO – *Project Engineer*
- City of Nogales, Water/Wastewater Improvements, Nogales, AZ – *Project Engineer*
- Gila County, Sewer Master Plan, Gila County, AZ – *Project Analyst*

RACHAEL DENNIS, PE



Surface Water Support

Rachael brings 22 years of expertise in designing and managing complex water resources and flood control projects across Nevada. Her work spans hydrologic and hydraulic modeling, basin and drainage system design, erosion control, and regional infrastructure planning. She has led master plans, feasibility studies, and Federal Emergency Management Agency (FEMA) floodplain mapping, including conditional letters of map revision (CLOMRs) and letters of map revision (LOMRs). Rachael is skilled in 2D flow analysis, GIS, emergency action plans, and stormwater pollution prevention. She has secured permits from agencies like NDOT, FEMA, and United States Army Corps of Engineers (USACE). As Design Lead for the 2018 Clark County Regional Flood Master Plan Update, she optimized infrastructure planning using GIS and interagency collaboration.

Credentials

- BS, Civil Engineering, Utah State University
- PE in NV (#019553)

Relevant Experience:

- Clark County Regional Flood Control District, Master Plan Update, Las Vegas Valley, NV – *Project Engineer*
- Nye County, Drainage Consulting Services On-Call, Pahrump, NV – *Project Manager*
- Moapa Tribal Housing, Water/Wastewater System Planning and Design, Moapa Indian Reservation, NV – *Project Engineer*

CHRIS HEPLER, PLA



Parks Support

Chris is a landscape architect with more than 12 years of diversified experience, working with public and private clients across the United States. His work includes park conceptual design and master planning, wayfinding/signage design, urban plaza design, and project implementation, including urban design, high-rise hotels and resort projects, streetscape, large-scale commercial, and high-end residential. Chris has provided site design, graphic design, 3D modeling and visualization, irrigation design, tree preservation, construction document preparation, cost estimating, and project management.

Credentials

- BS, Landscape Architecture, Ohio State University
- PLA in CO, UT, and NM

Relevant Experience:

- Lake Havasu City, Roadway, Streets, Drainage, Transportation, and Traffic System Improvements, Lake Havasu, AZ – *Landscape Analyst*
- Lake Havasu City, Downtown Design Guidelines, Lake Havasu, AZ – *Landscape Analyst*
- City of Aspen, Aspen Park Circle Pedestrian Improvement, Aspen, CO – *Landscape Analyst*





CITY OF FERNLEY

City Council AGENDA REPORT

Meeting Date: September 3, 2025

REPORT TO: Mayor and City Council

REPORT FROM: Michele Rambo, Planning Director

FINANCIAL IMPACT:

Yes: X

No:

CURRENTLY BUDGETED:

Yes: X

No:

FUND/ACCOUNT:

100-610-322 (Professional Services
- Other)

ACTION REQUESTED: Consent

AGENDA ITEM:

Possible Action to approve a contract with Kimley-Horn for development of the North and Southwest Fernley Infrastructure Plan in an amount not to exceed \$349,000.

AGENDA ITEM BRIEF:

The North Fernley Area Plan and the Southwest Fernley Area Plan, both approved in 2025, identify the need for a comprehensive Infrastructure Plan as the next step in implementation. The proposed Infrastructure Plan will provide a coordinated strategy for utilities, transportation, drainage, and public safety systems to support future growth in alignment with the City's vision and adopted policies. Approval of this contract will allow the City to move from long-range planning to actionable infrastructure investment planning.

RECOMMENDED MOTION:

N/A

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:

If removed from the Consent agenda: I move to approve the contract with Kimley-Horn to develop the North and Southwest Fernley Infrastructure Plan in an amount not to exceed \$349,000.

BACKGROUND:

The North Fernley Area Plan and the Southwest Fernley Area Plan were both approved by the Fernley City Council in 2025. The plan includes implementation steps that call for preparation of a comprehensive Infrastructure Plan to ensure that future growth is supported by adequate and coordinated infrastructure investments.

The Infrastructure Plan will serve as the next phase of implementation, building on the vision, land use assumptions, and policy direction established in the Area Plans. It will provide a detailed framework for water and sewer service, transportation networks, drainage and flood control, power and communications systems, and public safety facilities.

This effort is essential to guide both the City and private developers in aligning infrastructure investments with anticipated development phasing. It also ensures consistency with Fernley's adopted Comprehensive Master Plan, Development Code, and forthcoming Capital Improvement Plan (CIP).

By contracting with Kimley-Horn, who previously led the development of the Area Plans and the City's Transportation Master Plan (TMP), the City benefits from continuity, technical expertise, and an established working relationship with the local development community.

RELEVANT LAWS, STATUTES, AND REGULATIONS:

The proposed contract and Infrastructure Plan are subject to the following statutory and regulatory framework:

- NRS Chapter 266 (General Law for Incorporated Cities): Authorizes the City of Fernley to contract for professional services necessary to carry out municipal functions.
- NRS Chapter 278 (Planning and Zoning): Requires that land use and infrastructure planning be consistent with the City's adopted Master Plan and related Area Plans.
- NRS Chapter 278B (Impact Fees for New Development): Provides authority and procedures for adopting impact fees to ensure that new development contributes proportionately to the cost of public facilities. The Infrastructure Plan will inform a subsequent Impact Fee Study consistent with NRS 278B.230.
- NRS Chapter 237 (Business Impact Statements): Clarifies that business impact statements are not required for this action because it is not a regulatory measure imposing new rules on businesses.
- Nevada Administrative Code (NAC) 445A.6711 (Public Water Systems): Establishes water infrastructure requirements that will guide recommendations in the Infrastructure Plan.

Together, these provisions ensure that the Infrastructure Plan and any associated cost recovery mechanisms are legally defensible, equitable, and aligned with state law.

FINANCIAL IMPLICATIONS:

The contract with Kimley-Horn is in an amount not to exceed \$349,000, which is budgeted under Account 100-610-322 (Professional Services – Other).

This funding covers the preparation of the Infrastructure Plan, including analysis of existing conditions, stakeholder coordination, infrastructure needs assessments (transportation, water, sewer, drainage, power/communications, and public safety), and preparation of cost estimates.

The Plan will also establish the foundation for a Capital Improvement Plan (CIP) and Impact Fee Study. While the

cost of future infrastructure improvements is not yet known, the Infrastructure Plan will provide order-of-magnitude cost estimates and identify funding mechanisms, including development impact fees, state/federal grants, and partnerships. Ultimately, much of the capital cost is expected to be borne by developers through impact fees and required improvements as conditions of development approvals, thereby reducing direct fiscal burden on the City.

At this stage, no additional appropriation is required beyond the approved contract amount.

ATTACHMENTS:

1. Contract-KH and COF-N and SW Infrastructure Plan
2. Kimley-Horn_North and Southwest Fernley Infrastructure Plan

CONTRACT

A Contract For Consulting Services
(North and Southwest Infrastructure Plan)

A Contract Between
City of Fernley
595 Silver Lace Blvd
Fernley NV 89408

and

Kimley-Horn
1125 17th Street, Suite 1400
Denver, CO 80202

WHEREAS Nevada Revised Statutes ("NRS") chapter 266 authorizes the City to engage the services of independent contractors; and

WHEREAS the services of Contractor are deemed to be both necessary and in the best interests of the City; and

WHEREAS the City desires to retain the services of Contractor on the terms and conditions set forth in this Contract;

NOW, THEREFORE, in consideration of the aforesaid premises, the parties mutually agree as follows:

1. **CONTRACT TERM.** This Contract shall be effective from the day it is approved by the City (September 3, 2025) and, subject to appropriation, shall remain in full force and effect until the services are completed unless terminated earlier pursuant to Section 6.

2. **CONTRACTOR'S SERVICES.**

A. **Description of Services.** Contractor hereby agrees to provide the services set forth in the Scope of Work attached hereto as Attachment A and incorporated herein by this reference.

B. **Performance Standards.** In performing the services set forth in this Contract, Contractor shall follow the practices consistent with the generally accepted standards in the profession of the services being provided to the City pursuant to this Contract.

C. **Changes to Contractor's Services.** The City may, at any time, make changes to the services to be performed by Contractor under this Contract. If the change

CONTRACT

A Contract For Consulting Services (North and Southwest Infrastructure Plan)

requested by the City causes an increase or decrease in the cost or time required to perform any of the services required under this Contract, an equitable adjustment may be made in the compensation to be paid to Contractor.

- D. Cooperation with City.** Contractor agrees that its officers, associates, employees, and subcontractors will cooperate with the City in providing the services under this Contract and will be, with advance notice, available for consultation with the City at such reasonable times as to not conflict with the City's other responsibilities.

3. COMPENSATION AND TERMS OF PAYMENT.

- A. Compensation.** The City agrees to pay Contractor for the services set forth in the Scope of Work either a lump sum fee or an hourly fee based on the Fee Schedule attached hereto as Attachment B and incorporated herein by this reference.
- B. Reimbursable Expenses.** Contractor agrees that all of its direct and indirect expenses are included in the lump sum or hourly fee set forth in the Fee Schedule, unless the Fee Schedule specifically provides otherwise.
- C. Payment Invoicing.** Contractor shall submit an invoice for payment for the services provided by Contractor based on the manner or method of payment set forth in Attachment A (Scope of Work) and Attachment B (Fee Schedule).

- 4. NOTICE.** All notices or other communications required or permitted to be given hereunder shall be deemed delivered: (i) when written notice is received by the party to whom it is directed, if delivered personally, by facsimile or by email; or (ii) three (3) days after deposit with the United States Post Office, if mailed by certified mail, return receipt requested, postage prepaid and addressed to the party to be notified. Notices shall be addressed as follows:

If to the City: Planning Director
 City of Fernley
 595 Silverlace Blvd.
 Fernley, NV 89408

If to Contractor: Kimley-Horn
 1125 17th Street, Suite 1400
 Denver, CO 80202

5. INSPECTION & AUDIT.

- A. Books and Records.** Contractor agrees to keep and maintain under general

CONTRACT

A Contract For Consulting Services (North and Southwest Infrastructure Plan)

accepted accounting principles (GAAP) full, true and complete records, contracts, books, and documents as are necessary to fully disclose to the City, the State of Nevada or the United States Government, or their authorized representatives, upon audits or reviews, sufficient information to determine compliance with all state and federal regulations and statutes.

- B. Inspection & Audit.** Contractor agrees that the relevant books, records (written, electronic, computer related or otherwise), including, without limitation, relevant accounting procedures and practices of Contractor or its subcontractors, financial statements and supporting documentation, and documentation related to the performance of this Contract shall be subject, at any reasonable time, to inspection, examination, review, audit, and copying at any office or location of Contractor where such records may be found, with or without notice by the City, and with regard to any federal funding, the relevant federal agency, the Comptroller General, the General Accounting Office, the Office of the Inspector General, or any of their authorized representatives. All subcontracts shall reflect the requirements of this paragraph.
- C. Period of Retention.** All books, records, reports, and statements relevant to this Contract must be retained a minimum three years and for five years if any federal funds are used under this Contract. The retention period runs from the date of payment for the relevant services by the City, or from the date of termination of this Contract, whichever is later. Retention time shall be extended when an audit is scheduled or in progress for a period reasonably necessary to complete an audit and/or to complete any administrative and judicial litigation which may ensue.

6. TERMINATION OR SUSPENSION.

- A. Suspension.** The City may suspend, without cause, the performance by Contractor under this Contract for such period of time as the City, in its sole discretion, may prescribe by providing written notice to Contractor. The suspension shall be effective as of the date set forth in the written notice. With such suspension, the City agrees to pay Contractor the amount of compensation earned as of the effective date of the suspension.
- B. Termination Without Cause.** The City reserves the right to terminate this Contract without cause or default on the part of Contractor with ten (10) days' prior written notice to Contractor. In the event of termination, without cause or default, the City agrees to pay Contractor for the services performed before the date that notice of termination is received by Contractor.
- C. Termination for Non-Appropriation.** Contractor acknowledges that the City is

CONTRACT

A Contract For Consulting Services (North and Southwest Infrastructure Plan)

a governmental entity and the Contract's validity is based upon the availability of public funding under its authority. The City reserves the right to reduce estimated or actual quantities, in whatever amount necessary, without prejudice or liability to the City, if funding is not available or if legal restrictions are placed upon the expenditure of monies for the services required under this Contract. In addition, without prejudice or liability to the City, if funding is not appropriated or otherwise made available to support the continuation of this Contract in any fiscal year succeeding the first fiscal year, this Contract will be deemed to have been terminated automatically when appropriated funds expire and are not available.

D. Default or Breach. A default or breach (an "Event of Default") may be declared with or without termination. Each of the following shall constitute an Event of Default:

1. If Contractor fails, in the judgment of the City, to provide or satisfactorily perform any of the conditions, work, deliverables, goods, or services called for by this Contract, and such failure continues for more than fifteen (15) days after written notice is delivered to Contractor provided that if the nature of such breach is such that although curable, the breach cannot reasonably be cured within a fifteen (15) day period, an Event of Default shall not exist if Contractor shall commence to cure such breach and thereafter rectifies and cures such breach with due diligence, but in no event later than sixty (60) days after the written notice;
2. If any state, county, city or federal license, authorization, waiver, permit, qualification or certification required by statute, ordinance, law, or regulation to be held by Contractor to provide the goods or services required by this Contract is for any reason denied, revoked, debarred, excluded, terminated, suspended, lapsed, or not renewed; or
3. If Contractor: (i) becomes insolvent, subject to receivership, or voluntarily or involuntarily subject to the jurisdiction of the bankruptcy court; (ii) makes a general assignment for the benefit of creditors; (iii) admits in writing to the inability to pay its debts as they become due; or (iv) takes any action for the purpose of effecting any of the foregoing.

E. For Cause Termination and Time to Correct. Upon the occurrence of an Event of Default, and without prejudice to any other right or remedy it may have at law or equity, the City may:

1. Terminate this Contract, suspend payment of all pending invoices otherwise due to the Contractor hereunder, and finish this Contract by such means as deemed appropriate by the City, reserving the right to deduct from any balance due Contractor any additional cost for completing this Contract;

CONTRACT

A Contract For Consulting Services (North and Southwest Infrastructure Plan)

2. Terminate this Contract, and the obligations imposed hereunder, including the obligation of any further payment for the services of the Consultant except for the reasonable value for the services performed to the date of termination, or
3. Continue with the performance by the Contractor and serve within a reasonable time after completion of the Contract a notice of claim or dispute.

F. Winding Up Affairs upon Termination. In the event that this Contract is terminated for any reason, the parties agree that the provisions of this paragraph survive termination:

1. The parties shall account for and properly present to each other all claims for fees and expenses and pay those which are undisputed and otherwise not subject to set off under this Contract. Neither party may withhold performance of winding up provisions solely based on nonpayment of fees or expenses accrued up to the time of termination.
2. Contractor shall satisfactorily complete work in progress at the agreed rate (or a pro rata basis if necessary) if so requested by the City;
3. Contractor shall execute any documents and take any actions necessary to effectuate an assignment of this Contract if so requested by the City; and
4. Contractor shall preserve, protect, and promptly deliver possession to the City of all proprietary information in accordance with Section 18.
5. In the event that dispute(s) arise during the winding up of affairs upon termination, the parties agree to meet and negotiate in good faith to resolve any such disputes(s).

7. REMEDIES. Except as otherwise provided for by law or this Contract, the rights and remedies of the parties shall not be exclusive and are in addition to any other rights and remedies provided by law or equity, including, without limitation, actual damages exclusive of lost profits.

8. ATTORNEYS' FEES, COSTS, AND EXPENSES. Unless otherwise stated herein, the parties will bear their own attorneys' fees, costs, and expenses in connection with the negotiation, execution, and performance of this Contract.

9. LIMITED LIABILITY. Contract liability of both parties shall not be subject to punitive damages. Liquidated damages shall not apply unless otherwise specified in the Attachments. Damages for any default or breach by the City shall never exceed the amount of funds appropriated for payment under this Contract, but not yet paid to

CONTRACT

A Contract For Consulting Services (North and Southwest Infrastructure Plan)

Contractor, for the fiscal year budget in existence at the time of the default or breach.

- 10. FORCE MAJEURE.** Neither party shall be deemed to be in violation of this Contract if it is prevented from performing any of its obligations hereunder due to strikes, failure of public transportation, civil or military authority, act of public enemy, accidents, fires, explosions, or acts of God, including, without limitation, earthquakes, floods, winds, or storms. In such an event the intervening cause must not be through the fault of the party asserting such an excuse, and the excused party is obligated to promptly perform in accordance with the terms of this Contract after the intervening cause ceases.
- 11. INDEMNIFICATION.** The City does not require the Contractor to defend, indemnify or hold harmless the public body or the employees, officers or agents of that public body from any liability, damage, loss, claim, action or proceeding caused by the negligence, errors, omissions, recklessness or intentional misconduct of the employees, officers or agents of the public body.

The City does require the Contractor to indemnify and hold harmless the public body, and the employees, officers and agents of the public body from any liabilities, damages, losses, claims, actions or proceedings, including, without limitation, reasonable attorneys' fees and costs, to the extent that such liabilities, damages, losses, claims, actions or proceedings are caused by the negligence, errors, omissions, recklessness or intentional misconduct of the Contractor or the employees or agents of the Contractor in the performance of the contract.

The City does not require the Contractor to defend the public body and the employees, officers and agents of the public body with respect to the liabilities, damages, losses, claims, actions or proceedings caused by the negligence, errors, omissions, recklessness or intentional misconduct of the Contractor or the employees or agents of the Contractor which are based upon or arising out of the professional services of the Contractor. If the Contractor is adjudicated to be liable by a trier of fact, the trier of fact shall award reasonable attorney's fees and costs to be paid to the public body, as reimbursement for the attorney's fees and costs incurred by the public body in defending the action, by the Contractor in an amount which is proportionate to the liability of the Contractor.

The City does require the Contractor to defend the public body and the employees, officers and agents of the public body with respect to the liabilities, damages, losses, claims, actions or proceedings caused by the negligence, errors, omissions, recklessness or intentional misconduct of the Contractor or the employees or agents of the Contractor which are not based upon or arising out of the professional services of the Contractor.

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12. INDEPENDENT CONTRACTOR. Contractor is associated with the City only for the purposes and to the extent specified in this Contract, and in respect to performance of the contracted services pursuant to this Contract, Contractor is and shall be an independent contractor and, subject only to the terms of this Contract, shall have the sole right to supervise, manage, operate, control, and direct performance of the details incident to its duties under this Contract. Nothing contained in this Contract shall be deemed or construed to create a partnership or joint venture, to create relationships of an employer-employee or principal-agent, or to otherwise create any liability for the City whatsoever with respect to the indebtedness, liabilities, and obligations of Contractor or any other party. Contractor shall be solely responsible for, and the City shall have no obligation with respect to: (1) withholding of income taxes, FICA or any other taxes or fees; (2) industrial insurance coverage; (3) participation in any group insurance plans available to employees of the City; (4) participation or contributions by either Contractor or the Public Employees Retirement System; (5) accumulation of vacation leave or sick leave; or (6) unemployment compensation coverage provided by the City. Contractor shall indemnify and hold the City harmless from, and defend the City against, any and all losses, damages, claims, costs, penalties, liabilities, and expenses arising or incurred because of, incident to, or otherwise with respect to any such taxes or fees. Neither Contractor nor its employees, agents, or representatives shall be considered employees, agents, or representatives of the City.

13. INSURANCE. Unless expressly waived in writing by the City, Contractor shall, at Contractor's sole expense, procure, maintain and keep in force during the entire term of this Contract those policies of insurance which have been agreed to by the parties as evidenced by the parties initials in the signature spaces provided below. The City shall have no liability except as specifically provided in this Contract. Contractor shall not commence work before Contractor has provided the required evidence of insurance to the City. Any insurance or self-insurance available to the City shall be in excess of, and non-contributing with, any insurance required from Contractor. Contractor's insurance policies shall apply on a primary basis. Until such time as the insurance is no longer required by the City, Contractor shall provide the City with renewal or replacement evidence of insurance no less than thirty (30) days before the expiration or replacement of the required insurance. If at any time during the period when insurance is required by this Contract, an insurer or surety shall fail to comply with the requirements of this Contract, as soon as Contractor has knowledge of any such failure, Contractor shall immediately notify the City and immediately replace such insurance or bond with an insurer meeting the requirements.

COF

CTR

A. Workers' Compensation and Employer's Liability Insurance. Industrial insurance protecting Contractor and the City from potential employee claims based upon job-related sickness, injury, or accident, during the

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A Contract For Consulting Services (North and Southwest Infrastructure Plan)

performance of this Contract.

1. Contractor shall provide a work certificate issued by a qualified insurer in accordance with NRS 616B.627.
2. Prior to commencing any work, Contractor shall complete and provide the following written request to a qualified insurer:
 - a. CONTACTOR NAME has entered into a contract with Owner to perform work from THE ____ DAY OF _____, 20__ to THE ____ DAY OF _____, 20__ and requests that an industrial insurance provider qualified and licensed to offer such insurance within the State of Nevada, provide to The City of Fernley, Nevada 1) a certificate of coverage issued pursuant to NRS 616B.627 and 2) notice of any lapse in coverage or nonpayment of coverage that Contractor is required to maintain. The certificate and notice should be mailed to:

City of Fernley
595 Silver Lace Blvd
Fernley, NV 89408

3. Contractor may, in lieu of furnishing a certificate of an insurer, provide an affidavit indicating that Contractor is a sole proprietor and that: (1) In accordance with the provisions of NRS 616B.659, Contractor has not elected to be included within the terms, conditions, and provisions of NRS chapters 616A to 616D, inclusive; and (2) Contractor is otherwise in compliance with those terms, conditions, and provisions.
4. Contractor may, in lieu of furnishing a certificate of an insurer, provide an affidavit indicating that Contractor is a sole proprietor and that:
 - a. In accordance with the provisions of NRS 616B.659, Contractor has not elected to be included within the terms, conditions, and provisions of NRS chapters 616A to 616D, inclusive; and
 - b. Contractor is otherwise in compliance with those terms, conditions and provisions.

COF	CTR
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B. Commercial General Liability Insurance

1. Minimum Limits required:
\$1,000,000 General Aggregate
\$1,000,000 Products & Completed Operations Aggregate

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(North and Southwest Infrastructure Plan)

\$1,000,000 Personal and Advertising Injury
\$1,000,000 Each Occurrence

- Coverage shall be on an occurrence basis and shall be at least as broad as ISO 1996 form CG 00 01 (or a substitute form providing equivalent coverage); and shall cover liability arising from premises, operations, independent contractors, completed operations, personal injury, products, civil lawsuits, and liability assumed under an insured contract (including the tort liability of another assumed in a business contract).

COF	CTR
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C. Business Automobile Liability Insurance

- Minimum Limit required: **\$150,000** Each Occurrence for bodily injury and property damage. Coverage shall be for "any auto" (including owned, non-owned and hired vehicles).
- The policy shall be written on ISO form CA 00 01 or a substitute providing equivalent liability coverage. If necessary, the policy shall be endorsed to provide contractual liability coverage.

COF	CTR
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D. Umbrella or Excess Liability Insurance

- May be used to achieve the above minimum liability limits.
- Shall be endorsed to state it is "As Broad as Primary Policy"

COF	CTR
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E. Commercial Crime Insurance

- Minimum Limit required: **\$10,000**
 - Per Loss for Employee Dishonesty
- This insurance shall be underwritten on a blanket form amending the definition of "employee" to include all employees of the Vendor regardless of position or category.

COF	CTR
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F. Performance Security

- Amount required: \$ 0
- Security may be in the form of surety bond, Certificate of Deposit or Treasury Note payable to the City only.
- The security shall be deposited with the City no later than ten (10) working days following award of this Contract to Contractor.
- Upon successful completion of this Contract, the security and all interest earned, if any, shall be returned to Contractor.

G. General Requirements.

- Additional Insured: By endorsement to the general liability insurance policy evidenced by Contractor, ***the City of Fernley, its officers, employees and immune contractors*** shall be named as

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additional insureds for all liability arising from this Contract.

2. Waiver of Subrogation: Each insurance policy shall provide for a waiver of subrogation in favor of the City.
3. Cross-Liability: All required liability policies shall provide cross-liability coverage as would be achieved under the standard ISO separation of insureds clause.
4. Deductibles and Self-Insured Retentions: Insurance maintained by Contractor shall apply on a first dollar basis without application of a deductible or self-insured retention unless otherwise specifically agreed to by the City. Such approval shall not relieve Contractor from the obligation to pay any deductible or self-insured retention. Any deductible or self-insured retention shall not exceed \$5,000 per occurrence, unless otherwise approved by the City.
5. Policy Cancellation: Except for ten days' notice for non-payment of premium, each insurance policy shall be endorsed to state that; without thirty (30) days prior written notice to the City, the policy shall not be canceled, non-renewed or coverage and/or limits reduced or materially altered, and shall provide that notices required by this paragraph shall be sent by certified mail to the address shown below.
6. Approved Insurer: Each insurance policy shall be issued by insurance companies: (a) authorized to do business in the State of Nevada or eligible surplus lines insurers acceptable to the City and having agents in the State of Nevada upon whom service of process may be made; and (b) currently rated by A.M. Best as "A-VII" or better.

14. EVIDENCE OF INSURANCE. Prior to the start of any work, Contractor must provide the following documents to the City:

1. Certificate of Insurance: The Acord 25 Certificate of Insurance form or a form substantially similar must be submitted to the City to evidence the insurance policies and coverages required of Contractor.
2. Additional Insured Endorsement: An Additional Insured Endorsement (CG20 10 or C20 26), signed by an authorized insurance company representative, **must** be submitted to the City to evidence the endorsement of the City as an additional insured per General Requirements, Subsection 1) above.
3. Schedule of Underlying Insurance Policies: If an Umbrella or Excess insurance policy is evidenced to comply with minimum limits, a copy of the underlying schedule from the Umbrella or Excess insurance policy may be required.

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A Contract For Consulting Services (North and Southwest Infrastructure Plan)

4. **Review and Approval:** Documents specified above must be submitted for review and approval by the City prior to the commencement of work by Contractor. Neither approval by the City nor failure to disapprove the insurance furnished by Contractor shall relieve Contractor of Contractor's full responsibility to provide the insurance required by this Contract. Compliance with the insurance requirements of this Contract shall not limit the liability of Contractor or its sub-contractors, employees or agents to the City or others, and shall be in addition to and not in lieu of any other remedy available to the City under this Contract or otherwise. The City reserves the right to request and review a copy of any required insurance policy or endorsement to assure compliance with these requirements. Contractor will mail all required insurance documents to the City at the address identified in section 4 of this Contract.

15. **FAILURE TO MAINTAIN REQUIRED COVERAGES.** If Contractor fails to carry the required insurance, the City may: (i) order Contractor to stop further performance of the Contract, and declare contractor in breach, terminate the Contract if such breach is not remedied; or (ii) purchase replacement insurance and withhold the costs or premium payments made from the payments due to Contractor or charge the replacement insurance costs back to Contractor.

16. **COMPLIANCE WITH LEGAL OBLIGATIONS.** Contractor shall procure and maintain for the duration of this Contract any state, county, city or federal license, authorization, waiver, permit, qualification or certification required by statute, ordinance, law, or regulation to be held by Contractor to provide the goods or services required by this Contract. Contractor will be responsible to pay all taxes, assessments, fees, premiums, permits, and licenses required by law. Real property and personal property taxes are the responsibility of Contractor in accordance with NRS 361.157 and 361.159. Contractor agrees to be responsible for payment of any such government obligations not paid by its subcontractors during performance of this Contract. It is important to note:

A. Contractor is required to obtain a City of Fernley business license prior to commencing work unless Contractor qualifies for an exception. Contractor is also required to provide a W-9 to the City's Finance Department.

B. Contractor is required to research and determine if Contractor must comply with:

1. Buy America Requirements

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A Contract For Consulting Services (North and Southwest Infrastructure Plan)

2. Prohibition against Boycott Israel provisions in NRS in Public Works contracts
3. Prevailing Wage Requirements
4. Apprenticeship Utilization Act

17. **WAIVER OF BREACH.** Failure to declare a breach or the actual waiver of any particular breach of this Contract or its material or nonmaterial terms by either party shall not operate as a waiver by such party of any of its rights or remedies as to any other default or breach.
18. **SEVERABILITY.** If any portion, provision, or part of this Contract is held, determined, or adjudicated by any court of competent jurisdiction to be invalid, unenforceable, or void for any reason whatsoever, each such portion, provision, or part shall be severed from the remaining portions, provisions, or parts of this Contract, and such determination or adjudication shall not affect the validity or enforceability of such remaining portions, provisions, or parts.
19. **ASSIGNMENT/DELEGATION.** To the extent that any assignment of any right under this Contract changes the duty of either party, increases the burden or risk involved, impairs the chances of obtaining the performance of this Contract, attempts to operate as a novation, or includes a waiver or abrogation of any defense to payment by the City, such offending portion of the assignment shall be void, and shall be a breach of this Contract. Contractor shall neither assign, transfer nor delegate any rights, obligations or duties under this Contract without the prior written consent of the City.
20. **PROPRIETARY INFORMATION.** Any reports, histories, studies, tests, manuals, instructions, photographs, negatives, blue prints, plans, maps, data, system designs, computer code (which is intended to be consideration under this Contract), or any other documents or drawings, prepared or in the course of preparation by Contractor (or its subcontractors) in performance of its obligations under this Contract shall be the exclusive property of the City and all such materials shall be delivered into the possession of the City by Contractor upon completion, termination, or cancellation of this Contract. Contractor shall not use, willingly allow, or cause to have such materials used for any purpose other than performance of Contractor's obligations under this Contract without the prior written consent of the City. Notwithstanding the foregoing, the City shall have no proprietary interest in any materials licensed for use by the City that are subject to patent, trademark or copyright protection.
21. **PUBLIC RECORDS.** Pursuant to NRS 239.010, information or documents received

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from Contractor may be open to public inspection and copying. The City will have the duty to disclose unless a particular record is made confidential by law or a common law balancing of interests. Contractor may label specific parts of an individual document as a "trade secret" or "confidential," provided that Contractor thereby agrees to indemnify and defend the City for honoring such a designation. The failure to so label any document that is released by the City shall constitute a complete waiver of any and all claims for damages caused by any release of the records.

22. FEDERAL FUNDING. In the event federal funds are used for payment of all or part of this Contract:

- A.** Contractor certifies, by signing this Contract, that neither it nor its principals are presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any federal department or agency. This certification is made pursuant to the regulations implementing Executive Order 12549, Debarment and Suspension, 28 C.F.R. pt. 67, § 67.510, as published as pt. VII of the May 26, 1988, Federal Register (pp. 19160-19211), and any relevant program-specific regulations. This provision shall be required of every subcontractor receiving any payment in whole or in part from federal funds.
- B.** Contractor and its subcontractors shall comply with all terms, conditions, and requirements of the Americans with Disabilities Act of 1990 (P.L. 101-136), 42 U.S.C. 12101, as amended, and regulations adopted thereunder contained in 28 C.F.R. 26.101-36.999, inclusive, and any relevant program-specific regulations.
- C.** Contractor and its subcontractors shall comply with the requirements of the Civil Rights Act of 1964, as amended, the Rehabilitation Act of 1973, P.L. 93-112, as amended, and any relevant program-specific regulations, and shall not discriminate against any employee or offeror for employment because of race, national origin, creed, color, sex, religion, age, disability or handicap condition (including AIDS and AIDS-related conditions.)

23. LOBBYING. The parties agree, whether expressly prohibited by federal, state or local law, or otherwise, that no funding associated with this Contract will be used for any purpose associated with or related to lobbying or influencing or attempting to lobby or influence any of the following: (a) any federal, state, county or local agency, legislature, commission, council or board; (b) any federal, state, county or local legislator, commission member, council member, board member, or other elected official; or (c) any officer or employee of any federal, state, county or local agency; legislature, commission, council or board.

24. GENERAL WARRANTY. Notwithstanding any provision herein to the contrary, with

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respect to the performance of professional services, Contractor shall exercise the same degree of care, skill, and diligence in the performance of professional services as is ordinarily possessed and exercised by a professional under similar circumstances.

- 25. PROPER AUTHORITY.** Contractor represents and warrants Contractor has full power and authority to enter into this Contract. Any services performed by Contractor before this Contract is effective or after it ceases to be effective are performed at the sole risk of Contractor.
- 26. GOVERNING LAW; VENUE.** This Contract will be interpreted, and the rights and liabilities of the parties determined, in accordance with the laws of the State of Nevada, excluding its conflict of laws rules. In any action or proceeding arising under this Contract, each party (a) consents to the jurisdiction of Nevada Courts, and of the pertinent appellate courts, and consents to the venue of such action or proceeding in Lyon County, Nevada courts, (b) irrevocably agrees that all actions or proceedings arising out of or relating to this Contract shall be litigated in such courts, and (c) consents to personal jurisdiction within Lyon County, Nevada. Each party accepts for itself, generally and unconditionally, the exclusive jurisdiction and venue of the aforesaid courts and waives any defense of lack of personal jurisdiction, improper venue, inconvenient forum or any similar defense, and irrevocably agrees to be bound by any non-appealable judgment rendered thereby in connection with this Contract.
- 27. INTEGRATED CONTRACT.** This Contract (including any addenda, exhibits, or attachments incorporated into and made a part of this contract) constitutes the entire agreement and understanding among the parties regarding the matters set forth herein and supersedes all previous negotiations, discussions, and understandings regarding such matters. The parties acknowledge and represent that they have not relied on any promise, inducement, representation, or other statement made in connection with this Contract that is not expressly contained herein. The terms of this Contract are contractual and not a mere recital. In the event of any conflict between the terms hereof and the Contractor's terms and conditions, the terms of this Contract shall control and govern.
- 28. COUNTERPARTS.** This Agreement may be executed in any number of counterparts, each of which shall be deemed to be an original, and all of such counterparts shall constitute one Agreement. To facilitate execution and delivery of this Agreement, the parties may execute and exchange counterparts of the signature pages by electronic email, telephone, or facsimile. This Agreement may also be executed and delivered by any digital or electronic signature complying with the Electronic Signatures in Global and National Commerce Act and Nevada Revised Statutes 719.260, the terms and effect of which statutes are incorporated herein by this reference, including, without limitation, portable document format (.pdf). The parties agree that www.docusign.com shall be an acceptable digital or electronic signature provider.

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- 29. ADVICE OF COUNSEL.** Each party hereto represents and agrees that it has had the opportunity to seek and has sought from attorneys any such advice as it deems appropriate with respect to signing this Contract or the meaning of it. Each party has undertaken such independent investigation and evaluation as it deems appropriate and is entering into this Contract in reliance on that and not in reliance on any advice, disclosure, representation or information provided by or expected from any other party or such party's attorneys. This is an agreement of settlement and compromise, made in recognition that the parties may have different, disputed or incorrect understandings, information and contentions, as to facts and law, and with each party compromising and settling any potential correctness or incorrectness of its understandings, information and contentions as to the facts, law, claims, duties, disclosures and conduct occurring before or during the entry into this Contract. No conduct, failure, misunderstanding or misinformation and no claim of fraud or fraudulent inducement occurring prior to or in connection with the execution hereof shall be a ground for rescission hereof or for recovery of damages, except as otherwise expressly provided herein.
- 30. MODIFICATION; NO WAIVER.** The provisions of this Contract, including this paragraph, may be modified or waived only in writing signed by both parties. No waiver with respect to any portion of this Contract shall apply to any other portion of the Contract, and a waiver on one occasion shall not be deemed to be a waiver of the same or any other breach on a future occasion. No course of dealing by any party, and no failure, omission, delay, or forbearance by any party in exercising such party's rights or remedies shall be deemed a waiver of any such rights or remedies or a modification of this Contract.
- 31. INTERPRETATION OF AGREEMENT.** This Contract shall be construed without regard to the party or parties responsible for its preparation, and shall be deemed to have been prepared collectively by the parties. Any ambiguity or uncertainty arising herein shall not be interpreted or construed against any party hereto on the basis that a party prepared or drafted a particular provision of this Contract.
- 32. COOPERATION OF PARTIES.** The parties agree to cooperate to accomplish the purpose of this Contract and to execute any and all supplementary documents and to take all additional actions not inconsistent with the terms set forth in this Contract that are necessary and appropriate to give full force and effect to the terms and intent of this Contract.
- 33. NON-DISCRIMINATION.** In connection with the performance of work under this Contract, Contractor agrees not to discriminate against any employee or applicant for employment because of race, creed, color, national origin, sex, sexual orientation, gender identity or expression, or age, including, without limitation, with regard to employment, upgrading, demotion or transfer, recruitment or recruitment advertising, layoff or termination, rates of pay or other forms of compensation, and selection for

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training, including, without limitation, apprenticeship. Contractor further agrees to insert this provision in all subcontracts hereunder, except subcontracts for standard commercial supplies or raw materials.

In witness whereof, the parties hereto have caused this Contract to be signed and intend to be legally bound thereby:

Dated: _____

CITY OF FERNLEY

APPROVED AS TO FORM:

Dated: _____

City of Fernley Mayor

City Attorney

ATTEST:

City Clerk

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A Contract For Consulting Services
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CONTRACTOR, being first duly sworn, deposes and says: That Kimley-Horn is the Contractor; that Brian Smalkoski has read the foregoing Contract; and that he understands the terms, conditions, and requirements thereof.

CONTRACTOR

BY: Brian Smalkoski

TITLE: Principal-in-Charge

FIRM: Kimley-Horn

BUSINESS LICENSE #:

Address: 7740 North 16th Street, Suite 300

City: Phoenix State: AZ Zip Code: 85020

Telephone: 602-906-1100 Fax #: N/A

E-mail Address: brian.smalkoski@kimley-horn.com

(Signature of Contractor)

DATED this 3rd day of September, 2025.

STATE OF _____)
County of _____) ss

On this _____ day of _____, in the year 20____, before me, _____ / Notary Public, personally appeared _____, personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and acknowledged that he executed it.

WITNESS my hand and official seal.

Notary's Signature

My Commission Expires: _____

City of Fernley, **North and Southwest Fernley Infrastructure Plan**

July 23, 2025

→ *Prepared for*

**City of
Fernley**

→ *Prepared by*

Kimley»Horn

Expect More. Experience Better.



COVER LETTER

July 23, 2025
City of Fernley
Michele Rambo, AICP, Planning Director
595 Silver Lace Boulevard
Fernley, NV 89408

KIMLEY-HORN
7900 Rancharrah Parkway
Suite 100
Reno, NV 89511
www.kimley-horn.com

RE: PROPOSAL FOR NORTH AND SOUTHWEST FERNLEY INFRASTRUCTURE PLAN

Dear Ms. Rambo and Members of the Selection Committee:

We appreciate the opportunity to continue our partnership with the City of Fernley (City) and to submit our proposal for the North and Southwest Fernley Infrastructure Plan. As your trusted advisors who led the development of both the North and Southwest Area Plans that this infrastructure effort will implement, we bring unmatched continuity from planning vision to infrastructure reality. This effort represents a pivotal step in implementing the City's adopted Area Plans and ensuring that future development is supported by a clear, coordinated, and actionable infrastructure strategy. We thank you for your time and consideration of our proposal.

Our proposed team brings a comprehensive blend of local knowledge, technical expertise, and implementation experience. Having led the development of the North and Southwest Area Plans and the Transportation Master Plan (TMP), we are deeply familiar with Fernley's planning framework, infrastructure needs, and development dynamics. This continuity allows us to deliver a plan that is not only aligned with the City's goals but also grounded in practical, actionable strategies.

Working in partnership with the City, we will lead the development of a comprehensive Infrastructure Plan for North and Southwest Fernley that addresses the full range of systems outlined in the Request for Proposal (RFP), including water and sewer, power and communications, multimodal transportation, drainage and flood control, and public safety services. Our approach will include a robust implementation strategy that identifies capital improvement priorities, phasing, funding sources, and performance measures. We will ensure that the Infrastructure Plan is aligned with the City's existing plans and policies, including the Comprehensive Master Plan, Development Code, and forthcoming Capital Improvement Plan (CIP), creating a cohesive framework for sustainable growth and infrastructure investment in these key areas.

We recognize that the CIP and Impact Fee Study are critical components that will follow and support the Infrastructure Plan. The CIP will evaluate existing capital improvements, assess system capacity and usage, and project future service demands based on approved land use assumptions. The Impact Fee Study will calculate fees in accordance with Nevada Revised Statutes (NRS) 278B.230, ensuring they are equitable, legally defensible, and aligned with the scale and scope of development. This work will be closely coordinated with City staff and stakeholders and will integrate seamlessly with the City's broader planning framework.

Our team offers the following benefits which make us uniquely suited to support the City on this initiative:

- ✓ **Established relationships with the development community to bridge the gap between existing plans and the Infrastructure Plan.** As your trusted advisors, our goal is to meld the growth of development into the City's long-term vision. We bring a strong level of familiarity with the development community without the inherent conflict. Our recommendations are unbiased and rooted solely in the City's interests. We are free from the conflicts of interest with private developers and are fully committed to serving as your go-to trusted advisor whose attention is focused on this effort and the City's long-term success. If selected for the Infrastructure plan in addition to this effort, our partnership with Lumos & Associates (Lumos) will provide an enhanced level of coordination and understanding of pinch points the development community may have.

- ✓ **We bring a deep understanding of Fernley's long-term vision.** Our team has a long-standing relationship with the City of Fernley, built on a track record of responsiveness, reliability, and results. Our team has successfully partnered with the City on transportation planning and pavement maintenance, infrastructure planning, and land use planning. These efforts have given us a deep understanding of local conditions, infrastructure challenges, and the City's vision for growth. **To build on this foundation, we have assembled a proven team led by Project Manager Blake Young, AICP and Deputy Project Managers David Giacomini, PE, PTOE, RSP₁ and Camille Buehler, PE, PLS.**
- ✓ **Our local and national experts are prepared to fully lean into our role as the City's go-to consultant.** Our team is ready to serve as an extension of City staff, providing responsive, collaborative, and technical support throughout the project. We have assembled local and national experts to provide the right expertise to best serve the project, including Lumos, whose team is known for their public and private work in Fernley specializing in Capital Improvements. Together, we are committed to delivering a plan that is tailored to Fernley's unique development context.
- ✓ **Our unified approach to the CIP and Impact Fee Study and Infrastructure Plan provides a high level of value.** Our team proposes an approach that provides value to the City by increasing our level of coordination between both the plans, stakeholders, and City staff. **Our approach ensures each of these plans inform and support one another, reflecting the same goals and outcomes.**

We appreciate the opportunity to support this important initiative and look forward to the possibility of working together again to shape Fernley's future growth. **We pledge to continue the same level of service you have come to expect from Kimley-Horn and Lumos.** We have reviewed the agreement included with the RFP and look forward to negotiating a mutually acceptable contract based on our previous agreements with the City. Please contact Project Manager/Primary Contact Blake Young at 720.647.6163 or blake.young@kimley-horn.com with any questions. Our proven track record with the City, combined with our immediate local availability and deep community relationships, ensures you can continue to rely on us as your go-to trusted advisors for this transformative infrastructure effort.

Sincerely,
KIMLEY-HORN



Blake Young, AICP
Project Manager/Primary Contact



Devin Moore, PhD, PE, PTOE, RSP_{2BI}
Regional Transportation Lead/Authorized Signer



Camille Buehler, PE, PLS (Lumos)
Deputy Project Manager

Persons Authorized to Represent the Firm/Team



Blake Young, AICP
Project Manager/Primary Contact
1125 17th Street, Suite 1400
Denver, CO 80202
720.647.6163
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TECHNICAL EXPERIENCE



Technical Experience

Kimley-Horn has a hard-earned reputation for continually raising the bar, setting industry standards, and turning our clients into enthusiastic fans. For more than 58 years, we have partnered with public-and private-sector clients across the country to craft growth and development plans that balance economic, environmental, and social values. Our planners, urban designers, landscape architects, and engineers develop insightful solutions to deliver practical results that consistently exceed our clients' expectations. **The Kimley-Horn team has extensive experience bridging the gap between private developers, municipalities, and the vision of the community.**

CITY OF FERNLEY, FERNLEY TRANSPORTATION MASTER PLAN (TMP)

Fernley, NV

Client Reference: *City of Fernley, Jessica Dover, Senior Project Manager, 775.784.9919, jdover@cityoffernley.org*

Kimley-Horn prepared a TMP for the City of Fernley that included a review of the existing and future conditions of the City's multimodal transportation network including roadways, parking, transit, bicycle, and pedestrian facilities with recommendations for enhancement. The effort included transportation network analysis in conjunction with development of a citywide traffic model or forecasting tool.

One of the goals of the TMP and model was to allow the City to better forecast future transportation needs, better define corresponding infrastructure, and understand the impact of proposed developments on the City's transportation network. The scope of services included public and stakeholder outreach; existing conditions inventory and gap analysis; Complete Streets evaluation; analysis of future trends; defining funding strategies; and creating a final TMP report.

Project Similarities: *We provided a comprehensive review of existing and future multimodal transportation conditions, development of forecasting tools to assess infrastructure needs, integration of land use and development impacts, stakeholder and public engagement, and the formulation of funding strategies, all of which align closely with the goals and scope of the Infrastructure Plan for Fernley's North and Southwest Areas.*



WASHOE COUNTY, RECLAIMED EFFLUENT EXPANSION FEASIBILITY STUDY

Reno, NV

Client Reference: *Washoe County, Alan Jones, Senior Licensed Engineer, 775.954.4651, ajones@washoecounty.us*

With excess supply of treated effluent water, Washoe County looked to Kimley-Horn to perform a preliminary planning study for expanding the existing reclaimed water system in south Reno. Kimley-Horn prepared a study that analyzed the feasibility of expanding the existing system to Galena High School. Our team reviewed existing system information provided by the County and performed a field visit to identify alignment options to extend the system south to Galena High School from the existing storage tank on the north side of



Arrowcreek Parkway. The proposed alignment also included a branch that ties into the existing system on Wedge Parkway to create a loop and improve pressure. **Preliminary costs and permitting and construction requirements were also identified and incorporated into the planning study.**

Project Similarities: *We evaluated the reclaimed water system expansion, alignment planning based on existing infrastructure, identification of permitting and construction requirements, development of preliminary cost estimates, and the integration of utility planning to support future growth, core components also emphasized in Fernley's infrastructure planning effort.*

REGIONAL TRANSPORTATION COMMISSION (RTC) WASHOE, UNIVERSITY OF NEVADA, RENO TRANSPORTATION STUDY

Reno, NV

Client Reference: *RTC Washoe County, Xuan Wang, Senior Planner, 775.332.9521, xwang@rtcwashoe.com*

This project focused on enhancing multimodal mobility around the University of Nevada, Reno (UNR) through transportation improvements that addressed vehicle Level of Service (LOS), safety, bicycle/pedestrian connectivity, transit service, and circulation. Kimley-Horn coordinated with UNR, the City of Reno, and the Truckee Meadows Regional Planning Agency to align recommendations with future land use and development timing. The team evaluated bicycle level of traffic stress, transit ridership, and seven improvement scenarios based on stakeholder feedback. Public engagement included walking audits, traditional meetings, and pop-up events on campus and at a community festival. **The study recommended multimodal improvements aligned with other area plans to improve safety, connectivity, and mobility.** As a value-added service, Kimley-Horn also prepared schematic-level engineering plans and construction cost estimates to help RTC prioritize and fund future projects.



Project Similarities: *Key similarities include a focus on multimodal transportation improvements, integration of land use and future development planning, evaluation of safety and connectivity for all travel modes, stakeholder and public engagement through diverse outreach methods, coordination with multiple agencies, and the development of schematic-level plans and cost estimates to support capital improvement planning.*

SALT LAKE CITY (SLC), 2025 WASTEWATER MASTER PLAN

Salt Lake City, UT

Client Reference: *Salt Lake City, Mike Guymon, Deputy Chief Engineer, 801.483.6749, michael.guymon@slc.gov*

Kimley-Horn is currently producing the SLC Wastewater Master Plan 2025 Update for Salt Lake City Department of Public Utilities (SLCDPU). The overall deliverable is to generate a comprehensive plan addressing the increasing demands on the wastewater infrastructure due to steady population growth and new developments. Our approach emphasizes creating a detailed capital improvement list, utilizing parcel-based loading to update the hydraulic model, and deploying an innovative master planning dashboard to track development and flows. As part of the planning effort Kimley-Horn is conducting thorough stakeholder engagement to account for extensive input, ensuring a holistic plan that supports long-term reliable, cost-effective wastewater services. Through collaborative efforts, the plan will provide SLCDPU with a forward-looking tool for sustained infrastructure resilience and strategic growth. **The master plan will incorporate Impact Fees for identified CIP projects to provide proportion of need and corresponding cost sharing based on expected flows from future developments.**

- **Project Similarities:** Similarities include growth-driven planning, CIP development, impact fee integration, hydraulic modeling, and stakeholder engagement.

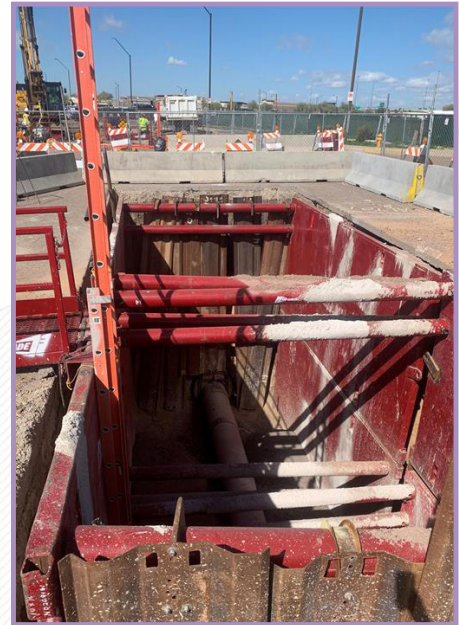
CITY OF SCOTTSDALE, WASTEWATER MASTER PLAN

Scottsdale, AZ

Client Reference: City of Scottsdale, Anita Pritchard, Senior Water Resources Engineer, 480.312.5676, , apritchard@scottsdaleaz.gov

Kimley-Horn recently completed a master plan and design of two CIP interceptor segments which are to serve the City's North Airpark Tributary Wastewater Basin. The recently designed interceptor improvements are identified in the City's Infrastructure Improvement Plan (IIP). The 27" segment is defined as IIP-004 while the 36" segment is defined as IIP-005. IIP-004 and IIP-005 are phases within one continuous interceptor that is to outfall at the City of Scottsdale North Pumpback Station. **As part of the planning process Kimley-Horn coordinated with the City of Scottsdale to allocate proportion of flows to each CIP segment from known developments to identify cost sharing needs.**

- **Project Similarities:** This project involved CIP planning and design with flow allocation and cost-sharing coordination, aligning with the City's goals for infrastructure planning and impact fee development.

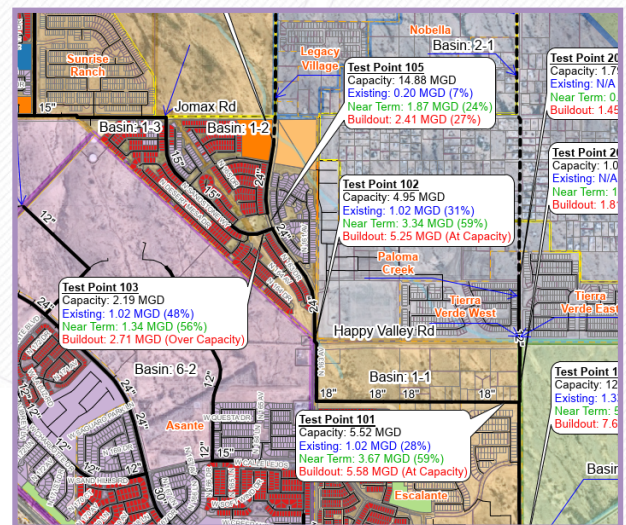


CITY OF SURPRISE, WASTEWATER MASTER PLAN

Surprise, AZ

Client Reference: City of Surprise, Michael Boule, Director, 623.222.7040, , michael.boule@surpriseaz.gov

Kimley-Horn provided wastewater planning services to the City including system mapping, flow projections, hydraulic analysis, and CIP forecasting. Specifically, the project updated previous planning efforts to reflect known development scenarios, current land use plans, and updated City of Surprise Wastewater Design Standards. The results were to assist in the City's development of future wastewater service. **The master plan accounted for known developments (that had previously coordinated with the City of Surprise) to identify Impact Fees and corresponding cost sharing for identified CIP projects based on expected flows from upcoming developments**



- **Project Similarities:** This project included wastewater system planning, hydraulic analysis, and CIP forecasting, key elements that align with the City's goals for growth-based infrastructure planning and impact fee development.



SCOPE OF SERVICES



Scope of Services

Statement of Understanding

The City of Fernley is seeking a qualified consultant to provide professional planning and engineering services for the development of comprehensive Infrastructure Plans for the North and Southwest Areas of the City. These plans are intended to support the implementation of the recently adopted Area Plans and guide future growth through coordinated infrastructure investment.

Having developed both Area Plans, we uniquely understand the development assumptions, phasing challenges, and infrastructure interdependencies that will drive successful implementation. The resulting Infrastructure Plans will align with City's Comprehensive Master Plan, Development Code, and forthcoming Capital Improvement Plan.

We will collaborate closely with City staff, elected officials, developers, and community stakeholders to deliver a technically sound, fiscally responsible, and actionable plan. We will utilize data and assumptions from the following adopted and in-progress planning documents:

- 2025 North Area Plan
- 2025 Southwest Area Plan
- 2022 Water Master Plan
- 2020 Transportation Master Plan
- 2017 Parks Master Plan
- 2012 Storm Water Master Plan
- 2009 Sewer Master Plan

Our seamless transition from Area Plan development to infrastructure planning minimizes the learning curve, enabling us to implement your vision and investment strategy. We'll support the City with stakeholder coordination, infrastructure recommendations, phasing, funding opportunities, and public hearings.

Statement of Approach and Methodology

Our team's existing relationships and knowledge of current private development strategies help bridge the gap between developers' vision and the City's long-term goals. We will facilitate structured meetings, attend public hearings, and coordinate with the Capital Improvements Advisory Committee (CIAC), established in the coinciding CIP/Impact Study, ensuring that all voices are heard and integrated into the planning process.

Our approach leverages existing developer relationships and proven funding expertise to deliver infrastructure solutions that are not only technically sound but financially viable and implementable.

Using these relationships and knowledge, our team will prepare a clear and direct path forward to inform both the City and future developers. By leading both the Infrastructure Plan and CIP/Impact Fee Study simultaneously, we ensure unprecedented coordination and eliminate the costly disconnects that typically occur between planning efforts led by separate teams.

The City of Fernley is at a crucial point in taking the next step to implement the vision and goals developed within the 2018 Comprehensive Master Plan, North Area Plan, and Southwest Area Plan. As illustrated in **Figure 1** below, this Infrastructure Plan will coincide with the CIP and Impact Fee Study in identifying key infrastructure projects to support the future growth within the specific Area Plans and City as a whole.

Our team can provide an added benefit to the City by leading both efforts to ensure the key infrastructure projects identified for the CIP and Impact Fee Study are united with the Infrastructure Plan. As an extension of City staff, we will establish a unified effort for both projects to reflect an unbiased and efficient approach.

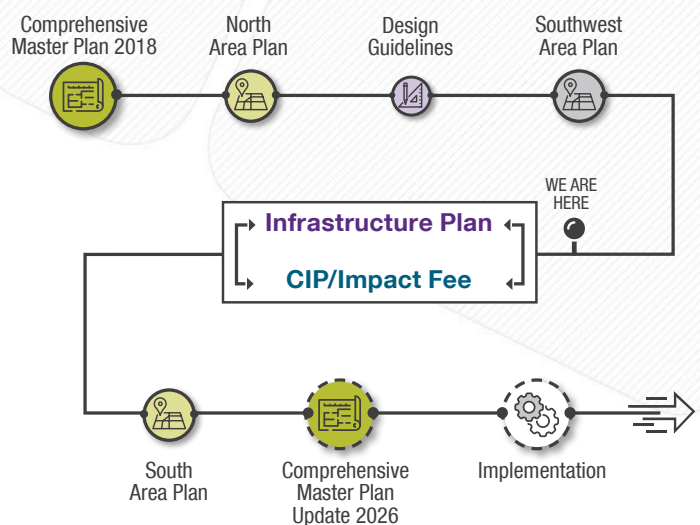


Figure 1: Fernley Project Lifecycle

TASK 1: PROJECT MANAGEMENT

Kimley-Horn will coordinate with the City to establish a schedule for regular project meetings focused on deliverables and any project-related needs. These meetings are anticipated to be 30-minute bi-weekly conference calls to review progress of each task, direction of each task, and required adjustments of approach or project understanding. Leveraging our established working relationship with City staff, these check-ins will focus on efficient coordination and stakeholder alignment without the typical consultant onboarding period. Following the completion of the project kick-off meeting anticipated to be held in September 2025, Kimley-Horn will organize a team kick-off meeting to transfer the project direction to all team members and set protocols for internal coordination, communication, and other business practices.

Deliverables:

- ✓ Agendas
- ✓ Monthly invoices

TASK 2: EXISTING CONDITIONS AND POPULATION ESTIMATES

To properly plan for future infrastructure needs, our team will need a strong foundational understanding of the current infrastructure conditions and future population growth the City is anticipating. This assessment, paired with our team's in-depth knowledge of the North and Southwest Area Plans and partnership with current developers, will help our team in estimating the future infrastructure needs as the Area Plans reach full build out.

This evaluation will guide each aspect of the Infrastructure Plan in right-sizing capacity needs for the following infrastructure needs assessment.

Deliverables:

- ✓ Existing conditions report

TASK 3: STAKEHOLDER COORDINATION AND MEETINGS

As the City begins to plan for the future needs within the North and Southwest Area Plans, it will be imperative that we open a dialogue with the current landowners, developers, and stakeholders. This coordination will help inform our team on the timing, phasing, and overall development needs of each individual development project.

We have strategically partnered with Lumos to help coordinate and facilitate these meetings within the Fernley development community. With their partnership, we will facilitate two in-person stakeholder workshops to develop a draft phasing approach to guide the development of the Infrastructure Plan. Our team will also meet with stakeholders virtually throughout the process to receive feedback and direction.

Deliverables:

- ✓ 10 virtual meetings (30-minutes per meeting)
- ✓ Two in-person stakeholder workshops
- ✓ Summary of meetings and workshops



Kimley-Horn Council Presentation for the City of Fernley North Area Plan

INFRASTRUCTURE NEEDS ASSESSMENT

The infrastructure needs assessment covers the full range of future infrastructure needs in which the City will need to implement for the successful execution of the North and Southwest Area Plans. As the North and Southwest Areas take shape, this growth will require significant infrastructure improvements within the Area Plans, and region-wide.

This assessment covers the following infrastructure systems

- Regional Transportation
- Local Transportation
- Public Water and Sewer
- Drainage and Flood Control
- Power
- Communications
- Police and Fire

Our approach starts with transportation. Our team believes regional and local roadways will drive a successful Plan approach which will then guide the subsequent infrastructure improvements.

As part of this infrastructure needs assessment, our team will develop an Engineer's Class V opinion of probable construction costs (OPCC) for the infrastructure needs assessment identified above. The OPCC will be used to develop a conceptual economic analysis of each area plan broken out by major phases in coordination with the regional transportation phasing plan. This analysis will establish order of magnitude infrastructure costs per phase, for each area plan, that can be used as a baseline for establishing future assessments and guide the ensuing CIP/Impact Fee study.



Fernley Roadway Network

TASK 4: REGIONAL TRANSPORTATION NEEDS ASSESSMENT

In light of Fernley's projected population growth and development, assessing regional transportation infrastructure needs is vital to ensure sustainable and efficient travel and services throughout the entire City. This assessment will evaluate regional transportation capacity and identify infrastructure gaps using full development scenarios from both Area Plans, ensuring our recommendations respond to the needs of the area plans at full buildout.

Data Collection and Analysis:

In the data collection phase, an existing infrastructure analysis will be conducted to review and document the current transportation infrastructure, including roads, public transit systems, and traffic management systems. Stakeholder input will be gathered by collecting insights from city officials, transportation agencies, businesses, and residents regarding their experiences and expectations for future regional transportation needs. Geospatial mapping technologies, such as Geographic Information Systems (GIS), will also be utilized to visually represent existing infrastructure and proposed developments. In the analysis phase, demand forecasting will be carried out to assess current and projected transportation needs in relation to population growth and development. A gap analysis will also be performed to identify weaknesses and inefficiencies within the existing transportation infrastructure, focusing on accessibility, capacity, and service quality. Additionally, a capacity assessment will be conducted to evaluate the City's ability to extend transportation services to new and fully developed areas, taking into account technical, financial, and regulatory constraints.

Recommendations

Strategic Regional Infrastructure Upgrades: Propose specific enhancements to the current transportation network, such as road expansions, and improved public transit options.

Funding and Resource Allocation: Identify funding opportunities, including federal and state grants, partnerships, and investments. Develop a phased implementation plan.

Policy Recommendations: Offer policy changes to support infrastructure improvements, focusing on sustainability, efficiency, and community well-being.

The project team will ensure that any and all new recommendations pertaining to policy, funding, roadway infrastructure, and any possible service additions will be congruent with existing plans and policies previously adopted by the City of Fernley.

Deliverables:

- ✓ Assessment summary and documentation
- ✓ Recommendations summary

TASK 5: LOCAL TRANSPORTATION NEEDS ASSESSMENT

Building upon the Regional Transportation Needs Assessment, our team will take a similar approach to the local transportation needs within the North and Southwest Areas. This assessment will analyze vehicular, bicycle, and pedestrian infrastructure requirements for full buildout conditions, including evaluation of proposed roadway classifications and standard design details. This assessment will include recommendations for roadway classifications, standard design details, and best practices for bike/pedestrian facilities.

Data Collection and Analysis

Our team will conduct an existing infrastructure analysis to document the current vehicular, pedestrian, and bicycle infrastructure, including roadways, sidewalks, bike lanes, and traffic management systems within the North and Southwest Areas. A functional classifications evaluation will be performed to review and assess proposed roadway functional classifications, considering local, collector, and arterial routes. Insights will be gathered from city officials, transportation agencies, businesses, and residents regarding current infrastructure and future needs as part of the stakeholder input process. Additionally, design standards will be evaluated, providing a comprehensive review of the existing standard design details and specifications used for roadways, sidewalks, and bicycle paths within the City of Fernley.

The analysis phase involves demand forecasting to assess current and future transportation needs based on population growth and urban development plans.

A gap analysis is conducted to identify deficiencies in the existing vehicular, pedestrian, and bicycle infrastructure, with a focus on accessibility, capacity, and service quality. Additionally, a capacity assessment evaluates Fernley's ability to extend transportation services to newly developed areas, considering technical, financial, and regulatory constraints. The impact of proposed roadway functional classifications on traffic flow, safety, and connectivity is also analyzed.

Recommendations:

Infrastructure Improvements: Propose specific enhancements to the existing transportation network, including road expansions, improved pedestrian walkways, and better bicycle facilities.

Standard Design Updates: Recommend updates to standard design details and specifications to improve safety, accessibility, and efficiency.

Funding and Resource Allocation: Identify funding opportunities, including federal and state grants, partnerships, and investments for implementation.

Policy Recommendations: Suggest policy changes to support infrastructure improvements, focusing on sustainability, efficiency, and community well-being.

Deliverables:

- ✓ Assessment summary and documentation
- ✓ Recommendations summary

TASK 6: PUBLIC WATER NEEDS ASSESSMENT

Water Demand and Infrastructure Planning

Our team will use the population estimate established from approved future land uses in the Area Plans to develop planning-level water demands for each area. We will also review the City's existing Water System Master Plan and hydraulic model to establish current system capacity for source supply, storage, and conveyance. The existing water system will be assessed to identify capacity needs necessary to meet the anticipated demand requirements for both the Southwest and North Area Plans. We will consider the currently proposed planned unit developments (PUDs) as well as approved land uses to determine water system needs for future development.



We will then develop a conceptual water infrastructure plan with phasing that follows the proposed local transportation phasing. This plan will focus on backbone transmission infrastructure necessary to serve the overall planning areas, with limited distribution network analysis. The distribution network analysis will evaluate demands for large parcels, PUDs, or aggregated land uses, treating these areas as large and distinct demand nodes. Interior distribution analysis for small parcels less than 100 acres is not included. Backbone infrastructure is assumed to be located adjacent to regional transportation improvements for alignments. Phasing of certain improvements may be tied to increases in demands separate from regional transportation phasing, e.g. – a tank may be required as population growth increases demand.

Our team will use publicly available elevation data to establish preliminary hydraulic grade lines to develop approximate pressure zones for a baseline hydraulic water model of the backbone infrastructure. Our team will assess and identify proposed tie-in locations for conveying water from the City's existing water system. Our team will build a preliminary hydraulic water model of the backbone transmission/distribution network to determine approximate pipe diameters necessary for conveying flows and maintaining pressures that meet the projected demands as required in Nevada Administrative Code (NAC) 445A.6711. This model will be conceptual in nature as its intended use will be to identify major infrastructure needs. As a result, model calibration is not included.

Water Infrastructure Needs Assessment



We will prepare the summary water infrastructure needs assessment, consisting of the following:

- Projected water demands for average day demand (ADD), maximum day demand (MDD), and fire flow demand based upon current City of Fernley peaking factors and established land uses.
- Evaluation of the City's existing source supply adequacy/needs. Where source supply is found to be insufficient, the required capacity will be identified, with recommendations for either groundwater or surface water sources, however, locations and design of new wells or treatment plants is beyond the scope of this assessment. Additionally, this scope of work will not evaluate water quality as part of the source supply assessment.
- Exhibits for the preliminary horizontal layout of the backbone water distribution network, including pipe diameters, maximally spaced isolation valves and fire hydrants, and pressure regulating valves that may be required. These exhibits will include preliminary tank location(s) and sizing, as well as preliminary Booster Pump Station locations and capacities
- Description of alignment with the City's existing water system master plan as well as specifically identified gaps in existing or planned infrastructure needed to meet the projected requirements of each area plan.
- Economic analysis, including identification of potential funding sources.

Deliverables:

- ✓ Assessment summary and documentation
- ✓ Recommendations summary

TASK 7: PUBLIC SEWER NEEDS ASSESSMENT

Sewer Flow Projections and Infrastructure Planning

Projected sewer flows will be developed using Area Plan population estimates and regional transportation phasing to establish sewershed areas and identify preliminary routing alignments for backbone sewer interceptors. Our team will also use the regional transportation plan and phasing to establish projected sewershed areas. These areas will typically be defined by adjacent areas of common land use with consideration of topography and other constraints to maximize opportunities for gravity collection and conveyance. Once these areas are established, we will identify preliminary routing alignments of backbone sewer interceptors to collect and convey wastewater to the City's existing East Wastewater Treatment Plan (EWWTP). Where gravity routing to the EWWTP is either not feasible, or prohibitively costly, alternatives for lift stations, decentralized treatment (e.g. a batch plant), or separate municipal treatment by the City will be evaluated.

Our team will prepare a conceptual backbone sanitary sewer infrastructure plan and needs assessment. For this plan, we will develop projected daily flows using the City's established peaking factors from the most current version of the City's Sewer Master Plan, or as directed by the City. The information will be used to develop a conceptual hydraulic model for the backbone sewer collection system (consisting primarily of interceptors to serve identified sewer areas). We will evaluate the capacity of the existing EWWTP to receive the projected flows. Where necessary, we will also evaluate the required capacity for expansion to the EWWTP or possible future treatment facilities. The conceptual sewer collection system will be evaluated for operations during the initial phase of development through buildout and will determine the feasibility of utilizing the EWWTP as the end recipient of sewer flow from each area plan and phase.

In assessing the sewer infrastructure needs, we will rely on design criteria from standard methodology developed in the "Recommended Standards for Wastewater Facilities, 10 State Standard" as well as City of Fernley

standards. Sewer phasing and interceptor alignments are anticipated to be located adjacent to and follow the regional/local transportation improvements.

Sanitary Sewer Assessment

Our team will prepare the summary sanitary sewer infrastructure needs assessment consisting of the following:

- Preliminary horizontal layout and vertical criteria (minimum and maximum slopes) of the backbone gravity sewer interceptor network. Slopes will be established at a planning level from publicly available elevation data. Potential regional lift stations or treatment facilities will be identified as necessary to serve each area plan. This task will include a conceptual horizontal layout of the backbone sewer interceptor system. The conceptual layout will include preliminary slopes and sizes of the gravity pipelines. It will also include preliminary lift station capacities and force main diameters, as well as new treatment capacity, if required.
- Phasing Plan Exhibits & OPCCs.
- Evaluation of the existing capacity of the City's lift stations and EWWTP and how the phasing of the Area Plans will impact the need to either upgrade those facilities or build new ones.
- Description of alignment with the City's existing sewer system master plan as well as specifically identified gaps in existing or planned infrastructure needed to meet the projected requirements of each area plan.
- Economic analysis, including identification of potential funding sources.

An evaluation of reclaimed water is not included in this scope of work.



Deliverables:

- ✓ Assessment summary and documentation
- ✓ Recommendations summary

TASK 8: PUBLIC STORMWATER NEEDS ASSESSMENT

Drainage System Master Planning and Coordination

The drainage system master plan will build upon existing studies and incorporate hydrologic and hydraulic assessments for onsite and offsite contributing watershed areas, with design criteria consistent with City standards and the latest Fernley Storm Drain Master Plan. The team will reference City code and standards, as well as the latest Fernley Storm Drain Master Plan (SDMP) to ensure that all design criteria, storm events, and planning recommendations are consistent with current City expectations.

Hydrologic modeling will be conducted to estimate runoff from both existing and ultimate buildout conditions. Design storm events considered will include the 5-, 25-, and 100-year return frequency storms, consistent with City design standards. Major drainage capital improvement projects will be identified based on the proposed master planned layouts, including pipe sizing, conveyance structures, and regional detention or retention facilities. A phased approach will coincide with the other disciplines of the master plan. The CIP will include preliminary Class V-level cost estimates to support budgeting and funding strategies.

In coordination and with the approval of the City, major developers with property in the planned areas will be contacted and coordinated with to ensure proposed drainage infrastructure aligns with anticipated development timing and phasing. Truckee Carson Irrigation District (TCID) and the Bureau of Reclamation will also be key players to determine allowable discharge rates and required mitigation measures in relation to their respective infrastructure.

Deliverables for this task will include a Conceptual Drainage Master Plan Report documenting all assumptions, methodology, modeling results, recommended improvements, drainage mapping, phasing strategies, and cost estimates. All analyses

and documentation will be developed in substantial conformance with applicable City of Fernley and Federal Emergency Management Agency (FEMA) design standards, where applicable.

Deliverables:

- ✓ Assessment summary and documentation
- ✓ Recommendations summary

TASK 9: POWER (GAS, ELECTRICITY) NEEDS ASSESSMENT

Our team will conduct a comprehensive telephone and internet infrastructure needs assessment to evaluate and enhance its current services. The primary objective is to determine the state of existing infrastructure, identify gaps, and recommend improvements to cater to the city's growth and improve service delivery to its residents and businesses. Our team will conduct a comprehensive power infrastructure needs assessment to evaluate electrical and natural gas systems required to support full buildout of the North and Southwest Areas. This assessment will establish coordinated infrastructure development that ensures reliable service delivery to future residents and businesses.

Data Collection and Analysis:

Data collection will involve gathering existing electrical and natural gas utility infrastructure data, including maps, as-builts, capacities, and service areas from utility providers. Our team will analyze current and future energy demands by forecasting electricity and natural gas load growth based on planned developments within the Area Plans. This analysis will include consideration of distributed energy resources (DERs) such as solar panels and electric vehicle charging infrastructure. We will coordinate with Nevada Energy (NVE) to establish the MPU power absorption schedule for new development. The analysis phase will include capacity analysis to evaluate existing electrical and natural gas systems' ability to meet current and future demand, identifying potential bottlenecks requiring infrastructure upgrades. We will explore options for meeting future needs by evaluating infrastructure expansion alternatives, including new electrical distribution lines, gas pipelines, substations, and potential incorporation of DERs such as energy storage and microgrids.

Recommendations:

We will provide specific recommendations for power infrastructure upgrades necessary to serve both Area Plans. Recommendations will establish communication protocols between utility providers, government agencies, developers, and stakeholders.

Deliverables:

- ✓ Assessment summary and documentation
- ✓ Recommendations summary

10: COMMUNICATIONS (TELEPHONE, INTERNET) NEEDS ASSESSMENT

Our team will conduct a comprehensive telephone and internet infrastructure needs assessment to evaluate and enhance its current services. The communications infrastructure assessment will analyze existing telephone and internet capacity, identify gaps in coverage and service quality, and recommend scalable solutions to support future development requirements.

Data Collection and Analysis:

Data collection will involve a thorough analysis of the existing telephone and internet infrastructure as provided by the city or the telecommunications providers, including wired and wireless networks, documenting available services and identifying key providers. Stakeholder interviews will be conducted with city officials and service providers, to gather insights on current needs and challenges.

The analysis phase will include evaluating the current and projected demand for telephone and internet services across different parts of the city. This will be followed by a gap analysis to identify deficiencies in the existing infrastructure and potential areas for improvement. A cost-benefit analysis will be conducted to assess the financial implications of potential enhancements and their benefits to the community.

Based on the analysis, specific recommendations will be proposed for infrastructure upgrades and service improvements. The findings, analysis, and recommendations will be compiled into a draft report, which will be revised based on stakeholder feedback before submitting the final report to city leaders.

A presentation summarizing key points and addressing questions will be held for city officials and stakeholders.

Following the assessment, guidance will be provided on implementing the recommended improvements, including timelines and resource allocations. A framework for ongoing monitoring and evaluation of the infrastructure post-implementation will be suggested to ensure sustained improvements.

Deliverables:

- ✓ Assessment summary and documentation
- ✓ Recommendations summary

TASK 11: POLICE AND FIRE PROTECTION

Coordination with North Lyon County Fire Protection District and Lyon County Sheriff's Office will assess current service levels, analyze response times to North and Southwest Areas, and determine staffing and facility requirements to meet NFPA 1710 standards for projected development. We will analyze response times from existing fire facilities to the North and Southwest regions to develop future needs for fire protection that meet National Fire Protection Association (NFPA) 1710 standards. Coordination with the Sheriff's office will involve staffing requirements and needs assessments to meet the expansion of future infrastructure.

Deliverables:

- ✓ Assessment summary and documentation
- ✓ Recommendations summary

TASK 12: PHASING AND IMPLEMENTATION

The phasing strategy will integrate infrastructure timing recommendations with development patterns, financial capacity, and regional coordination needs to establish a prioritized implementation sequence with corresponding cost estimates and funding strategies. The phasing approach for these infrastructure projects will be developed in collaboration with City staff, stakeholders, and developers to ensure we reflect an appropriate the needs of the private development community and the long term vision of the City.

With previous working knowledge of the stakeholder discussions within the Area Plan, it is presumed that

the implementation of infrastructure will happen incrementally. However, one major roadway project (the Fernley Bypass in the Southwest Area Plan) will ultimately be the biggest hurdle in addressing the existing and future level of service along US-95. The phasing and implementation approach for this major infrastructure project will need close coordination with the CIP/Impact Fee Study in order to address the major financial burden this improvement holds.

Deliverables:

- ✓ Cost estimates for capital improvements
- ✓ Phasing recommendations

TASK 13: FINAL PLAN ADOPTION

Kimley-Horn will support City staff in reviewing and adopting the Infrastructure Plan. Our team will keep the City up-to-date throughout the entire planning process to ensure the Final Plan reflects the City's expectations. As the project team develop the outline of the Infrastructure Plan, we will provide each section to City staff as they are completed. Once City staff has reviewed and provided comments on each section, we will compile a draft in the final plan's format. The compiled draft plan (adoption draft) will be presented to City staff for final review and comment. We will then make any necessary revisions to address comments. Kimley-Horn will prepare a final draft for presentation and distribution to the City Planning Commission and City Council. Following delivery of the final draft of the Infrastructure Plan and public notification by City staff, Kimley-Horn will support City staff and prepare for plan adoption.

Deliverables:

- ✓ Draft plan (including two revisions)
- ✓ Final plan document
- ✓ Two total in-person meetings with Planning Commission/City Council



Work Schedule/Proposed Timeline

Our project schedule can be found in **Figure 2** below. This schedule depicts the added value of our team leading both the Infrastructure Plan and CIP and Impact Fee Study to ensure key projects identified for the Infrastructure Plan are translated accurately to the CIP and Impact Fee Study. Our team is fully equipped with the availability and capacity to deliver all services outlined in the RFP within the required timeframe. We utilize a flexible and scalable staffing model that allows us to respond quickly to project needs while maintaining consistent quality and responsiveness throughout the project lifecycle. **Our schedule helps us to ensure each of the plans inform one another and reflect the same outcome.**

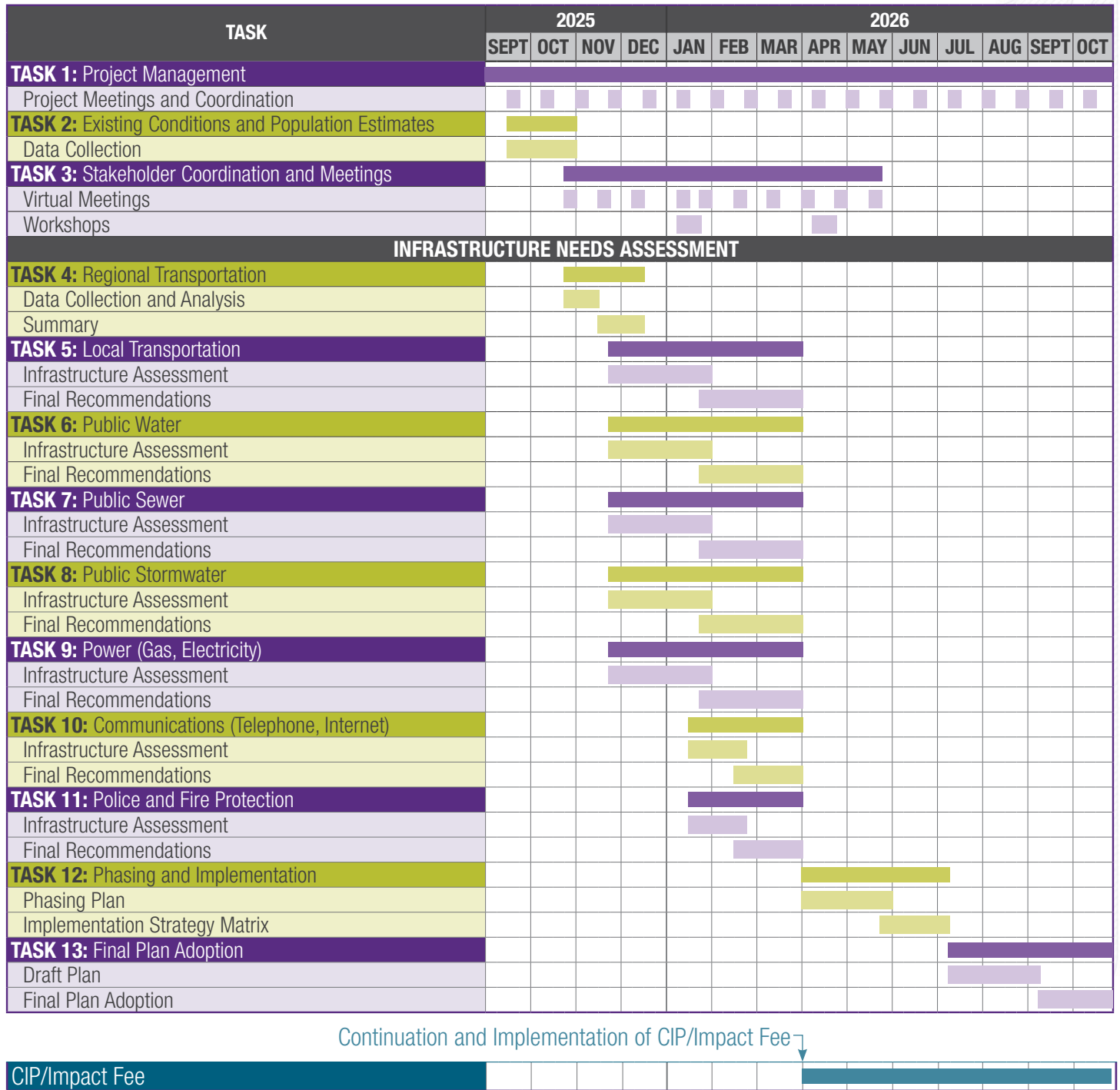


Figure 2: Project Schedule



ORGANIZATION/ TEAM PROFILE AND QUALIFICATIONS



Organization/Team Profile and Qualifications

Kimley-Horn has assembled a similar core team that developed Fernley’s North and Southwest Area Plans, now enhanced with Lumos’ local engineering expertise, ensuring seamless continuity from planning vision to infrastructure implementation with established stakeholder relationships and deep community knowledge.

Kimley-Horn brings a proven track record in infrastructure planning, capital improvement programming, and impact fee development for municipalities across the country. **Blake, Camille, and David each bring a unique skill set that would enable the city to see success in all facets of this Infrastructure Plan. Each partner brings strong relationships with City staff across planning, engineering, and elected officials.**

Our team, shown in the organizational chart (Figure 3) includes professionals with extensive experience in public finance, transportation systems, water/wastewater (W/WW) surface water, and land use ensuring fiscal sustainability, technical proficiency, and alignment with Fernley’s long-term vision.

Our partnership with Lumos brings specialized infrastructure implementation expertise, with offices in Reno and Fallon providing immediate regional responsiveness and hands-on construction experience that ensures our recommendations transition smoothly from planning to implementation. With offices in Reno and Fallon, Lumos offers on-the-ground responsiveness and a strong working relationship with the City of Fernley.

Lumos has played a key role in shaping Fernley’s infrastructure landscape, including leading the engineering for the Victory Logistics District and supporting the City in securing a \$25 million Rebuilding American Infrastructure with Sustainability and Equity (RAISE) grant. Their team of engineers and planners brings specialized expertise in utility master planning, drainage modeling, and capital project implementation, ensuring that the Infrastructure Plan is both visionary and buildable.

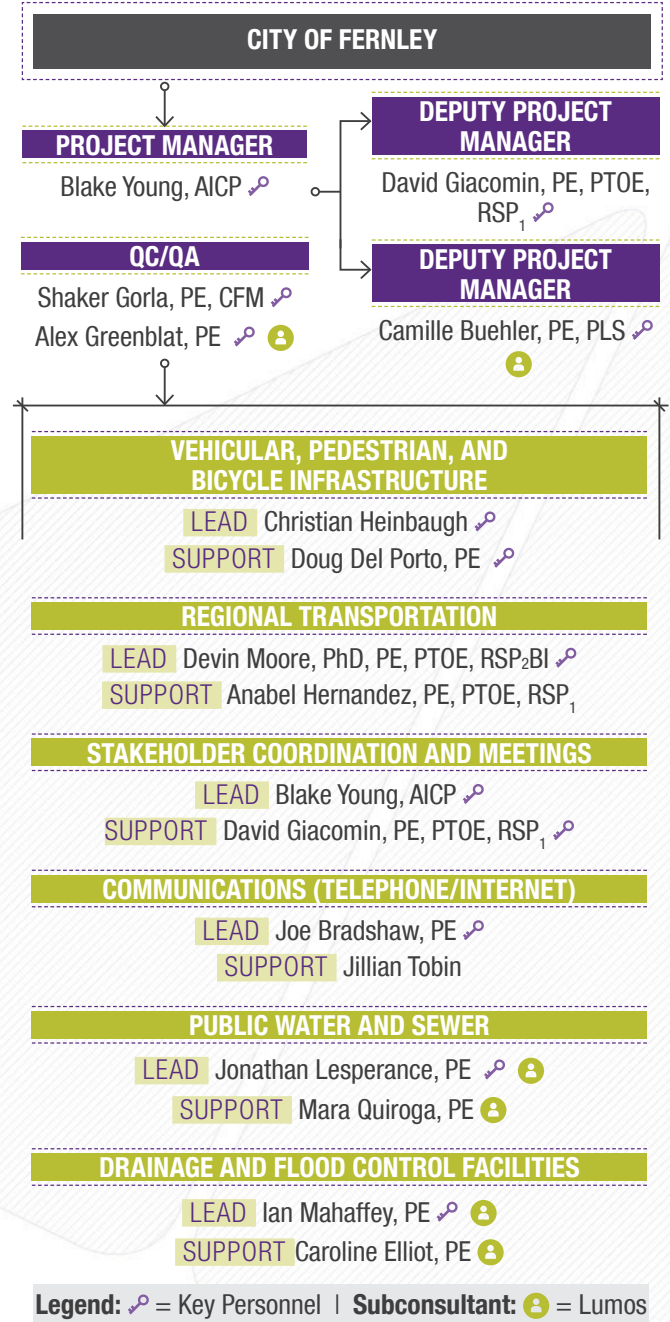
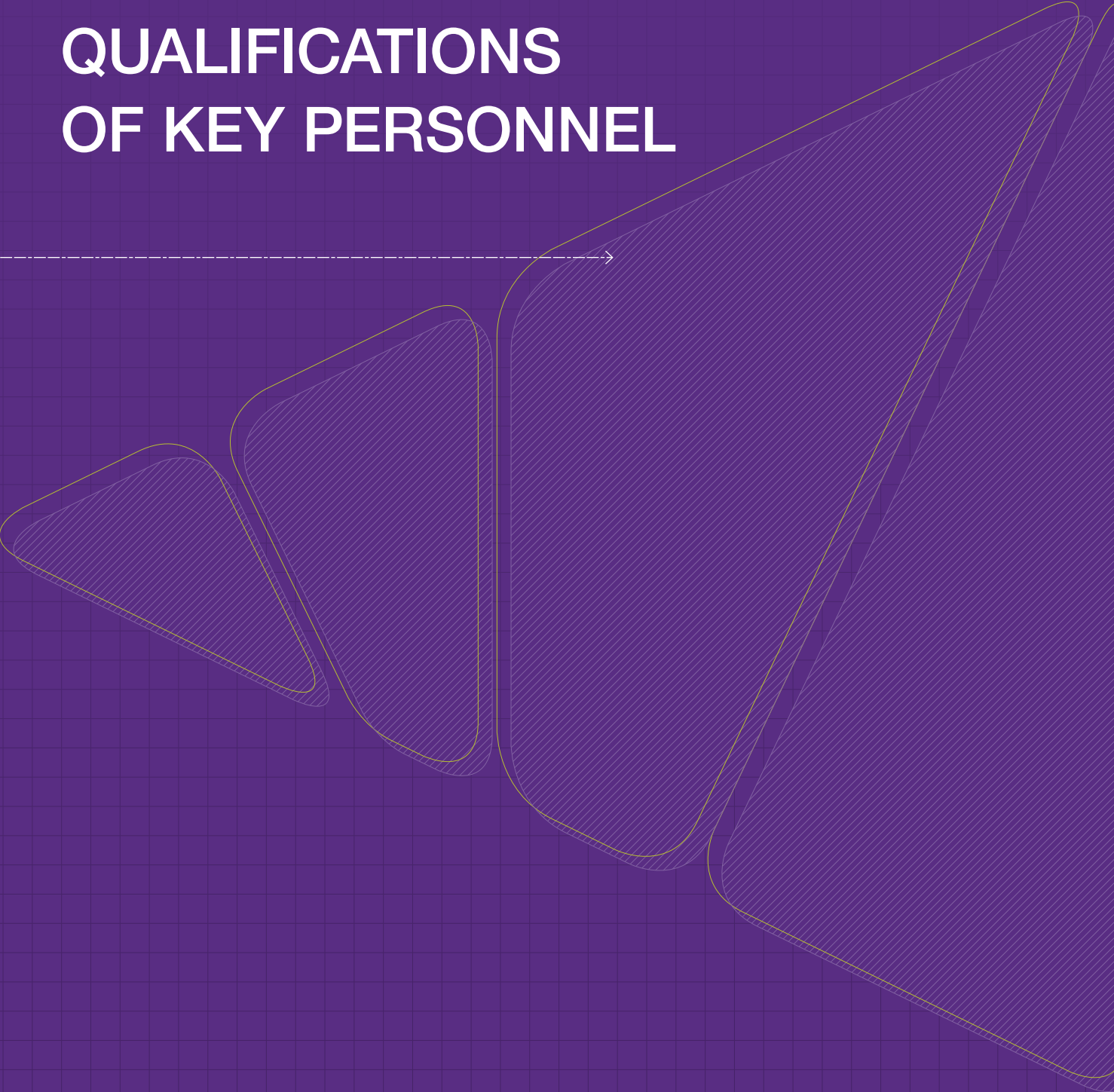


Figure 3: Organizational Chart

With our Reno office less than an hour away and Blake’s direct engagement with hundreds of Fernley residents through dozens of meetings during the Area Plan development, we serve as an extension of your team rather than outside consultants learning your community from scratch.



QUALIFICATIONS OF KEY PERSONNEL



Qualifications of Key Personnel

A summary of our key personnel's qualifications can be found below and on the following pages. **Resumes demonstrating the experience and qualifications of our full team can be found in the Appendix starting on page A-1.**



Blake Young, AICP

Project Manager

Blake brings nine years of experience in long-range planning and serves as the direct continuity link from Fernley's Area Plans to infrastructure implementation. **Blake's insight into land use planning and development patterns will help to ensure the CIP and impact fee recommendations align with Fernley's goals and support sustainable, well-planned expansion.**



David Giacomini, PE, PTOE, RSP1

Deputy Project Manager

As Deputy Project Manager, David supports the successful delivery of the Fernley Infrastructure Plan by bringing a strong background in transportation engineering and safety planning. **With more than a decade of Nevada experience and established relationships in Fernley and Lyon County, David brings proven project management skills across fee ranges from \$3,000 to \$2.5 million, ensuring efficient delivery regardless of project scale.**



Camille Buehler, PE, PLS (Lumos)

Deputy Project Manager

Camille brings more than 27 years of civil engineering experience with a deep focus on transportation infrastructure, public utilities, and capital improvement planning. Her leadership on major infrastructure projects across Nevada—including the Victory Logistics Industrial Subdivision and the Nevada Pacific Parkway extension—demonstrates her ability to deliver complex, multi-agency projects from concept through construction. Camille's direct involvement in Fernley's recent infrastructure efforts, including securing a \$25 million RAISE grant, gives her a practical understanding of the city's development landscape. **Her proven ability to secure major funding and navigate complex multi-agency projects provides the practical implementation expertise needed to transform infrastructure planning into buildable, fundable projects.**



Christian Heinbaugh, PE

Vehicular, Pedestrian, and Bicycle Infrastructure Lead

Christian brings more than 21 years of Northern Nevada roadway design experience, with direct knowledge of regional practices and established agency relationships that streamline project approval and implementation.. His in-depth knowledge of traffic systems—including signalized intersections, roundabouts, and high-T intersections—will help advance Fernley’s transportation goals outlined in the North and Southwest Area Infrastructure Plans. **His familiarity with regional practices and strong local ties will support phased improvements aligned with Fernley’s Comprehensive Master Plan and the CIP.**



Devin Moore, PhD, PE, PTOE, RSP2BI

Regional Transportation Lead

Devin brings 15 years of transportation experience and direct continuity as Fernley’s Transportation Master Plan project manager since 2019, ensuring infrastructure recommendations align with established transportation strategies. His skills in GIS, microsimulation, and High Capacity Manual (HCM) methodologies support the City’s multimodal growth vision. As a dual-certified Road Safety Professional in behavioral and infrastructure safety, Devin offers a unique approach to systemic safety planning. **His work spans traffic impact analyses, mobility studies, and corridor evaluations—key to shaping future routes in Fernley’s North and Southwest Areas.**



Joe Bradshaw, PE

Communications Lead

As Communications Lead for the Fernley Infrastructure Plan, Joe oversees the planning and integration of internet and fiber-optic systems to support future development in the North and Southwest Areas. With two decades of electrical engineering experience in Nevada, Joe brings a deep understanding of power and communication infrastructure design, including broadband deployment, fiber routing, and utility coordination. His role involves evaluating existing communications capacity, identifying infrastructure gaps, and proposing scalable, future-ready solutions that align with the City’s growth objectives. **Joe’s technical leadership ensures that digital connectivity is a core component of the infrastructure strategy, supporting both residential and commercial development while enhancing regional resilience and smart city readiness.**



Jonathan Lesperance, PE (Lumos)

Public Water and Sewer Lead

With 16 years of specialized experience in municipal water and wastewater systems, Jonathan brings a strong track record in master planning, hydraulic modeling, and utility design. His direct experience with Fernley's utility systems and Northern Nevada regulatory environment ensures infrastructure recommendations are technically sound and permittable. **As Public Water and Sewer Lead, Jonathan provides the expertise needed to align Fernley's infrastructure planning with long-term service and sustainability goals.**



Ian Mahaffey, PE (Lumos)

Drainage and Flood Control Lead

Ian brings seven years of specialized experience in hydrology, hydraulics, and stormwater infrastructure design. His leadership on drainage master plans across northern Nevada—including in Fernley—demonstrates his ability to deliver technically sound, resilient flood control solutions. **Ian's leadership on Northern Nevada drainage master plans, including Victory Logistics District in Fernley, provides direct experience with the area's unique stormwater challenges and solutions.**



Shaker Gorla, PE, CFM

QC/QA Manager

Shaker brings more than 20 years of civil engineering experience with a specialized focus in water resources. His expertise in hydrologic and hydraulic (H&H) modeling—including tools such as Hydrologic Engineering Centers Hydrologic Modeling System (HEC-HMS), Hydrologic Engineering Centers River Analysis System (HEC-RAS), HEC-RAS (2D), StormCAD, Hydraulic Engineering Circular No. 8 (HY-8), and WaterCAD—will be critical in evaluating and designing flood control and drainage infrastructure for Fernley's North and Southwest Areas. Shaker has led more than 30 floodplain modeling projects in northern Nevada, including Minden, Gardnerville, and Genoa, and has applied unsteady hydraulic modeling for dam break studies and emergency flood mapping. **His extensive Northern Nevada floodplain modeling experience ensures drainage recommendations meet FEMA requirements and integrate seamlessly with regional flood control systems.**



Alex Greenblat, PE (Lumos)

QC/QA Manager

Alex Greenblat brings 15 years of civil engineering experience and a deep understanding of infrastructure delivery across northern Nevada. His expertise in roadway and utility design, combined with hands-on construction-phase leadership, ensures technically sound, constructible, and cost-effective solutions. **As QC/QA Manager, Alex provides rigorous oversight to maintain quality, consistency, and alignment with Fernley's infrastructure goals.**

STATEMENT OF
FAMILIARITY WITH THE
FERNLEY COMPREHENSIVE
MASTER PLAN, FERNLEY
DEVELOPMENT CODE,
AND NEVADA REVISED
STATUTES

Statement of Familiarity with the Fernley Comprehensive Master Plan, Fernley Development Code, and Nevada Revised Statutes (NRS)

Kimley-Horn's familiarity with Fernley's planning framework is demonstrated through our direct role in developing the North and Southwest Area Plans that align with the Comprehensive Master Plan and our ongoing transportation planning work that implements Development Code requirements. During the TMP, we gained comprehensive knowledge of the Fernley Comprehensive Master Plan and Development Code, which directly informed our subsequent work. Building on TMP recommendations, **Kimley-Horn led the Impact Fee Participation Study and Access Management Policy development, demonstrating our ability to translate planning policy into implementable regulations.** Project Manager Blake Young then leveraged this foundation to lead both the North and Southwest Area Plans, ensuring consistency with the broader planning framework.

During these projects, our team members have workshopped the future of the City by sitting with, discussing, and listening to the citizens of Fernley to understand their concerns, passions, and dreams. Our team has led dozens of technical advisory committee meetings in Fernley, five different workshops/public meetings, and met with hundreds of Fernley residents.

The Comprehensive Master Plan shows 11 new multi-family residential housing projects constructed since 2006. Many more are in planning, concept, and design through our conversations with staff, developers, and citizens during the development of the TMP and North and Southwest Area Plans. Expansion of all types of housing are a great opportunity for this area. Although the Southwest Fernley area is currently zoned for parks, open space, rural, and commercial use, there is opportunity to use this area plan for additional uses that may satisfy the City's needs. To meet employment center goals, the commercial use zoning is important, but additional housing diversity may be beneficial in this area as well. Taking advantage of the parks zoning, while allowing for residential development, can create a living area that is sustainable and enjoyable for Fernley residents.

The Fernley Development Code has been updated to align with the goals of the Comprehensive Master Plan. Many of these goals determine where certain types of developments are allowed in the future. The City would like existing farmland to continue to be used for agricultural purposes, while designating other areas for more intense development. Economic development remains a major goal for the City, so continuing to designate areas for employment centers and opportunities is of great importance for all future plans. Fernley has seen the surrounding area expand with employment opportunities, leaving many of its residents commuting outside of Fernley for work. There is opportunity to expand employment centers within Fernley to allow more people to work and play where they live.

Kimley-Horn has more than 20 years of Northern Nevada experience provides comprehensive familiarity with NRS requirements, including utilities regulations, development impact procedures, and infrastructure financing statutes that will guide our infrastructure planning recommendations and ensure regulatory compliance.



COST PROPOSAL



Cost Proposal

Kimley-Horn will provide the services described within the Scope of Services for the fees outlined in the Cost Proposal in **Figure 4** below.

Task	Task Description	Fee	Fee Type
1	Project Management	\$25,000.00	LS
2	Existing Conditions and Population Estimates	\$15,000.00	LS
3	Stakeholder Coordination and Meetings	\$35,000.00	LS
4	Regional Transportation Needs Assessment	\$25,000.00	LS
5	Local Transportation Needs Assessment	\$40,000.00	LS
6	Public Water Needs Assessment	\$38,000.00	LS
7	Public Sewer Needs Assessment	\$38,000.00	LS
8	Public Stormwater Needs Assessment	\$38,000.00	LS
9	Power (Gas, Electricity) Needs Assessment	\$10,000.00	LS
10	Communications (telephone, internet) Needs Assessment	\$10,000.00	LS
11	Police and Fire Protection Needs Assessment	\$8,000.00	LS
12	Phasing and Implementation	\$20,000.00	LS
13	Final Plan Adoption	\$30,000.00	LS
	Expenses	\$17,000.00	LS
SCOPE OF WORK TOTAL		\$349,000.00	

LS = Lump Sum Services indicated by a “LS” will be provided for the identified Lump Sum Fee. Monthly invoices will be provided based upon the percentage complete of above noted tasks.

Figure 4: Cost Proposal



DELIVERABLES



Deliverables

The deliverables anticipated for each task are summarized in this section. These deliverables are also outlined in the Statement of Approach and Methodology section within their corresponding task.

Task 1: Project Management

- ✓ Agendas
- ✓ Monthly invoices

Task 2: Existing Conditions and Population Estimates

- ✓ Existing Conditions Report

Task 3: Stakeholder Coordination and Meetings

- ✓ 10 virtual meetings (30-minutes per meeting)
- ✓ Two in-person stakeholder workshops
- ✓ Summary of meetings and workshops

Task 4: Regional Transportation Needs Assessment

- ✓ Assessment Summary and Documentation
- ✓ Recommendations Summary

Task 5: Local Transportation Needs Assessment

- ✓ Assessment Summary and Documentation
- ✓ Recommendations Summary

Task 6: Public Water Needs Assessment

- ✓ Assessment Summary and Documentation
- ✓ Recommendations Summary

Task 7: Public Sewer Needs Assessment

- ✓ Assessment Summary and Documentation
- ✓ Recommendations Summary

Task 8: Public Stormwater Needs Assessment

- ✓ Assessment Summary and Documentation
- ✓ Recommendations Summary

Task 9: Power (Gas, electricity) Needs Assessment

- ✓ Assessment Summary and Documentation
- ✓ Recommendations Summary

Task 10: Communications (telephone, internet) Needs Assessment

- ✓ Assessment Summary and Documentation
- ✓ Recommendations Summary

Task 11: Police and fire protection Needs Assessment

- ✓ Assessment Summary and Documentation
- ✓ Recommendations Summary

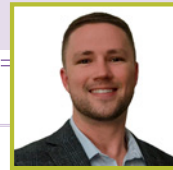
Task 12: Phasing and Implementation

- ✓ Cost estimates for Capital Improvements
- ✓ Phasing Recommendations

Task 13: Final Plan Adoption

- ✓ Draft Plan (including 2 revisions)
- ✓ Final Plan Document
- ✓ Two (2) total in-person meetings with Planning Commission/City Council .

APPENDIX: RESUMES



Project Manager

Blake is an urban designer with nine years of experience in long-range planning, corridor planning, land use, urban design, station area planning, and creative placemaking. His experience encompasses mobility-focused corridor plans, subarea plans, comprehensive plans, development guidelines, and downtown master plans. He focuses on creating unique solutions for every project while linking reinvestment opportunities to public planning initiatives to promote market-feasible and sustainable growth. His experience with private-sector development groups gives him an inside look at how municipalities can incentivize and promote growth while prioritizing and remaining true to the vision set forth in previous planning initiatives. **Blake's experience working with the City and meeting with its citizens during the previously completed Area Plans will be invaluable to this project.**

Credentials

- Bachelor of Science (BS), Urban Planning, University of Cincinnati
- American Institute of Certified Planners (AICP) (#33686)

Relevant Experience:

- City of Fernley, North Area Plan, Fernley, NV – *Project Manager*
- City of Fernley, Southwest Area Plan, Fernley, NV – *Project Manager*
- City of Tucson, Grant Road Corridor Plan, Tucson, AZ – *Project Manager*
- City of Green River, Flaming Gorge Way Corridor Study, Green River, WY – *Project Planner*
- Gwinnett County, Bus Rapid Transit Corridor Study, Gwinnett County, GA – *Project Planner*
- Town of Kiowa, Comprehensive Plan Update, Kiowa, CO – *Project Manager*
- City and County of Denver, Neighborhood Planning Initiative Near Southeast Neighborhood Plan, Denver, CO – *Project Planner*
- Utah Transit Authority, FrontRunner Forward Program Management, Salt Lake City, UT – *Project Planner*
- Marion County, Silver Springs Community Redevelopment Area Master Plan, Silver Springs, FL – *Project Planner*
- Adams County, Comprehensive Area Strategic Plan (CASP) Subarea Plan, Adams County, CO – *Project Planner*
- Durham-Orange Light Rail Transit Project (DOLRT), Transit-Oriented Development (TOD) Guidebook, Durham-Chapel Hill, NC – *Urban Designer**
- City of Celina, Urban Guidelines Vision Book, Celina, TX – *Project Planner / QC/QA*
- Banning Lewis Ranch Master Plan, Colorado Springs, CO – *Urban Designer*
- Sound Transit, Everett Link Extension, Everett, WA – *Planning Lead*



Deputy Project Manager

David is a transportation engineer with 11 years of experience serving public- and private-sector clients in the City of Fernley and throughout Nevada. With a focus on transportation, David's project experience includes Road Safety Audits (RSAs), Local Road Safety Plans (LRSPs), traffic impact studies, and facilitating the Nevada and California Strategic Highway Safety Plans (SHSPs). David has also worked on various transportation plans that include counties across rural Nevada. As shown in the list below, David has experience as a project manager with project fees ranging as low as \$3,000 to as high as \$2.5 million. David has completed numerous traffic impact studies for private developments in Northern Nevada, including within the City of Fernley and Lyon County. As Deputy Project Manager, David's experience managing transportation plans will help equip Blake with a skill set necessary for success on this infrastructure plan.

Relevant Experience:

- City of Odessa, Impact Fee Study, Odessa, TX – *Project Engineer*
- City of Fernley, Fernley TMP, Fernley, NV – *Project Engineer*
- Iowa County Engineers Association, Safety Action Plans, Statewide, IA – *Project Manager*
- Nevada Department of Transportation (NDOT), Statewide Tribal Road Inventory Project, Carson City, NV – *Project Manager*
- County of Glenn, Local Road Safety Plan, Glenn County, CA – *Project Manager*
- Mono County, Systemic Safety Analysis Report, Mono County, CA – *Project Manager*
- RTC Washoe, Complete Streets Master Plan, Reno/Sparks, NV – *Analyst*
- RTC Washoe, UNR Area Transportation Study, Reno, NV – *Project Engineer*
- RTC Washoe, ADA Self-Evaluation and Transition Plan, Reno/Sparks, NV – *Project Engineer*
- California Department of Transportation (Caltrans), Strategic Highway Safety Plan Statewide, CA – *Project Engineer*
- NDOT, Nevada SHSP, Statewide, NV – *Project Engineer*

Credentials

- Master of Science (MS), Traffic Engineering, Texas A&M University, College Station
- Civil Engineering, University of Minnesota
- BS, Civil Engineering, University of Minnesota
- PE in NV (#024367)
- PTOE (#4609)
- RSP1 (#270)
- American Society of Civil Engineers (ASCE)
- FHWA RSA Training



CAMILLE BUEHLER, PE, PLS (LUMOS)



Deputy Project Manager

Camille Buehler brings more than 27 years of experience in civil engineering, specializing in transportation infrastructure, large-scale private development, and public-sector capital improvement planning. As Deputy Project Manager for the Fernley North and Southwest Area Infrastructure Plan, Camille supports project leadership by managing complex infrastructure efforts from concept through implementation. She plays a vital role in coordinating with City staff, stakeholders, and subconsultants to ensure the plan is technically sound, efficiently managed, and aligned with Fernley's long-term development goals.

Camille has successfully led major infrastructure projects throughout Nevada and California, including roadway extensions, stormwater systems, and public utility design. She has extensive experience managing industrial subdivisions and new-build roadway infrastructure for both public agencies and private developers—working from conceptual design and alternatives analysis through final design. Her strength lies in navigating complex, multi-agency environments and securing funding for capital projects. Notably, Camille helped the City of Fernley obtain a \$25 million RAISE grant through a public-private partnership with Mark IV Capital to support the Nevada Pacific Parkway extension. **Her well-rounded expertise ensures practical, fundable, and strategically phased solutions for growing communities like Fernley.**

Credentials

- BS, Civil & Environmental Engineering, University of Southern California, 1996
- MS, Civil & Water Resources Engineering, University of Colorado, Boulder
- PE in NV (#26240), CA, and ID
- Licensed Professional Land Surveyor in NV (#26240) and CA

Relevant Experience:

- City of Fernley/Mark IV Capital, Victory Logistics Fire Station, Fernley, NV – *Principal Engineer*
- Victory Logistics, Mark IV Industrial Subdivision, Fernley, NV – *Project Manager*
- Nevada Pacific Extension RAISE Grant Project, Fernley, NV – *Project Manager*
- StoneGate, Master Planned Community, Reno, NV – *Senior Project Engineer*
- Mark IV Capital, Victory Logistics Building D-2, Fernley, NV – *Project Manager*
- RTC Washoe County, Military Road Capacity Project, Washoe County, NV – *Project Manager*
- Town of Truckee, Pioneer Trail and Bridge Street Extensions, Truckee, CA – *Project Manager*
- City of Bishop, East Line Street Bridge Replacement, Bishop, CA – *Project Manager*



CHRISTIAN HEINBAUGH, PE, QSD/P



Roadway, Bike, and Pedestrian Facilities Surface Transportation Lead

Christian has more than 21 years of experience in roadway planning, design, and construction management for public and private projects in northern Nevada. His expertise spans new roadway development, multi-use paths, intersection design, and traffic improvements including signalized intersections, roundabouts, and high-T intersections. **Christian's comprehensive experience in roadway infrastructure makes him an ideal lead for vehicular, pedestrian, and bicycle facilities.** He emphasizes accurate planning, cost estimating, and constructability during the planning process to ensure clients are well-prepared for infrastructure implementation.

Credentials

- BS, Civil Engineering, University of Nevada, Reno
- PE in NV (#19130)
- Qualified Stormwater Pollution Prevention Plan Developer (QSD/P)

Relevant Experience:

- City of Fernley, Transportation Participation Fee Development and Operations Analysis, Fernley, NV – *QC/QA Reviewer*
- City of Fernley, TMP, Fernley, NV – *Project Engineer*
- City of Fernley, Engineering Consultants On-Call, Fernley, NV – *Project Manager*
- RTC Washoe, UNR Area Transportation Study, Reno, NV – *Project Engineer*
- Washoe County, Reclaimed Effluent Expansion Study, Reno, NV – *Project Manager*
- RTC Washoe, Transportation Enhancement (TE) Spot 10 South (4th Street Roundabout), Reno, NV – *Design QC/QA and Construction Manager*
- Town of Mammoth Lakes, Minaret Multi-Use Path, Mammoth Lakes, CA – *Project Manager*
- Town of Mammoth Lakes, Mammoth Lakes Mobility Hub Study and Program, Mammoth Lakes, CA – *Project Manager*
- Iowa DOT, Local Road Safety Plans, Statewide, IA – *Project Engineer*
- RTC Washoe, Peppermill Bus Rapid Transit (BRT) Station, Reno, NV – *Project Manager/Construction Manager*
- City of Reno, Rosewood Wash Drainage Improvements, Reno, NV – *Project Manager*
- RTC Washoe, Kuenzli Street Project, Washoe County, NV – *Project Manager/Construction Manager*
- Clear Creek Tahoe, Castle Hill Partners Community Development Planning, Design, and Construction, Douglas County, NV – *Project Manager/Construction Manager*
- Carson City, South Carson Street and Stewart Street Roundabout, Carson City, NV – *Project Manager*





Regional Transportation Lead

Devin has 15 years of transportation safety, planning, and engineering experience and has been involved in transportation planning in the City of Fernley since 2019 as the project manager of the TMP. He is proficient in GIS, microsimulation, and current HCM methodologies for transit, pedestrian, and vehicle traffic. Devin is one of the few RSPs certified in both behavioral and infrastructure. He has extensive experience with systemic safety projects as task leader and project manager for Local Road and Safety Action Plans. He has widespread experience analyzing collision data; identifying safety issues on large roadway networks; working with diverse stakeholder groups; and developing systemic low-cost safety countermeasures. He has also conducted numerous traffic impact analyses, transit studies, pedestrian analyses, mobility studies, and roundabout and corridor analyses. Devin has completed formal training on Road Safety Audits and the Interactive Highway Safety Design Model (IHSDM). **Devin has extensive experience in Northern Nevada, he was responsible for the development of the Fernley TMP and led the development of an Impact Fee Participation Study and the Access Management Policy for the City.**

Credentials

- Doctor of Philosophy (PhD), CE, UNR
- MS, CE, Texas A&M University
- BS, CE, Brigham Young University
- PE in NV (#022921)
- PTOE (#3820)
- RSP (#25); RSP2I (#66); RSP2B (#5)

Relevant Experience:

- City of Fernley, Transportation Master Plan, Fernley, NV – *Project Manager*
- City of Fernley, Traffic Impact Participation Fee Study, Fernley, NV – *Project Manager*
- City of Fernley, Access Management Policy, Fernley, NV – *Project Manager*
- City of Fernley, Red Rock Traffic Analysis and Cost Estimate, Fernley, NV – *Project Manager*
- City of Fernley, Miller Lane Traffic Analysis, Fernley, NV – *Project Manager*
- RTC Washoe, UNR Area Transportation Study, Reno, NV – *Project Engineer*
- RTC Washoe, Complete Streets Master Plan, Reno/Sparks, NV – *Project Engineer*
- Carson City, South Carson Street Conceptual Complete Streets Study, Carson City, NV – *Project Engineer*
- RTC Washoe, ADA Self-Evaluation and Transition Plan, Reno/Sparks, NV – *Project Engineer*
- RTC Washoe, Kuenzli Street Project, Giroux Street to Wells Avenue, Reno, NV – *Project Engineer*
- NDOT, Inter-County and Regional Transit Plan, Various, NV – *Project Engineer*
- City of Carson City, ADA Transition Plan and Sidewalk Inventory, Carson City, NV – *Project Engineer*





Communications Lead

Joe has 20 years of experience in electrical engineering in Nevada, with a strong background in designing electrical infrastructure for a diverse range of projects. His expertise includes pedestrian and street lighting, site lighting, garage and tunnel lighting, Electric Vehicle (EV) charging stations, power and communication/fiber infrastructure, security systems, gate operators, solar design, battery energy storage systems, microgrids and medium voltage distribution. He is proficient in backup and utility generators, MEP building upgrades, voltage drop and short-circuit calculations, conduit fill calculations, new distribution and sub-panel installations, and site power distribution. In addition to his technical skills, Joe excels in project management and construction phase services, including overseeing electrical construction administration and inspection to ensure smooth project execution and compliance with regulatory standards. Joe's meticulous attention to detail and collaborative approach are essential for delivering integrated, efficient MEP systems. His expertise in sustainable design and energy-efficient engineering will enhance the project's environmental sensitivity and operational efficiency

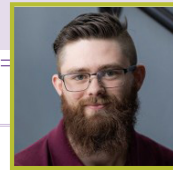
Credentials

- BS, Electrical Engineering, University of Nevada, Reno
- PE in NV (#023686) AZ, CA, CO, HI, ID, IL, MA, MI, MT, OR, RI, SC, TX, UT, WA

Relevant Experience:

- Victory Logistics, District Phase I and II - Electrical and Telecommunications Master Plan Utility Support Services, Fernley, NV – *Electrical Engineer*
- RTC Washoe, Sutro Ride Electrical Service and Generator Upgrade Hydrogen Fueling Area, Reno, NV – *Project Manager*
- RTC Washoe, Peppermill BRT Station, Reno, NV – *Electrical Engineer*
- Medium Voltage, Utility Distribution Design, National Private Client Tahoe Reno Industrial Center (TRIC), Sparks, NV – *Electrical Engineer*
- University of Nevada, Las Vegas Shadow Lane Campus Parking Lot Lighting Upgrades Phase I and II, Las Vegas, NV – *Electrical Engineer*
- San Jose International Airport, Campus Wide Existing Power and Sustainability Study. San Jose, CA – *Project Manager*
- Henderson Executive Airport, High Mast Lighting Upgrades, Henderson, NV – *Project Manager*
- University of Nevada, Las Vegas, Music Building Security and Lighting Upgrades, Las Vegas, NV – *Electrical Engineer*
- National Private Client, International EV Manufacturer Direct Current (DC) fast charger Installation, Las Vegas, NV – *Electrical Engineer*
- Monterey Salinas Transit, Hydrogen Fueling and Maintenance Bay Retrofit and Microgrid Feasibility, Monterey, CA – *Electrical Engineer*





Drainage and Flood Control Lead

Ian brings extensive experience in hydrology and hydraulics, with a strong focus on stormwater master planning, modeling, and design. He has contributed to the development of a complex regional hydrologic model for the Truckee River watershed and has delivered advanced 1D and 2D modeling and permitting services for Conditional Letters of Map Revision (CLOMRs) and Letters of Map Revision (LOMRs) across the Truckee Meadows and Carson River basins. Ian has led the design and optimization of detention and retention basins and developed stormwater solutions for both public and private sector projects throughout northern Nevada.

His stormwater master planning experience includes the Victory Logistics District Storm Drain Master Plan in Fernley, the Virginia City/Six Mile Canyon Area Drainage Master Plan (ADMP) in Storey County, and the Stagecoach ADMP in Lyon County. In addition to his technical expertise, Ian has created internal tools and workflows that enhance modeling efficiency and improve the quality and consistency of deliverables. His depth in both modeling and practical stormwater design makes him a valuable contributor to infrastructure planning projects across the region.

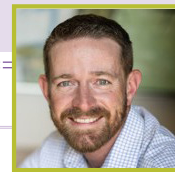
Credentials

- BS, Civil Engineering, University of Nevada, Reno
- PE in NV (#29234) and ID

Relevant Experience:

- City of Fernley, Victory Logistics District Storm Drain Master Planning, Fernley, NV – *Project Engineer*
- Douglas County, Johnson Lane Area Drainage Master Plan, Douglas County, NV – *Project Engineer*
- Storey County, Virginia City/Six Mile Canyon Area Drainage Master Plan, Virginia City, NV – *Project Engineer*
- Douglas County, Johnson Lane Basins Design and Construction, Douglas County, NV – *Project Engineer*
- Carson Water Subconservancy District (JE Fuller), Gold Canyon Area Drainage Master Plan, Storey County/Lyon County, NV – *Project Engineer*
- Lyon County, North Dayton Valley Storm Drain and Basins, Lyon County, NV – *Project Engineer*
- Carson Water Subconservancy District (JE Fuller), Stagecoach ADMP, Stagecoach (Lyon County), NV – *Project Engineer*
- Carson City Public Works Department, Carmine Street Rehab/Stormwater Improvements, Carson City, NV – *Project Engineer*
- City of South Lake Tahoe, James & Eloise Drainage Maintenance, South Lake Tahoe, CA – *Project Engineer*
- City of South Lake Tahoe, 2025 Culvert Replacements, South Lake Tahoe, CA – *Project Engineer*

JONATHAN LESPERANCE, PE (LUMOS)



Public Water and Sewer Lead

Jonathan brings more than 16 years of experience in municipal water and wastewater engineering, with deep expertise in system master planning, hydraulic modeling, treatment systems, and pump and lift station design. His portfolio includes planning and design for both new and replacement infrastructure, as well as extensive construction-phase support, giving him a strong focus on constructibility and cost-effective solutions. He has led utility master plans and infrastructure improvements for numerous public agencies, including the City of Fernley, Gardnerville Ranchos General Improvement District (GID), Eureka County, and Amador Water Agency.

As Engineering Group Manager, Jonathan oversees project delivery for the Water/ Wastewater Infrastructure Group at Lumos, providing design oversight, QC/QA, and technical mentoring. He currently serves as District Engineer for Gardnerville Ranchos GID and County Engineer for Eureka County, where he recently completed updates to their water system master plan and led response efforts for the 2023 flood event. His comprehensive experience in planning, design, and implementation of utility systems makes him well-suited to support his clients in delivering forward-looking and implementable infrastructure plans.

Credentials

- BS, Civil Engineering, Arizona State University
- PE in NV (#22326) CA, and ID

Relevant Experience:

- Bermuda Water Company, Bermuda Water Master Plan, Bullhead City, AZ – *Project Manager*
- Gardnerville Ranchos General Improvement District, Sewer and Water Master Plan Updates, Gardnerville, NV – *Project Manager*
- Calaveras County Water District, Sheep Ranch Water Supply Reliability Study & Facilities Master Plan, Calaveras County, CA – *Project Manager*
- Amador Water Agency, Wastewater Master Plan Study, Amador, CA – *Engineer of Record/Project Manager*
- Great Basin Water Company, Pahrump Water and Sewer System Integrated Resource Plan & CIP, Pahrump, NV – *Engineer of Record/Principal*
- Great Basin Water Company, Cold Springs Water System Integrated Resource Plan & CIP, Cold Springs (Washoe County), NV – *Engineer of Record/Principal*
- Great Basin Water Company, Spring Creek Wastewater Treatment Plant Expansion Master Planning/Preliminary Engineering Report (PER) Spring Creek (Elko County), NV – *Engineer of Record/Principal*
- Carson City Public Works (Stantec), Carson City Water Reclamation and Reuse Facility Master Plan Update, Carson City, NV – *Engineer of Record*
- Carson City Public Works, Quill Water Treatment Plant Rehabilitation, Carson City, NV – *Project Manager*
- Eureka County & Division of Emergency Management, Eureka County Emergency Flood Response, Eureka, NV – *Field Engineer/Project Manager*





QC/QA Manager

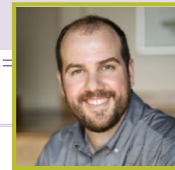
Shaker has more than two decades of diverse experience in civil engineering with a focus on water resources engineering. He has strong experience in hydrologic and hydraulic analysis of water resources systems utilizing modeling tools such as HEC-HMS, HEC-RAS, Storm CADD, HY-8, and WaterCAD. He is very proficient in using the two-dimensional modeling feature of HEC-RAS. Shaker has worked on more than 30 floodplain modeling projects in Minden/Gardnerville and Genoa areas in the last three years alone. He has applied unsteady hydraulic modeling approaches on several dam break studies and produced flood inundation mapping for use in emergency planning by the appropriate agencies. He is very proficient in using Autodesk Civil 3D and Environmental Systems Research Institute's (ESRI's) ArcGIS along with modeling tools such as Spatial Analyst and 3D Analyst. **In addition to his water resources engineering experience, Shaker brings experience in preparing plans, specifications, and construction cost estimates (PS&E) for municipal projects in Northern Nevada.**

Credentials

- MS, Civil and Environmental Engineering, Cleveland State University
- MS, Water Resources, National Institute of Technology, India
- BS, Civil Engineering, International College
- PE in NV (#018557)
- Certified Floodplain Manager (CFM) (#US-14-07671)
- QSD/P (#24457)

Relevant Experience:

- Douglas County, Pinenut Creek Flood Mitigation Study, Douglas County, NV – *QC/QA Manager*
- Douglas County, Buckeye Creek Flood Mitigation Feasibility Study, Douglas County, NV – *Project Manager*
- Douglas County, Pinenut Creek Flood Control Facilities, Douglas County, NV – *Project Manager*
- Carson Water Subconservancy District (CWSD), North Silver Springs Area Drainage Master Plan, Silver Springs, NV – *QC/QA Manager*
- Carson City Parks, Recreation, and Open Space, Carson Riverbank Stabilization Project at Buzzy's Ranch in Carson City, NV – *Project Manager/Engineer*
- Carson Valley Conservation District, Carson Riverbank Stabilization Project at Carson Valley Golf Course, Gardnerville, NV – *Project Manager*
- Pedcor Investment Group, Preliminary Design of Flood Detention Basins, Washoe County, NV – *Project Engineer*
- CWSD, Sheckler Shunt Flood Relief Alternative Analysis, Carson City, NV – *Project Manager*
- City of Carson City, Flood Mitigation Alternative Analysis-Nye Lane Estates, Carson City, NV – *Project Manager*
- City of Carson City, Hydrologic and Hydraulic Modeling of Eagle Valley Golf Course Detention Dam, Carson City, NV – *Project Engineer*
- CWSD, Pinenut/Sawmill Wash Detention and Flood Control Basin Design, Carson City, NV – *Project Manager*
- RTC Washoe, Veterans Roundabout Modifications, Reno, NV – *Project Engineer*
- CWSD, Carson Riverbank Restoration Projects, Genoa, NV – *Project Manager*



QC/QA Manager

Alex brings more than 15 years of civil engineering experience with a strong focus on roadway design, utility infrastructure, and construction-phase services. He has successfully delivered both greenfield and reconstruction projects for jurisdictions across northern Nevada, including the City of Fernley, Carson City, City of Reno, RTC Washoe, Washoe County, and multiple rural counties. His expertise spans pressure and non-pressure utility design, grading, ADA compliance, drainage integration, and right-of-way coordination—making him a well-rounded contributor to complex infrastructure efforts.

Alex is known for applying value engineering strategies early in design to improve constructability and reduce change orders. His deep involvement in construction management and inspection has sharpened his ability to develop designs that translate smoothly from plans to the field. In recent years, he has served as Project Manager for roadway projects in Carson City and RTC Washoe, including the Winnie Lane Reconstruction and Kings Row Rehabilitation projects.

As QC/QA Lead for the Fernley Infrastructure Plan, Alex provides experienced oversight to ensure technical accuracy, cost-conscious design strategies, and consistent deliverable quality.

Credentials

- BS, Civil Engineering, University of Nevada, Reno
- PE in NV (#24022)

Relevant Experience:

- City of Reno, Street Rehabilitation Project (Yori North and South), Reno, NV – *QC/QA Lead*
- City of Sparks, Sewer CIP, Sparks, NV – *Project Manager*
- City of Reno, Sewer Rehabilitation Projects, Phase 1 & 2, Reno, NV – *Project Engineer/Project Manager*
- City of Reno, Humboldt Street North Neighborhood Sewer & Street Rehab Area 1 and 2, Reno, NV – *Project Manager*
- City of Sparks, Queen Way/19th Street Drainage Improvements, Sparks, NV – *Project Manager*
- Eureka County Public Works, Road & Utility Improvement Project, Eureka County, NV – *Engineer of Record*
- Truckee Meadows Water Authority, Humboldt-Lander (North) Waterline Replacement, Reno, NV – *Project Manager*
- City of Fernley, Fernley Industrial Park Rehab & Reconstruction, Fernley, NV – *Project Manager*
- City of Sparks, Alley/Roadway Rehabilitation (Alley G & E), Sparks, NV – *Project Manager*
- Carson City Public Works Department, Carmine Street Rehab/Stormwater Improvements, Carson City, NV – *Project Manager*

DOUG DEL PORTO, PE



Vehicular, Pedestrian, and Bicycle Infrastructure

Doug brings 25 years of combined civil engineering experience, including 10 years in design and 15 years of military civil engineering expertise. As a Captain in the Reno Nevada Air National Guard, he combines strong project management and construction inspection capabilities with technical skills in roadway design, hydrologic and hydraulic modeling, and GPS/ Electronic Distance Measurement (EDM) surveying. His experience spans storm sewer improvements, utility layout, and utility relocations across Nevada's urban improvement projects. Doug's military leadership background enhances his ability to coordinate effectively with project teams, agencies, and stakeholders.

Credentials

- BS, Civil Engineering, University of Nevada, Reno
- PE in NV (#030025)

Relevant Experience:

- NDOT/Crown Enterprises, Traffic Study and Preliminary Engineering, Sparks, NV – *Project Manager*
- RTC Washoe, Intelligent Transportation Systems (ITS) Phase 4, Reno, NV – *Project Engineer*
- RTC Washoe Transportation Enhancement (TE) Spot 10 South (4th Street Roundabout), Reno, NV – *Project Engineer*
- RTC Washoe, Peppermill BRT Station, Reno, NV – *Project Engineer*
- Old Clear Creek Intersection and Road Improvements, Carson City, NV – *Project Manager*

ANABEL HERNANDEZ, PE, PTOE, RSP,



Regional Transportation

Anabel is an engineer in Kimley-Horn's Las Vegas office with nine years of experience in transportation planning, traffic operations, and transportation safety engineering. She has worked on traffic operation studies; safety evaluations; bicycle plans; ADA/Public Rights-of-Way Accessibility Guidelines (PROWAG) self-evaluations; and cost-benefit analysis for public-sector transportation projects serving NDOT, RTC of Southern Nevada, RTC of Washoe County, and other local agencies. In the past nine years, Anabel has worked on seven SMPs, more than 20 RSAs, and 20 LRSPs. She is technically proficient in GIS, Synchro, and Vissim, and has experience with MicroStation and AutoCAD software. Anabel is fluent in Spanish and serves as our in-house team translator for many public involvement projects.

Credentials

- MS, Civil Engineering, University of Nevada, Reno
- BS, Civil Engineering, University of Nevada, Reno
- PE in NV (#025842)
- RSP (#20)

Relevant Experience:

- NDOT, SMPs (Eastern Avenue, Rancho Drive, Jones Boulevard, Cheyenne Avenue, Sahara Avenue, Carey Avenue, Flamingo Road), Statewide, NV – *Project Analyst/Project Engineer*
- NDOT, RSAs and Safety Evaluation Documents (SEDs), Statewide, NV – *Analyst/Project Engineer*
- NDOT, SHSP, Statewide, NV – *Project Analyst*

JILLIAN TOBIN



Communications

Jillian is an electrical engineering analyst with seven years of experience in lighting and electrical infrastructure design. Her project portfolio spans roadway lighting and traffic controls, parks, parking structures, warehouse distribution centers, pump stations, and electric vehicle charging stations. She also specializes in aviation electrical design, including runway and taxiway lighting, Navigational Aids (NAVAIDS), airfield lighting control systems, and gate improvements. Jillian is proficient in AutoCAD, Revit, and AGI32.

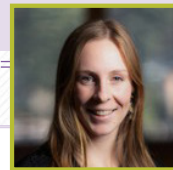
Credentials

- BS, Electrical Engineering, University of Nevada, Reno
- American Society of Civil Engineers (ASCE), President

Relevant Experience:

- Washoe County, Field Creek Effluent Fill Station, Reno, NV – *Project Analyst*
- RTC Washoe, Sutro Ride Electrical Service and Generator Upgrade Hydrogen Fueling Area, Reno, NV – *Project Analyst*
- Reno-Tahoe Airport Authority (RTAA), Reno-Stead Airport Aircraft Parking Apron and Taxiway Alpha Reconstruction, Reno, NV – *Project Analyst*
- RTAA, Terminal Loop Road Reconstruction Project Design Services, Reno, NV – *Project Analyst*
- Pitkin County, Program Management Services for the Aspen/Pitkin County Airport Capital Improvement Project (ASE), Aspen, CO – *Project Analyst*

CAROLINE ELLIOTT, PE (LUMOS)



Drainage and Flood Control

Caroline brings technical knowledge and passion to water engineering, growing from her interest to protect the environment and help society. Her academic background and professional experience have focused on water resources, drainage, and civil water infrastructure. She is passionate about finding practical solutions to problems in these areas and communicating these to others. She thrives in a friendly, flexible, cooperative team setting and her conscientious attitude, team orientation, and leadership have resulted in high quality outcomes. Caroline's technical strengths include stormwater and sanitary sewer design, GIS, hydraulic design, catchment hydrology, stormwater modeling, and flood protection and mitigation.

Credentials

- BS, University of Canterbury, New Zealand,
- PE in NV (#32379)

Relevant Experience:

- Truckee-Carson Irrigation District, TCID System Improvement Plan, Fernley, NV – *Project Engineer*
- Zephyr Point, BMP Assessment & Design, Lake Tahoe, NV – *Design Engineer*
- Eureka County, Road and Utility Improvement Project, Phases 1 & 2, Eureka County, NV – *County Engineer*

MARA QUIROGA, PE (LUMOS)



Credentials

- BS, Civil Engineering, University of Nevada, Reno
- PE in NV (#26809) and CA

Public Water and Sewer

Mara brings nine years of specialized experience in water and wastewater engineering, with a strong focus on hydraulic modeling, system planning, and infrastructure design. She has designed nearly 20 pump and lift stations—serving as design manager on more than a dozen—and has led modeling and analysis efforts for municipal systems across California and Nevada. Proficient in Bentley WaterCAD, Mara develops and maintains water models to assess system capacity, identify deficiencies, and support master planning and capital improvement strategies. Her project portfolio includes work for the City of Fernley, Carson City, Gardnerville Ranchos, Amador Water Agency, and others. Her combined expertise in system modeling and design makes her a strong technical lead for infrastructure planning and improvement projects.

Relevant Experience:

- Wastewater Master Plan, Amador County, CA – *Project Engineer*
- Sewer Master Plan, Gardnerville Ranchos, NV – *Hydraulic Modeler*
- Wastewater Master Plan, Amador County, CA – *Project Engineer*
- Water Master Plan Update, Eureka County, NV – *Project Engineer*



CITY OF FERNLEY

City Council AGENDA REPORT

Meeting Date: September 3, 2025

REPORT TO: Mayor and City Council

REPORT FROM: Ana Navarro

FINANCIAL IMPACT:

Yes:X

No:

CURRENTLY BUDGETED:

Yes:X

No:

FUND/ACCOUNT:

510-166100

ACTION REQUESTED: Consent

AGENDA ITEM:

Possible Action to Approve Amendment Number 3 to the 1.5 MG Treated Water Reservoir Agreement with Resource Development Company (RDC) for \$29,005 to complete the project.

AGENDA ITEM BRIEF:

Staff requests City Council approval of Amendment No. 3 for \$29,005 to update the facility's SCADA control system programming to ensure reliable integration with both the existing treated water reservoir and the planned future surface water improvements to the plant, as well as to complete a few minor construction adjustments identified during the project walk-through.

RECOMMENDED MOTION:

"I move to approve Amendment No. 3 to the agreement with Resource Development Company for the 1.5 MG Treated Water Reservoir project, to address the identified field project modifications in the additional amount of \$29,005."

BUSINESS IMPACT (per NRS Chapter 237):

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

See attached report for background, analysis, alternatives.

ALTERNATIVES:

Staff recommends the City Council approve Amendment No. 3 and the identified field modifications for a total of \$29,005, to address minor construction adjustments and control system programming updates necessary for

proper integration of existing and new facilities, and to prepare the SCADA system for the planned surface water implementation project.

Alternatively, Council may choose to deny the motion, which would delay completion of the reservoir project, require additional mobilization costs, and leave the SCADA system unprepared for the upcoming surface water implementation project.

BACKGROUND:

Following the construction of the 1.5 MG Treated Water Reservoir (TWR2) at the Fernley Water Treatment Facility (WTF), City staff and consultants conducted a walk-through of the new facility. During this review, a few minor construction adjustments were noted, along with the need for updates to the control system programming to ensure proper integration with existing facilities and future projects.

This amendment request is later than anticipated because these needs only became clear after TWR2 was completed and the walk-through was performed.

Approval of this amendment is important to:

- Ensure the new and existing tanks operate together as intended.
- Confirm the SCADA system is ready for the upcoming surface water integration project.
- Avoid unnecessary rework or delays once the surface water project moves forward.

RELEVANT LAWS, STATUTES, AND REGULATIONS:

FINANCIAL IMPLICATIONS:

Approval of this request will increase the original agreement's project budget \$4.1 million by \$29,005.

ATTACHMENTS:

None



CITY OF FERNLEY

City Council AGENDA REPORT

Meeting Date: September 3, 2025

REPORT TO: Mayor and City Council

REPORT FROM: Ana Navarro

FINANCIAL IMPACT:

Yes:x

No:

CURRENTLY BUDGETED:

Yes:X

No:

FUND/ACCOUNT:

510-166100

ACTION REQUESTED: Consent

AGENDA ITEM:

Possible Action to Approve Amendment Number 3 to the 1.5 MG Treated Water Reservoir ("TWR2") Agreement with Shaw Engineering ("Shaw") for \$6,500 to Complete the Project.

AGENDA ITEM BRIEF:

Staff requests City Council approval of Amendment No. 3 to the Professional Services Agreement with Shaw for \$6,500. This amendment covers additional services now required to complete the WTR2 project, based on items identified during the project walk-through with the Resource Development Company ("RDC").

RECOMMENDED MOTION:

"Staff recommends the City Council approve Amendment No. 3 to the Professional Services Agreement with Shaw Engineering in the amount of \$6,500 for additional construction support services."

BUSINESS IMPACT (per NRS Chapter 237):

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

See attached report for background, analysis, alternatives.

ALTERNATIVES:

City Council approves Amendment No. 3 to the Professional Services Agreement with Shaw Engineering for \$6,500 for additional construction support services.

City Council does not approve Amendment No. 3 to the Professional Services Agreement with Shaw Engineering

for \$6,500 for additional construction support services.

BACKGROUND:

After the construction of the TWR2 was completed, City staff, Shaw, and RDC conducted a walk-through of the new facility. This review identified additional work needed to complete the project properly. Shaw will provide the additional construction management services necessary to address these items.

RELEVANT LAWS, STATUTES, AND REGULATIONS:

FINANCIAL IMPLICATIONS:

Approval of Amendment No. 3 will increase Shaw Engineering's professional services agreement from \$103,400 to \$109,900, by \$6,500.

ATTACHMENTS:

None



Water and Wastewater Utilities Rates and Connection Fees Study

Prepared for:

City of Fernley

DRAFT

August 26, 2025

HEC No. 240432

The following report was prepared by Hansford Economic Consulting LLC.

The analyses and findings contained within this report are based on primary data provided by the City of Fernley, as well as additional secondary sources of data available as of the date of this report. Updates to information used in this report could change or invalidate the findings contained herein. While it is believed that the primary and secondary sources of information are accurate, this is not guaranteed.

Every reasonable effort has been made in order that the data contained in this study reflects the most accurate and timely information possible. No responsibility is assumed for inaccuracies in reporting by the client, its consultants and representatives, or any other data source used in the preparation of this study. No warranty or representation is made that any of the projected values or results contained in this study will actually be achieved. There will usually be differences between forecasted or projected results and actual results due to changes in events and circumstances.

Changes in economic and social conditions due to events including, but not limited to, major recessions, droughts, major environmental problems or disasters that would negatively affect operations, expenses and revenues may affect the result of the findings in this study. In addition, other factors not considered in the study may influence actual revenues achieved. Any applications for financing, or bond sales analyses, should re-evaluate the financial health and projection of revenues and expenses at the time of the application or preparation for bond sale.

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Section 1: INTRODUCTION AND SUMMARY OF FINDINGS

1.1 BACKGROUND AND PURPOSE OF THE STUDY

The City of Fernley (City) provides water and wastewater utility services to residents and businesses of the City. The purpose of this Utilities Rates and Fees Study (Study) is to determine the level of funding required over the next five years to adequately fund and safely operate each of the utility systems, meet State and Federal regulatory requirements, and show the City's ability to repay debts for capital projects. The Study updates two types of fees in this report:

- Recurring monthly rates, and
- Connection fees (only charged to new development).

This report provides an explanation and justification of the calculated utility fees to existing and future customers for the next five years with the first change in utility rates implemented January 1, 2026.

1.2 RATE SETTING PRINCIPLES AND REPORT ORGANIZATION

Rate studies are typically conducted every five years to ensure revenue sufficiency. The City last conducted utility rate studies in 2021 with rate increases implemented January 2022 and each January thereafter. A utility systems rate study is necessary at this time to a) ensure revenue sufficiency of the utility systems for the next five years, and b) demonstrate that new growth will pay for its share of capital improvement costs.

As part of the regular periodic review of utility rates, best practices include maintaining financially self-sustaining utilities, setting policies or guidelines on appropriate reserve levels, including depreciation in the rates, and continual customer outreach to educate on the value of the services provided. This report was prepared using the principles established by the American Water Works Association (AWWA), the Water Environment Federation (WEF), and the Government Finance Officers Association (GFOA). The AWWA 'Principles of Water Rates, Fees, and Charges: Manual of Water Supply Practices M1' (the "M1 Manual") establishes commonly accepted professional standards for water cost-of-service studies. The wastewater rates analysis uses standard industry practices outlined in the Water Environment Federation (WEF) Manual of Practice No. 27.

Additionally, the GFOA publishes guidelines on sufficient cash balances for enterprise funds; these were considered in conjunction with the city's adopted reserve policy when projecting reasonable rates and cash reserves for each utility fund.

Organization of the Report

The report is presented in four sections. Following this introduction and summary of findings, Section 2 provides the water fees methodology and calculations. Section 3 provides the

wastewater fees methodology and calculations. Section 4 provides a summary of impact of the calculated rates and connection fees on existing and new City customers.

Study support tables are provided in Appendices A and B.

1.3 WATER RATES AND FEES FINDINGS

- Water rates need to increase each year, starting January 2026, to maintain revenue sufficiency for water operations and to complete the capital improvements identified as necessary in the next five years.
- The City discontinued charging the water ancillary fee in July 2025. Although the water ancillary fee could be charged again if financial conditions warrant, the water rates calculated in this report pay for all debt service (existing and potential new debt) with rates and connection fees.
- There is a large capital improvement projects (CIP) list of approximately \$65.6 million (in inflated dollars) to be completed within the next five years. The rate study assumes that the City will bond for 90% of the cost of CIP infrastructure items that are estimated to cost at least \$1 million in fiscal years 2027 through 2030.
- Of the total estimated CIP cost, the rate study assumes that 54% will be debt-financed and 46% will be cash-funded.
- There are no proposed changes to the water rate structure.
- Water connection fees need to increase to pay for new growth's share of infrastructure costs and financing charges. It is recommended that the connection fees be updated concurrent with the rates to more accurately reflect new development's impacts on the water and wastewater systems. In addition, it is recommended that the connection fees be updated each year with a price index to keep abreast of inflationary changes.

The proposed water rate schedule is provided in **Table 1**. The proposed rates increase to keep pace with inflation, add needed staffing, keep up with needed system rehabilitation costs, and maintain prudent reserves as recommended by GFOA.

The calculated water connection fee increases from \$7,649 per EDU to \$9,960 beginning January 1, 2026.

Table 1
Proposed Water Rates Schedule

	Current	1/1/2026	1/1/2027	1/1/2028	1/1/2029	1/1/2030
Service Charge						
3/4"	\$57.47	\$67.25	\$78.29	\$82.67	\$86.07	\$88.44
1"	\$95.32	\$110.80	\$129.17	\$136.42	\$142.05	\$145.95
1.5"	\$226.74	\$265.44	\$309.52	\$326.92	\$340.41	\$349.76
2"	\$357.80	\$424.75	\$494.67	\$522.36	\$543.87	\$558.81
3"	\$818.45	\$958.47	\$1,118.12	\$1,181.08	\$1,229.89	\$1,263.63
4"	\$1,137.51	\$1,325.18	\$1,545.48	\$1,632.42	\$1,699.84	\$1,746.49
6"	\$2,539.32	\$2,985.74	\$3,481.54	\$3,677.28	\$3,829.11	\$3,934.20
Other Service Charges						
Standby Fire Line (any size)	\$57.47	\$67.25	\$78.29	\$82.67	\$86.07	\$88.44
Hydrant Meter	\$92.87	\$108.11	\$126.40	\$133.57	\$139.11	\$142.93
Well 8 Key [1]	\$55.72	\$64.86	\$75.84	\$80.14	\$83.47	\$85.76
Treated Water Use Charges						
Rate per 1,000 gallons	\$4.02	\$4.75	\$5.62	\$6.02	\$6.34	\$6.60
Raw Water Use Charges						
Rate per 1,000 gallons	\$1.09	\$2.75	\$3.25	\$3.48	\$3.67	\$3.82

Source: City of Fernley and HEC 2025 water rate study.

tot sum

[1] Water taken from well 8 for dust abatement, construction activities, and similar uses.

1.4 WASTEWATER RATES AND FEES FINDINGS

- Wastewater fees need to increase over the next 5 years to maintain revenue sufficiency for wastewater operations and to complete the capital improvements identified as necessary in the next five years.
- There are no proposed changes to the wastewater rate structure.
- There is a large capital improvement projects (CIP) list of approximately \$36.4 million (in inflated dollars) to be completed within the next five years. The rate study assumes that the City will bond for 75% of the cost of CIP infrastructure items that are estimated to cost at least \$1 million in fiscal years 2027 through 2030.
- Of the total estimated CIP cost, the rate study assumes that 54% will be debt-financed and 46% will be cash-funded.
- Wastewater connection fees need to increase to pay for new growth's share of infrastructure costs and financing charges. It is recommended that the connection fees

be updated concurrent with the rates to more accurately reflect new development's impacts on the water and wastewater systems. In addition, it is recommended that the connection fees be updated each year with a price index to keep abreast of inflationary changes.

The calculated wastewater rate schedule is provided in **Table 2**.

The calculated wastewater connection fee increases from \$5,464 per EDU to \$6,250 per EDU beginning January 1, 2026.

Table 2
Proposed Wastewater Rates Schedule

Customer Type	Current	Fiscal Year Ending				
		FY26	FY27	FY28	FY29	FY30
	New Rates Effective ----->	1/1/2026	1/1/2027	1/1/2028	1/1/2029	1/1/2030
Residential						
Flat Monthly Charge per Unit	\$44.18	\$47.13	\$53.13	\$57.85	\$62.06	\$66.15
Non-Residential						
Use Charge per 1,000 Gallons	\$3.07	\$3.13	\$3.56	\$3.91	\$4.22	\$4.53
Non-Residential Flat Monthly Charge by Meter Size						
3/4"	\$74.33	\$79.30	\$88.20	\$94.50	\$99.49	\$103.82
1"	\$91.59	\$99.13	\$110.25	\$118.12	\$124.36	\$129.78
1.5"	\$147.33	\$158.60	\$176.41	\$188.99	\$198.98	\$207.64
2"	\$274.66	\$293.41	\$326.35	\$349.64	\$368.11	\$384.14
3"	\$709.95	\$757.33	\$842.34	\$902.44	\$950.11	\$991.49
4"	\$1,145.21	\$1,221.24	\$1,358.34	\$1,455.24	\$1,532.12	\$1,598.85
6"	\$1,831.23	\$1,954.78	\$2,174.22	\$2,329.33	\$2,452.39	\$2,559.19

Source: City of Fernley and HEC.

calc rates

1.5 COMBINED UTILITIES BILL IMPACTS

City Impacts. The impact of adopting the proposed water and wastewater rates would be to keep the City in a financially-sound position while operating the systems, meeting debt service obligations, completing needed planned capital improvements and maintaining a prudent cash reserve.

Figures 1 and 2 show the projected City unrestricted cash balances and minimum target cash balances (operating and capital combined) for the water fund and wastewater fund, respectively, over the next five fiscal years. The projected unrestricted cash reserves are based

on today's best information of costs and assumptions of changing costs over the next five years.

Figure 1
Water Fund Unrestricted Cash Balance Projection

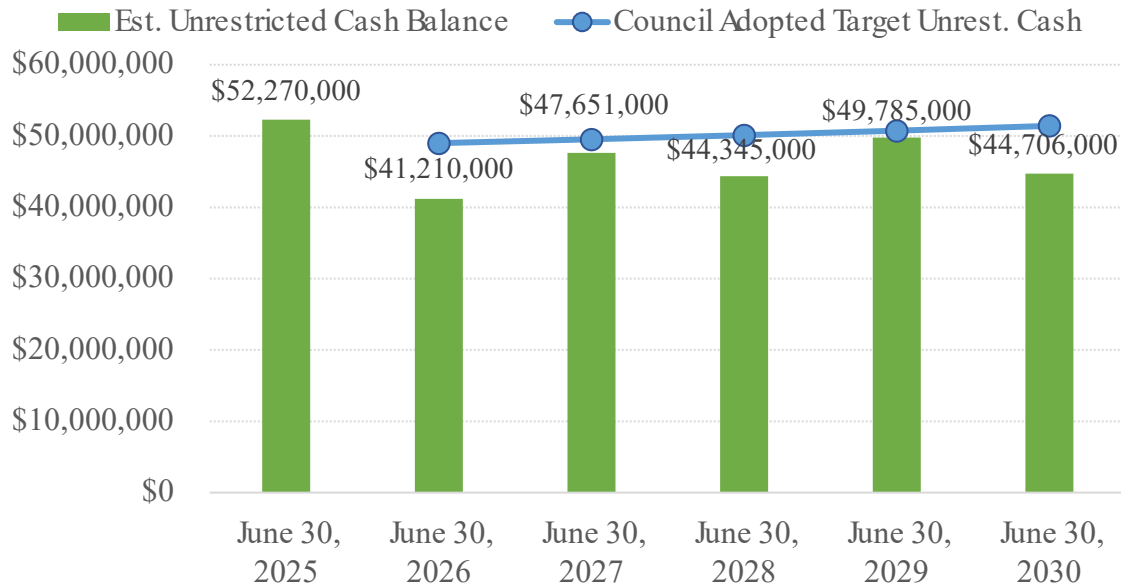
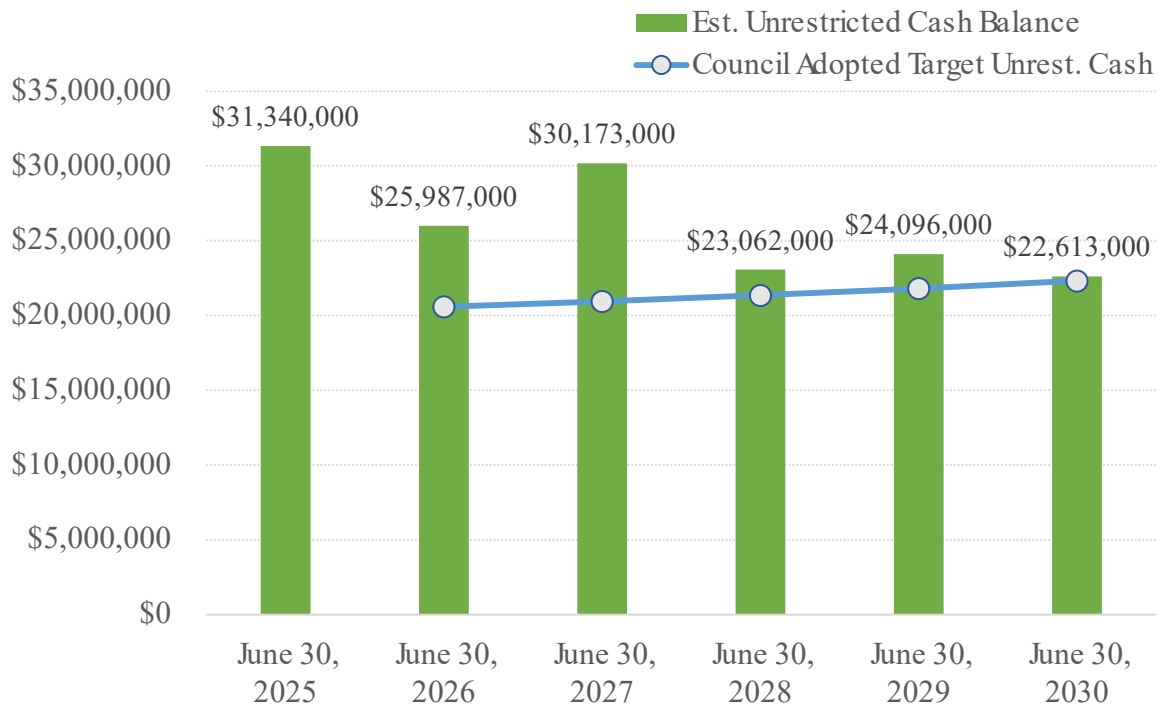


Figure 2
Wastewater Fund Unrestricted Cash Balance Projection



The City is considering changing its reserves policy. Based on GFOA guidelines, it is recommended that the City have minimum operating reserves equal to 9 months of operating expenses and capital fund cash balances of at least 50% of the 5-year total CIP estimated cost while keeping at least \$5 million of the capital cash balance in the emergency reserve fund.

Customer Impacts. Fernley residents receive monthly utility bills that include water and wastewater; therefore, it is important to look at the combined impact on customer bills. **Figure 3** shows the total monthly bill impact to a typical home in Fernley using 15,000 gallons under the **calculated** rates. In January 2026 the total bill decreases because the ancillary fee (the water bond debt fee paid with property tax) is not being charged.

Figure 3
Utility Bill Projection for a Home using 15,000 Gallons
With a ¾" Water Meter

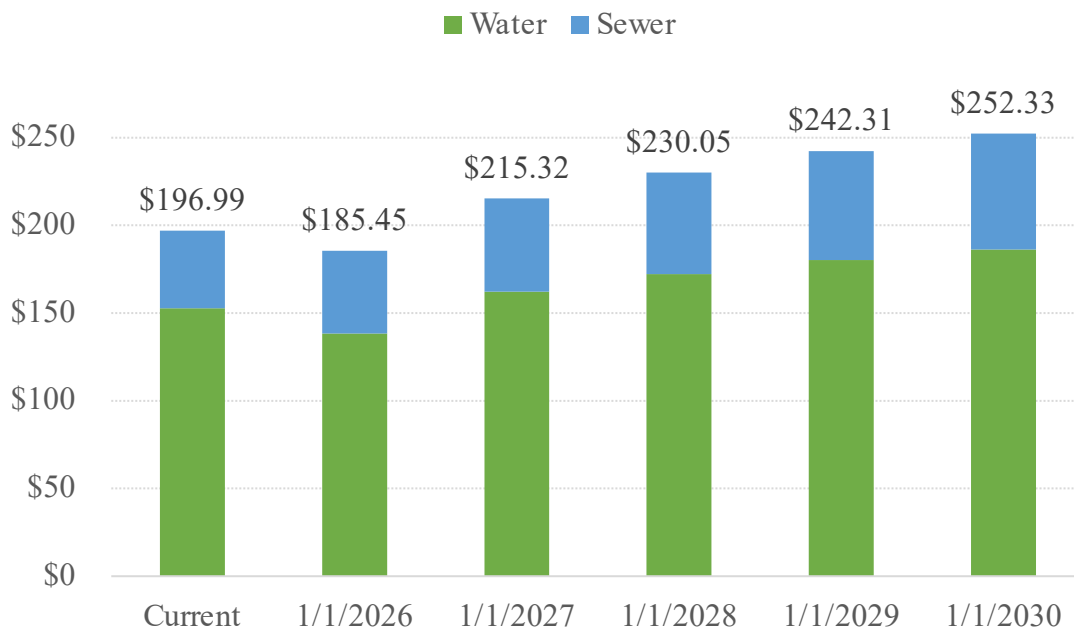


Table 3 shows the combined impact to a home in January 2026 of the changed rates and compares the total burden of the bill with United State Environmental Protection Agency (EPA) criteria for affordability. The United States EPA considers water bills to be affordable if they are less than 2.5% of median household income (MHI), and wastewater bills to be affordable if they are less than 2.0% of MHI. The total bill is less than 4.5% of median household income (MHI); therefore, the proposed rates are considered affordable using the Federal criteria.

Table 3
Combined Utilities Bill Impact for a Single Family Home

Utility	Current	Jan-26
Water		
Ancillary Fee	\$35.00	
Monthly Bill	\$117.81	\$138.32
Total Water	\$152.81	\$138.32
Wastewater	\$44.18	\$47.13
Total Utilities	\$196.99	\$185.45
Change in Total Utilities Cost		(\$11.54)
Percentage Change		-5.86%
Fernley MHI	\$7,478	\$7,478
Utility Bills as % of MHI [1]	2.63%	2.48%

Source: HEC 2025 rate study. comb

[1] The EPA considers combined utility bills that are less than 4.5% of MHI to be affordable.

New Development Impacts. Table 4 presents the calculated connection fees for water and wastewater. Single family and multi-family units pay the fees shown; commercial projects pay the water connection fee shown multiplied by the estimated daily water use in thousands of gallons, and the wastewater connection fee shown multiplied by the estimated daily effluent generation in thousands of gallons.

Table 4
Current and Calculated Connection Fees

	Current	1-Jan-26
Fee per EDU/ per 1,000 galls (commercial)		
Water	\$7,649	\$9,960
Wastewater	\$5,464	\$6,250
Both Utilities	\$13,113	\$16,210

Source: HEC 2025 rate study. bcon

It is recommended that the City includes an automatic inflator in the ordinance or resolution adopting the revised connection fees. The Engineering News Record (ENR) Construction Cost Index (CCI) change in the prior 12 months (October to October) is recommended for implementation of adjusted connection fees January 1 each year. The price index adjustment helps keep fees from falling behind as goods and services become more expensive.

Section 2: WATER RATE AND FEE CALCULATIONS

2.1 THE WATER FUND AND WATER CUSTOMERS

The City's water enterprise fund accounts for the revenues and expenses associated with provision of water service. An enterprise fund is a fund that is intended to recover its costs through user fees and charges for a specific service. Money collected for an enterprise fund cannot be spent on other services. Generally accepted accounting principles (GAAP) require state and local government to use the enterprise fund type to account for "business type activities". As a business type fund, enterprise funds must be self-sufficient. Enterprise funds also provide the repayment capacity for, and make debt service payments on, any debt incurred for capital projects; therefore, any water enterprise fund bond-funded projects do not diminish the City's general fund debt capacity.

It is important for enterprise funds to be self-sufficient, without subsidies from other funds, including the City's General Fund. General Fund cash should be used to protect against factors that could limit the City's ability to provide critical services. Decreasing General Fund reserves could leave the City financially vulnerable, reducing funds necessary to recover from a natural disaster, for example. Not only is it important that the water fund covers its operating expenses, but it must also collect sufficient revenues to pay for rehabilitation of existing assets and new capital improvements. The City includes depreciation in its rates to pay for these expenses.

Appendix Table A-1 shows the details of historical water fund revenues and expenses as reported in the annual audits since 2020, including depreciation and capital contributions.

Table 5 shows historical revenues and expenses for the water fund for fiscal years 2023 through 2026 from a cash perspective (depreciation is omitted). The water rates that came into effect in 2017 were designed to produce operating revenues greater than operating expenses to build up cash reserves for system rehabilitation. In the next five-year period these cash reserves will be used to pay for capital improvement projects.

Water Fund Revenues

Water system operations are funded through monthly rates, the water ancillary fee (historically – not included in this rate study), and other miscellaneous revenues as shown in **Figure 4**. Rate revenue is generated by application of the water rate schedule shown in **Table 6**. All customers pay fixed monthly charges by meter size, and a use charge according to the quantity of water used each month. Water is measured in thousands of gallons. All customers pay the same rate for every unit of water consumed.

Table 5
Water Fund Historical and Budgeted Revenues and Expenses

Revenues and Expenditures	Fiscal Year Ending			
	2023	2024	2025	2026
Revenue			Estimated	Budget
Water Sales	\$10,573,092	\$11,108,804	\$11,681,980	\$11,750,000
Material and Labor Charges	\$81,331	\$81,088	\$97,630	\$100,000
Water Ancillary Fees	\$4,426,104	\$4,207,141	\$4,211,235	\$0
Interest Earnings	\$523,021	\$2,097,759	\$1,938,859	\$50,000
Sale of Fixed Assets	\$0	\$0	\$0	\$0
In Lieu of Water Rights	\$12,123	\$11,704	\$15,232	\$13,000
Water Rights Lease	\$18,000	\$29,917	\$33,126	\$40,000
Miscellaneous Revenue	\$176,540	\$189,640	\$177,726	\$200,000
Credit Card Fees	\$57,377	\$61,499	\$62,458	\$50,000
Connection Fees	\$1,583,962	\$1,213,699	\$1,271,695	\$1,300,000
Developer Contributions	\$521,740	\$2,268,661	\$300,000	\$300,000
Capital Grant Contributions	\$1,438,750	\$0	\$0	\$0
Subtotal Revenue	\$19,412,040	\$21,269,912	\$19,789,941	\$13,803,000
Expense				
Compensation and Benefits	\$2,201,742	\$2,867,891	\$3,194,626	\$4,084,424
Contract and Technical Services	\$420,144	\$204,601	\$418,124	\$568,350
Other Power (gas, diesel, propane)	\$83,575	\$84,655	\$67,055	\$78,500
Electricity	\$646,997	\$715,532	\$689,948	\$645,000
Water Rights Protection	\$463,124	\$507,317	\$366,529	\$550,000
Repairs and Maintenance	\$298,879	\$343,577	\$311,642	\$1,045,000
Interfund Cost Alloc. Build	\$750,181	\$250,164	\$231,934	\$453,497
Insurance	\$65,757	\$79,498	\$150,933	\$160,000
Communications and Training	\$51,619	\$60,872	\$57,120	\$86,500
General Office Supplies and Equip.	\$65,683	\$55,422	\$144,883	\$121,000
Supplies/Tools	\$349,229	\$450,308	\$475,002	\$495,000
Permits and Licenses	\$13,710	\$25,361	\$13,282	\$30,000
Other				\$7,837
Subtotal Expense	\$5,410,640	\$5,645,198	\$6,121,078	\$8,325,108

Source: City of Fernley.

hist

Figure 4
Water Fund Revenue Sources (2023-2025)

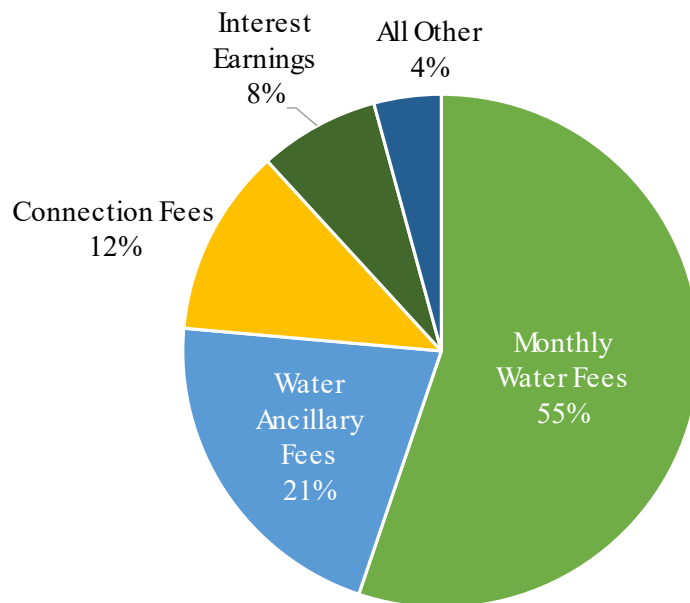


Table 6
Current Water Rates Schedule

Charge	1/1/2025
Service Charge	per month
3/4"	\$57.47
1"	\$95.32
1.5"	\$226.74
2"	\$357.80
3"	\$818.45
4"	\$1,137.51
6"	\$2,539.32
Other Service Charges	per month
Standby Fire Line (any size)	\$57.47
Hydrant Meter	\$92.87
Well 8 Key	\$55.72
Treated Water Use Charges	
Rate per 1,000 gallons	\$4.02
Raw Water Use Charges	
Rate per 1,000 gallons	\$1.09

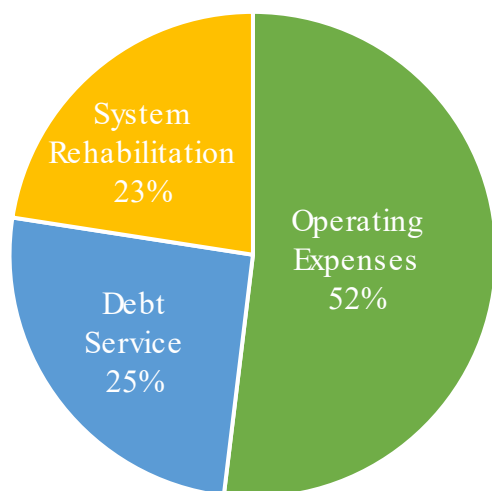
Source: City of Fernley.

curr rates

Expenses

Annual operating costs include all water system operating expenses, debt service, and depreciation. The largest component of cost included in the water rates is operating expenses (52%), followed by debt service (25%), and system rehabilitation (23%), as shown in **Figure 5** for the next five years.

Figure 5
Components of Water Fund Expenses



Customer Base

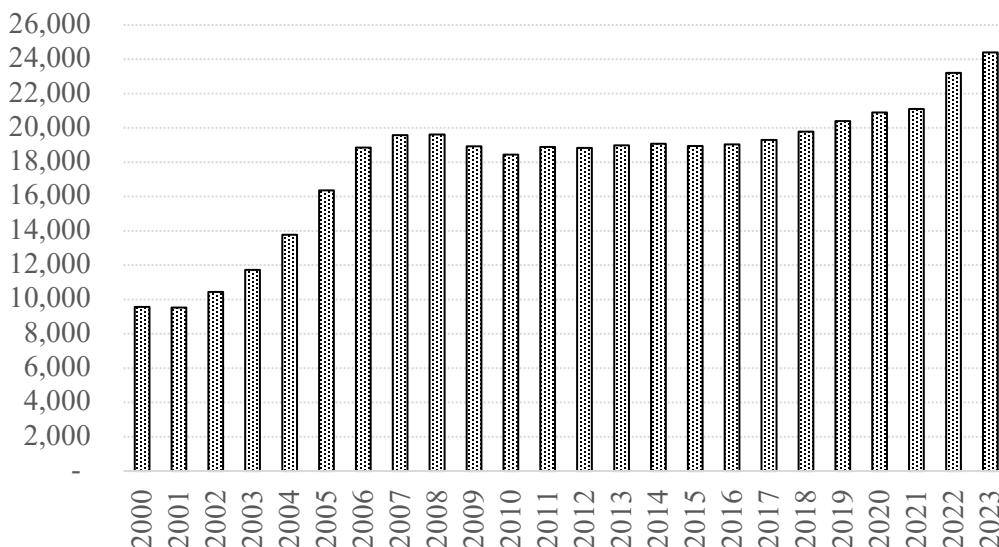
According to the Nevada Department of Taxation, Fernley has a population of approximately 24,400, and it has sustained an annual average population increase of 2.2% since 2010. Population growth is shown in **Figure 6**. **Appendix Table A-2** shows the annual change in estimated population and occupied housing units in Fernley since 2000. Note, Fernley incorporated in 2021.

All City water customers are metered. Nonresidential users comprise about 39% of water consumed annually. Residential comprises about 61% of water consumed annually. Water demand fluctuates from year to year depending on several factors including, but not limited to, growth, the weather, sustained drought, and plumbing retrofits. Historical average water demand between calendar years 2022 and 2024 (three years) is used as the basis on which water use by new customers is projected in the rate study.

Water demand is expected to increase about 1% each year while growth in number of Meter Equivalent Units (MEUs) is projected to increase by 2.2% each year. An MEU is the water meter capacity for a ¾" meter. Meter size is an indicator of potential capacity or demand requirement that each customer places on the water system. The ratio at which the meter charge increases is a function of the meter's safe operating capacity as established by the AWWA. These meter ratios are used because a significant portion of a water system's design, and in turn, the utility's operating and capital costs, are related to meeting capacity needs.

For example, a 5/8” meter has a maximum flow rate of 20 gallons per minute (gpm) and a one-inch meter has a maximum flow rate of 100 gpm. The flow rate of a one-inch meter is 2.5 times that of a 5/8” meter therefore the ratio for a one-inch meter is 2.5.

Figure 6
Historical Population Change

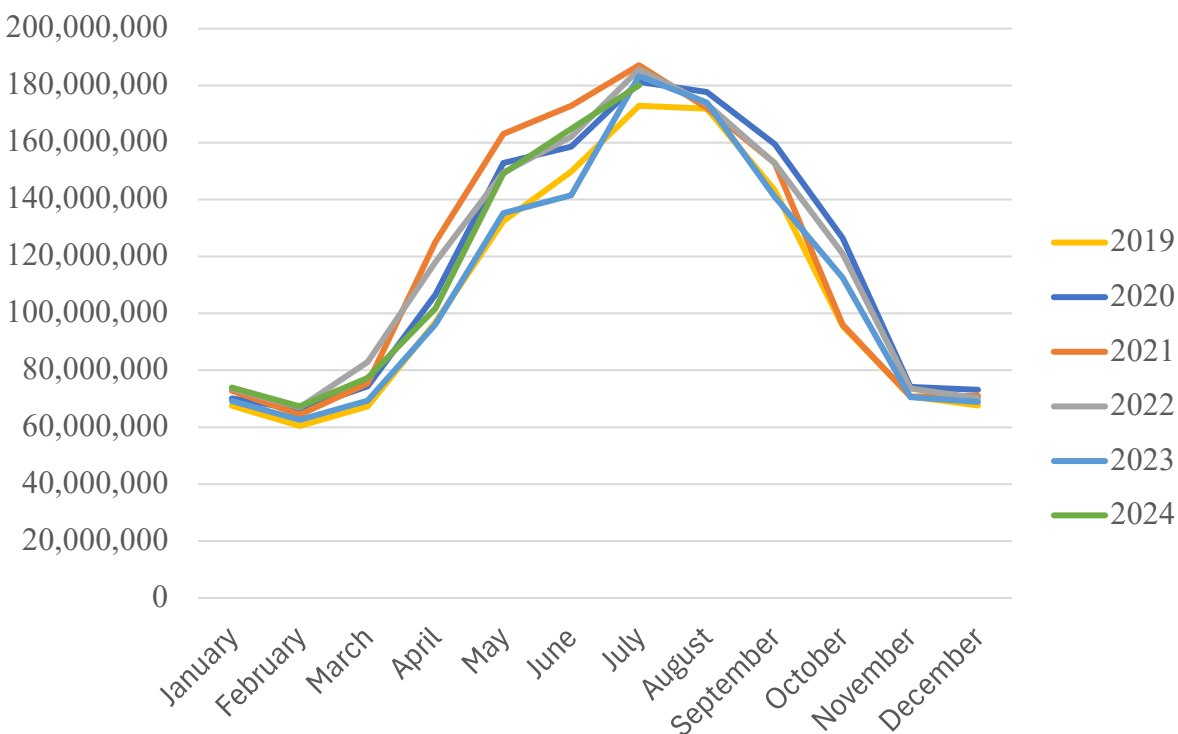


Currently, water demand is met entirely by the City’s groundwater wells.

Well production data is provided in **Appendix Table A-3**. Approximately 71% of annual water production is for year-round water consumption, and approximately 29% of annual water production is additional water for increased demand during the summer months.

Figure 7 shows water production in gallons by month for the past 5 years (2019-2023). Greater demand during the summer is driven primarily by the single-family customer category.

Figure 7
Seasonal Water Production



2.2 CAPITAL IMPROVEMENT PROJECTS

Over the next five years, total water system capital improvement costs are estimated at \$65.6 million in inflated dollars. Project cost estimates were provided in 2025 dollars; the rate study inflates the cost estimates by 4.0% each year. **Appendix Tables A-4** and **A-5** provide greater detail of the CIP items and costs.

Table 7 summarizes the total estimated costs and anticipated funding sources.

Table 7
Water CIP Funding Plan

Sources of Funds	FY26	FY27	FY28	FY29	FY30	Total
Use of Funds						
Treatment Plant	\$4,625,000	\$567,840	\$0	\$0	\$0	\$5,192,840
Source Development & Wells	\$0	\$378,560	\$0	\$12,717,532	\$0	\$13,096,092
Storage	\$3,500,000	\$2,595,840	\$1,124,864	\$7,136,137	\$1,764,147	\$16,120,988
Transmission	\$5,590,000	\$1,081,600	\$6,805,427	\$8,832,432	\$5,596,603	\$27,906,063
Meters, Services & Fleet	\$1,875,000	\$135,200	\$410,575	\$426,998	\$444,078	\$3,291,852
Total Estimated CIP Costs	\$15,590,000	\$4,759,040	\$8,340,867	\$29,113,100	\$7,804,828	\$65,607,835
Source of Funds						
Capital Reserve (Rates Cash)	\$14,090,000	\$2,285,600	\$1,826,503	\$3,651,125	\$3,315,379	\$25,168,607
Connection Fees	\$1,500,000	\$1,500,000	\$1,250,000	\$750,000	\$0	\$5,000,000
Bond Proceeds	\$0	\$973,440	\$5,264,364	\$24,711,975	\$4,489,449	\$35,439,228
Total Funding	\$15,590,000	\$4,759,040	\$8,340,867	\$29,113,100	\$7,804,828	\$65,607,835

Source: City of Fernley CIP and HEC 2025 rate study.

cip fund

2.3 WATER REVENUE REQUIREMENT

According to the AWWA M1 Manual, the first step in the ratemaking analysis is to determine the adequate and appropriate funding of a utility. This is referred to as the “revenue requirements” analysis. This analysis considers the short-term and long-term service objectives of the utility over a given planning horizon, including capital facilities and system operations and maintenance, to determine the adequacy of a utility’s existing rates to recover its costs. A number of factors may affect these projections, including: the number of customers served, water-use trends, nonrecurring sales, weather, conservation, use restrictions, inflation, interest rates, capital finance needs, and other changes in operating and economic conditions.

The projection of the revenue requirement is the cornerstone for the calculation of rates. This section explains the derivation of revenue requirement for this study. Key components of the revenue requirement include:

- Operating Expenses
- Debt Service
- System Rehabilitation (depreciation)

Non-water sales revenue projections are credited against projected operations costs to determine the revenue requirement. Non-water sales include interest earnings, credit card fees, water rights lease revenue, and other miscellaneous revenue.

Operating Expenses

Future year operating expenses are based on budgeted fiscal year 2026 operating expenses. **Appendix Table A-6** calculates the average annual increase in operating expenses by cost category since 2020. The average annual increase in operating expenses in the water fund was about 10% between 2020 and 2026. For the projection of operating expenses in the water fund it is estimated that costs will increase, on average, 8.5% per year.

It is very typical for water utility annual costs, and therefore water rates, to outstrip inflation. In May 2019, the American Water Works Association released an article, “Rate survey: water cost increases outpacing other U.S. goods and services” in which it documented that between 2016 and 2018 water rates increased 7.2% and wastewater rates 7.5% while the national consumer price index increased 4.6%.

Capital Improvements and Debt Service

Prior to fiscal year 2026, the water fund’s existing debt (see **Appendix Table A-7**) was paid for with water ancillary fees, which were collected by Lyon County with property taxes. Existing debt will be paid in fiscal year 2026 and for the next four years from rate revenue.

New debt service is assumed to be incurred for CIP projects that are estimated to cost more than one million dollars that are anticipated to be constructed in the four years beginning fiscal year 2027. The list of projects estimated to cost more than one million dollars is provided in **Appendix Table A-8**. For the rate study, it is assumed that the City will bond for 90% of these improvement costs in two bond sales. The bond sale assumptions and estimated annual debt service associated with the bond sales are provided in **Table 8**.

System Rehabilitation

Depreciation is used as the basis on which to collect rates to cover system rehabilitation costs. Inclusion of system rehabilitation costs demonstrates fiscal responsibility toward the assets to potential future investors and helps to establish good credit¹. Depreciation is calculated based on existing water facilities assets values and the cost of new facilities anticipated to be built in the next five-year period (see **Appendix Table A-9**).

Table 9 shows the total annual amount included in the rates for system rehabilitation. The cost includes replacement of existing assets and assets that are estimated to be constructed during the next five years. The water rates include 100% of depreciation; in many years not all of the money collected is spent; in these years the additional amount is kept in reserves and spent in another year in which capital costs exceed collections for system rehabilitation.

¹ Per Governmental Accounting Standards Board (GASB) 34, local governments must report on the value of their infrastructure assets and plan for asset maintenance (including collecting sufficient revenue) to obtain good credit when issuing bonds or procuring other forms of financing for long-term construction projects.

Table 8
Estimated Debt Service for New Water Bonds

Item	Assumption	Sale A Spring 2027	Sale B Spring 2029	TOTAL
Bond Proceeds		\$6,237,804	\$29,201,424	\$35,439,228
Existing Customers	37%	\$2,323,573	\$10,877,489	\$13,201,062
Future Customers	63%	\$3,914,231	\$18,323,935	\$22,238,166
Bond Sizing				
Capitalized Interest	6 months	\$148,100	\$693,500	\$841,600
Issuance Costs	4.0%	\$249,510	\$1,168,060	\$1,417,570
Underwriter's Discount	1.0%	\$62,380	\$292,010	\$354,390
Bond Reserve Fund	1 year debt service	\$571,300	\$2,674,600	\$3,245,900
Estimated Bond Size		\$7,269,090	\$34,029,590	\$41,298,680
Bond Size Adjusted for Rounding	1.166 bond load	\$7,273,000	\$34,049,000	\$41,322,000
Estimated Annual Debt Service		\$571,300	\$2,674,600	\$3,245,900
Total Payments		\$11,426,000	\$53,492,000	\$64,918,000
Principal Repayment		\$7,273,000	\$34,049,000	\$41,322,000
Estimated Financing Charges		\$4,153,000	\$19,443,000	\$23,596,000
Existing Customers	37%	\$1,546,987	\$7,242,490	\$8,789,477
Future Customers	63%	\$2,606,013	\$12,200,510	\$14,806,523
Assumptions:				
Interest	4.75%			
Years	20			

Source: HEC 2025 rate study.

new debt

Table 9
System Rehabilitation Costs

Asset List	FY26	FY27	FY28	FY29	FY30
Existing Assets	\$3,600,000	\$3,600,000	\$3,600,000	\$3,600,000	\$3,600,000
New Assets Annual Depreciation	\$354,250	\$429,737	\$556,237	\$996,270	\$1,117,884
Total Annual Depreciation	\$3,954,250	\$4,029,737	\$4,156,237	\$4,596,270	\$4,717,884
Percentage included in Rates	100%	100%	100%	100%	100%
System Rehabilitation in Rates	\$3,954,250	\$4,029,737	\$4,156,237	\$4,596,270	\$4,717,884

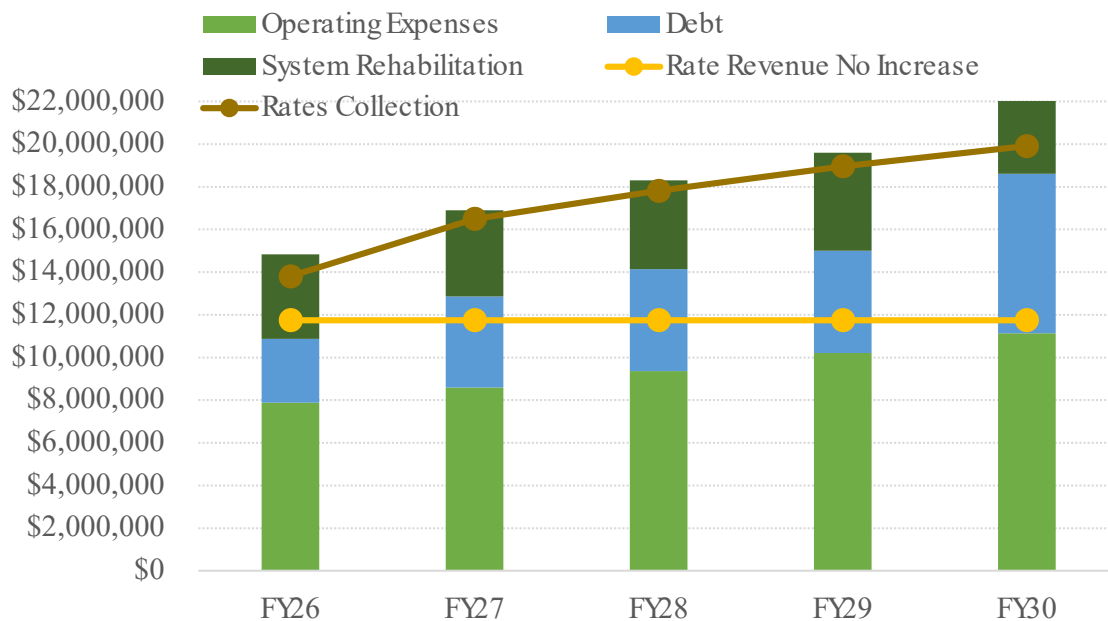
Source: City of Fernley and HEC.

assets

Calculated Revenue Requirement

Table 10 on the next page provides the projection of annual costs and non-rate revenues and the resulting revenue requirement through fiscal year 2030. Over the next five years, the revenue requirement is projected to continue to increase to account for inflation, depreciation, and debt service payments. The total revenue requirement is projected to increase from \$14.8 million in fiscal year 2026 to \$23.3 million in fiscal year 2030. The amount to be raised each year by water rates from customers is the “collection in rates” line underneath the revenue requirement line in **Table 10**. The collection in rates is lower than the revenue requirement because a portion of the revenue requirement will be met with water fund reserves. Revenue requirement and projected rates collection are illustrated in **Figure 8**.

Figure 8
Components of Revenue Requirement



2.4 CASH FLOW AND RESERVE FUND BALANCES

Table 11 shows the projected cash flow for the water enterprise fund through fiscal year 2030. With adoption of the calculated increased rates, it is anticipated that the City will be able to meet all water enterprise fund obligations, including existing and potential debt service coverage requirements.

Table 10
Projected Revenue Requirement

Expenses	Inflation Factor	FY26 budget	FY27 projected	FY28 projected	FY29 projected	FY30 projected
Operating Expenses						
Compensation and Benefits	7.5%	\$4,084,424	\$4,390,800	\$4,720,200	\$5,074,300	\$5,454,900
Contract and Technical Services	15.0%	\$568,350	\$653,700	\$751,800	\$864,600	\$994,300
Other Power (gas, diesel, propane)	7.0%	\$78,500	\$84,000	\$89,900	\$96,200	\$103,000
Electricity	6.5%	\$645,000	\$687,000	\$731,700	\$779,300	\$830,000
Water Rights Protection	10.0%	\$550,000	\$605,000	\$665,500	\$732,100	\$805,400
Repairs and Maintenance	10.0%	\$1,045,000	\$1,149,500	\$1,264,500	\$1,391,000	\$1,530,100
Interfund Cost Alloc.	7.5%	\$453,497	\$487,600	\$524,200	\$563,600	\$605,900
Insurance	7.5%	\$160,000	\$172,000	\$184,900	\$198,800	\$213,800
Communications and Training	10.0%	\$86,500	\$95,200	\$104,800	\$115,300	\$126,900
General Office Supplies and Equip.	2.5%	\$121,000	\$124,100	\$127,300	\$130,500	\$133,800
Supplies/Tools	10.0%	\$495,000	\$544,500	\$599,000	\$658,900	\$724,800
Permits and Licenses	10.0%	\$30,000	\$33,000	\$36,300	\$40,000	\$44,000
Other	2.5%	\$7,837	\$8,100	\$8,400	\$8,700	\$9,000
Total Operating Expenses		\$8,325,108	\$9,034,500	\$9,808,500	\$10,653,300	\$11,575,900
Debt Service						
Water Bonds		\$2,991,654	\$4,269,830	\$4,201,875	\$4,218,625	\$4,228,125
New Debt		\$0	\$0	\$571,300	\$571,300	\$3,245,900
Subtotal Debt Service		\$2,991,654	\$4,269,830	\$4,773,175	\$4,789,925	\$7,474,025
System Rehabilitation		\$3,954,250	\$4,029,737	\$4,156,237	\$4,596,270	\$4,717,884
Credits						
Material and Labor Charges	constant	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000
Water Ancillary Fees		\$0	\$0	\$0	\$0	\$0
Interest Earnings	constant	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
In Lieu of Water Rights [1]	excluded	\$0	\$0	\$0	\$0	\$0
Water Rights Lease	constant	\$40,000	\$40,000	\$40,000	\$40,000	\$40,000
Miscellaneous Revenue	constant	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000
Credit Card Fees	2%	\$50,000	\$51,000	\$52,020	\$53,060	\$54,122
Total Credits		\$440,000	\$441,000	\$442,020	\$443,060	\$444,122
TOTAL REVENUE REQUIREMENT		\$14,831,012	\$16,893,066	\$18,295,892	\$19,596,434	\$23,323,688
COLLECTION IN RATES [2]		\$13,806,250	\$16,497,000	\$17,816,760	\$18,964,571	\$19,912,799

Source: City of Fernley and HEC.

rev req

[1] Excluded because this revenue is deposited into a Restricted Fund; revenue is not available for operating costs.

[2] Each fiscal year calculated six months under the existing rates, and six months under the new rates. New rates become effective Jan. 1 each year.

Table 11
Projected Water Fund Cash Flow

Revenues and Expenses	FY26 budgeted	FY27 projected	FY28 projected	FY29 projected	FY30 projected
New Rates Effective	1/1/2026	1/1/2027	1/1/2028	1/1/2029	1/1/2030
Revenues					
Water Sales (Rates Revenue)	\$13,806,250	\$16,497,000	\$17,816,760	\$18,964,571	\$19,912,799
Material and Labor Charges	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000
Water Ancillary Fees	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
Water Rights Lease	\$40,000	\$40,000	\$40,000	\$40,000	\$40,000
Miscellaneous Revenue	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000
Credit Card Fees	\$50,000	\$51,000	\$52,020	\$53,060	\$54,122
Total Revenues	\$14,246,250	\$16,938,000	\$18,258,780	\$19,407,631	\$20,356,921
Operating Expenses	\$8,325,108	\$9,034,500	\$9,808,500	\$10,653,300	\$11,575,900
Net Revenue before Capital Improvements and Debt Service	\$5,921,142	\$7,903,500	\$8,450,280	\$8,754,331	\$8,781,021
Debt Service	\$2,991,654	\$4,269,830	\$4,773,175	\$4,789,925	\$7,474,025
Net Revenue	\$2,929,488	\$3,633,670	\$3,677,105	\$3,964,406	\$1,306,996
Beginning Cash Balance [1]	\$52,270,229	\$41,209,717	\$47,650,751	\$44,344,819	\$49,785,250
Net Revenue	\$2,929,488	\$3,633,670	\$3,677,105	\$3,964,406	\$1,306,996
Connection Fees	\$1,300,000	\$1,328,600	\$1,357,829	\$1,387,701	\$1,418,231
Developer Contributions	\$300,000	\$0	\$0	\$0	\$0
Bond Proceeds	\$0	\$6,237,804	\$0	\$29,201,424	\$0
CIP Projects	(\$15,590,000)	(\$4,759,040)	(\$8,340,867)	(\$29,113,100)	(\$7,804,828)
Projected Ending Cash Balance	\$41,209,717	\$47,650,751	\$44,344,819	\$49,785,250	\$44,705,648
Pledged Revenues	\$7,221,142	\$9,232,100	\$9,808,109	\$10,142,032	\$10,199,252
Debt Service Coverage [2]	2.41	2.16	2.05	2.12	1.36

Source: City of Fernley financial information and 2025 HEC water rate study.

flow

[1] Beginning unrestricted cash balance as of July 1, 2025. Excludes water rights restricted fund.

[2] Debt service coverage should not fall below 1.25.

In 2019, the City adopted Resolution 2019-008, which established reserve funds for both the water and wastewater utility enterprise funds. Per the City's policy adopted by this resolution, operating expenses must be covered first. Once at least nine months of operating expenses have accumulated in reserve in the operating fund, the remaining cash is transferred out to the capital fund. The capital fund pays for all the major rehabilitation projects and new infrastructure. The target cash accumulation in the capital fund is 75% of accumulated depreciation. If this is achieved, remaining cash will be transferred into an emergency fund.

Connection fees, which are paid for by new development for their share of new or upgraded infrastructure costs, are deposited into a separate capacity reserve fund. Cash is transferred from the capacity reserve fund to the capital fund to pay for growth's share of infrastructure costs and is transferred to the operating fund to pay for growth's share of debt service associated with infrastructure costs, when this occurs.

Table 12 shows the projected reserve fund balances by year and how the City's policy is met.

Table 12
Projected Reserve Funds Cash Balances

Projected Cash Balances by Fund	FY26	FY27	FY28	FY29	FY30
Operating Reserve					
Beginning Balance	\$6,158,299	\$6,243,831	\$6,775,875	\$7,356,375	\$7,989,975
Net Revenues	\$2,929,488	\$3,633,670	\$3,677,105	\$3,964,406	\$1,306,996
Transfer In from Capacity Fund [1]	\$0	\$0	\$358,492	\$358,492	\$2,036,807
Subtotal	\$9,087,787	\$9,877,501	\$10,811,472	\$11,679,272	\$11,333,777
Target: 9 Months O&M Expenses	\$6,243,831	\$6,775,875	\$7,356,375	\$7,989,975	\$8,681,925
Transfer Out to Capital Reserve	(\$2,843,956)	(\$3,101,626)	(\$3,455,097)	(\$3,689,297)	(\$2,651,852)
Ending Operating	\$6,243,831	\$6,775,875	\$7,356,375	\$7,989,975	\$8,681,925
Capital Reserve					
Beginning Balance	\$38,895,650	\$27,949,606	\$34,029,996	\$30,394,226	\$34,921,848
Transfer In from Operating Fund	\$2,843,956	\$3,101,626	\$3,455,097	\$3,689,297	\$2,651,852
Bond Proceeds	\$0	\$6,237,804	\$0	\$29,201,424	\$0
Developer Contributions	\$300,000	\$0	\$0	\$0	\$0
CIP Projects Costs	(\$15,590,000)	(\$4,759,040)	(\$8,340,867)	(\$29,113,100)	(\$7,804,828)
Subtotal	\$26,449,606	\$32,529,996	\$29,144,226	\$34,171,848	\$29,768,872
Transfer In from Capacity Reserve	\$1,500,000	\$1,500,000	\$1,250,000	\$750,000	\$0
Ending Capital Fund Balance	\$27,949,606	\$34,029,996	\$30,394,226	\$34,921,848	\$29,768,872
Target: 75% Accumulated Depr. [2]	\$42,747,021	\$42,747,021	\$42,747,021	\$42,747,021	\$42,747,021
Capacity (Connection Fees) Reserve					
Beginning Balance	\$1,503,393	\$1,303,393	\$1,131,993	\$881,331	\$1,160,541
Connection Fees	\$1,300,000	\$1,328,600	\$1,357,829	\$1,387,701	\$1,418,231
Transfer Out to Operating Fund [1]	\$0	\$0	(\$358,492)	(\$358,492)	(\$2,036,807)
Transfer Out to Capital Reserve	(\$1,500,000)	(\$1,500,000)	(\$1,250,000)	(\$750,000)	\$0
Ending Capacity Fund Balance	\$1,303,393	\$1,131,993	\$881,331	\$1,160,541	\$541,965
Emergency Reserve					
Beginning Balance	\$5,712,887	\$5,712,887	\$5,712,887	\$5,712,887	\$5,712,887
Transfer from Operating Fund	\$0	\$0	\$0	\$0	\$0
Ending Emergency Reserve Fund	\$5,712,887	\$5,712,887	\$5,712,887	\$5,712,887	\$5,712,887
TOTAL UNRESTRICTED CASH	\$41,209,717	\$47,650,751	\$44,344,819	\$49,785,250	\$44,705,648

Source: City financial documents and 2025 HEC Rate Study.

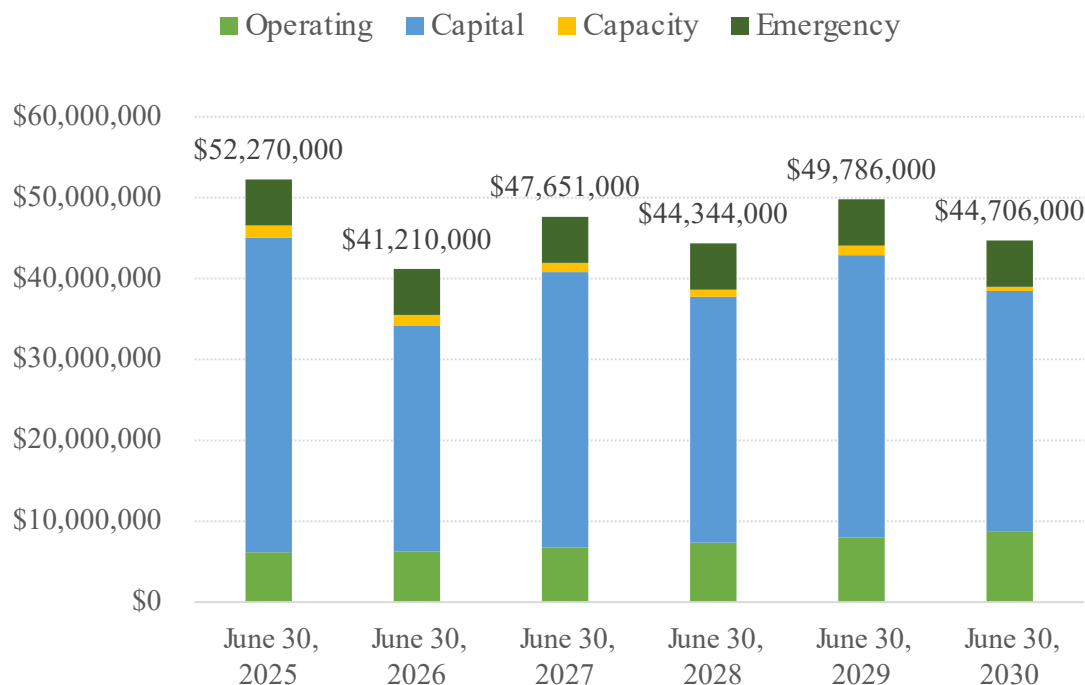
all bal

[1] Transfer is to pay for new growth's share of debt service.

[2] Accumulated depreciation will change each year. Amount shown is for Fiscal Year 2025.

Figure 9 shows projected unrestricted cash balances by reserve fund through fiscal year ending 2030. The estimated cash balances should be considered preliminary estimates. The City may choose to bond for different projects than the ones selected in this rate study and could choose to pay for more CIP costs with available cash on hand. The City should review available cash and projected cash balances before each bond sale to determine the best financing strategy at that time.

Figure 9
Projected Water Cash Balances by Reserve Fund



Note: Total amounts do not exactly match table 12 due to rounding.

The City is currently reviewing its reserve fund policy in Resolution 219-008. It is recommended that the City continue to keep at least nine months of operating expenses in the operating fund, but that it revises the capital fund reserves to at least 50% of the 5-year total CIP estimated cost (with the emergency fund amount contributing to this target).

2.5 COST CLASSIFICATION AND ALLOCATION

After determining a utility's revenue requirements, a utility's next step is functionalizing costs to determine costs to be collected in the base charge versus the use charge. Utilizing the City's approved budget, financial reports, operating data, and capital improvement plans, the rate study categorizes (functionalizes) the assets and costs of the water system among major operating functions. Functional cost allocation for the water system is provided in **Appendix A Table A-10**.

Budgeted fiscal year 2026 water fund expenditures were allocated to the different functions of water service based on one of four methodologies described below.

1. **Plant in Service.** Plant in service allocation is shown in **Table A-11**. Plant in service costs include the original cost of current water system assets. Total cost is allocated 7% to customers, 80% to capacity, and 13% to use.

2. **Utilities.** Utilities costs (electricity, natural gas, chemicals, diesel and gasoline) are allocated 100% to use.
3. **Customers.** Costs such as most administrative staff costs, water membership/dues, printing and postage are allocated 100% to customer costs. These costs are not affected by the amount of capacity available, or the quantity of water delivered.
4. **Average of Classified Costs.** Some expenses are allocated to multiple functions of water service because they do not directly relate to customer functions, water system capacity, or water deliveries quantity. These expenses are allocated among the customer, capacity, and use functions based on the combined percentage allocation of all other classified costs.

The cost classification provides a *guideline* for the City in determining the portion of revenue requirement to collect through customer/ service charges versus usage charges. Base charges are fixed as they remain the same each month. Usage charges are variable because they depend on the quantity of water consumed.

Fixed Costs. Fixed costs generally consist of costs that a utility incurs to serve customers irrespective of the amount or rate of water used.² These typically include (1) customer-related costs such as administrative and billing costs associated with meter reading, postage, and billing, and (2) the infrastructure (capacity-related facilities) required to provide service to customers, also referred to as the “readiness-to-service capacity”.

Total fixed costs are allocated to customers based on the number of MEUs, determined by the relative hydraulic capacity of the meter size relative to a three-quarter-inch water meter.

Variable Costs. Variable costs are those that change in total as the volume of water consumption changes, as measured in a specific time period or that are incurred to provide capacity during peak demand periods. These include well pumping and distribution electricity costs, and costs related to plant in service, the largest of which is maintenance costs; as well as other costs determined in the functional allocation. Variable costs are recovered through use charges applied per thousand gallons consumed.

Fernley’s fixed costs are about 58% of the functional allocation, and 42% of costs are variable. **Table 13** shows allocation of the revenue requirement between fixed charges (base charges), and variable charges (use charges).

² M1 Manual, pp. 137-138.

Table 13
Water Revenue Requirement Allocation

Costs	FY26	FY27	FY28	FY29	FY30
Revenue Requirement					
Debt Service	\$2,991,654	\$4,269,830	\$4,773,175	\$4,789,925	\$7,474,025
System Rehabilitation	\$3,954,250	\$4,029,737	\$4,156,237	\$4,596,270	\$4,717,884
All Other	\$6,860,346	\$8,197,434	\$8,887,348	\$9,578,376	\$7,720,890
Total Revenue Requirement	\$13,806,250	\$16,497,000	\$17,816,760	\$18,964,571	\$19,912,799
Fixed Charges [1]	58%	58%	58%	58%	58%
Fixed Charges	\$8,007,625	\$9,568,260	\$10,333,721	\$10,999,451	\$11,549,423
Use Charges	\$5,798,625	\$6,928,740	\$7,483,039	\$7,965,120	\$8,363,376
Total from Rates	\$13,806,250	\$16,497,000	\$17,816,760	\$18,964,571	\$19,912,799

Source: HEC.

revcalc

[1] Based on splitting the capacity functional allocation between readiness-to-serve (75%) and peaking (25%):

Customer	15%	Commodity	28%
Capacity (readiness-to-serve)	43%	Capacity (peaking)	14%
	58%		42%

2.6 WATER RATE CALCULATIONS

The base charge should be charged to every account whether it is inactive or active, every month. The base charge is calculated as the customer plus readiness-to-serve capacity costs divided by the number of MEUs. **Table 14** shows the total number of accounts and water meters used in the derivation of MEUs.

Table 14
Number of Meters and Meter Equivalents

Meter Size	Number of Meters	Meter Flow (gpm)	Meter Ratio	Equivalent Meter Units
3/4"	7,975	30	1.00	7,975
1"	161	50	1.67	268
1.5"	68	120	4.00	272
2"	154	190	6.33	975
3"	9	435	14.50	131
4"	11	600	20.00	220
6"	5	1,350	45.00	225
Total	8,383			10,066

Source: City of Fernley billing data, July 2025.

meters

Projected growth in number of MEUs is shown in **Table A-12**, and the corresponding increase in water demand is calculated in **Table A-13**.

Table 15 shows the base and use charges through fiscal year 2030. The projection incorporates the projection of growth in MEUs and thousands of gallons consumed.

Table 15
Calculation of Water Base and Use Charges

Meter Size	Current	FY26	FY27	FY28	FY29	FY30
		Year 1	Year 2	Year 3	Year 4	Year 5
SERVICE CHARGES						
Allocated Costs		\$8,007,625	\$9,568,260	\$10,333,721	\$10,999,451	\$11,549,423
Estimated MEUs	10,066	10,288	10,514	10,745	10,982	11,223
Meter Size						
3/4"		\$64.86	\$75.84	\$80.14	\$83.47	\$85.76
1"		\$108.11	\$126.40	\$133.57	\$139.11	\$142.93
1.5"		\$259.46	\$303.35	\$320.57	\$333.87	\$343.02
2"		\$410.81	\$480.31	\$507.56	\$528.63	\$543.12
3"		\$940.54	\$1,099.65	\$1,162.05	\$1,210.29	\$1,243.45
4"		\$1,297.29	\$1,516.76	\$1,602.83	\$1,669.37	\$1,715.10
6"		\$2,918.91	\$3,412.70	\$3,606.38	\$3,756.08	\$3,858.98
USE CHARGES						
Allocated Cost		\$5,798,625	\$6,928,740	\$7,483,039	\$7,965,120	\$8,363,376
Uniform Rate						
Use in 1,000 Gallons		1,220,590	1,232,270	1,243,940	1,255,620	1,267,290
Cost per 1,000 Gallons		\$4.75	\$5.62	\$6.02	\$6.34	\$6.60

Source: City of Fernley and HEC.

charges

Meter Replacement Fee

All City customers are metered. Each meter can accurately measure water use for 15 to 20 years. To keep recording accurate water use, the City needs a dedicated funding stream. Appendix **Table A-14** provides the meter fee calculations for 2025. The calculated fee for 2025 is escalated 3% each year, as shown in **Table 16**.

The meter replacement fee is incorporated into the monthly base charge.

Table 16
Meter Replacement Fee

Meter	2025 \$'s	FY26	FY27	FY28	FY29	FY30
Annual escalation 3.0%						
3/4"	\$2.32	\$2.39	\$2.46	\$2.53	\$2.61	\$2.68
1"	\$2.61	\$2.69	\$2.77	\$2.85	\$2.94	\$3.03
1.5"	\$5.81	\$5.98	\$6.16	\$6.35	\$6.54	\$6.74
2"	\$13.54	\$13.94	\$14.36	\$14.79	\$15.24	\$15.69
3"	\$17.41	\$17.93	\$18.47	\$19.02	\$19.60	\$20.18
4"	\$27.07	\$27.89	\$28.72	\$29.58	\$30.47	\$31.39
6"	\$64.88	\$66.83	\$68.84	\$70.90	\$73.03	\$75.22

Source: HEC.

replace

New Water Rate Schedule

The new water rate schedule includes the fixed monthly base charges and meter replacement fee, and variable use charges per thousand gallons. The calculated water rates schedule for the next five fiscal years is provided in **Table 17**.

Table 17
Summary of Calculated Water Rates

Charges	Current	FY26	FY27	FY28	FY29	FY30
	New Rates Effective	1/1/2026	1/1/2027	1/1/2028	1/1/2029	1/1/2030
Service Charge [1]				Per Month		
3/4"	\$57.47	\$67.25	\$78.29	\$82.67	\$86.07	\$88.44
1"	\$95.32	\$110.80	\$129.17	\$136.42	\$142.05	\$145.95
1.5"	\$226.74	\$265.44	\$309.52	\$326.92	\$340.41	\$349.76
2"	\$357.80	\$424.75	\$494.67	\$522.36	\$543.87	\$558.81
3"	\$818.45	\$958.47	\$1,118.12	\$1,181.08	\$1,229.89	\$1,263.63
4"	\$1,137.51	\$1,325.18	\$1,545.48	\$1,632.42	\$1,699.84	\$1,746.49
6"	\$2,539.32	\$2,985.74	\$3,481.54	\$3,677.28	\$3,829.11	\$3,934.20
Treated Water Use Charges						
Rate per 1,000 Gallons	\$4.02	\$4.75	\$5.62	\$6.02	\$6.34	\$6.60
Raw Water Use Charges						
Rate per 1,000 Gallons	\$1.09	\$2.75	\$3.25	\$3.48	\$3.67	\$3.82

Source: HEC

proj rates

[1] Includes the meter replacement fee.

Raw (untreated) water is calculated as a percentage of treated water based on information shown in **Table 18**.

Table 18
Calculation of Raw Water Cost Share

Operation Costs	FY26
Operating Costs	\$8,317,271
less Chemicals	\$20,000
less Utilities	\$431,500
less Repairs & Maint. (except TCID)	\$755,000
less Professional Services	\$206,000
less Credit Card Fees & Various Supplies	\$151,000
Raw Water Share of Operating Costs	\$6,753,771
Depreciation	\$3,954,250
less Treatment Plant	\$1,502,422
less Meters & Services	\$74,717
less Storage Facilities	\$306,361
Raw Water Share of Depreciation	\$2,070,750
Debt Service (0% to Raw Water)	\$2,991,654
less Treatment Plant	\$2,991,654
Raw Water Share of Debt Service	\$0
Raw Water Costs	\$8,824,521
Total Costs	\$15,263,175
Raw Water as % of Revenue Requirement	58%
Raw Water Cost per 1,000 Gallons	\$2.75

Source: City of Fernley and HEC.

raw

Growth of 160 residential units and 5 businesses (equivalent meter units, which are ¾-inch meters) is included in the rates model each year. **Table 19** estimates the additional revenue from growth.

A full schedule of water rates is shown in **Table 20**. The full schedule includes other service charges. The standby fire line charge is equivalent to a ¾" meter charge. The hydrant meter charge is the meter charge for a 1" minus the meter replacement fee. The Well 8 key charge is the ¾" meter charge minus the meter replacement fee.

Table 19
Estimated New Rate Revenue from Growth

Charge Types	FY25	FY26	FY27	FY28	FY29	FY30
	New Rates Effective	1/1/2026	1/1/2027	1/1/2028	1/1/2029	1/1/2030
Service Charges						
Number of New Equivalent Meters		221	226	231	236	242
Charge per Equivalent Meter	\$57.47	\$77.59	\$83.80	\$90.50	\$95.03	\$99.78
Total New Revenue from Base		\$14,955	\$18,263	\$20,158	\$21,929	\$23,532
Use Charges						
Additional Water Use		11,670	11,680	11,670	11,680	11,670
Charge per 1,000 Gallons	\$4.02	\$5.43	\$5.86	\$6.33	\$6.65	\$6.98
Total Additional Use Charges		\$55,155	\$65,961	\$71,177	\$75,827	\$79,550
Total Water Charges from Growth		\$70,111	\$84,224	\$91,335	\$97,756	\$103,083
Cumulative Water Charges		\$70,000	\$154,000	\$245,000	\$343,000	\$446,000

Source: City of Fernley and HEC.

grow rev

Table 20
Full Schedule of Water Rates

	Current	1/1/2026	1/1/2027	1/1/2028	1/1/2029	1/1/2030
Service Charge						
	Charge per Month					
3/4"	\$57.47	\$67.25	\$78.29	\$82.67	\$86.07	\$88.44
1"	\$95.32	\$110.80	\$129.17	\$136.42	\$142.05	\$145.95
1.5"	\$226.74	\$265.44	\$309.52	\$326.92	\$340.41	\$349.76
2"	\$357.80	\$424.75	\$494.67	\$522.36	\$543.87	\$558.81
3"	\$818.45	\$958.47	\$1,118.12	\$1,181.08	\$1,229.89	\$1,263.63
4"	\$1,137.51	\$1,325.18	\$1,545.48	\$1,632.42	\$1,699.84	\$1,746.49
6"	\$2,539.32	\$2,985.74	\$3,481.54	\$3,677.28	\$3,829.11	\$3,934.20
Other Service Charges						
	Charge per Month					
Standby Fire Line (any size)	\$57.47	\$67.25	\$78.29	\$82.67	\$86.07	\$88.44
Hydrant Meter	\$92.87	\$108.11	\$126.40	\$133.57	\$139.11	\$142.93
Well 8 Key [1]	\$55.72	\$64.86	\$75.84	\$80.14	\$83.47	\$85.76
Treated Water Use Charges						
Rate per 1,000 gallons	\$4.02	\$4.75	\$5.62	\$6.02	\$6.34	\$6.60
Raw Water Use Charges						
Rate per 1,000 gallons	\$1.09	\$2.75	\$3.25	\$3.48	\$3.67	\$3.82

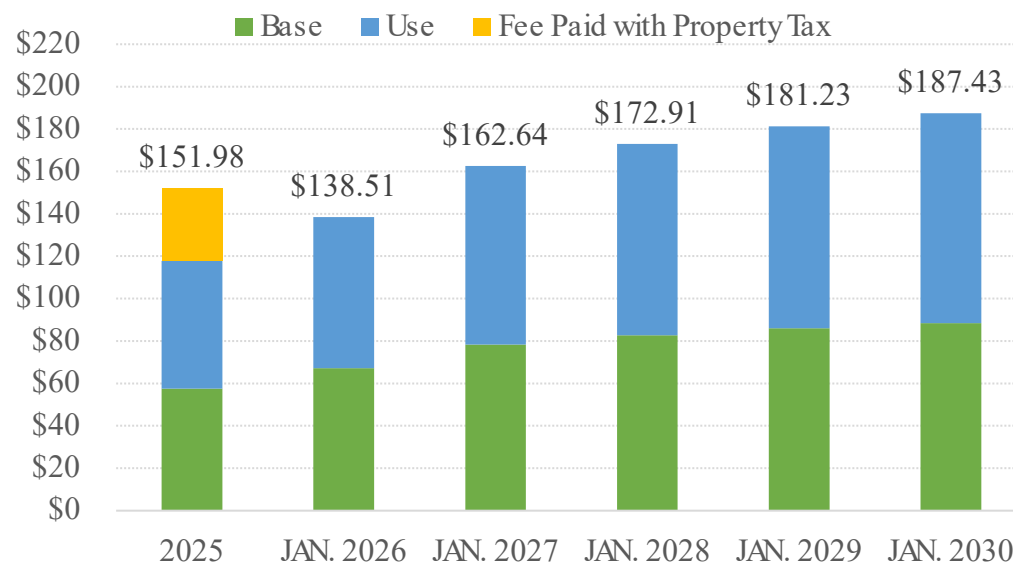
Source: City of Fernley and HEC 2025 water rate study.

tot sum

[1] Water taken from well 8 for dust abatement, construction activities, and similar uses.

The impact to a single family home using 15,000 gallons is shown in **Figure 10**. The total water bill decreases in 2026, then increases each subsequent year.

Figure 10
Projected Single Family Home Water Bill



2.7 WATER CONNECTION FEES

New development must pay a connection fee when applying for water service. The connection fee pays for water infrastructure capacity to serve the new customer. Included in the connection fee is cost to buy-in to existing infrastructure, as well as estimated cost to build new infrastructure. The buy-in fee is new development's share of existing asset value minus outstanding principal on facilities that were debt financed. The buy-in facilities cost is divided by the projected total number of water EDUs in 2045 to determine the buy-in fee.

The new facilities fee is calculated by allocating the 2026-2030 CIP cost estimates between existing and future customers, as provided in **Appendix Table A-15**. Estimated financing charges for the future customers' share of costs are added to the fee calculation because a portion of the new debt service will be paid from the capacity reserve fund with connection fees. The total new facilities costs are divided by the number of anticipated new water EDUs over the next twenty years. The connection fee calculation is shown in **Table 21**.

Table 21
Water Connection Fee Calculation

Item		Updated Fee Calculation
Buy-In Fee		
Net Book Value (excludes water rights)		\$81,067,721
less Outstanding Principal		\$40,111,112
Buy-In Cost of Existing Facilities		\$40,956,609
Projected EDUs in 2045	Table A-12	15,555
Buy-in Fee per EDU	a	\$2,633
New Facilities Fee		
New Facilities (Growth Share)	Table A-15	\$30,349,421
New Growth Financing Charges	Table 8	\$14,806,523
Proceeds as a % of Financing Charges [1]		150%
Financing Charges for New Facilities		\$9,858,418
Total Costs		\$40,207,839
Future new EDUs	Table A-12	5,489
New Facilities Fee per EDU	b	\$7,320
Total Connection Fee per Residential Unit or per 1,000 Galls/Day (Commercial) [2]		
	c = a +b	\$9,960
Current Fee		\$7,649
Percentage Increase in Connection Fee		30%

Source: HEC.

conn cost

[1] New growth's share of facilities financing charges must be restated in 2025\$.

[2] Recommended fee increase each January 1 per the ENR CCI change over the past 12 months (October to October).

The fee is calculated on a per equivalent dwelling unit (EDU) basis. Single family and multi-family units pay the same fee. Commercial pays the EDU fee per 1,000 gallons of daily water demand, as calculated by City staff. The Engineering News Record (ENR) Construction Cost Index (CCI) change in the prior 12 months (October to October) is recommended for implementation of adjusted connection fees January 1 each year. The connection fee is based on current estimated costs of the CIP (not the inflated costs) so it is advisable to include an automatic inflation index in the adopting fee resolution that is applied to the fee each year to keep up with current construction costs. The calculated updated fee would increase the water connection fee from \$7,649 to \$9,960 per EDU in January 2026.

Section 3: WASTEWATER RATE AND FEE CALCULATIONS

The wastewater rate study was prepared using the principles established by the Water Environment Federation Manual of Practice No. 27. As with the water rate study, the wastewater rates are calculated on the projected revenue requirement and CIP anticipated cost needs considering current levels of cash reserves in the operating, capital, emergency, and capacity reserve funds.

3.1 THE WASTEWATER FUND AND WASTEWATER CUSTOMERS

Appendix Table B-1 shows the details of historical wastewater fund revenues and expenses as reported in the annual audit, including depreciation and capital contributions.

Table 22 shows historical revenues and expenses for the wastewater operating fund for fiscal years 2020 through 2025, and the 2026 budget from a cash perspective (depreciation is omitted). Net revenues have been positive each year. The wastewater rates that came into effect in 2017 were designed to produce operating revenues greater than operating expenses to build up cash reserves for system rehabilitation. In the next five-year period these cash reserves will be used to pay for capital improvement projects.

Revenues

The wastewater system is funded through monthly charges, connection fees, and investment earnings. Sewer fees comprise 79% of total revenues, as shown in **Figure 11**.

Figure 11
Wastewater Fund Revenue Sources (2023-2025)

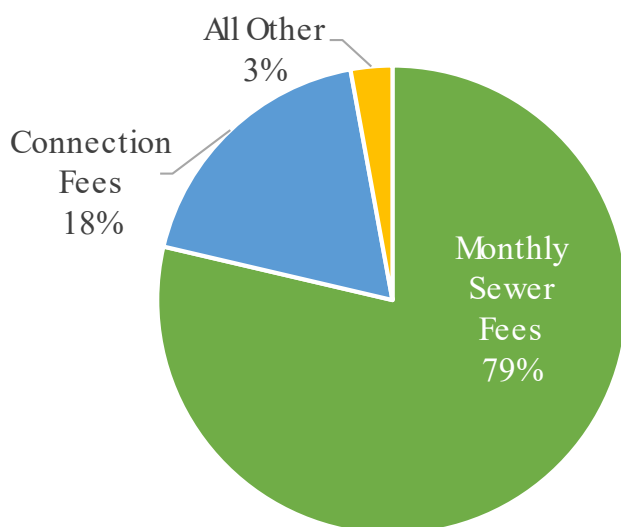


Table 22
Wastewater Fund Historical and Budgeted Revenues and Expenses

Revenues and Expenditures	Fiscal Year Ending			
	2023	2024	2025	2026
Revenue			Estimated	Budget
Sewer Services	\$5,062,281	\$5,358,616	\$5,503,997	\$5,250,000
Interest Earnings	\$384,606	\$1,283,249	\$1,101,499	\$25,000
Miscellaneous Revenue	\$310	\$522	\$0	\$15,000
Credit Card Fees	\$57,377	\$61,499	\$63,458	\$40,000
Connection Fees	\$1,538,546	\$1,065,380	\$1,135,059	\$1,000,000
East Plant Lift Station & Grants	\$2,620,829	\$0	\$0	\$0
Developer Cont.-Infrastructure	\$497,410	\$1,470,505	\$500,000	\$500,000
Subtotal Revenue	\$10,161,359	\$9,239,771	\$8,304,013	\$6,830,000
Expense				
Compensation and Benefits	\$1,292,258	\$1,133,239	\$1,582,268	\$2,176,320
Contract and Technical Services	\$92,026	\$113,239	\$94,863	\$964,000
Utilities	\$47,863	\$37,019	\$37,498	\$41,500
Electricity	\$126,554	\$125,853	\$113,645	\$175,000
Repairs and Maintenance	\$188,438	\$186,437	\$598,803	\$500,000
Interfund Cost Alloc. Build	\$184,049	\$132,865	\$177,205	\$323,365
Insurance	\$36,824	\$46,519	\$62,748	\$65,000
Communications and Training	\$39,454	\$43,974	\$42,604	\$51,000
General Office Supplies and Equipment	\$8,145	\$8,679	\$29,824	\$41,000
Credit Card Fees	\$58,159	\$67,727	\$69,007	\$65,000
E-One Supplies	\$100,306	\$87,412	\$137,538	\$125,000
Supplies/Tools	\$80,328	\$102,109	\$147,591	\$122,000
Permits and Licenses	(\$1,851)	\$9,633	\$13,861	\$20,000
Miscellaneous	\$12,597	\$11,330	\$9,552	\$65,440
Subtotal Expense	\$2,265,150	\$2,106,035	\$3,117,007	\$4,734,625
Net Revenue	\$7,896,209	\$7,133,736	\$5,187,006	\$2,095,375

Source: City of Fernley.

rev exp

The existing wastewater rate schedule of monthly charges is shown in **Table 23**. Single family residential units pay a flat fee per month. Non-residential customers, which include apartments, pay a flat fee per month according to the size of their water meter. In addition, non-residential customers pay a use charge per 1,000 gallons of water consumption.

Table 23
Current Wastewater Rates Schedule

Charge	1/1/2025
Residential	
Flat Monthly Charge per Unit	\$44.18
Non-Residential	
Use Charge per 1,000 Gallons	\$3.07
Non-Res. Flat Monthly Charge by Meter Size	
3/4"	\$74.33
1"	\$91.59
1.5"	\$147.33
2"	\$274.66
3"	\$709.95
4"	\$1,145.21
6"	\$1,831.23

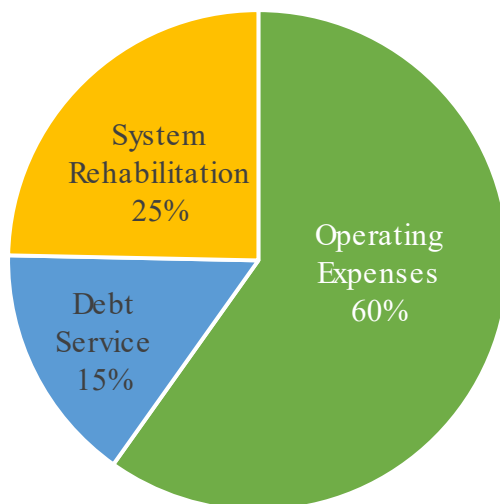
Source: City of Fernley.

curr

Expenses

Figure 12 shows the composition of the three main wastewater fund costs projected over the next five years. Monthly wastewater bills pay for operating costs, including personnel costs, debt service, and vehicles, equipment and infrastructure replacement and improvements, which accounts for 60% of total costs. System rehabilitation (depreciation) accounts for 25% of projected costs, and debt service is projected to account for 15% of costs.

Figure 12
Components of Wastewater Fund Expenses



Customer Base

There are 7,739 residential and 406 non-residential wastewater customers (shown in **Table 24**) that generate about 523 million gallons of wastewater each year. About 1.4 million gallons of wastewater are treated daily at the wastewater treatment plant. Estimates of wastewater generation and historical wastewater plant average daily influent are provided in appendix **Tables B-2** and **B-3**. **Figure 13** shows that despite having steady growth, wastewater received at the wastewater treatment plant has been relatively static the last four years.

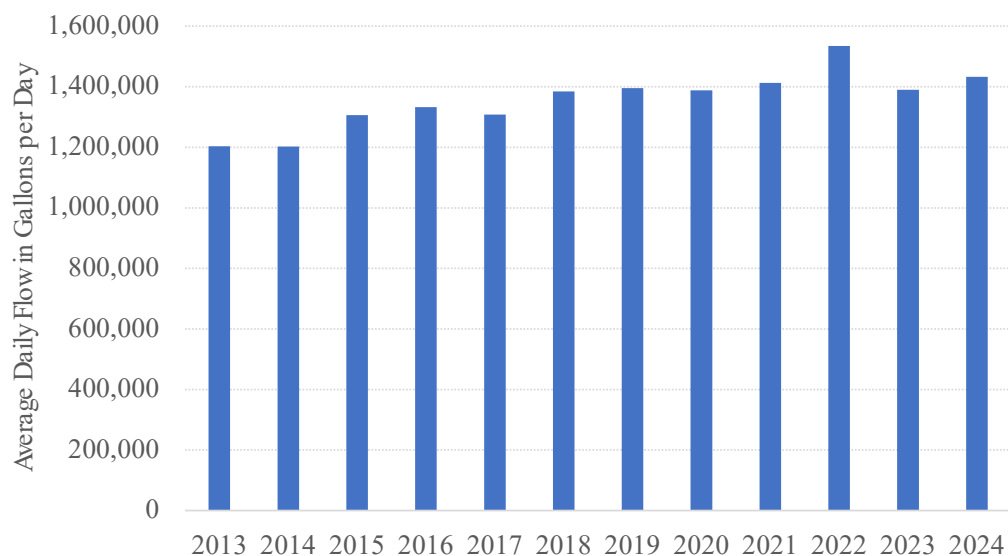
Table 24
Number of Sewer Connections and Sewer Equivalent Units

Customer Type	No. of Meters	Meter Ratios	Sewer Meter Equivalents
Single Family Residential	7,739		7,739
Non-Residential			
3/4"	119	1.00	119
1"	93	1.25	116
1.5"	55	2.00	110
2"	118	3.70	437
3"	7	9.55	67
4"	8	15.40	123
6"	6	24.65	148
Total Non-Residential	406		1,120
Total Estimated Meter Equivalents			8,859

Source: City of Fernley.

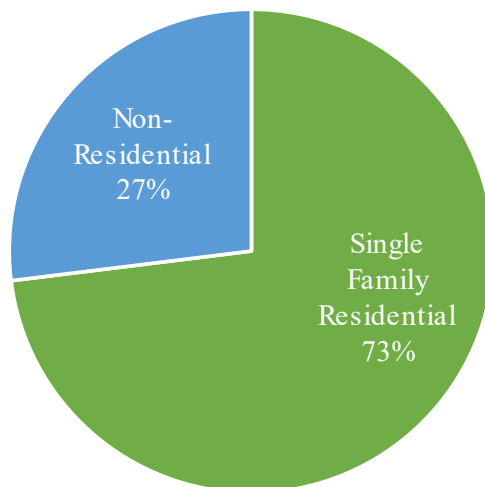
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Figure 13
Treatment Plant Average Daily Flow



Flow by customer category is shown in **Figure 14**.

Figure 14
Sewer Generation by Customer Category



3.2 CAPITAL IMPROVEMENT PROJECTS

Over the next five years, total wastewater system capital improvement costs are estimated at \$36.4 million in inflated dollars. Greatest investment is needed in the collection system. Cost estimates were provided in 2025 dollars; the rate study inflates the cost estimates by 4.0% each year. **Table 25** summarizes the total estimated costs and anticipated funding sources.

Table 25
Wastewater CIP Funding Plan

Sources of Funds	FY26	FY27	FY28	FY29	FY30	Total
Use of Funds						
Collection System	\$4,910,000	\$10,626,720	\$5,146,253	\$4,152,998	\$2,129,143	\$26,965,113
Treatment Plant	\$2,200,000	\$2,704,000	\$2,812,160	\$0	\$0	\$7,716,160
Fleet & Other	\$590,000	\$259,584	\$269,967	\$280,766	\$291,997	\$1,692,314
Total Estimated CIP Costs	\$7,700,000	\$13,590,304	\$8,228,380	\$4,433,764	\$2,421,139	\$36,373,587
Source of Funds						
Capital Reserve (Rates Cash)	\$5,700,000	\$2,815,344	\$2,012,665	\$862,885	\$780,527	\$12,171,421
Connection Fees	\$2,000,000	\$1,000,000	\$500,000	\$500,000	\$500,000	\$4,500,000
Bond Proceeds	\$0	\$9,774,960	\$5,715,715	\$3,070,879	\$1,140,612	\$19,702,166
Total Funding	\$7,700,000	\$13,590,304	\$8,228,380	\$4,433,764	\$2,421,139	\$36,373,587

Source: City of Fernley CIP and HEC 2025 rate study.

cip fund

Appendix Tables B-4 and B-5 provide greater detail of the CIP items and costs.

3.3 WASTEWATER REVENUE REQUIREMENT

The revenue requirement is the amount to be raised by wastewater fees. Components of the revenue requirement include:

- Operating Expenses
- Capital Improvement and Debt Service
- System Rehabilitation

Non-wastewater sales revenue projections are credited against projected operations costs to calculate the revenue requirement. Non-wastewater sales include interest income, credit card fees, and miscellaneous revenues.

Operating Expenses

Operating expenses are projected based on budgeted fiscal year 2026 expenditures. Operating expenses include annual costs for personnel (including benefits), professional and contract services, treatment plant operations and maintenance, collection system and other wastewater facilities operations and maintenance, utilities, facilities equipment and other costs, and tools, subscriptions, and supplies. Operating expenses are estimated at \$4.6 million fiscal year 2026.

The rate study increases each of the operating cost categories over the next five years in anticipation of cost increases using historical increases in operating costs (see **Table B-6**) and industry observations. The average annual increase in operating expenses in the wastewater fund was almost 15% between 2020 and 2026. For the projection of operating expenses in the wastewater fund, it is estimated that costs will increase about 10.5% per year.

Capital Improvements and Debt Service

Anticipated capital improvement expenses over the next five years include major collection system rehabilitation, upgrades, relocations, and expansions, as well as wastewater treatment plant upgrades, pond relining, and fleet replacements.

The wastewater fund has current debt service for previously completed infrastructure projects, shown in **Appendix Table B-7**. New debt service is assumed to be incurred for CIP projects that are anticipated to be constructed between fiscal years 2027 and 2030 and estimated to cost more than one million dollars. The list of projects estimated to cost more than one million dollars is provided in **Appendix Table B-8**. For the rate study, it is assumed that the City will bond for 75% of these improvement costs in two bond sales. The bond sale assumptions and estimated annual debt service are provided in **Table 26**.

Table 26
Estimated Debt Service for New Wastewater Bonds

Item	Assumption	Sale A Spring 2027	Sale B Spring 2029	TOTAL
Bond Proceeds		\$15,490,675	\$4,211,491	\$19,702,166
Existing Customers	46%	\$7,129,795	\$1,938,396	\$9,068,192
Future Customers	54%	\$8,360,880	\$2,273,095	\$10,633,974
Bond Sizing				
Capitalized Interest	6 months	\$367,900	\$100,000	\$467,900
Issuance Costs	4.0%	\$619,630	\$168,460	\$788,090
Underwriter's Discount	1.0%	\$154,910	\$42,110	\$197,020
Bond Reserve Fund	1 year debt service	\$1,418,800	\$385,800	\$1,804,600
Estimated Bond Size		\$18,051,920	\$4,907,860	\$22,959,780
Bond Size Adjusted for Rounding	1.166 bond load	\$18,062,100	\$4,910,600	\$22,972,700
Estimated Annual Debt Service		\$1,418,800	\$385,800	\$1,804,600
Total Payments		\$28,376,000	\$7,716,000	\$36,092,000
Principal Repayment		\$15,490,675	\$4,211,491	\$19,702,166
Estimated Financing Charges		\$12,885,325	\$3,504,509	\$16,389,834
Existing Customers	46%	\$5,930,647	\$1,612,998	\$7,543,645
Future Customers	54%	\$6,954,678	\$1,891,511	\$8,846,189
Assumptions:				
Interest	4.75%			
Years	20			

Source: HEC March 2025.

new debt

System Rehabilitation

Depreciation is calculated based on the value of existing wastewater facilities and the estimated cost of new facilities anticipated to be built in the next five-year period (see **Appendix Table B-9**).

Table 27 shows the total annual amount included in the rates for system rehabilitation. The wastewater rates include 100% of depreciation; in many years not all of the money collected is spent; in these years the additional amount is kept in the reserves and spent in another year in which capital costs exceed collections for system rehabilitation.

Credited against the described costs are non-operating credits: property taxes, administrative fees, interest and penalties, and smaller miscellaneous revenues.

Table 27
System Rehabilitation Costs

Asset List	Fiscal Year Ending					
	2025	FY26	FY27	FY28	FY29	FY30
Existing Assets [1]	\$1,500,000	\$1,545,000	\$1,591,350	\$1,639,091	\$1,688,263	\$1,738,911
CIP Assets Annual Depreciation		\$195,833	\$466,504	\$649,575	\$746,869	\$811,554
Total Annual Depreciation	\$1,500,000	\$1,740,833	\$2,057,854	\$2,288,666	\$2,435,132	\$2,550,465
Percentage included in Rates	100%	100%	100%	100%	100%	100%
System Rehabilitation in Rates	\$1,500,000	\$1,740,833	\$2,057,854	\$2,288,666	\$2,435,132	\$2,550,465

Source: City of Fernley and HEC.

assets

[1] Increased 3% per year.

The projected revenue requirement for wastewater is shown in **Table 28**. Over the next five years, the revenue requirement is projected to continue to increase to account for inflation, depreciation, and debt service payments. The total revenue requirement is projected to increase from \$6.9 million in fiscal year 2026 to \$11.9 million in fiscal year 2030. The amount to be raised each year by wastewater rates from customers is the “collection in rates” line underneath the revenue requirement line in **Table 28**. The collection in rates is lower than the revenue requirement because a portion of the revenue requirement will be met with wastewater fund reserves. Revenue requirement and projected rate revenue collection are illustrated in **Figure 15**.

Figure 15
Components of Revenue Requirement

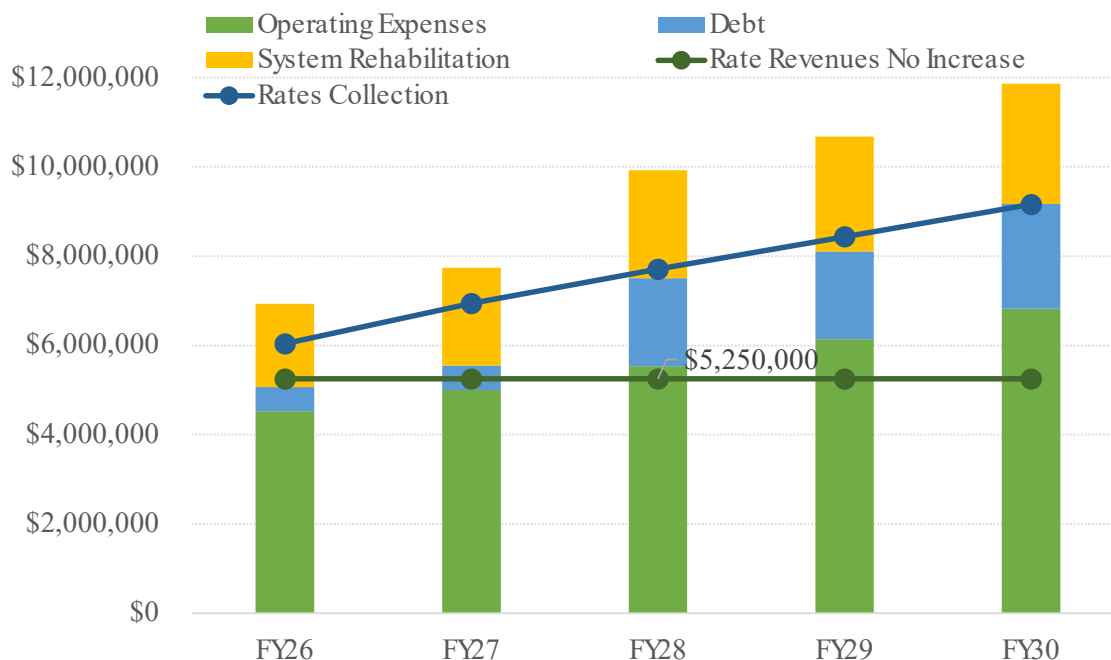


Table 28
Projected Revenue Requirement for Wastewater

Revenues and Expenses	Inflation Factor	FY26 budget	FY27 projected	FY28 projected	FY29 projected	FY30 projected
Operating Expenses						
Compensation and Benefits **	7.5%	\$2,176,320	\$2,339,544	\$2,515,010	\$2,703,636	\$2,906,408
Contract and Technical Services	15.0%	\$964,000	\$1,108,600	\$1,274,890	\$1,466,124	\$1,686,042
Utilities	7.0%	\$41,500	\$44,405	\$47,513	\$50,839	\$54,398
Electricity	6.5%	\$175,000	\$186,375	\$198,489	\$211,391	\$225,132
Repairs and Maintenance	20.0%	\$500,000	\$600,000	\$720,000	\$864,000	\$1,036,800
Interfund Cost Alloc. Build **	7.5%	\$323,365	\$347,617	\$373,689	\$401,715	\$431,844
Insurance **	7.5%	\$65,000	\$69,875	\$75,116	\$80,749	\$86,805
Communications and Training	10.0%	\$51,000	\$56,100	\$61,710	\$67,881	\$74,669
General Office Supplies and Equipment	2.5%	\$41,000	\$42,025	\$43,076	\$44,153	\$45,256
Credit Card Fees	6.5%	\$65,000	\$69,225	\$73,725	\$78,517	\$83,620
Supplies/Tools	10.0%	\$122,000	\$134,200	\$147,620	\$162,382	\$178,620
Permits and Licenses **	10.0%	\$20,000	\$22,000	\$24,200	\$26,620	\$29,282
Miscellaneous	2.5%	\$65,440	\$67,076	\$68,753	\$70,472	\$72,234
Total Operating Expenses		\$4,609,625	\$5,087,042	\$5,623,790	\$6,228,478	\$6,911,111
Debt Service						
Wastewater Bonds		\$535,991	\$546,096	\$547,459	\$548,145	\$547,027
New Debt		\$0	\$0	\$1,418,800	\$1,418,800	\$1,804,600
Total Debt Service **		\$535,991	\$546,096	\$1,966,259	\$1,966,945	\$2,351,627
System Rehabilitation **		\$1,740,833	\$2,057,854	\$2,288,666	\$2,435,132	\$2,550,465
E-1 Residential Grinder Replacement	3.0%	\$125,000	\$128,750	\$132,613	\$136,591	\$140,689
SUBTOTAL Annual Cost		\$7,011,449	\$7,819,742	\$10,011,327	\$10,767,146	\$11,953,891
Credits						
Interest Earnings	constant	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000
Credit Card Fees	6.5%	\$40,000	\$42,600	\$45,369	\$48,318	\$51,459
Miscellaneous	constant	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000
Total Credits		\$80,000	\$82,600	\$85,369	\$88,318	\$91,459
REVENUE REQUIREMENT		\$6,931,449	\$7,737,142	\$9,925,958	\$10,678,828	\$11,862,433
COLLECTION IN RATES [1]		\$6,037,500	\$6,943,125	\$7,709,888	\$8,432,335	\$9,159,750

Source: HEC.

rev req

** These costs are included in monthly base costs.

[1] Each fiscal year calculated six months under the existing rates, and six months under the new rates. New rates become effective Jan. 1 each year.

3.4 CASH FLOW AND RESERVE FUND BALANCES

Table 29 shows the projected cash flow for the wastewater enterprise fund through fiscal year 2030. With adoption of the calculated increased rates, it is anticipated that the City will be able to meet all wastewater enterprise fund obligations, including existing and potential debt service coverage requirements.

In 2019, the City adopted Resolution 2019-008, which established reserve funds for both the water and wastewater utility enterprise funds. Per the City's policy adopted by this resolution, operating expenses must be covered first. Once at least nine months of operating expenses have accumulated in reserve in the operating fund, the remaining cash is transferred out to the

capital fund. The capital fund pays for all the major rehabilitation projects and new infrastructure. The target cash accumulation in the capital fund is 75% of accumulated depreciation. If this is achieved, remaining cash will be transferred into an emergency fund.

Connection fees, which are paid for by new development for their share of new or upgraded infrastructure costs, are deposited into a separate capacity reserve fund. Cash is transferred from the capacity reserve fund to the capital fund to pay for growth's share of infrastructure costs and is transferred to the operating fund to pay for growth's share of debt service associated with infrastructure costs, when this occurs.

Table 29
Projected Wastewater Fund Cash Flow

Revenues and Expenses	FY26	FY27	FY28	FY29	FY30
	budgeted	projected	projected	projected	projected
	1/1/2026	1/1/2027	1/1/2028	1/1/2029	1/1/2030
Operating Revenues					
Wastewater Rates Revenue	\$6,037,500	\$6,943,125	\$7,709,888	\$8,432,335	\$9,159,750
Interest Earnings	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000
Credit Card Fees	\$40,000	\$42,600	\$45,369	\$48,318	\$51,459
Miscellaneous	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000
Total Operating Revenues	\$6,117,500	\$7,025,725	\$7,795,257	\$8,520,653	\$9,251,208
Operating Expenses	\$4,609,625	\$5,087,042	\$5,623,790	\$6,228,478	\$6,911,111
Operating Revenue before Capital Improvements and Debt Service	\$1,507,875	\$1,938,683	\$2,171,467	\$2,292,175	\$2,340,098
Debt Service	\$535,991	\$546,096	\$1,966,259	\$1,966,945	\$2,351,627
Net Revenues (Deficit)	\$971,884	\$1,392,587	\$205,208	\$325,229	(\$11,529)
Beginning Cash Balance [1]	\$31,339,950	\$25,986,834	\$30,173,042	\$23,061,742	\$24,095,570
Net Revenues (Deficit)	\$971,884	\$1,392,587	\$205,208	\$325,229	(\$11,529)
E-1 Residential Grinder Replacement	(\$125,000)	(\$128,750)	(\$132,613)	(\$136,591)	(\$140,689)
Connection Fees	\$1,000,000	\$1,022,000	\$1,044,484	\$1,067,463	\$1,090,947
Developer Contributions	\$500,000	\$0	\$0	\$0	\$0
Bond Proceeds	\$0	\$15,490,675	\$0	\$4,211,491	\$0
CIP Projects	(\$7,700,000)	(\$13,590,304)	(\$8,228,380)	(\$4,433,764)	(\$2,421,139)
Cash Balance	\$25,986,834	\$30,173,042	\$23,061,742	\$24,095,570	\$22,613,159
Pledged Revenues	\$2,507,875	\$2,960,683	\$3,215,951	\$3,359,637	\$3,431,044
Debt Service Coverage [2]	4.68	5.42	1.64	1.71	1.46

Source: City financial documents and 2025 HEC Rate Study.

flow

[1] Cash balance as of July 1, 2025.

[2] Debt service coverage should not fall below 1.25.

Table 30 shows the projected reserve fund balances by year and how the City's policy is met.

Table 30
Projected Reserve Funds Cash Balances

Projected Cash Balances by Fund	FY26	FY27	FY28	FY29	FY30
Operating Reserve					
Beginning Balance	\$9,239,627	\$3,457,219	\$3,815,282	\$4,217,842	\$4,671,359
Net Revenues	\$971,884	\$1,392,587	\$205,208	\$325,229	(\$11,529)
Transfer In from Capacity Fund [1]	\$0	\$0	\$765,778	\$765,778	\$974,008
Subtotal	\$10,211,511	\$4,849,806	\$4,786,268	\$5,308,850	\$5,633,837
Target: 9 Months O&M Expenses	\$3,457,219	\$3,815,282	\$4,217,842	\$4,671,359	\$5,183,333
Transfer Out to Capital Reserve	(\$6,754,293)	(\$1,034,524)	(\$568,425)	(\$637,491)	(\$450,504)
Ending Operating	\$3,457,219	\$3,815,282	\$4,217,842	\$4,671,359	\$5,183,333
Capital Reserve					
Beginning Balance	\$18,258,206	\$19,187,499	\$22,993,644	\$15,701,076	\$16,479,703
Transfer In from Operating Fund	\$6,754,293	\$1,034,524	\$568,425	\$637,491	\$450,504
Bond Proceeds	\$0	\$15,490,675	\$0	\$4,211,491	\$0
E-1 Residential Grinder Replacement	(\$125,000)	(\$128,750)	(\$132,613)	(\$136,591)	(\$140,689)
CIP Projects Costs	(\$7,700,000)	(\$13,590,304)	(\$8,228,380)	(\$4,433,764)	(\$2,421,139)
Subtotal	\$17,187,499	\$21,993,644	\$15,201,076	\$15,979,703	\$14,368,380
Transfer In from Capacity Fund	\$2,000,000	\$1,000,000	\$500,000	\$500,000	\$500,000
Ending Capital Reserve	\$19,187,499	\$22,993,644	\$15,701,076	\$16,479,703	\$14,868,380
Target: 75% Accumulated Depr. [2]	\$17,133,314	\$17,133,314	\$17,133,314	\$17,133,314	\$17,133,314
Capacity (Connection Fees) Reserve					
Beginning Balance	\$1,535,877	\$1,035,877	\$1,057,877	\$836,583	\$638,268
Connection Fees	\$1,000,000	\$1,022,000	\$1,044,484	\$1,067,463	\$1,090,947
Developer Contributions	\$500,000	\$0	\$0	\$0	\$0
Transfer Out to Operating Fund [1]	\$0	\$0	(\$765,778)	(\$765,778)	(\$974,008)
Transfer Out to Capital Fund	(\$2,000,000)	(\$1,000,000)	(\$500,000)	(\$500,000)	(\$500,000)
Ending Capacity Reserve	\$1,035,877	\$1,057,877	\$836,583	\$638,268	\$255,207
Emergency Reserve					
Beginning Balance	\$2,306,240	\$2,306,240	\$2,306,240	\$2,306,240	\$2,306,240
Transfer from Operating Fund	\$0	\$0	\$0	\$0	\$0
Ending Emergency Reserve	\$2,306,240	\$2,306,240	\$2,306,240	\$2,306,240	\$2,306,240
TOTAL Cash Balance	\$25,986,834	\$30,173,042	\$23,061,742	\$24,095,570	\$22,613,159

Source: City financial documents and 2025 HEC Rate Study.

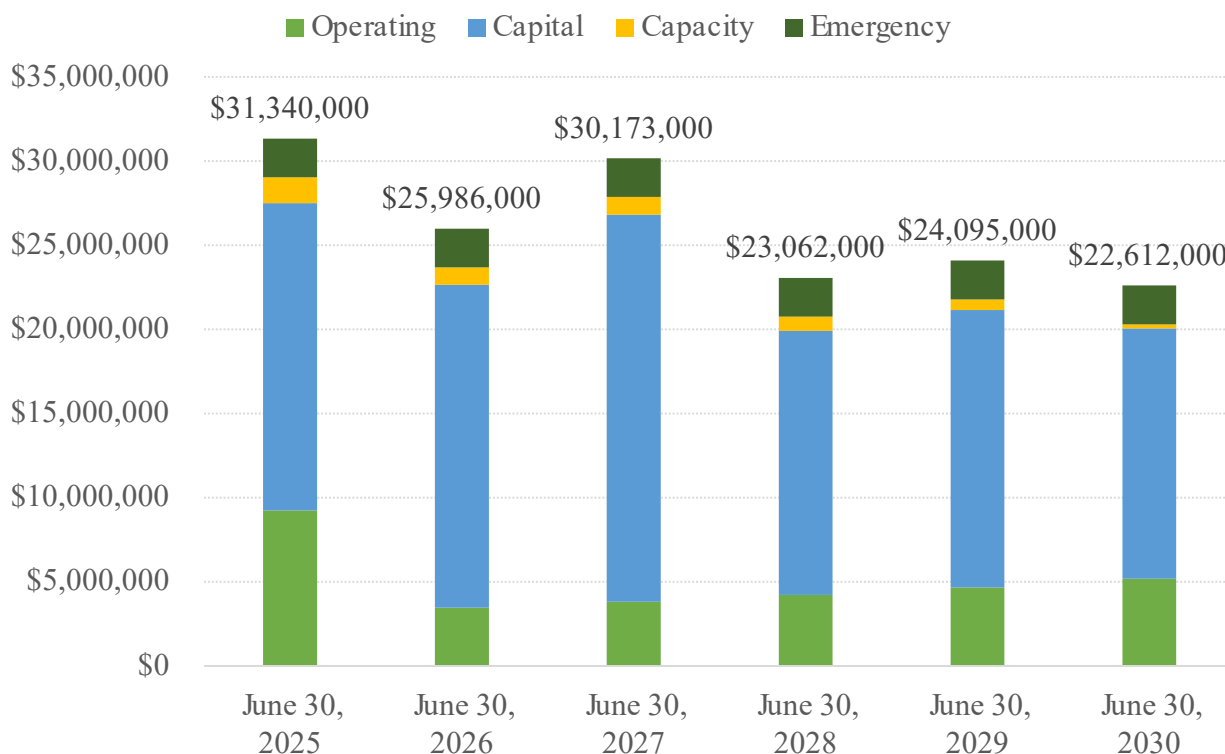
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[1] Transfer is to pay for new growth's share of debt service.

[2] Accumulated depreciation will change each year. Amount shown is for Fiscal Year 2025.

Figure 16 shows projected unrestricted cash balances by reserve fund through fiscal year ending 2030. The estimated cash balances should be considered preliminary estimates. The City may choose to bond for different projects than the ones selected in this rate study and could choose to pay for more CIP costs with available cash on hand. The City should review available cash and projected cash balances before each bond sale to determine the best financing strategy at that time.

Figure 16
Projected Wastewater Cash Balances by Reserve Fund



Note: Total amounts do not exactly match table 30 due to rounding.

The City is currently reviewing its reserve fund policy in Resolution 219-008. It is recommended that the City continue to keep at least nine months of operating expenses in the operating fund, but that it revises the capital fund reserves to at least 50% of the total 5-year CIP projected costs (with the emergency fund amount contributing to this target).

3.5 WASTEWATER RATE CALCULATIONS

Base wastewater rates and non-residential use rates per 1,000 gallons are calculated in **Table 31**. First, the revenue requirement is split between residential and non-residential customers based on their estimated wastewater flows. Non-residential includes apartments and mobile home parks.

Residential. The allocated revenue requirement is divided by the number of single family units and divided by 12 to determine the monthly rate per unit.

Non-Residential. The allocated revenue requirement is further divided between fixed costs and use costs. Fixed costs are identified in **Table 28** with two stars (**); about 70% of the total costs are included in the fixed costs, which are collected in the monthly base charges. Use charges are collected by charging the customer a rate on their water usage. Metered water usage of non-residential customers is estimated by applying a return flow factor of 95% (this

assumes that 95% of water used is sent to the wastewater treatment plant). Because some non-residential water accounts are strictly landscaping (metered water use of irrigation meters is not charged the sewer rate) and some water accounts have septic treatment, water use is not the same as total non-residential metered water use in the water rate study. Use costs are divided by estimated water use to determine the metered water use charge per 1,000 gallons.

Table 31
Calculation of Residential and Non-Residential Costs

Item	Fiscal Year Ending				
	FY26	FY27	FY28	FY29	FY30
Residential	\$4,467,750	\$5,137,913	\$5,705,317	\$6,239,928	\$6,778,215
Non-Residential	\$1,569,750	\$1,805,213	\$2,004,571	\$2,192,407	\$2,381,535
Revenue Requirement	\$6,037,500	\$6,943,125	\$7,709,888	\$8,432,335	\$9,159,750
Residential					
Number of SF Units [1]	7,899	8,059	8,219	8,379	8,539
Annual Cost per Residential Unit	\$565.61	\$637.54	\$694.16	\$744.71	\$793.79
Monthly Cost per Residential Unit	\$47.13	\$53.13	\$57.85	\$62.06	\$66.15
Non-Residential [3]					
Fixed Costs 70%	\$1,098,825	\$1,263,649	\$1,403,200	\$1,534,685	\$1,667,074
Use Costs 30%	\$470,925	\$541,564	\$601,371	\$657,722	\$714,460
Sewer Equivalent Units [2]	1,155	1,194	1,237	1,285	1,338
Fixed Charge per SEU	\$952	\$1,058	\$1,134	\$1,194	\$1,246
Monthly Charge per SEU	\$79.30	\$88.20	\$94.50	\$99.49	\$103.82
Metered Water Use (1,000s gallons) [4]	150,249	152,077	153,905	155,732	157,560
Use Charge per 1,000 Gallons	\$3.13	\$3.56	\$3.91	\$4.22	\$4.53
Estimated Wastewater Flows					
Total Annual Flow	532,678,489	542,313,504	551,948,519	561,583,534	571,218,549
Residential	389,942,034	397,840,594	405,739,154	413,637,714	421,536,274
Non-Residential	142,736,455	144,472,910	146,209,365	147,945,820	149,682,275
Residential as % of Total Flow	74%	74%	74%	74%	74%

Source: City of Fernley and HEC.

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[1] Assumes 160 new residential units per year.	[3] Based on projected costs next 5 years:	\$47,563,555	\$33,458,662
[2] Estimated new non-residential sewer equivalents per year.		total costs	fixed costs
[4] Assumes 95% of water is returned in wastewater flow.			

The full rate schedule for the next five years is provided in **Table 32**. The impact to a single family home monthly bill is shown in **Figure 17**.

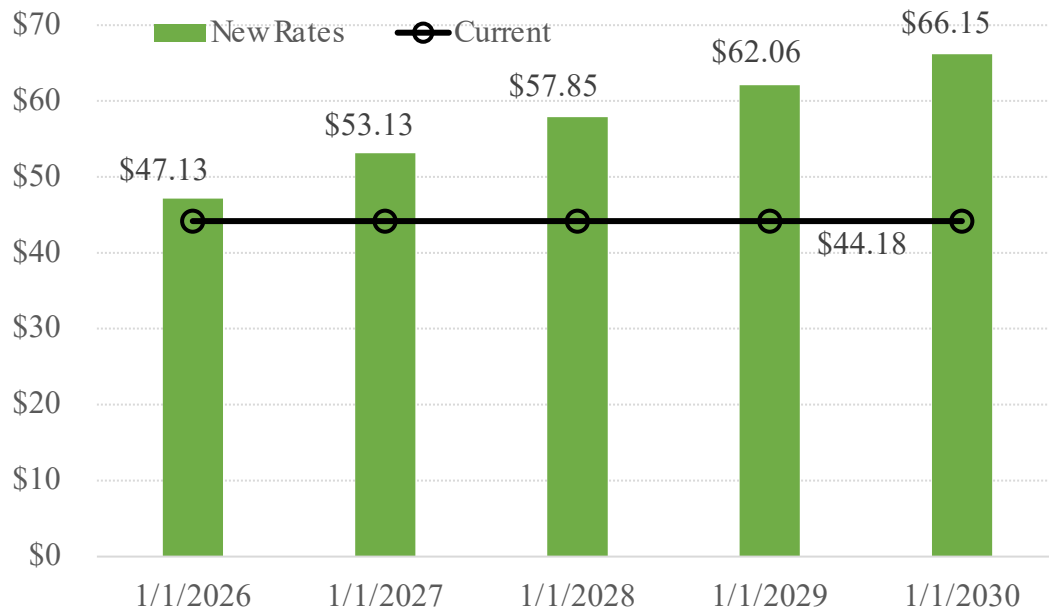
Table 32
Current and Calculated Wastewater Rate Schedule

Customer Type	Current	Fiscal Year Ending				
		FY26	FY27	FY28	FY29	FY30
	New Rates Effective ----->	1/1/2026	1/1/2027	1/1/2028	1/1/2029	1/1/2030
Residential						
Flat Monthly Charge per Unit	\$44.18	\$47.13	\$53.13	\$57.85	\$62.06	\$66.15
Non-Residential						
Use Charge per 1,000 Gallons	\$3.07	\$3.13	\$3.56	\$3.91	\$4.22	\$4.53
Non-Residential Flat Monthly Charge by Meter Size						
3/4"	\$74.33	\$79.30	\$88.20	\$94.50	\$99.49	\$103.82
1"	\$91.59	\$99.13	\$110.25	\$118.12	\$124.36	\$129.78
1.5"	\$147.33	\$158.60	\$176.41	\$188.99	\$198.98	\$207.64
2"	\$274.66	\$293.41	\$326.35	\$349.64	\$368.11	\$384.14
3"	\$709.95	\$757.33	\$842.34	\$902.44	\$950.11	\$991.49
4"	\$1,145.21	\$1,221.24	\$1,358.34	\$1,455.24	\$1,532.12	\$1,598.85
6"	\$1,831.23	\$1,954.78	\$2,174.22	\$2,329.33	\$2,452.39	\$2,559.19

Source: City of Fernley and HEC.

calc rates

Figure 17
Projected Single Family Home Sewer Bill



As previously mentioned, growth of 160 residential units and 5 businesses (equivalent meter units, which are ¾-inch meters) is included in the rates model each year. **Table 33** estimates the additional wastewater rate revenue from growth.

Table 33
Estimated New Wastewater Rate Revenue from Growth

Customer Type	Current	FY26	FY27	FY28	FY29	FY30
New Rates Effective		1/1/2026	1/1/2027	1/1/2028	1/1/2029	1/1/2030
Residential						
Number of New Units		160	160	160	160	160
Monthly Fee per Unit	\$44.18	\$47.13	\$53.13	\$57.85	\$62.06	\$66.15
New Residential Revenue		\$87,662	\$96,252	\$106,536	\$115,110	\$123,080
Non-Residential						
New SEUs		35	39	44	48	53
Monthly Fee per SEU	\$74.33	\$79.30	\$88.20	\$94.50	\$99.49	\$103.82
New Non-Residential Base Revenue		\$32,165	\$39,378	\$47,754	\$55,916	\$64,187
New Non-Residential Water Use		1,736	1,736	1,736	1,736	1,736
Use Charge per 1,000 galls	\$3.07	\$3.13	\$3.56	\$3.91	\$4.22	\$4.53
New Non-Residential Use Charges		\$5,387	\$5,813	\$6,484	\$7,059	\$7,604
Total New Non-Residential Revenue		\$37,551	\$45,191	\$54,238	\$62,975	\$71,791
Total Annual New Customer Revenue		\$125,213	\$141,443	\$160,774	\$178,085	\$194,871
Estimated Cumulative Revenue from Growth		\$125,213	\$266,656	\$427,430	\$605,516	\$800,387

Source: City of Fernley and HEC.

grow rev

3.6 WASTEWATER CONNECTION FEES

New development must pay a connection fee when applying for wastewater service. The connection fee pays for wastewater infrastructure capacity to serve the new customer. Included in the connection fee is cost to buy-in to existing infrastructure, as well as estimated cost to build new infrastructure. The buy-in fee is new development's share of existing asset value minus outstanding principal on facilities that were debt financed. The buy-in facilities cost is divided by the projected total number of SEUs in 2045 to determine the buy-in fee.

The new facilities fee is calculated by allocating the 2026-2030 CIP cost estimates between existing and future customers, as provided in **Appendix Table B-11**. Estimated financing charges for the future customers' share of costs are added to the fee calculation because a portion of the new debt service will be paid from the capacity reserve fund with connection fees. The total new facilities costs are divided by the number of anticipated new SEUs over the next twenty years. **Table 34** shows the wastewater connection fee calculation.

Table 34
Wastewater Connection Fee Calculation

Item		Updated Fee Calculation
Buy-In Fee		Jan-26
Net Book Value		\$31,550,814
less Outstanding Principal		\$5,754,183
Buy-In Cost of Existing Facilities		\$25,796,631
Projected EDUs in 2045	Table B-10	13,690
Buy-in Fee per EDU	a	\$1,884
New Facilities Fee		
New Facilities (Growth Share)	Table B-11	\$13,684,151
New Growth Financing Charges	Table 25	\$8,846,189
Proceeds as a % of Financing Charges [1]		120%
plus Financing Charges for New Facilities		\$7,358,966
Total Costs		\$21,043,116
Future new EDUs	Table B-10	4,831
New Facilities Fee per EDU	b	\$4,360
Total Connection Fee per Residential Unit or per 1,000 Galls/Day (Commercial) [2]	c = a +b	\$6,250
Current Fee		\$5,464
Percentage Increase in Connection Fee		14%

Source: HEC.

conn cost

[1] New growth's share of facilities financing charges must be restated in 2025\$.

[2] Recommended annual adjustment every January 1 per the ENR CCI change over the past 12 months (October to October).

The connection fee is calculated in 2025 dollars because the fee should be increased each year using a price inflator to keep the fee concurrent with construction cost increases. The Engineering News Record (ENR) Construction Cost Index (CCI) change in the prior 12 months (October to October) is recommended for implementation of adjusted connection fees January 1 each year. The calculated updated fee would increase the wastewater connection fee from \$5,464 to \$6,250 per EDU in January 2026.

Section 4: CUSTOMER IMPACTS

This section of the report describes impacts of the calculated new rates on utility customers.

4.1 EXISTING CUSTOMER BILL IMPACTS

Table 35 compares the current bill and January 2026 bill of a single family home with a ¾” meter using 15,000 gallons.

Table 35
Combined Bill Impact for a Single Family Home

Utility	Current	Jan-26
Water		
Ancillary Fee	\$35.00	
Monthly Bill	\$117.81	\$138.32
Total Water	\$152.81	\$138.32
Wastewater	\$44.18	\$47.13
Total Utilities	\$196.99	\$185.45
Change in Total Utilities Cost		(\$11.54)
Percentage Change		-5.86%
Fernley MHI	\$7,478	\$7,478
Utility Bills as % of MHI [1]	2.63%	2.48%

Source: HEC 2025 rate study.

comb

[1] The EPA considers combined utility bills that are less than 4.5% of MHI to be affordable.

Figure 18 compares the current and January 1, 2026 projected utility bills above with those of other regional communities and other comparable communities.

Figure 19 shows how the monthly bill for a single family home is projected to change over the next five years for a residential unit with a ¾” meter using 15,000 gallons.

Figure 18
Utilities Bill Comparison for Single Family Home
¾" Meter using 15,000 Gallons

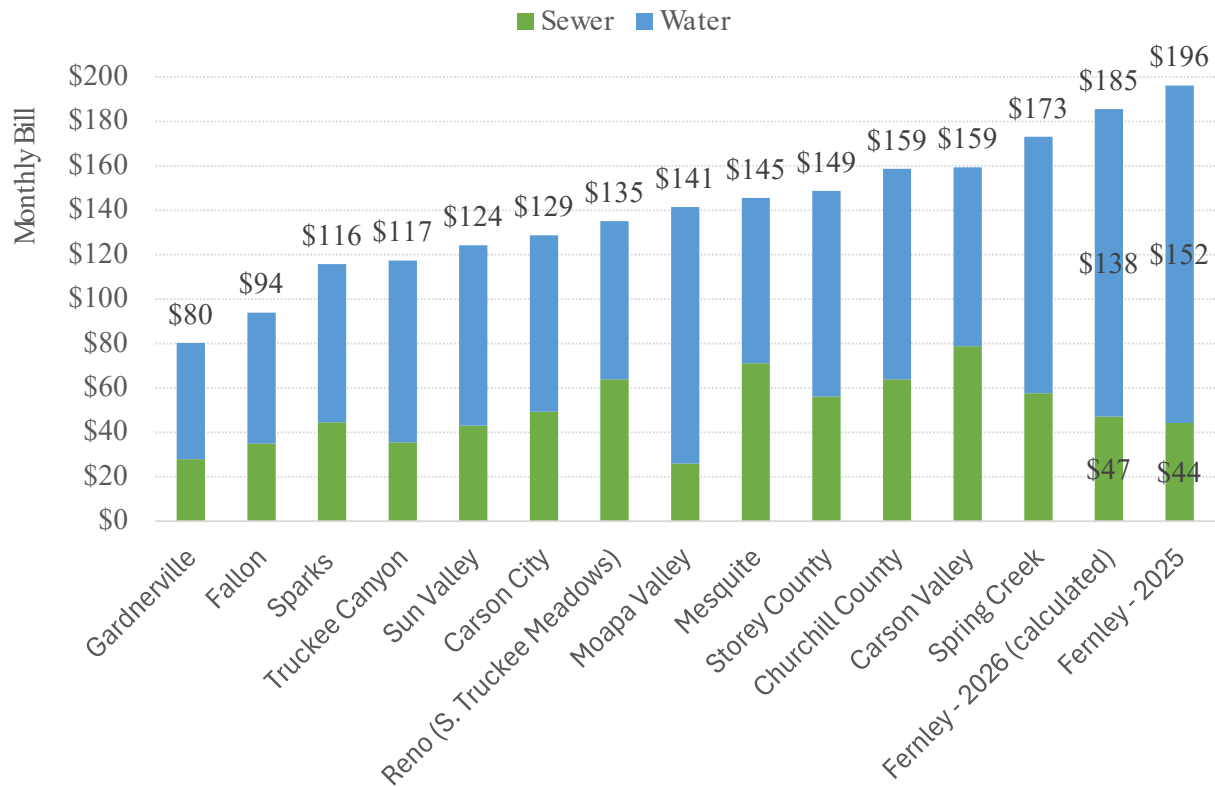
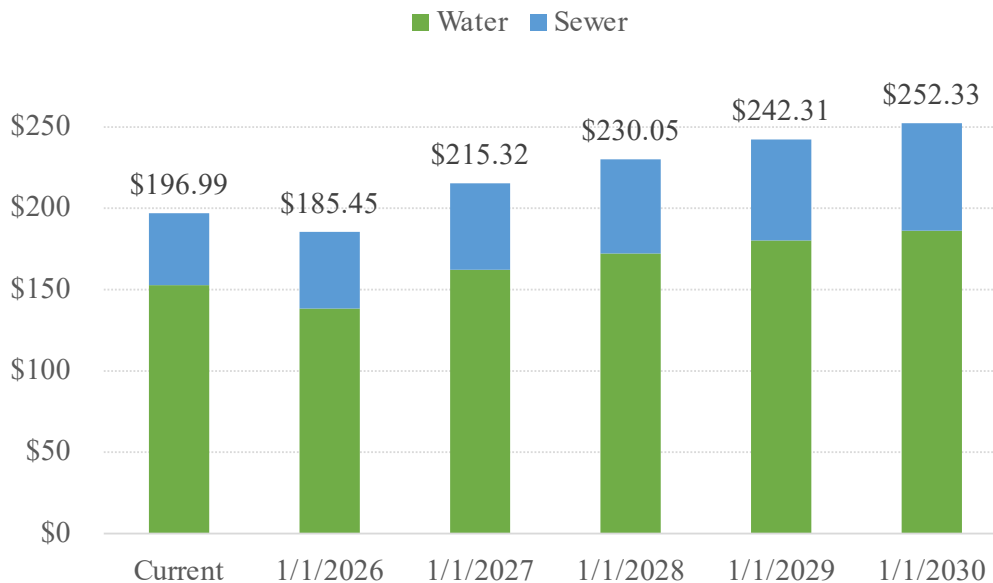


Figure 19
Projected Single Family Utilities Bill



4.2 NEW CUSTOMER FEE IMPACTS

Table 36 presents the calculated updated connection fees. It is recommended that Fernley include an automatic inflator that is applied to the connection fees in the ordinance or resolution adopting the revised fee schedules.

Table 36
Current and Calculated Connection Fees

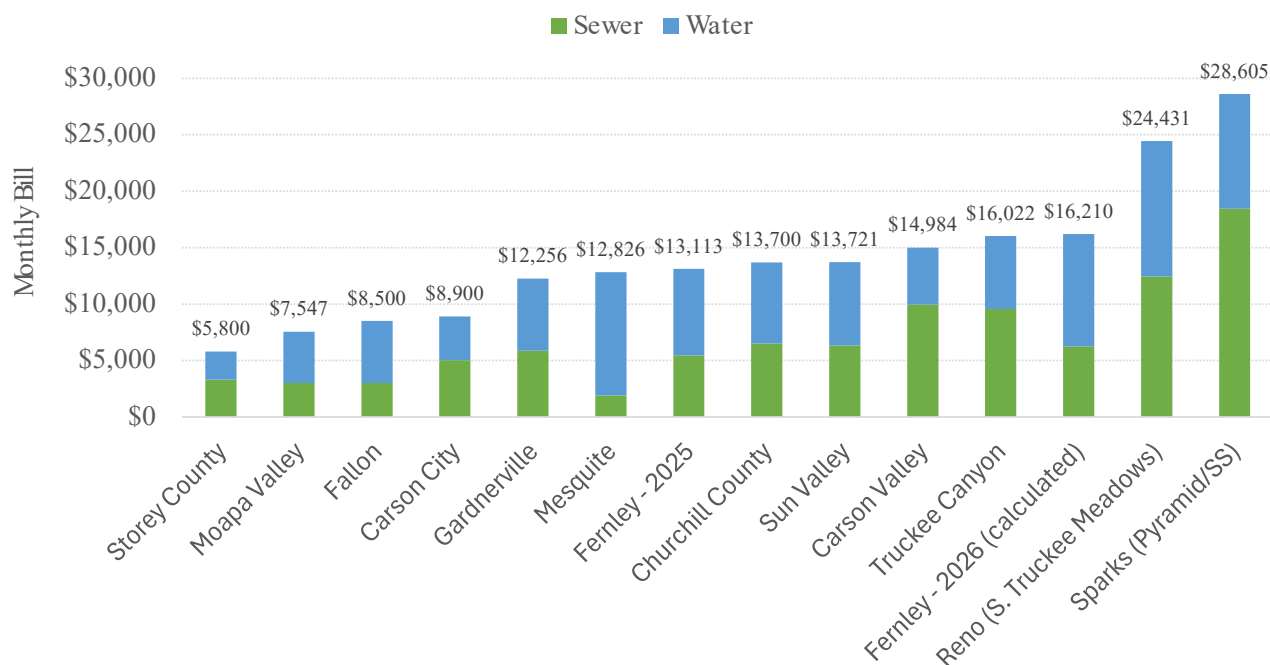
	Current	1-Jan-26
Fee per EDU/ per 1,000 galls (commercial)		
Water	\$7,649	\$9,960
Wastewater	\$5,464	\$6,250
Both Utilities	\$13,113	\$16,210

Source: HEC 2025 rate study.

bcon

Figure 20 shows a comparison of utility connection fees with those of comparable and regional utility providers. The combined utility fees would remain in the range of most utility connection fees.

Figure 20
Comparison of Combined Connection Fees



APPENDIX A

WATER RATES

SUPPORTING TABLES

DRAFT

Table A-1
Water Fund Historical Financials

Revenues and Expenses	Fiscal Year Ending				
	2020	2021	2022	2023	2024
Operating Revenues					
Service Fees	\$9,344,900	\$10,016,053	\$10,225,479	\$10,573,092	\$11,108,804
Other Revenues	\$23,844	\$54,863	\$18,345	\$30,124	\$41,621
Total Operating Revenues	\$9,368,744	\$10,070,916	\$10,243,824	\$10,603,216	\$11,150,425
Operating Expenses					
Salaries	\$1,460,283	\$1,498,627	\$1,422,315	\$1,524,494	\$1,778,662
Benefits	\$1,180,831	\$726,816	\$211,825	\$677,247	\$1,089,228
Supplies, Services and Other	\$2,025,246	\$2,086,656	\$2,505,445	\$2,738,110	\$2,777,009
Depreciation	\$3,282,168	\$3,349,328	\$3,441,865	\$3,379,057	\$3,411,999
Total Operating Expenses	\$7,948,528	\$7,661,427	\$7,581,450	\$8,318,908	\$9,056,898
Operating Income (Loss)	\$1,420,216	\$2,409,489	\$2,662,374	\$2,284,308	\$2,093,527
Nonoperating Revenues (Expenses)					
Water Bond Debt Fee Revenue	\$4,432,186	\$4,317,101	\$4,407,245	\$4,232,245	\$4,207,141
Interest Income	\$467,361	\$85,331	(\$595,378)	\$523,021	\$2,097,759
Other Income	\$272,479	\$276,134	\$313,807	\$315,248	\$332,227
Gain (Loss) on Disposals of Capital Assets	\$0	\$0	\$0	\$0	\$0
Interest Expense	(\$2,826,612)	(\$1,751,913)	(\$1,660,149)	(\$1,592,674)	(\$1,539,230)
Income (Loss) Before Contributions	\$3,765,630	\$5,336,142	\$5,127,899	\$5,762,148	\$7,191,424
Connection Fee Revenue	\$458,239	\$817,316	\$1,222,516	\$1,583,962	\$1,213,699
Capital Contributions	\$433,777	\$795,895	\$2,373,142	\$3,194,073	\$2,830,786
Grant Income	\$0	\$0	\$0	\$1,438,750	\$0
Change in Net Position	\$4,657,646	\$6,949,353	\$8,723,557	\$11,978,933	\$11,235,909
Total Net Position Beginning of Year	\$84,113,426	\$88,771,072	\$95,720,425	\$104,443,982	\$116,438,323
Restatement Adjustment	\$0	\$0	\$0	\$15,408	\$0
Total Net Position End of Year	\$88,771,072	\$95,720,425	\$104,443,982	\$116,438,323	\$127,674,232

Source: City of Fernley Audited Financial Statements.

cafr

Table A-2
Fernley Population and Housing Estimates

Year	Population (July 1)		Housing Units [1]	
	Fernley Population	Annual % Change	Occupied Units	Persons per Occupied Unit
2000	9,570			
2001	9,529	-0.4%		
2002	10,440	9.6%		
2003	11,718	12.2%		
2004	13,775	17.6%		
2005	16,357	18.7%		
2006	18,850	15.2%		
2007	19,585	3.9%		
2008	19,609	0.1%		
2009	18,929	-3.5%		
2010	18,434	-2.6%	6,463	2.85
2011	18,896	2.5%	6,593	2.87
2012	18,831	-0.3%	6,566	2.87
2013	18,987	0.8%	6,689	2.84
2014	19,077	0.5%	6,928	2.75
2015	18,936	-0.7%	6,875	2.75
2016	19,042	0.6%	6,855	2.78
2017	19,300	1.4%	7,179	2.69
2018	19,790	2.5%	7,165	2.76
2019	20,396	3.1%	7,419	2.75
2020	20,901	2.5%	7,379	2.83
2021	21,105	1.0%	7,901	2.67
2022	23,210	10.0%	8,391	2.77
2023	24,394	5.1%		
Change 2010-2023	5,960		1,928	
Avg. Annual Change	458	2.2%	161	2.0%

Source: Nevada Department of Taxation, US Census Bureau.

pop

[1] 5-year American Community Surveys.

Table A-3
Historical Water Production

Month	Calendar Year												Last 4 Years			
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total	
January	52,024,000	50,141,000	50,898,000	56,249,000	57,617,000	55,435,000	57,333,000	56,643,000	62,138,000	67,575,000	70,064,000	72,864,000	73,562,000	69,254,000	285,744,000	5%
February	44,650,000	43,769,000	45,866,000	48,789,000	51,325,000	51,322,000	52,789,000	49,665,000	57,159,000	60,435,000	66,146,000	64,411,000	67,002,000	62,566,000	260,125,000	5%
March	56,146,000	49,097,000	58,854,000	68,420,000	69,044,000	73,671,000	60,650,000	61,076,000	63,368,000	67,320,000	74,363,000	75,363,000	82,894,000	69,283,000	301,903,000	5%
April	86,651,000	81,730,000	107,217,000	109,417,000	116,576,000	110,821,000	94,877,000	83,515,000	93,227,000	96,974,000	106,623,000	125,064,000	117,990,000	96,165,000	445,842,000	8%
May	119,382,000	124,811,000	152,021,000	142,556,000	141,647,000	120,462,000	125,097,000	134,013,000	127,575,000	132,444,000	152,843,000	163,028,000	149,440,000	135,166,000	600,477,000	11%
June	156,616,000	140,875,000	161,149,000	163,828,000	163,917,000	143,755,000	161,958,000	152,434,000	157,424,000	149,819,000	158,507,000	172,892,000	162,049,000	141,501,000	634,949,000	11%
July	200,449,000	178,310,000	183,033,000	182,585,000	182,216,000	154,068,000	184,053,000	170,711,000	183,472,000	172,906,000	181,285,000	187,177,000	185,677,000	183,347,000	737,486,000	13%
August	191,375,000	181,734,000	184,153,000	176,899,000	167,958,000	154,053,000	181,798,000	164,723,000	182,412,000	171,864,000	177,769,000	172,077,000	173,572,000	174,076,000	697,494,000	12%
September	154,672,000	150,385,000	155,865,000	147,591,000	146,036,000	139,132,000	149,717,000	136,122,000	163,774,000	143,239,000	159,402,000	152,839,000	152,726,000	140,899,000	605,866,000	11%
October	86,711,000	101,695,000	112,479,000	101,863,000	112,605,000	100,567,000	103,796,000	100,594,000	112,527,000	95,628,000	126,412,000	96,000,000	120,915,000	112,513,000	455,840,000	8%
November	51,744,000	47,872,000	53,929,000	57,000,000	59,440,000	55,962,000	61,350,000	61,096,000	70,129,000	70,737,000	74,148,000	70,810,000	73,648,000	70,570,000	289,176,000	5%
December	49,022,000	51,545,000	50,880,000	57,105,000	53,250,000	54,531,000	56,461,000	60,049,000	67,221,000	67,703,000	73,115,000	70,966,000	70,237,000	68,838,000	283,156,000	5%
Annual	1,249,442,000	1,201,964,000	1,316,344,000	1,312,302,000	1,321,631,000	1,213,779,000	1,289,879,000	1,230,641,000	1,340,426,000	1,296,644,000	1,420,677,000	1,423,491,000	1,429,712,000	1,324,178,000	5,598,058,000	100%
Base Monthly Production	60,992,571	60,835,571	68,589,000	71,263,286	74,265,286	71,758,429	69,608,000	67,519,714	75,109,857	75,196,000	84,410,143	82,211,143	86,606,857	78,455,571	331,683,714	
Base Annual Production	731,910,857	730,026,857	823,068,000	855,159,429	891,183,429	861,101,143	835,296,000	810,236,571	901,318,286	902,352,000	1,012,921,714	986,533,714	1,039,282,286	941,466,857	3,980,204,571	
Additional Flow	517,531,143	471,937,143	493,276,000	457,142,571	430,447,571	352,677,857	454,583,000	420,404,429	439,107,714	394,292,000	407,755,286	436,957,286	390,429,714	382,711,143	1,617,853,429	
%Prodn. for Peaking	41%	39%	37%	35%	33%	29%	35%	34%	33%	30%	29%	29%	27%	29%	29%	
Peak to Avg. Month Ratio	1.93	1.81	1.68	1.67	1.65	1.52	1.71	1.66	1.64	1.60	1.53	1.58	1.56	1.66	1.58	
Peak Month	Jul	Aug	Aug	Jul	Jul	Jul	Jul	Jul	Jul	Jul	Jul	Jul	Jul	Jul	Jul	

Source: Cloyd/Fernley and BEC, 2025.

water101

Source: City of Fenky and HEC, 2025.

water.hat

Table A-4
City Water System Five-Year Capital Improvement Plan

Water Enterprise - Capital Projects	5-Yr CIP	Fiscal Year Ending				
	Total	2026	2027	2028	2029	2030
Treatment Plant						
Surface Water Treatment Integration at WIP Design and Construction	\$4,000,000	\$4,000,000				
Treated Reservoir #1 Rehab and Safety Access Retrofit	\$25,000	\$25,000				
Modular Buildings for Offices	\$600,000	\$600,000				
Sedimentation Basin Rehabilitation Design and Construction	\$500,000		\$500,000			
Perimeter Security Fence Replacement	\$25,000		\$25,000			
Subtotal Treatment Plant	\$5,150,000	\$4,625,000	\$525,000	\$0	\$0	\$0
Source Development and Wells						
WMP Project 15 Test/Production Well Bradys Hot Springs	\$9,471,000				\$9,471,000	
WMP- Project 5: NE Booster Pump Station & Well 9/9A Improvements	\$1,400,000				\$1,400,000	
Highway 50 Lift Station Alternate Water Source Construction	\$350,000		\$350,000			
Subtotal Source Development & Wells	\$11,221,000	\$0	\$350,000	\$0	\$10,871,000	\$0
Storage						
Ricci Additional 1.5 MG Storage Tank Construction	\$2,500,000	\$2,500,000				
Sage Tank Altitude Valve Replacement & Bypass	\$5,000,000	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000
Ricci Tank Interior and Exterior Recoating	\$650,000		\$650,000			
Existing 1.5 MG Treated Water Reservoir Upgrades - Design	\$750,000		\$750,000			
WMP Project 17 SE Tank & Trans Main	\$5,100,000				\$5,100,000	
Sage Ranch Tank Rehab/Reconstruct Project	\$450,000					\$450,000
Subtotal Storage	\$14,450,000	\$3,500,000	\$2,400,000	\$1,000,000	\$6,100,000	\$1,450,000
Transmission						
Cedar Street Reconstruction - construction	\$100,000	\$100,000				
Fernley Industrial Park Waterline Design & Permitting	\$70,000	\$70,000				
Red Rock RD Waterline Extension Project Design	\$420,000	\$420,000				
Mesa Dr Main Extension & WIP Domestic/Fire Service	\$500,000	\$500,000				
WMP Project 8: Hwy 50 Looping Main to Farm District Rd Construction	\$4,500,000	\$4,500,000				
WMP Project 9: Nevada Pacific Parkway Connection Main	\$1,000,000		\$1,000,000			
6th, 7th B-G Street Reconstruction Design and Permitting	\$50,000				\$50,000	
6th, 7th B-G Street Reconstruction Construction	\$500,000					\$500,000
WMP Project 18: US-95A Booster Pump & Transmission Main	\$4,100,000					\$4,100,000
WMP Project 13 Logan Lane to Vine St Looping	\$850,000			\$850,000		
WMP Project 14: Mill Lane High Pressure Trans Main	\$3,900,000			\$3,900,000		
WMP Project 11: US-95A Booster Pump Station	\$1,300,000			\$1,300,000		
WMP Project 16: Desert Shadows Trans Main and PRV	\$6,500,000				\$6,500,000	
Winnies Lane and Andy Way Transite Water Main Replacement	\$1,000,000				\$1,000,000	
Subtotal Transmission	\$24,790,000	\$5,590,000	\$1,000,000	\$6,050,000	\$7,550,000	\$4,600,000
Meters, Services & Fleet						
Water Meter Improvements Citywide + FlexNet	\$600,000	\$600,000				
Dump truck for Water Distribution	\$100,000	\$100,000				
Fleet Water Distribution Truck	\$60,000	\$60,000				
Fleet Water Meter Truck	\$60,000	\$60,000				
Fleet WIP Truck	\$60,000	\$60,000				
Fleet Utility Director Vehicle	\$45,000	\$45,000				
Vac-Con	\$700,000	\$700,000				
Water Distribution Truck	\$250,000	\$250,000				
Fleet Truck Replacement				\$80,000	\$80,000	\$80,000
Fleet Truck Replacement				\$80,000	\$80,000	\$80,000
Fleet Truck Replacement				\$80,000	\$80,000	\$80,000
Water Meter Improvements Citywide	\$500,000		\$125,000	\$125,000	\$125,000	\$125,000
Subtotal Meters, Services & Fleet	\$2,375,000	\$1,875,000	\$125,000	\$365,000	\$365,000	\$365,000
Total Water Capital Improvements	\$58,706,000	\$15,590,000	\$4,400,000	\$7,415,000	\$24,886,000	\$6,415,000

Source: City of Fernley.

cip

Table A-5
City Water System 5-Yr CIP Inflated

Water Enterprise - Capital Projects	5-Yr CIP	Fiscal Year Ending				
	Total	2026	2027	2028	2029	2030
4.0% annual inflation						
Treatment Plant						
Surface Water Treatment Integration at WIP Design and Construction	\$4,000,000	\$4,000,000	\$0	\$0	\$0	\$0
Treated Reservoir #1 Rehab and Safety Access Retrofit	\$25,000	\$25,000	\$0	\$0	\$0	\$0
Modular Buildings for Offices	\$600,000	\$600,000	\$0	\$0	\$0	\$0
Sedimentation Basin Rehabilitation Design and Construction	\$540,800	\$0	\$540,800	\$0	\$0	\$0
Perimeter Security Fence Replacement	\$27,040	\$0	\$27,040	\$0	\$0	\$0
Subtotal Treatment Plant	\$5,192,840	\$4,625,000	\$567,840	\$0	\$0	\$0
Source Development and Wells						
WMP Project 15 Test/Production Well Bradys Hot Springs	\$11,079,730	\$0	\$0	\$0	\$11,079,730	\$0
WMP- Project 5: NE Booster Pump Station & Well 9/9A Improvements	\$1,637,802	\$0	\$0	\$0	\$1,637,802	\$0
Highway 50 Lift Station Alternate Water Source Construction	\$378,560	\$0	\$378,560	\$0	\$0	\$0
Subtotal Source Development & Wells	\$13,096,092	\$0	\$378,560	\$0	\$12,717,532	\$0
Storage						
Ricci Additional 1.5 MG Storage Tank Construction	\$2,500,000	\$2,500,000	\$0	\$0	\$0	\$0
Sage Tank Altitude Valve Replacement & Bypass	\$5,592,975	\$1,000,000	\$1,081,600	\$1,124,864	\$1,169,859	\$1,216,653
Ricci Tank Interior and Exterior Recoating	\$703,040	\$0	\$703,040	\$0	\$0	\$0
Existing 1.5 MG Treated Water Reservoir Upgrades - Design	\$811,200	\$0	\$811,200	\$0	\$0	\$0
WMP Project 17 SE Tank & Trans Main	\$5,966,279	\$0	\$0	\$0	\$5,966,279	\$0
Sage Ranch Tank Rehab/Reconstruct Project	\$547,494	\$0	\$0	\$0	\$0	\$547,494
Subtotal Storage	\$16,120,988	\$3,500,000	\$2,595,840	\$1,124,864	\$7,136,137	\$1,764,147
Transmission						
Cedar Street Reconstruction - construction	\$100,000	\$100,000	\$0	\$0	\$0	\$0
Fernley Industrial Park Waterline Design & Permitting	\$70,000	\$70,000	\$0	\$0	\$0	\$0
Red Rock RD Waterline Extension Project Design	\$420,000	\$420,000	\$0	\$0	\$0	\$0
Mesa Dr Main Extension & WIP Domestic/Fire Service	\$500,000	\$500,000	\$0	\$0	\$0	\$0
WMP Project 8: Hwy 50 Looping Main to Farm District Rd Construction	\$4,500,000	\$4,500,000	\$0	\$0	\$0	\$0
WMP Project 9: Nevada Pacific Parkway Connection Main	\$1,081,600	\$0	\$1,081,600	\$0	\$0	\$0
6th, 7th B-G Street Reconstruction Design and Permitting	\$58,493	\$0	\$0	\$0	\$58,493	\$0
6th, 7th B-G Street Reconstruction Construction	\$608,326	\$0	\$0	\$0	\$0	\$608,326
WMP Project 18: US-95A Booster Pump & Transmission Main	\$4,988,277	\$0	\$0	\$0	\$0	\$4,988,277
WMP Project 13 Logan Lane to Vine St Looping	\$956,134	\$0	\$0	\$956,134	\$0	\$0
WMP Project 14: Mill Lane High Pressure Trans Main	\$4,386,970	\$0	\$0	\$4,386,970	\$0	\$0
WMP Project 11: US-95A Booster Pump Station	\$1,462,323	\$0	\$0	\$1,462,323	\$0	\$0
WMP Project 16: Desert Shadows Trans Main and PRV	\$7,604,081	\$0	\$0	\$0	\$7,604,081	\$0
Winnies Lane and Andy Way Transite Water Main Replacement	\$1,169,859	\$0	\$0	\$0	\$1,169,859	\$0
Subtotal Transmission	\$27,906,063	\$5,590,000	\$1,081,600	\$6,805,427	\$8,832,432	\$5,596,603
Meters, Services & Fleet						
Water Meter Improvements Citywide + FlexNet	\$600,000	\$600,000	\$0	\$0	\$0	\$0
Dump truck for Water Distribution	\$100,000	\$100,000	\$0	\$0	\$0	\$0
Fleet Water Distribution Truck	\$60,000	\$60,000	\$0	\$0	\$0	\$0
Fleet Water Meter Truck	\$60,000	\$60,000	\$0	\$0	\$0	\$0
Fleet WIP Truck	\$60,000	\$60,000	\$0	\$0	\$0	\$0
Fleet Utility Director Vehicle	\$45,000	\$45,000	\$0	\$0	\$0	\$0
Vac-Con	\$700,000	\$700,000	\$0	\$0	\$0	\$0
Water Distribution Truck	\$250,000	\$250,000	\$0	\$0	\$0	\$0
Fleet Truck Replacement	\$280,910	\$0	\$0	\$89,989	\$93,589	\$97,332
Fleet Truck Replacement	\$280,910	\$0	\$0	\$89,989	\$93,589	\$97,332
Fleet Truck Replacement	\$280,910	\$0	\$0	\$89,989	\$93,589	\$97,332
Water Meter Improvements Citywide	\$574,122	\$0	\$135,200	\$140,608	\$146,232	\$152,082
Subtotal Meters, Services & Fleet	\$3,291,852	\$1,875,000	\$135,200	\$410,575	\$426,998	\$444,078
Total Water Capital Improvements	\$65,607,835	\$15,590,000	\$4,759,040	\$8,340,867	\$29,113,100	\$7,804,828

Source: City of Fernley and HEC 2025 rate study.

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Table A-6
Operating Expenses Historical Cost Escalation

Expenses	Fiscal Year Ending		Total Change	Annual Avg. % Change
	2020	2026		
	Actual	Budget		
Compensation and Benefits	\$2,641,115	\$4,084,424	\$1,443,309	7.5%
Contract and Technical Services	\$211,342	\$568,350	\$357,008	17.9%
Other Power (gas, diesel, propane)	\$51,357	\$78,500	\$27,143	7.3%
Electricity	\$440,060	\$645,000	\$204,940	6.6%
Water Rights Protection	\$291,027	\$550,000	\$258,973	11.2%
Repairs and Maintenance	\$206,863	\$1,045,000	\$838,137	31.0%
Interfund Cost Alloc. Build	\$291,054	\$453,497	\$162,443	7.7%
Insurance	\$140,102	\$160,000	\$19,898	2.2%
Communications and Training	\$44,661	\$86,500	\$41,839	11.6%
General Office Supplies and Equip.	\$106,753	\$121,000	\$14,247	2.1%
Supplies/Tools	\$230,727	\$495,000	\$264,273	13.6%
Permits and Licenses	\$11,300	\$30,000	\$18,700	17.7%
Total Expenses	\$4,666,361	\$8,317,271	\$3,650,910	10.1%
	June 2019	June 2025		
ENR Construction Cost Index	11,268	15,282	4,014	5.2%
West Region Consumer Price Index	271	343	72	4.0%

Source: Engineering News Record, Bureau of Labor Statistics, and City of Fernley.

indices

Table A-7
Water Fund Existing Debt Service Schedule

Fiscal Year Ending	2020 Refunding	2015B Refunding	2016 Refunding	2017 Refunding	Total Debt Service
2025	\$2,615,279	\$0	\$260,550	\$115,825	\$2,991,654
2026	\$2,632,955	\$1,260,500	\$260,550	\$115,825	\$4,269,830
2027	\$0	\$3,825,500	\$260,550	\$115,825	\$4,201,875
2028	\$0	\$3,842,250	\$260,550	\$115,825	\$4,218,625
2029	\$0	\$3,851,750	\$260,550	\$115,825	\$4,228,125
2030	\$0	\$3,844,000	\$260,550	\$115,825	\$4,220,375
2031	\$0	\$3,834,500	\$260,550	\$115,825	\$4,210,875
2032	\$0	\$3,828,000	\$260,550	\$115,825	\$4,204,375
2033	\$0	\$1,524,000	\$1,945,550	\$730,825	\$4,200,375
2034	\$0	\$1,517,000	\$1,949,213	\$735,838	\$4,202,050
2035	\$0	\$1,517,500	\$1,956,500	\$739,238	\$4,213,238
2036	\$0	\$1,510,000	\$1,962,800	\$740,963	\$4,213,763
2037	\$0	\$1,509,750	\$1,967,300	\$741,813	\$4,218,863
2038	\$0	\$1,496,250	\$0	\$0	\$1,496,250

Source: City of Fernley.

debt

Table A-8
Project Costs Estimated Greater than \$1 Million (FY27-FY30)

Projects Greater than \$1 Million	Total Estimated Cost	Cash-Funded Share of Cost	Estimated Bond Proceeds
	Inflated	10%	90%
WMP Project 15 Test/Production Well Bradys Hot Springs	\$11,079,730	\$1,107,973	\$9,971,757
WMP- Project 5: NE Booster Pump Station & Well 9/9A Improvements	\$1,637,802	\$163,780	\$1,474,022
WMP Project 17 SE Tank & Trans Main	\$5,966,279	\$596,628	\$5,369,651
WMP Project 9: Nevada Pacific Parkway Connection Main	\$1,081,600	\$108,160	\$973,440
WMP Project 18: US-95A Booster Pump & Transmission Main	\$4,988,277	\$498,828	\$4,489,449
WMP Project 14: Mull Lane High Pressure Trans Main	\$4,386,970	\$438,697	\$3,948,273
WMP Project 11: US-95A Booster Pump Station	\$1,462,323	\$146,232	\$1,316,091
WMP Project 16: Desert Shadows Trans Main and PRV	\$7,604,081	\$760,408	\$6,843,673
Winnies Lane and Andy Way Transite Water Main Replacement	\$1,169,859	\$116,986	\$1,052,873
Water Projects > \$1M Total Costs	\$39,376,920	\$3,937,692	\$35,439,228
Existing Customers			
WMP Project 15 Test/Production Well Bradys Hot Springs	\$7,169,870	\$716,987	\$6,452,883
WMP- Project 5: NE Booster Pump Station & Well 9/9A Improvements	\$1,637,802	\$163,780	\$1,474,022
WMP Project 17 SE Tank & Trans Main	\$0	\$0	\$0
WMP Project 9: Nevada Pacific Parkway Connection Main	\$0	\$0	\$0
WMP Project 18: US-95A Booster Pump & Transmission Main	\$3,227,993	\$322,799	\$2,905,194
WMP Project 14: Mull Lane High Pressure Trans Main	\$0	\$0	\$0
WMP Project 11: US-95A Booster Pump Station	\$1,462,323	\$146,232	\$1,316,091
WMP Project 16: Desert Shadows Trans Main and PRV	\$0	\$0	\$0
Winnies Lane and Andy Way Transite Water Main Replacement	\$1,169,859	\$116,986	\$1,052,873
Total Existing Customers	\$14,667,847	\$1,466,785	\$13,201,062
Future Customers			
WMP Project 15 Test/Production Well Bradys Hot Springs	\$3,909,860	\$390,986	\$3,518,874
WMP- Project 5: NE Booster Pump Station & Well 9/9A Improvements	\$0	\$0	\$0
WMP Project 17 SE Tank & Trans Main	\$5,966,279	\$596,628	\$5,369,651
WMP Project 9: Nevada Pacific Parkway Connection Main	\$1,081,600	\$108,160	\$973,440
WMP Project 18: US-95A Booster Pump & Transmission Main	\$1,760,284	\$176,028	\$1,584,255
WMP Project 14: Mull Lane High Pressure Trans Main	\$4,386,970	\$438,697	\$3,948,273
WMP Project 11: US-95A Booster Pump Station	\$0	\$0	\$0
WMP Project 16: Desert Shadows Trans Main and PRV	\$7,604,081	\$760,408	\$6,843,673
Winnies Lane and Andy Way Transite Water Main Replacement	\$0	\$0	\$0
Total Future Customers	\$24,709,073	\$2,470,907	\$22,238,166

Source: HEC 2025 rate study.

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Table A-9
Estimated Depreciation of New Water Assets

Improvements	Avg. Life (yrs)	FY26	FY27	FY28	FY29	FY30
Treatment Plant	40	\$115,625	\$129,821	\$129,821	\$129,821	\$129,821
Source Development & Wells	60	\$0	\$6,309	\$6,309	\$218,268	\$218,268
Storage	80	\$43,750	\$76,198	\$90,259	\$179,461	\$201,512
Transmission	80	\$69,875	\$83,395	\$168,463	\$278,868	\$348,826
Meters, Services & Fleet	15	\$125,000	\$134,013	\$161,385	\$189,852	\$219,457
Estimated New Depreciation		\$354,250	\$429,737	\$556,237	\$996,270	\$1,117,884

Source: Femley Public Works and HEC 2024 rate study.

new dep

Table A-10
Function Allocation of FY26 Revenue Requirement

Expenditures	BUDGET FY26	Allocation Basis	Customer	Capacity	Use	Unclassified
DISTRIBUTION						
Depreciation	\$3,600,000	Plant In Service	7%	80%	13%	0%
Salaries & Benefits	\$2,855,930	Avg. of Classified	0%	0%	0%	100%
Prof Serv-Engineering	\$75,000	Avg. of Classified	0%	0%	0%	100%
Prof Serv-Other	\$100,000	Avg. of Classified	0%	0%	0%	100%
Tech Services - Other	\$10,000	Avg. of Classified	0%	0%	0%	100%
Utility Services-Water & Sewer	\$1,000	Customers	100%	0%	0%	0%
Utility Service-Refuse	\$20,000	Avg. of Classified	0%	0%	0%	100%
Contract Services	\$10,000	Avg. of Classified	0%	0%	0%	100%
Contract Services-ANALYTICAL	\$25,000	Avg. of Classified	0%	0%	0%	100%
Contract Services-ELECTRICAL	\$5,000	Avg. of Classified	0%	0%	0%	100%
Contract Services-SCADA	\$5,000	Avg. of Classified	0%	0%	0%	100%
Repairs & Maintenance	\$750,000	Ratio Avg. to Peak Month	0%	71%	29%	0%
Repairs & Maintenance-Roads	\$5,000	Ratio Avg. to Peak Month	0%	71%	29%	0%
Repairs & Maintenance-TCID	\$150,000	Ratio Avg. to Peak Month	0%	71%	29%	0%
Rental	\$20,000	Ratio Avg. to Peak Month	0%	71%	29%	0%
Interfund Cost Alloc.	\$453,497	Avg. of Classified	0%	0%	0%	100%
Insurance	\$90,000	Avg. of Classified	0%	0%	0%	100%
Communications	\$3,000	Customers	100%	0%	0%	0%
Advertising	\$3,000	Customers	100%	0%	0%	0%
Printing and Postage	\$40,000	Customers	100%	0%	0%	0%
Training	\$15,000	Customers	100%	0%	0%	0%
Dues and Memberships	\$2,000	Customers	100%	0%	0%	0%
Travel	\$2,500	Customers	100%	0%	0%	0%
Educational Assistance Program	\$500	Customers	100%	0%	0%	0%
General Supplies	\$6,000	Avg. of Classified	0%	0%	0%	100%
Office Supplies	\$4,000	Avg. of Classified	0%	0%	0%	100%
Mnor Equipment	\$10,000	Avg. of Classified	0%	0%	0%	100%
Credit Card Fees	\$65,000	Customers	100%	0%	0%	0%
Automotive Supplies	\$17,000	Ratio Avg. to Peak Month	0%	71%	29%	0%
Building Maint. Supplies	\$40,000	Ratio Avg. to Peak Month	0%	71%	29%	0%
Supplies-Meter Service	\$60,000	Customers	100%	0%	0%	0%
Supplies-Plant/Shop/Maint	0	Ratio Avg. to Peak Month	0%	71%	29%	0%
Supplies-Safety	\$6,000	Ratio Avg. to Peak Month	0%	71%	29%	0%
Supplies-Chemical	\$20,000	Customers	100%	0%	0%	0%
Supplies-Well Head Protection	\$0	Avg. of Classified	0%	0%	0%	100%
Natural Gas	\$3,000	Utilities	0%	0%	100%	0%
Electricity	\$385,000	Utilities	0%	0%	100%	0%
Propane	\$500	Utilities	0%	0%	100%	0%
Bulk Diesel	\$8,000	Utilities	0%	0%	100%	0%
Gasoline	\$35,000	Utilities	0%	0%	100%	0%
Books and Periodicals	\$1,000	Customers	100%	0%	0%	0%
Permits and Licenses	\$15,000	Customers	100%	0%	0%	0%
Property Taxes/Assessmnts/Fees	\$1,000	Customers	100%	0%	0%	0%
Water Rights Protection	\$550,000	Customers	100%	0%	0%	0%
TREATMENT						
Salaries & Benefits	\$1,228,494	Avg. of Classified	0%	0%	0%	100%
Prof Serv-Engineering	\$35,000	Avg. of Classified	0%	0%	0%	100%
Prof Serv-Other	\$2,000	Avg. of Classified	0%	0%	0%	100%
Utility Service-Refuse	\$350	Avg. of Classified	0%	0%	0%	100%
Contract Services	\$25,000	Ratio Avg. to Peak Month	0%	71%	29%	0%
Contract Services-ANALYTICAL	\$25,000	Ratio Avg. to Peak Month	0%	71%	29%	0%
Contract Services-HVAC	\$40,000	Ratio Avg. to Peak Month	0%	71%	29%	0%
Contract Svc-Septic	\$180,000	Ratio Avg. to Peak Month	0%	71%	29%	0%
Contract Svc-Electrical	\$5,000	Ratio Avg. to Peak Month	0%	71%	29%	0%
Contract Services-SCADA	\$5,000	Ratio Avg. to Peak Month	0%	71%	29%	0%
Service-Repair and Maintenance	\$120,000	Ratio Avg. to Peak Month	0%	71%	29%	0%
Insurance	\$70,000	Avg. of Classified	0%	0%	0%	100%
Communications	\$8,000	Avg. of Classified	0%	0%	0%	100%
Advertising	\$1,500	Customers	100%	0%	0%	0%
Printing and Postage	\$500	Customers	100%	0%	0%	0%
Training	\$5,000	Customers	100%	0%	0%	0%
Dues and Memberships	\$1,000	Customers	100%	0%	0%	0%
Travel	\$2,500	Customers	100%	0%	0%	0%
Educational Assistance Program	\$500	Customers	100%	0%	0%	0%
General Supplies	\$15,000	Avg. of Classified	0%	0%	0%	100%
Office Supplies	\$5,000	Avg. of Classified	0%	0%	0%	100%
Mnor Equipment	\$15,000	Avg. of Classified	0%	0%	0%	100%
Automotive Supplies	\$4,000	Avg. of Classified	0%	0%	0%	100%
Plant/Shop/Maint. Supplies	\$45,000	Ratio Avg. to Peak Month	0%	71%	29%	0%
Safety Supplies	\$3,000	Ratio Avg. to Peak Month	0%	71%	29%	0%
Chemicals	\$300,000	Utilities	0%	0%	100%	0%
Natural Gas	\$25,000	Utilities	0%	0%	100%	0%
Electricity	\$260,000	Utilities	0%	0%	100%	0%
Bulk Diesel	\$5,000	Utilities	0%	0%	100%	0%
Gasoline	\$2,000	Utilities	0%	0%	100%	0%
Books and Periodicals	\$500	Customers	100%	0%	0%	0%
Permits and Licenses	\$15,000	Customers	100%	0%	0%	0%
TOTAL OPERATING EXPENDITURES	\$11,917,271		\$1,045,675	\$3,905,431	\$1,913,894	\$5,052,271
Reallocate As All Others			\$769,561	\$2,874,187	\$1,408,523	
ALLOCATION OF OP. EXPENDITURES	\$11,917,271		\$1,815,236	\$6,779,618	\$3,322,417	
Percentage of Allocation			15%	57%	28%	

Source: HEC and City of Femley.

func alloc

Table A-11
Function Allocation of Plant in Service

Plant in Service	Customer	Capacity	Use	Accumulated	Customer	Capacity	Use
				Depreciation [1]			
Buildings & Property Improvements	50%	50%		\$286,722	\$143,361	\$143,361	\$0
Pipes		100%		\$23,254,686	\$0	\$23,254,686	\$0
General Facilities & Plans	100%			\$1,993,751	\$1,993,751	\$0	\$0
Meters & Services	100%			\$558,654	\$558,654	\$0	\$0
Treatment Plant		80%	20%	\$23,979,948	\$0	\$19,183,959	\$4,795,990
Wells		80%	20%	\$3,632,212	\$0	\$2,905,770	\$726,442
Tank		100%		\$1,878,647	\$0	\$1,878,647	\$0
Pump Station		10%	90%	\$2,585,189	\$0	\$258,519	\$2,326,670
Vehicles/Fleet	100%			\$1,269,765	\$1,269,765	\$0	\$0
Total Plant in Service				\$59,439,574	\$3,965,531	\$47,624,941	\$7,849,102
Percentage of Plant in Service				100%	7%	80%	13%

Source: HEC.

plant

[1] Includes fully depreciated assets.

Table A-12
Projected 20-Year Growth in Meter Equivalent Units

Year	Growth in MEUs	Projected MEUs
Annual growth assumption -->		2.2%
2025		10,066
2026	221	10,288
2027	226	10,514
2028	231	10,745
2029	236	10,982
2030	242	11,223
2031	247	11,470
2032	252	11,723
2033	258	11,980
2034	264	12,244
2035	269	12,513
2036	275	12,789
2037	281	13,070
2038	288	13,358
2039	294	13,651
2040	300	13,952
2041	307	14,259
2042	314	14,572
2043	321	14,893
2044	328	15,221
2045	335	15,555
20-Year Growth		5,489
2045 New Customers		35%
2045 Existing Customers		65%

Source: HEC 2025 rate study.

Table A-13
Projected Annual Increases in Water Demand

Customer Type	Est. water use per account	FY26	FY27	FY28	FY29	FY30
Residential		746,255,703	756,440,703	766,625,703	776,810,703	786,995,703
Commercial		474,345,584	475,836,084	477,326,584	478,817,084	480,307,584
Total Billable Water		1,220,601,287	1,232,276,787	1,243,952,287	1,255,627,787	1,267,303,287
Projected Population		25,468	26,023	26,590	27,169	27,761
Projected Additional Customers						
Single-family Homes		150	150	150	150	150
Commercial Accounts		5	5	5	5	5
Master-Metered Accounts		0	0	0	0	0
Demand from Growth						
Residential	67,900	10,185,000	10,185,000	10,185,000	10,185,000	10,185,000
Commercial	298,100	1,490,500	1,490,500	1,490,500	1,490,500	1,490,500
Estimated Total New Billable Water		11,675,500	11,675,500	11,675,500	11,675,500	11,675,500

Source: City of Fernley and HEC 2025 rate study.

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Table A-14
Meter Replacement Fee Calculation

Item	Factor	Meter Size							
		3/4"	1"	1-1/2"	2"	3"	4"	6"	8"
New Meter with Transponder [1]		\$378	\$425	\$945	\$2,205	\$2,835	\$4,410	\$10,568	\$12,723
Installation Costs [2]	20%	\$76	\$85	\$189	\$441	\$567	\$882	\$2,114	\$2,545
Technology Cost	15%	\$57	\$64	\$142	\$331	\$425	\$662	\$1,585	\$1,909
Administration Costs	5%	\$19	\$21	\$47	\$110	\$142	\$221	\$528	\$636
Total Cost per Meter		\$530	\$595	\$1,323	\$3,087	\$3,969	\$6,175	\$14,795	\$17,813
Replacement Interval (years)		20	20	20	20	20	20	20	20
Cost per Meter per Year		\$27	\$30	\$66	\$154	\$198	\$309	\$740	\$891
Monthly Cost per Meter		\$2.20	\$2.48	\$5.52	\$12.86	\$16.54	\$25.72	\$61.64	\$74.22
Monthly Cost per Billing Meter [3]		\$2.32	\$2.61	\$5.81	\$13.54	\$17.41	\$27.07	\$64.88	\$78.13

Source: City of Fernley and HEC.

meter prog

[1] Approximate prices based on recent Fernley installations and HEC comparisons data.

[2] Actual installation costs vary by meter size as a percentage of meter cost.

[3] Accounts for an estimated vacancy 5%

Table A-15
Allocation of CIP to Existing and Future Users

Infrastructure Type	Total Cost Est. 2025 \$	Existing Customers		New Customers	
		Share	Cost	Share	Cost
Treatment Plant					
Surface Water Treatment Integration at WTP Design and Construction	\$4,000,000	0%	\$0	100%	\$4,000,000
Treated Reservoir #1 Rehab and Safety Access Retrofit	\$25,000	100%	\$25,000	0%	\$0
Modular Buildings for Offices	\$600,000	0%	\$0	100%	\$600,000
Sedimentation Basin Rehabilitation Design and Construction	\$500,000	100%	\$500,000	0%	\$0
Perimeter Security Fence Replacement	\$25,000	100%	\$25,000	0%	\$0
Subtotal Treatment Plant	\$5,150,000		\$550,000		\$4,600,000
Source Development and Wells					
WMP Project 15 Test/Production Well Bradys Hot Springs	\$9,471,000	65%	\$6,128,835	35%	\$3,342,165
WMP- Project 5: NE Booster Pump Station & Well 9/9A Improvements	\$1,400,000	100%	\$1,400,000	0%	\$0
Highway 50 Lift Station Alternate Water Source Construction	\$350,000	65%	\$226,491	35%	\$123,509
Subtotal Source Development & Wells	\$11,221,000		\$7,755,325		\$3,465,675
Storage					
Ricci Additional 1.5 MG Storage Tank Construction	\$2,500,000	0%	\$0	100%	\$2,500,000
Sage Tank Altitude Valve Replacement & Bypass	\$5,000,000	100%	\$5,000,000	0%	\$0
Ricci Tank Interior and Exterior Recoating	\$650,000	100%	\$650,000	0%	\$0
Existing 1.5 MG Treated Water Reservoir Upgrades - Design	\$750,000	65%	\$485,337	35%	\$264,663
WMP Project 17 SE Tank & Trans Main	\$5,100,000	0%	\$0	100%	\$5,100,000
Sage Ranch Tank Rehab/Reconstruct Project	\$450,000	100%	\$450,000	0%	\$0
Subtotal Storage	\$14,450,000		\$6,585,337		\$7,864,663
Transmission					
Cedar Street Reconstruction - construction	\$100,000	100%	\$100,000	0%	\$0
Fernley Industrial Park Waterline Design & Permitting	\$70,000	0%	\$0	100%	\$70,000
Red Rock RD Waterline Extension Project Design	\$420,000	0%	\$0	100%	\$420,000
Mesa Dr Main Extension & WTP Domestic/Fire Service	\$500,000	0%	\$0	100%	\$500,000
WMP Project 8: Hwy 50 Looping Main to Farm District Rd Construction	\$4,500,000	100%	\$4,500,000	0%	\$0
WMP Project 9: Nevada Pacific Parkway Connection Main	\$1,000,000	0%	\$0	100%	\$1,000,000
6th, 7th B-G Street Reconstruction Design and Permitting	\$50,000	100%	\$50,000	0%	\$0
6th, 7th B-G Street Reconstruction Construction	\$500,000	100%	\$500,000	0%	\$0
WMP Project 18: US-95 A Booster Pump & Transmission Main	\$4,100,000	65%	\$2,653,175	35%	\$1,446,825
WMP Project 13 Logan Lane to Vine St Looping	\$850,000	100%	\$850,000	0%	\$0
WMP Project 14: Mull Lane High Pressure Trans Main	\$3,900,000	0%	\$0	100%	\$3,900,000
WMP Project 11: US-95 A Booster Pump Station	\$1,300,000	100%	\$1,300,000	0%	\$0
WMP Project 16: Desert Shadows Trans Main and PRV	\$6,500,000	0%	\$0	100%	\$6,500,000
Winnies Lane and Andy Way Transite Water Main Replacement	\$1,000,000	100%	\$1,000,000	0%	\$0
Subtotal Transmission	\$24,790,000		\$10,953,175		\$13,836,825
Meters, Services & Fleet					
Water Meter Improvements Citywide + FlexNet	\$600,000	65%	\$388,270	35%	\$211,730
Dump truck for Water Distribution	\$100,000	65%	\$64,712	35%	\$35,288
Fleet Water Distribution Truck	\$60,000	100%	\$60,000	0%	\$0
Fleet Water Meter Truck	\$60,000	100%	\$60,000	0%	\$0
Fleet WIP Truck	\$60,000	100%	\$60,000	0%	\$0
Fleet Utility Director Vehicle	\$45,000	100%	\$45,000	0%	\$0
Vac-Con	\$700,000	65%	\$452,981	35%	\$247,019
Water Distribution Truck	\$250,000	65%	\$161,779	35%	\$88,221
Fleet Truck Replacement	\$0	100%	\$0	0%	\$0
Fleet Truck Replacement	\$0	100%	\$0	0%	\$0
Fleet Truck Replacement	\$0	100%	\$0	0%	\$0
Water Meter Improvements Citywide	\$500,000	100%	\$500,000	0%	\$0
Subtotal Meters, Services & Fleet	\$2,375,000		\$1,792,741	100%	\$582,259
Total Water Capital Improvements	\$57,986,000	48%	\$27,636,579	52%	\$30,349,421

Source: City of Fernley, and HEC.

future alloc

APPENDIX B

WASTEWATER RATES

SUPPORTING TABLES

DRAFT

Table B-1
Wastewater Fund Historical Financials

Revenues and Expenses	Actual Financials for Fiscal Year Ending				
	2020	2021	2022	2023	2024
Operating Revenues					
User Fees	\$4,366,779	\$4,625,627	\$4,819,147	\$5,062,281	\$5,358,616
Other Revenue	\$0	\$0	\$0	\$0	\$0
Total Operating Revenues	\$4,366,779	\$4,625,627	\$4,819,147	\$5,062,281	\$5,358,616
Operating Expenses					
Salaries	\$675,440	\$719,059	\$636,931	\$759,547	\$799,839
Benefits	\$467,230	\$317,415	\$36,630	\$532,713	\$347,697
Services and Supplies	\$923,082	\$935,433	\$1,064,997	\$972,891	\$972,795
Depreciation	\$1,167,986	\$1,216,228	\$1,258,189	\$1,247,489	\$1,360,511
Total Operating Expenses	\$3,233,738	\$3,188,135	\$2,996,747	\$3,512,640	\$3,480,842
Operating Income (Loss)	\$1,133,041	\$1,437,492	\$1,822,400	\$1,549,641	\$1,877,774
Nonoperating Revenue (Expense)					
Interest Earned on Investments	\$281,772	\$47,904	(\$350,475)	\$384,606	\$1,283,249
Miscellaneous	\$26,339	\$54,117	\$44,956	\$57,687	\$62,020
Gain (Loss) on Disposals of Capital Assets	\$0	\$13,692	\$0	\$0	\$5,673
Interest Expense	(\$292,129)	(\$176,485)	(\$171,014)	(\$164,994)	(\$159,716)
Total Nonoperating Revenue	\$15,982	(\$60,772)	(\$476,533)	\$277,299	\$1,191,226
Capital Contributions					
Connection Fees	\$333,237	\$735,324	\$991,216	\$1,538,546	\$1,065,380
Capital Contributions	\$222,040	\$205,900	\$83,635	\$497,410	\$1,470,505
Grant Income	\$5,701	\$120	\$857,348	\$2,620,829	\$0
Total Capital Contributions	\$560,978	\$941,344	\$1,932,199	\$4,656,785	\$2,535,885
Change in Net Assets	\$1,710,001	\$2,318,064	\$3,278,066	\$6,483,725	\$5,604,885
Net Assets Beginning of Year	\$32,253,999	\$33,964,000	\$36,282,064	\$39,560,130	\$46,043,855
Restatement Adjustment	\$0	\$0	\$0	\$0	\$12,854
Net Assets End of Year	\$33,964,000	\$36,282,064	\$39,560,130	\$46,043,855	\$51,661,594

Source: City of Fernley.

cafr

Table B-2
Estimate of Wastewater Flows

Customer Type	Flow Basis	No. of Units	Flow (GPD)	Est. Annual Flow (gallons)	Use per Unit / Meter	Percent of Annual Flow
Single Family Residential [1]	unit	7,739	140	382,045,000	49,366	73%
Non-Residential	meter	406	951	141,000,000	347,291	27%
Total Estimated Flow				523,045,000		100%

Source: City of Fernley and HEC. flow gen

[1] Estimated flow accounts for occupancy.

Total housing units	8,871	people	23,631
Occupied housing units	8,570	pphh	2.76
Occupancy	96.6%	flow per unit	138

Table B-3
Wastewater Treatment Plant Average Daily Flow

Month	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Jan	1,185,893	1,094,401	1,021,497	1,240,032	1,331,968	1,426,871	1,306,645	1,329,839	1,372,774	1,402,129	1,358,677	1,357,871
Feb	1,182,654	1,084,696	1,193,679	1,252,000	1,311,000	1,410,154	1,322,461	1,338,038	1,336,385	1,413,769	1,324,769	1,365,038
Mar	1,151,235	1,211,418	1,229,194	1,420,742	1,299,645	1,452,065	1,388,839	1,285,871	1,371,065	2,628,161	1,373,419	1,459,871
Apr	1,174,986	1,233,001	1,284,300	1,368,800	1,343,000	1,563,833	1,410,400	1,304,067	1,405,567	1,396,000	1,348,233	1,451,033
May	1,228,234	1,262,986	1,350,839	1,352,129	1,293,065	1,267,161	1,355,355	1,333,903	1,429,000	1,432,226	1,324,452	1,476,774
Jun	1,183,657	1,224,810	1,354,767	1,239,300	1,222,000	1,273,600	1,416,833	1,396,367	1,452,200	1,454,167	1,368,700	1,457,300
Jul	1,207,572	1,258,957	1,345,452	1,148,000	1,206,000	1,299,000	1,508,871	1,366,839	1,457,129	1,471,710	1,471,161	1,443,806
Aug	1,223,256	1,227,745	1,368,290	1,150,000	1,199,000	1,317,516	1,431,645	1,368,387	1,425,677	1,485,290	1,460,806	1,416,129
Sep	1,221,881	1,217,436	1,305,767	1,349,800	1,196,000	1,367,300	1,460,500	1,446,033	1,435,667	1,437,667	1,374,433	1,444,300
Oct	1,198,050	1,232,171	1,443,290	1,578,935	1,466,935	1,542,419	1,529,839	1,672,613	1,561,419	1,505,226	1,591,516	1,446,290
Nov	1,247,884	1,219,433	1,407,767	1,388,000	1,342,167	1,286,033	1,330,100	1,413,433	1,338,967	1,426,800	1,348,667	1,429,700
Dec	1,241,858	1,162,915	1,371,968	1,504,258	1,490,032	1,407,613	1,288,032	1,400,806	1,372,710	1,364,968	1,334,903	1,447,419
Average	1,203,930	1,202,498	1,306,401	1,332,666	1,308,401	1,384,464	1,395,793	1,388,016	1,413,213	1,534,843	1,389,978	1,432,961
Annual Change		-0.1%	8.6%	2.0%	-1.8%	5.8%	0.8%	-0.6%	1.8%	8.6%	-9.4%	3.1%

Source: City of Fernley Public Works. daily

Table B-4
City Wastewater System Five-Year Capital Improvement Plan

Wastewater Enterprise - Capital Projects	5-Yr CIP	Fiscal Year Ending				
	Total	2026	2027	2028	2029	2030
Collection System						
Cedar St. Reconstruction	\$1,000,000	\$1,000,000				
Donner Trails Lift Station Upgrade (Design)	\$300,000	\$300,000				
Femley Industrial Park Sewer Rehab.	\$750,000	\$750,000				
Red Rock Rd Main Extension (Design)	\$10,000	\$10,000				
River Ranch Main Replacement (Design & Construction)	\$2,500,000	\$2,500,000				
South Arm Interceptor Ph 1 (Design)	\$350,000	\$350,000				
South Arm Interceptor Ph 1 (Construction)	\$11,775,000		\$9,000,000	\$25,000	\$2,500,000	\$250,000
East Lift Station Expansion	\$325,000		\$75,000	\$250,000		
Lift Station Love's Bypass (Design & Construction)	\$200,000		\$200,000			
Rolling Meadows Lift Station Upgrade (Design)	\$2,800,000		\$300,000	\$2,500,000		
Zone 14 Transite Main Replacement (Design)	\$1,750,000		\$250,000	\$1,500,000		
Farm District Lift Relocation	\$2,250,000			\$250,000	\$1,000,000	\$1,000,000
Fremont St Reconstruction (Design)	\$50,000			\$50,000		
6th, 7th, B-G St Reconstruction (Design)	\$550,000				\$50,000	\$500,000
Subtotal Collection System	\$24,610,000	\$4,910,000	\$9,825,000	\$4,575,000	\$3,550,000	\$1,750,000
Treatment						
Pond 4A&4Brelining	\$1,900,000	\$1,900,000				
Plant Upgrade	\$5,000,000		\$2,500,000	\$2,500,000		
Office Modular	\$300,000	\$300,000				
Total Treatment	\$7,200,000	\$2,200,000	\$2,500,000	\$2,500,000	\$0	\$0
Fleet & Other						
Truck Replacement	\$90,000	\$90,000				
Main Line Camera Replacement w/van	\$500,000	\$500,000				
Fleet Truck Replacement	\$320,000		\$80,000	\$80,000	\$80,000	\$80,000
Fleet Truck Replacement	\$320,000		\$80,000	\$80,000	\$80,000	\$80,000
Fleet Truck Replacement	\$320,000		\$80,000	\$80,000	\$80,000	\$80,000
Total Fleet & Other	\$1,550,000	\$590,000	\$240,000	\$240,000	\$240,000	\$240,000
Total Wastewater Capital Improvements	\$33,360,000	\$7,700,000	\$12,565,000	\$7,315,000	\$3,790,000	\$1,990,000
Source: City of Fernley		new cip				

Source: City of Femley.

new cip

Table B-5
City Wastewater System 5-Yr CIP Inflated

Wastewater Enterprise - Capital Projects	5-Yr CIP	Fiscal Year Ending				
	Total	2026	2027	2028	2029	2030
4.0% annual inflation						
Collection System						
Cedar St. Reconstruction	\$1,000,000	\$1,000,000	\$0	\$0	\$0	\$0
Donner Trails Lift Station Upgrade (Design)	\$300,000	\$300,000	\$0	\$0	\$0	\$0
Femley Industrial Park Sewer Rehab.	\$750,000	\$750,000	\$0	\$0	\$0	\$0
Red Rock Rd Main Extension (Design)	\$10,000	\$10,000	\$0	\$0	\$0	\$0
River Ranch Main Replacement (Design & Construction)	\$2,500,000	\$2,500,000	\$0	\$0	\$0	\$0
South Arm Interceptor Ph 1 (Design)	\$350,000	\$350,000	\$0	\$0	\$0	\$0
South Arm Interceptor Ph 1 (Construction)	\$12,991,331	\$0	\$9,734,400	\$28,122	\$2,924,646	\$304,163
East Lift Station Expansion	\$362,336	\$0	\$81,120	\$281,216	\$0	\$0
Lift Station Love's Bypass (Design & Construction)	\$216,320	\$0	\$216,320	\$0	\$0	\$0
Rolling Meadows Lift Station Upgrade (Design)	\$3,136,640	\$0	\$324,480	\$2,812,160	\$0	\$0
Zone 14 Transite Main Replacement (Design)	\$1,957,696	\$0	\$270,400	\$1,687,296	\$0	\$0
Farm District Lift Relocation	\$2,667,727	\$0	\$0	\$281,216	\$1,169,859	\$1,216,653
Fremont St Reconstruction (Design)	\$56,243	\$0	\$0	\$56,243	\$0	\$0
6th, 7th, B-G St Reconstruction (Design)	\$666,819	\$0	\$0	\$0	\$58,493	\$608,326
Subtotal Collection System	\$26,965,113	\$4,910,000	\$10,626,720	\$5,146,253	\$4,152,998	\$2,129,143
Treatment						
Pond 4A&4Brelining	\$1,900,000	\$1,900,000	\$0	\$0	\$0	\$0
Plant Upgrade	\$5,516,160	\$0	\$2,704,000	\$2,812,160	\$0	\$0
Office Modular	\$300,000	\$300,000	\$0	\$0	\$0	\$0
Total Treatment	\$7,716,160	\$2,200,000	\$2,704,000	\$2,812,160	\$0	\$0
Fleet & Other						
Truck Replacement	\$90,000	\$90,000	\$0	\$0	\$0	\$0
Main Line Camera Replacement w/van	\$500,000	\$500,000	\$0	\$0	\$0	\$0
Fleet Truck Replacement	\$367,438	\$0	\$86,528	\$89,989	\$93,589	\$97,332
Fleet Truck Replacement	\$367,438	\$0	\$86,528	\$89,989	\$93,589	\$97,332
Fleet Truck Replacement	\$367,438	\$0	\$86,528	\$89,989	\$93,589	\$97,332
Total Fleet & Other	\$1,692,314	\$590,000	\$259,584	\$269,967	\$280,766	\$291,997
Total Wastewater Capital Improvements	\$36,373,587	\$7,700,000	\$13,590,304	\$8,228,380	\$4,433,764	\$2,421,139

Source: City of Femley.

infl cip

Table B-6
Operating Expenses Historical Cost Escalation

Operating Expenses	Fiscal Year Ending		Total Change	Annual Avg. %Change
	2020	2026		
Compensation and Benefits	\$1,142,668	\$2,176,320	\$1,033,652	11.3%
Contract and Technical Services	\$57,527	\$964,000	\$906,473	60.0%
Utilities	\$22,388	\$41,500	\$19,112	10.8%
Electricity	\$167,262	\$175,000	\$7,738	0.8%
Repairs and Maintenance	\$165,066	\$500,000	\$334,934	20.3%
Interfund Cost Alloc. Build	\$267,029	\$323,365	\$56,336	3.2%
Insurance	\$38,579	\$65,000	\$26,421	9.1%
Communications and Training	\$33,611	\$51,000	\$17,389	7.2%
General Office Supplies and Equipment	\$28,438	\$41,000	\$12,562	6.3%
Credit Card Fees	\$44,574	\$65,000	\$20,426	6.5%
E-One Supplies	\$0	\$125,000	\$125,000	
Supplies/Tools	\$75,770	\$122,000	\$46,230	8.3%
Permits and Licenses	\$9,705	\$20,000	\$10,295	12.8%
Miscellaneous	\$13,129	\$65,440	\$52,311	30.7%
Total Operating Expenses	\$2,065,746	\$4,734,625	\$2,668,879	14.8%
	June 2019	June 2025		
ENR Construction Cost Index	11,268	15,282	4,014	5.2%
West Region Consumer Price Index	271	343	72	4.0%

Source: Engineering News Record, Bureau of Labor Statistics, and City of Fernley.

indices

Table B-7
Wastewater Fund Existing Debt Service Schedule

Fiscal Year Ending	2020 Refunding	2015A Refunding	2017 Sewer Loan	Total Debt Service
2025	\$292,915	\$143,650	\$97,446	\$534,011
2026	\$294,895	\$143,650	\$97,446	\$535,991
2027	\$0	\$448,650	\$97,446	\$546,096
2028	\$0	\$450,012	\$97,446	\$547,459
2029	\$0	\$450,699	\$97,446	\$548,145
2030	\$0	\$449,581	\$97,446	\$547,027
2031	\$0	\$452,738	\$97,446	\$550,184
2032	\$0	\$449,938	\$97,446	\$547,384
2033	\$0	\$451,411	\$97,446	\$548,857
2034	\$0	\$448,300	\$97,446	\$545,746
2035	\$0	\$449,512	\$97,446	\$546,958
2036	\$0	\$449,837	\$97,446	\$547,283
2037	\$0	\$449,274	\$97,446	\$546,720
2038	\$0	\$97,825	\$0	\$97,825

Source: City of Femley.

debt

Table B-8
Project Costs Estimated Greater than \$1 million (FY27-FY30)

Projects Greater than \$1 Million	Total		
	Estimated Cost	Cash Funded	Bond Funded
	Inflated	25%	75%
South Arm Interceptor Ph 1 (Construction)	\$12,991,331	\$3,247,833	\$9,743,498
Rolling Meadows Lift Station Upgrade (Design)	\$3,136,640	\$784,160	\$2,352,480
Zone 14 Transite Main Replacement (Design)	\$1,957,696	\$489,424	\$1,468,272
Farm District Lift Relocation	\$2,667,727	\$666,932	\$2,000,796
Plant Upgrade	\$5,516,160	\$1,379,040	\$4,137,120
Sewer Projects > \$1M Total Estimated Costs	\$26,269,555	\$6,567,389	\$19,702,166
Existing Customers 46%	\$12,090,922	\$3,022,731	\$9,068,192
Future Customers 54%	\$14,178,633	\$3,544,658	\$10,633,974

Source: City of Femley and HEC 2025 rate study.

big

Table B-9
Estimated Depreciation of New Wastewater Assets

Infrastructure Improvements	Average Life (years)	Fiscal Year Ending				
		FY26	FY27	FY28	FY29	FY30
Collection	60	\$81,833	\$258,945	\$344,716	\$413,933	\$449,419
Treatment	40	\$55,000	\$122,600	\$192,904	\$192,904	\$192,904
Fleet & Other	10	\$59,000	\$84,958	\$111,955	\$140,032	\$169,231
Estimated New CIP Depreciation		\$195,833	\$466,504	\$649,575	\$746,869	\$811,554

Source: City of Femley and HEC.

new depr

Table B-10
Projected 20-Year Growth in Sewer Equivalent Units

Year	Growth in SEUs	Projected SEUs
Annual growth assumption -->		2.2%
2025		8,859
2026	195	9,054
2027	199	9,253
2028	204	9,456
2029	208	9,664
2030	213	9,877
2031	217	10,094
2032	222	10,316
2033	227	10,543
2034	232	10,775
2035	237	11,012
2036	242	11,255
2037	248	11,502
2038	253	11,755
2039	259	12,014
2040	264	12,278
2041	270	12,548
2042	276	12,824
2043	282	13,107
2044	288	13,395
2045	295	13,690
20-Year Growth		4,831
2045 New Customers		35%
2045 Existing Customers		65%

Source: HEC 2025 rate study.

growth

Table B-11
Allocation of CIP to Existing and Future Users

Infrastructure Type	Total Cost Est. 2025 \$	Existing Customers		New Customers	
		Share	Cost	Share	Cost
Collection System					
Cedar St. Reconstruction	\$1,000,000	100%	\$1,000,000	0%	\$0
Donner Trails Lift Station Upgrade (Design)	\$300,000	65%	\$194,135	35%	\$105,865
Fernley Industrial Park Sewer Rehab.	\$750,000	100%	\$750,000	0%	\$0
Red Rock Rd Main Extension (Design)	\$10,000	0%	\$0	100%	\$10,000
River Ranch Main Replacement (Design &Construction)	\$2,500,000	100%	\$2,500,000	0%	\$0
South Arm Interceptor Ph 1 (Design)	\$350,000	65%	\$226,491	35%	\$123,509
South Arm Interceptor Ph 1 (Construction)	\$11,775,000	65%	\$7,619,790	35%	\$4,155,210
East Lift Station Expansion	\$325,000	0%	\$0	100%	\$325,000
Lift Station Love's Bypass (Design &Construction)	\$200,000	65%	\$129,423	35%	\$70,577
Rolling Meadows Lift Station Upgrade (Design)	\$2,800,000	0%	\$0	100%	\$2,800,000
Zone 14 Transite Main Replacement (Design)	\$1,750,000	100%	\$1,750,000	0%	\$0
Farm District Lift Relocation	\$2,250,000	65%	\$1,456,011	35%	\$793,989
Fremont St Reconstruction (Design)	\$50,000	100%	\$50,000	0%	\$0
6th, 7th, B-G St Reconstruction (Design)	\$550,000	100%	\$550,000	0%	\$0
Subtotal Collection System	\$24,610,000		\$16,225,849		\$8,384,151
Treatment					
Pond 4A&4Brelining	\$1,900,000	100%	\$1,900,000	0%	\$0
Plant Upgrade	\$5,000,000	0%	\$0	100%	\$5,000,000
Office Modular	\$300,000	0%	\$0	100%	\$300,000
Total Treatment			\$1,900,000		\$5,300,000
Fleet &Other					
Truck Replacement	\$90,000	100%	\$90,000	0%	\$0
Main Line Camera Replacement w/van	\$500,000	100%	\$500,000	0%	\$0
Fleet Truck Replacement	\$320,000	100%	\$320,000	0%	\$0
Fleet Truck Replacement	\$320,000	100%	\$320,000	0%	\$0
Fleet Truck Replacement	\$320,000	100%	\$320,000	0%	\$0
Total Fleet &Other	\$1,550,000		\$1,550,000		\$0
Total Wastewater Capital Improvements	\$33,360,000	59%	\$19,675,849	41%	\$13,684,151

Source: City of Femley, and HEC.

future alloc

Water & Wastewater Rates & Fees Study

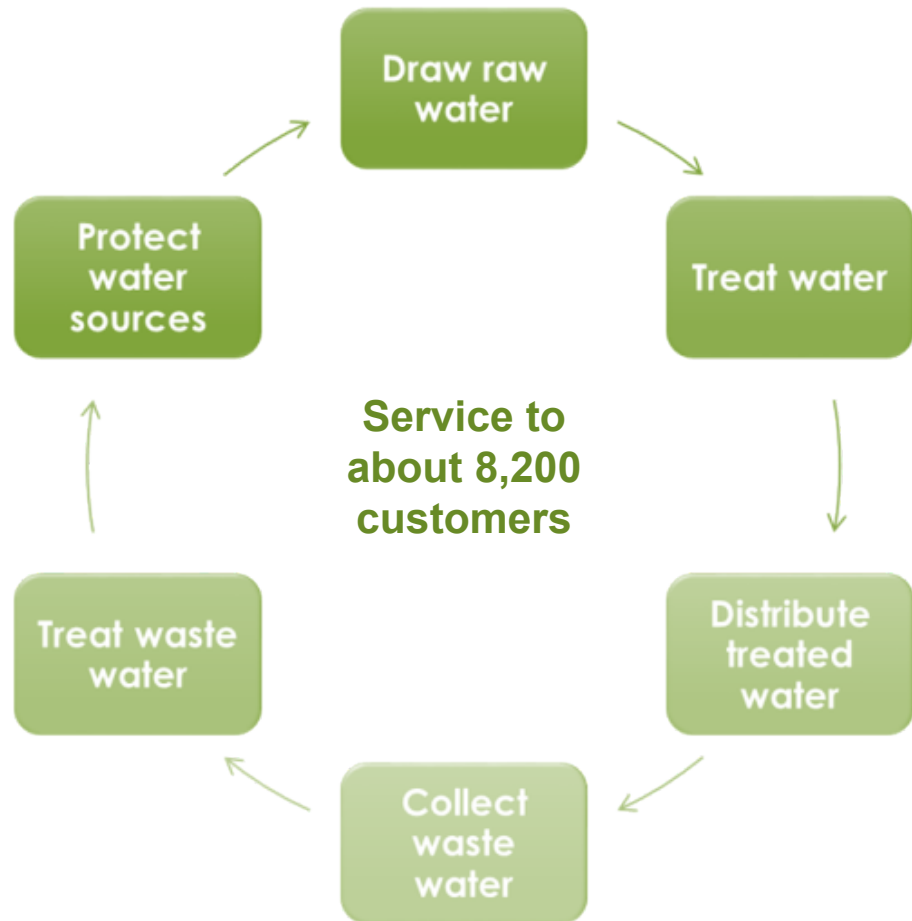
All figures are DRAFT

CITY OF FERNLEY

City Council, September 3, 2025

City Utilities Functions

- Protect public health & environment
- Protect & sustain economic growth
- Protect water resources & water rights
- Manage & maintain infrastructure
- Support public safety



Who Benefits & Pays for Utilities?

Current Customers

- Water & Sewer **Rates** (active & inactive customers)
- **Water Ancillary Fee** (active, inactive & will-serve properties) – **not charged FY26**
- Customers pay for their impacts on the utility systems, and debt service for current and future customers' capacity needs

Future Customers

- Water & Sewer Connection Fees
- Growth pays for its impacts on the utility systems

What is the Purpose of a Rate Study?

- Achieve revenue sufficiency to:
 - Operate the utility systems responsibly
 - Rehabilitate or replace utility assets so that users are paying for their use (depreciation) of the system NOW, not leaving it to future customers when repairs are critical and costs more expensive
 - Fund necessary capital improvement projects to meet new regulatory standards and/or to increase capacity of the utility systems
 - Meet current bond covenants / other financial legal obligations
- Establish appropriate rate and fee schedules for each utility enterprise fund

Why Evaluate Rates and Fees Now?

- In 2021, Council adopted a rate schedule through Dec. 2026
- Rates & Fees scheduled to increase another 3% Jan. 2026
- Updated Capital Improvement Program
- Utilities Department Reorganization

	Engineering News Record		Bureau of Labor Statistics West Region
	Construction Cost Index	Building Cost Index	Consumer Price Index
May-21	11,989	6,754	286
May-22	13,004	7,786	310
May-23	13,288	8,054	324
May-24	13,532	8,308	334
May-25	13,839	8,520	342
Change	1,850	1,766	57
Avg. % Change / Yr	3.7%	6.0%	4.6%
20-Year Change			
May-05	7,398	4,189	199
May-25	13,839	8,520	342
Change	6,441	4,331	144
Avg. % Change / Yr	3.2%	3.6%	2.8%

- Costs increase greater than projected in 2021
- Utilities costs typically increase 1.5 to 2.0x the CPI



Revenue Sufficiency / Enterprise Funds

Nevada NRS 354.517 “Enterprise Fund” means a fund established to account for operations:

..financed and conducted in a manner similar to the operations of private business enterprises, where the intent of the governing body is to have the expenses (including depreciation) of providing goods or services on a continuing basis to the general public, financed or recovered primarily through charges to the users..

- Fees/charges must cover operations, rehabilitation, capital projects **expenses** at current levels and as projected & **prudent reserves**
- Enterprise funds are to be revenue sufficient such that other City services (parks, streets for example) are not negatively impacted

What are Expenses?

NRS 354.523 “Expenses” are any charges incurred under the accrual basis, whether paid or unpaid, for operation, maintenance or interest or any other charge which is presumed to provide benefit in the current fiscal period.

- Depreciation Expense
 - Included in all official financial documents
 - Non-cash item; not reflected in bank statements
 - Hidden future cost
 - Necessary to collect for depreciation in rates so that existing assets can be rehabilitated to extend their useful lives, and/or replaced at the end of their useful lives ideally without the need to borrow money

Revenue Requirement

Meet projected financial needs for:

- Operations & Maintenance
- Debt Service
- System Rehabilitation
- Capital Improvements
- Fund Reserves (City Policy per Resolution 2019-008)



Prudent Reserves – Plan for the Future

Resolution 2019-008: unrestricted cash of at least 9 months operating expenses & 75% of accumulated depreciation for capital expenses



Major Assumptions

➤ New Growth

- 160 Single Family residential units and 5 commercial units per year

➤ New Debt in Rates

- To avoid huge rate increases and fund necessary infrastructure
- No new debt FY 2026; new debt for fiscal years 2027-2030
Capital improvements estimated cost > \$1 million paid for 25% cash/ 75% new debt (sewer) and 10% cash/90% new debt (water)
- Actual bond sales to be determined as need arises

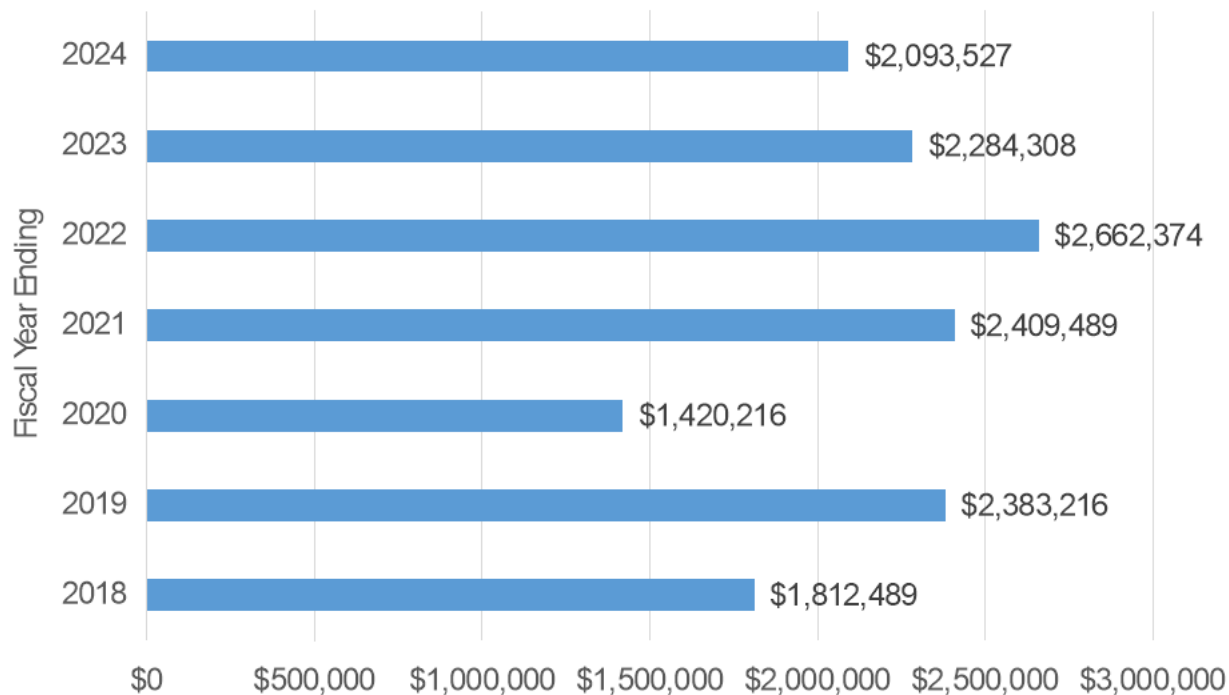
➤ Operations Costs Annual Increase about 8.5% per year for water & 10.5% per year for wastewater

(this is reasonable and usual – per the American Water Works Association, utilities operating costs typically increase about twice the rate of inflation)

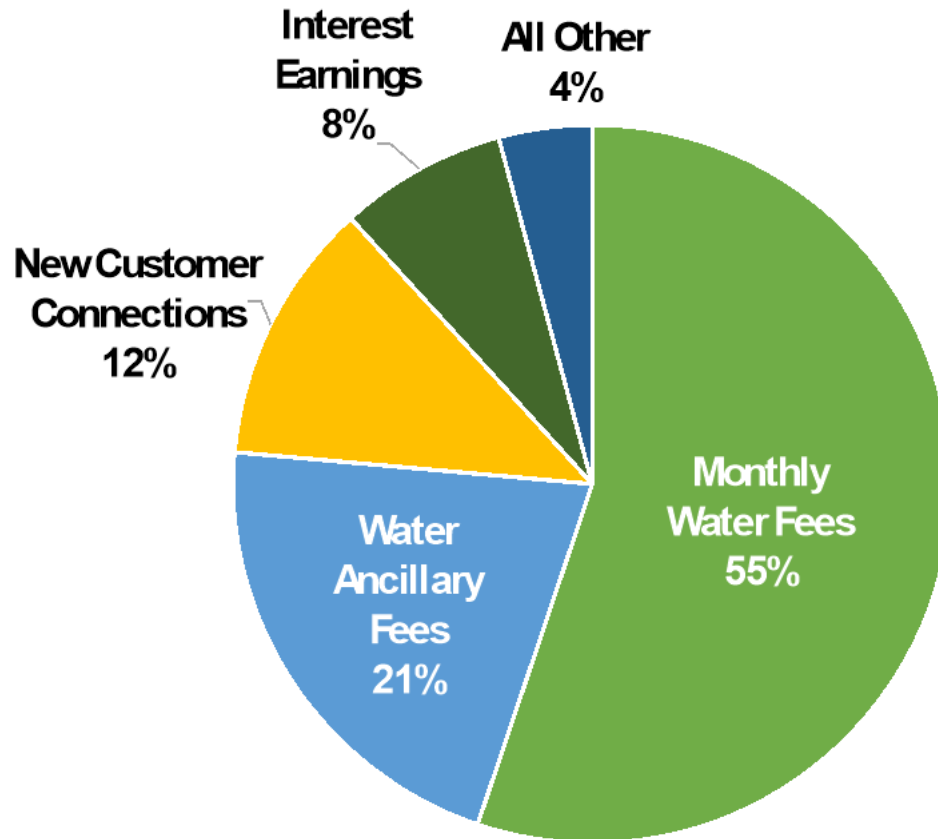
Water Rate Study

Historical Net Operating Income

- After a major rate increase, FY 2018 was the first year that operating income was positive in many years
- This has allowed the City to work on system improvements and put some revenue aside for future major infrastructure needs



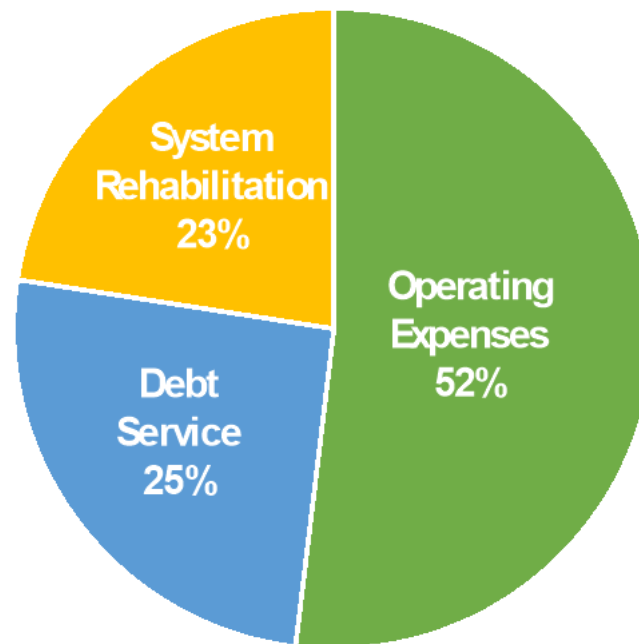
Water Fund Historical Revenue Sources



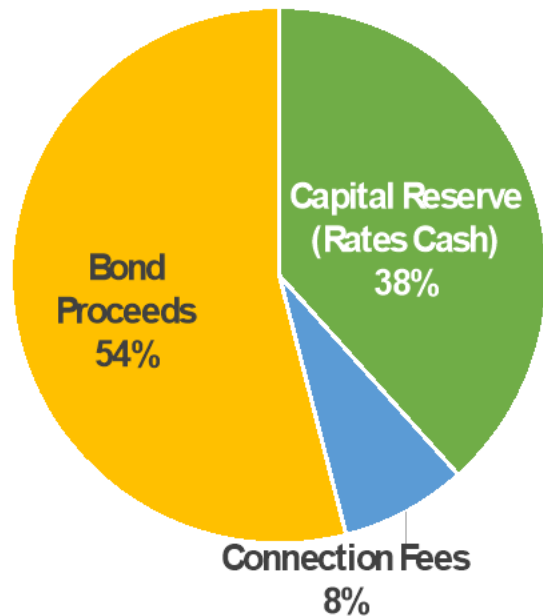
FY26 the Water Ancillary Fee was discontinued

Water Fund Operating Expenses

In the next 5 years about 50% of rate revenue will be needed for operating costs and about 50% of revenue will be needed for capital costs (cash funded or paid by issuing debt)



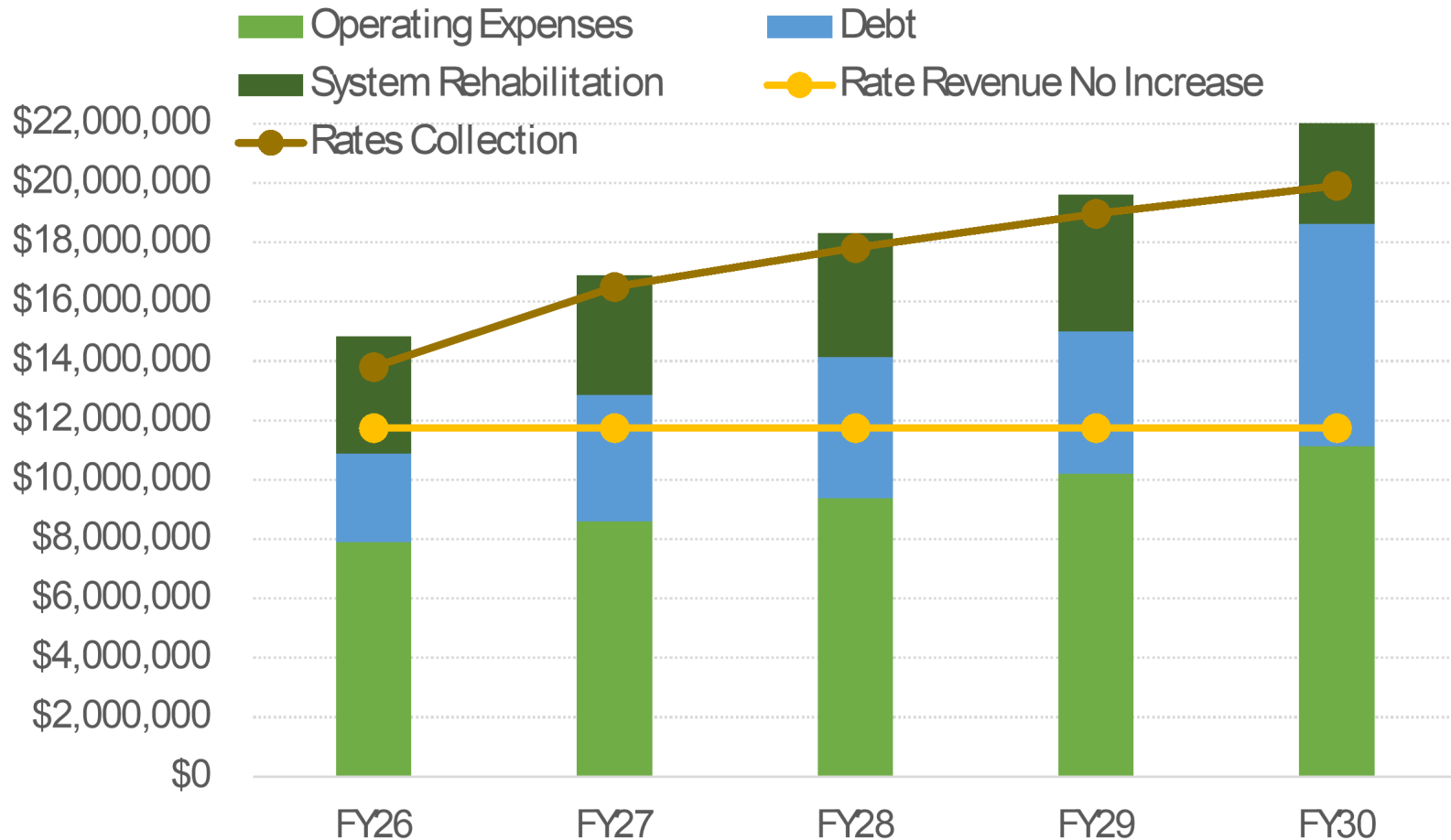
Capital Improvements 5 Years: Estimated Costs & Funding Sources



Bond sales anticipated
Spring 2027 & Spring 2029

Project Type	Inflated \$
Treatment Plant	\$5,193,000
Water Supply	\$13,097,000
Storage	\$16,121,000
Transmission	\$27,906,000
Meters, Services & Fleet	\$3,292,000
Total Estimated Costs	\$65,609,000
<i>Rates Cash</i>	<i>\$25,169,000</i>
<i>Connection Fees</i>	<i>\$5,000,000</i>
<i>Bond Proceeds</i>	<i>\$35,440,000</i>

Projected Revenue Requirement



Functionalized Costs

- Customer Costs
- Capacity for Typical Demands

58
%

Fixed Costs

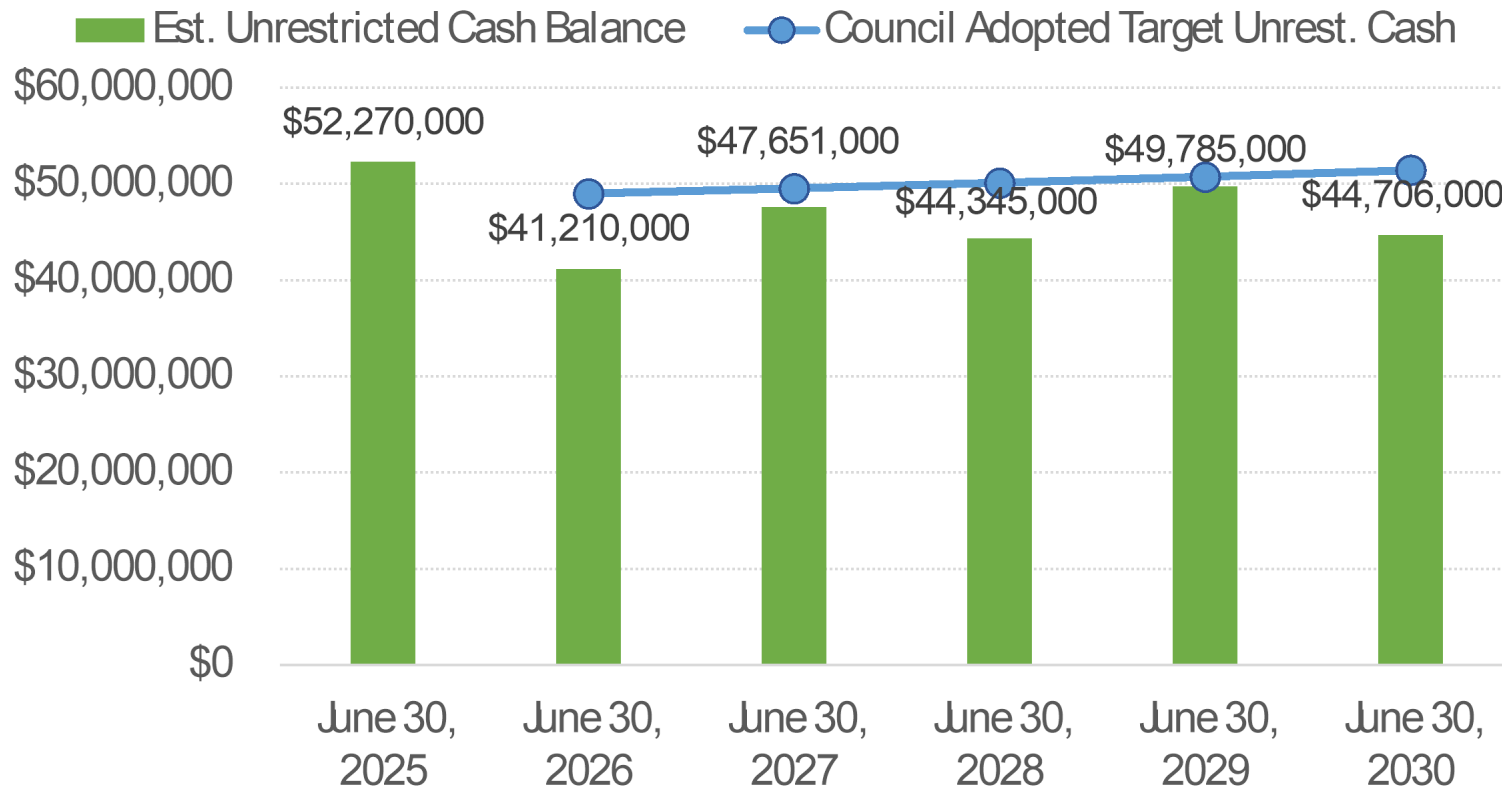
- Use Costs
- Capacity for Peaking

42%

Variable
Costs

Projected Cash Balances

Utility funds are subject to large cash outflows for capital projects and must maintain strong reserves for repair/rehabilitation and potential emergency events



Water Rate Structure

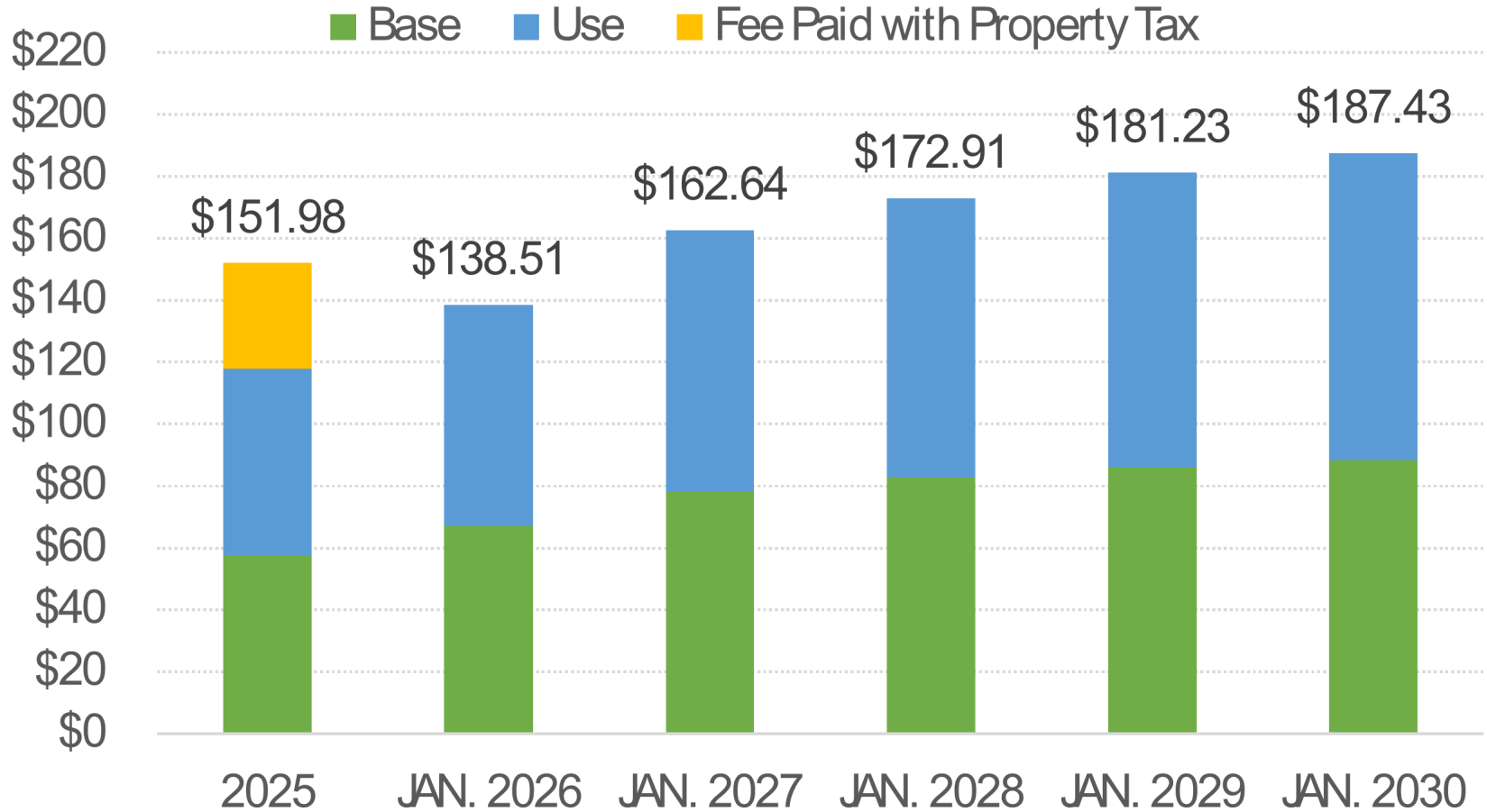
- **Service Charges by water meter size** – provides stability in revenue stream to capture most customer and capacity ‘fixed costs’ of the water system
 - **Examples:** Depreciation, debt service, utility billing, meters, lab expenses, permits
- **Use Charges per 1,000 gallons** – captures expenses that increase with increased use of the system
 - **Examples:** Utilities, chemicals, repairs
 - Charging for every gallon is the most equitable: a single person household is not subsidizing water use of a larger household
 - Charging for every gallon encourages water conservation which reduces wear and tear of facilities and reduces need to secure more water resources (decreases long-term expenses and minimizes rate increases)

Calculated Water Rates

Current rates in addition to the water ancillary fee. Rates starting 1/1/26 pay for all water system costs.

	Current	1/1/2026	1/1/2027	1/1/2028	1/1/2029	1/1/2030
Service Charge						
			Charge per Month			
3/4"	\$57.47	\$67.25	\$78.29	\$82.67	\$86.07	\$88.44
1"	\$95.32	\$110.80	\$129.17	\$136.42	\$142.05	\$145.95
1.5"	\$226.74	\$265.44	\$309.52	\$326.92	\$340.41	\$349.76
2"	\$357.80	\$424.75	\$494.67	\$522.36	\$543.87	\$558.81
3"	\$818.45	\$958.47	\$1,118.12	\$1,181.08	\$1,229.89	\$1,263.63
4"	\$1,137.51	\$1,325.18	\$1,545.48	\$1,632.42	\$1,699.84	\$1,746.49
6"	\$2,539.32	\$2,985.74	\$3,481.54	\$3,677.28	\$3,829.11	\$3,934.20
Treated Water Use Charges						
Rate per 1,000 gallons	\$4.02	\$4.75	\$5.62	\$6.02	\$6.34	\$6.60

Projected Homeowner Water Bill @ 15,000 Gallons



Water Connection Fee

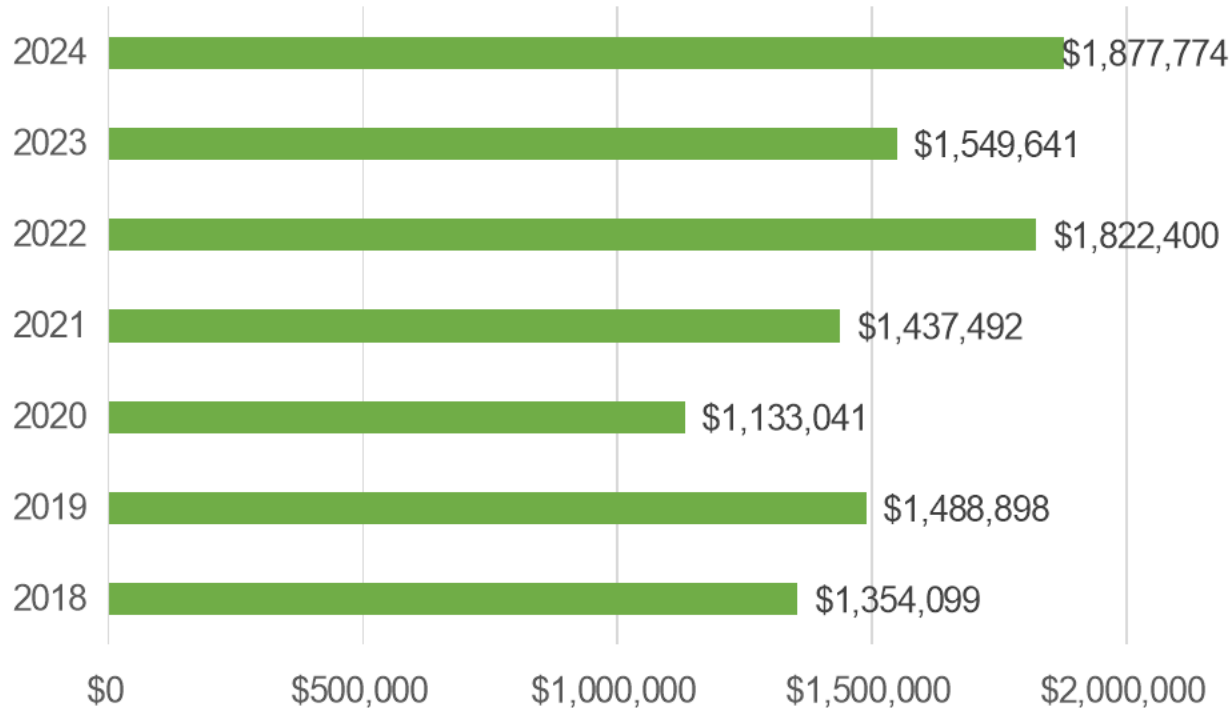
- Current connection fee is \$7,649 per EDU *
- New fee calculated at \$9,960 per EDU *
- The fee should increase each year using an index
 - Recommend using the Engineering News Record (ENR) Building Cost Index with 4.0% cap

* An Equivalent Dwelling Unit is the water demand from a household. All residential units pay the same fee. Commercial pays the per EDU fee for every 1,000 gallons per day of water demand estimated to be generated.

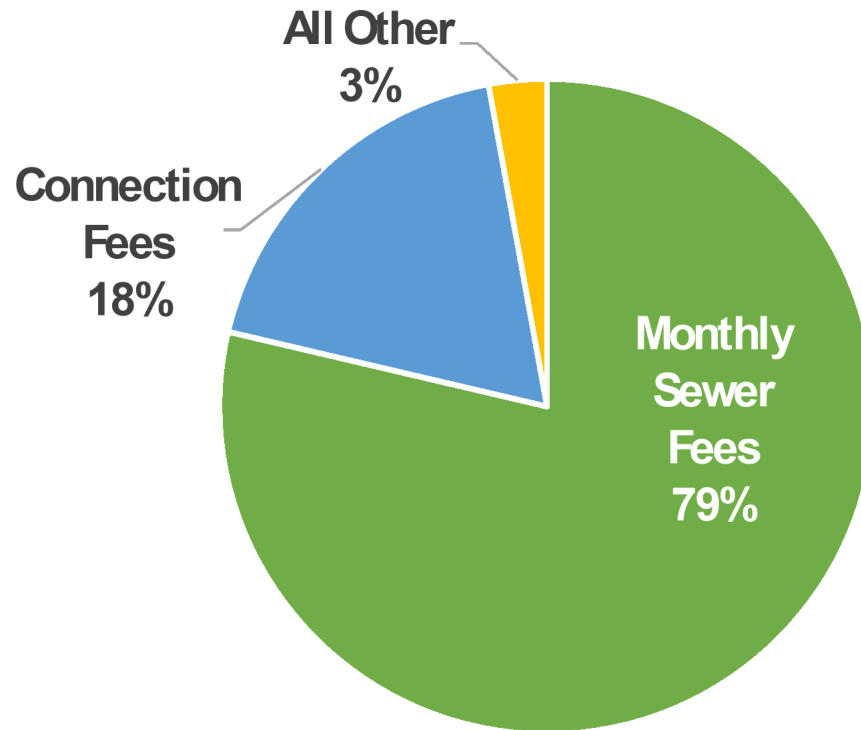
Wastewater Rate Study

Historical Net Operating Income

- After a major rate increase, FY 2018 was the first year that operating income was positive in many years
- This has allowed the City to work on system improvements and put some revenue aside for future major infrastructure needs

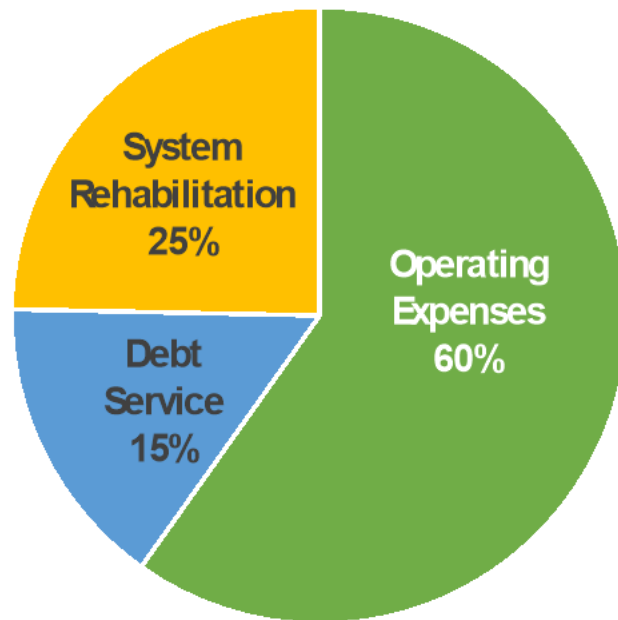


Sewer Fund Revenue Sources

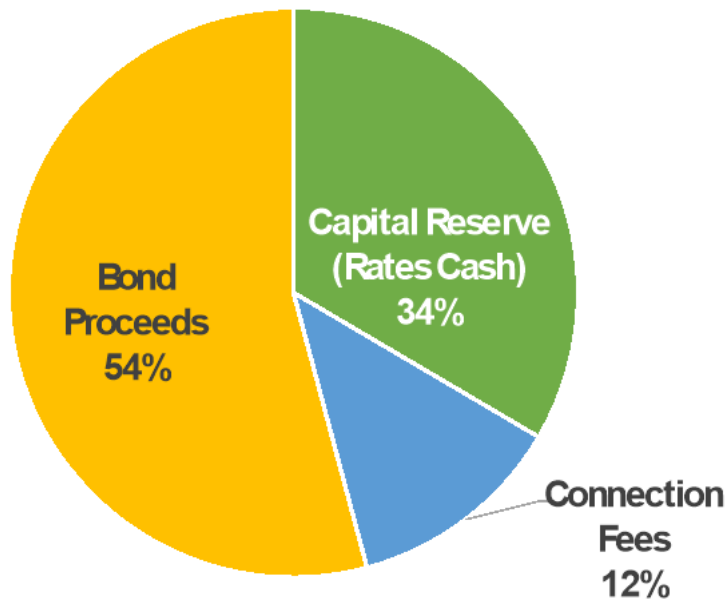


Sewer Fund Operating Expenses

In the next 5 years about 60% of rate revenue will be needed for operating costs and about 40% of revenue will be needed for capital costs (cash funded or paid by issuing debt)



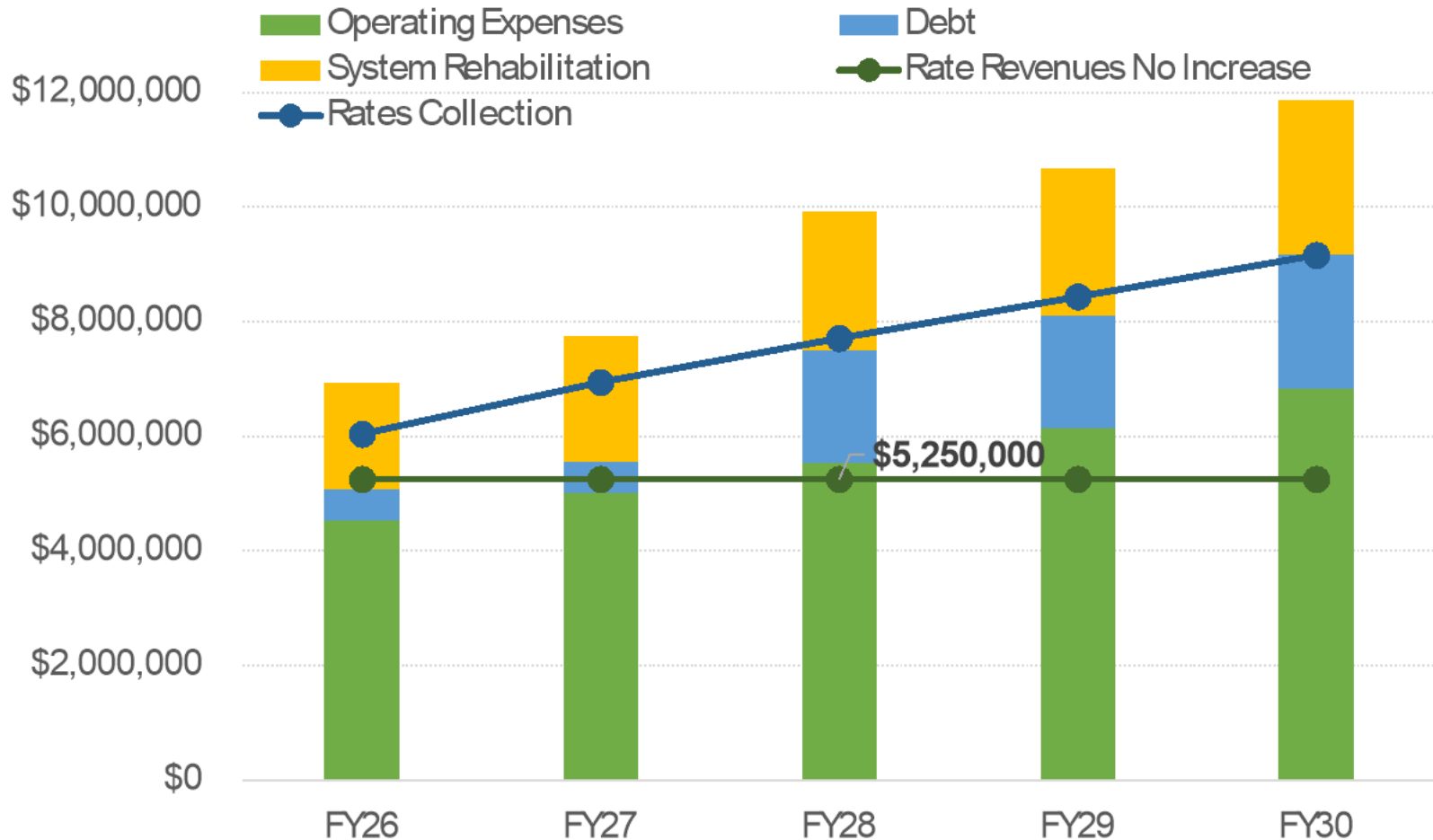
Capital Improvements 5 Years: Estimated Costs & Funding Sources



Project Type	Inflated \$
Collection System	\$26,966,000
Treatment Plant	\$7,717,000
Fleet & Other	\$1,693,000
Total Estimated Costs	\$36,376,000
<i>Rates Cash</i>	<i>\$12,172,000</i>
<i>Connection Fees</i>	<i>\$4,500,000</i>
<i>Bond Proceeds</i>	<i>\$19,703,000</i>

Bond sales anticipated
Spring 2027 & Spring 2029

Projected Revenue Requirement



Functionalized Costs

- **Personnel Costs**
- **Interfund Cost Allocation**
- **Insurance, Permits & Licenses**
- **Debt Service & System Rehabilitation**

Base Costs

70%

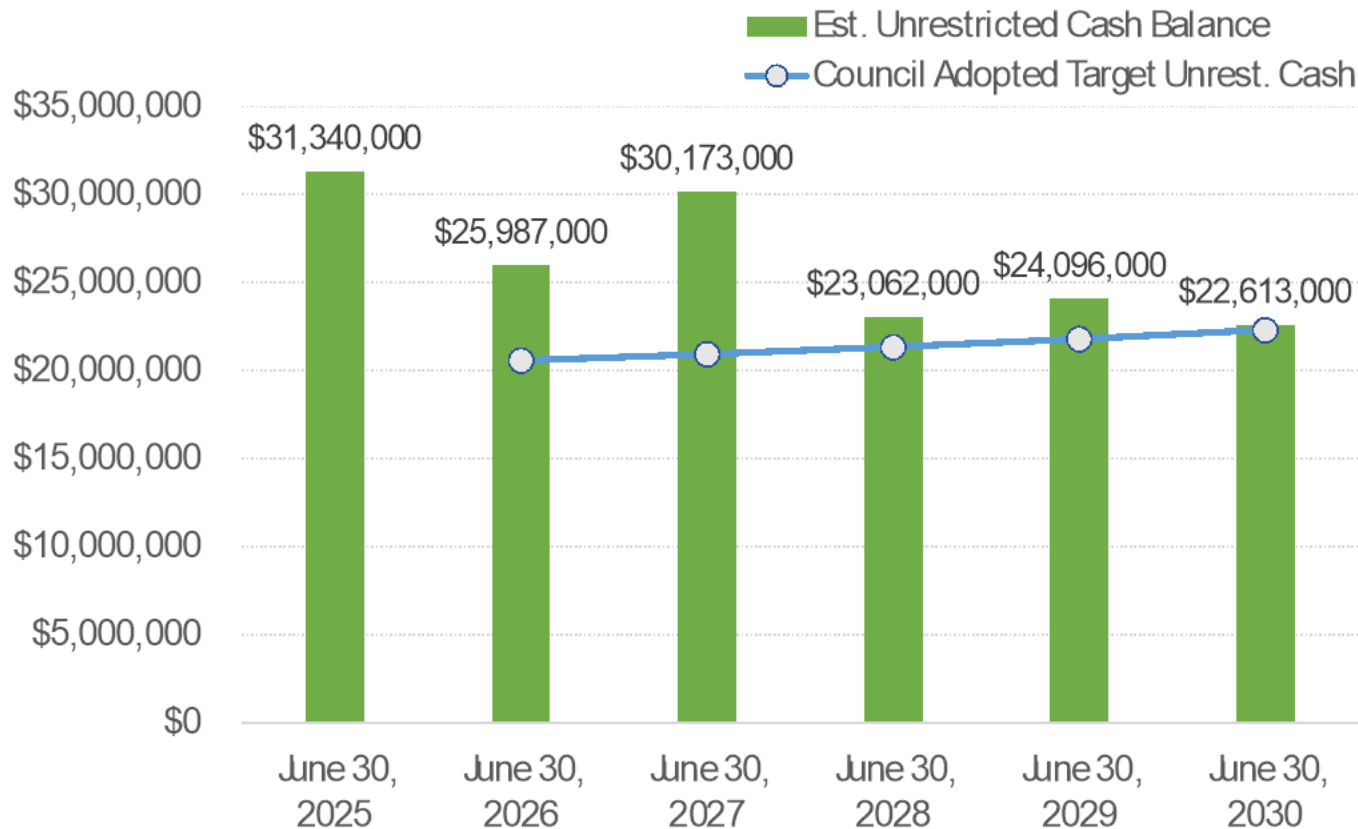
- **All Other Costs**

Use Costs

30%

Projected Cash Balances

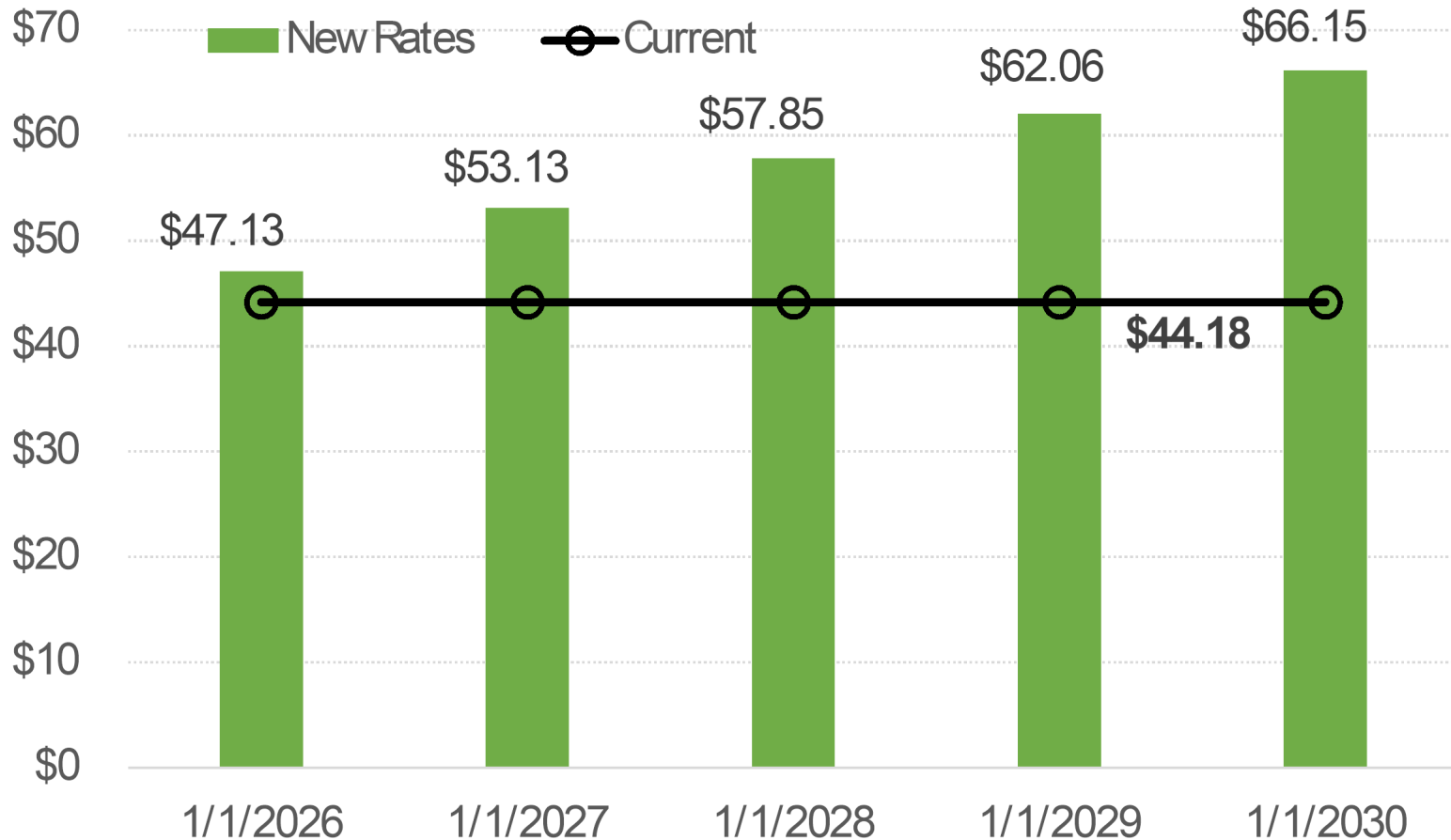
Utility funds are subject to large cash outflows for capital projects and must maintain strong reserves for repair/rehabilitation and potential emergency events



Calculated Sewer Rates

Customer Type	Current	Fiscal Year Ending				
		FY26	FY27	FY28	FY29	FY30
<i>New Rates Effective -----></i>		<i>1/1/2026</i>	<i>1/1/2027</i>	<i>1/1/2028</i>	<i>1/1/2029</i>	<i>1/1/2030</i>
Residential						
Flat Monthly Charge per Unit	\$44.18	\$47.13	\$53.13	\$57.85	\$62.06	\$66.15
Non-Residential						
Use Charge per 1,000 Gallons	\$3.07	\$3.13	\$3.56	\$3.91	\$4.22	\$4.53
Non-Residential Flat Monthly Charge by Meter Size						
3/4"	\$74.33	\$79.30	\$88.20	\$94.50	\$99.49	\$103.82
1"	\$91.59	\$99.13	\$110.25	\$118.12	\$124.36	\$129.78
1.5"	\$147.33	\$158.60	\$176.41	\$188.99	\$198.98	\$207.64
2"	\$274.66	\$293.41	\$326.35	\$349.64	\$368.11	\$384.14
3"	\$709.95	\$757.33	\$842.34	\$902.44	\$950.11	\$991.49
4"	\$1,145.21	\$1,221.24	\$1,358.34	\$1,455.24	\$1,532.12	\$1,598.85
6"	\$1,831.23	\$1,954.78	\$2,174.22	\$2,329.33	\$2,452.39	\$2,559.19

Projected Homeowner Sewer Bill



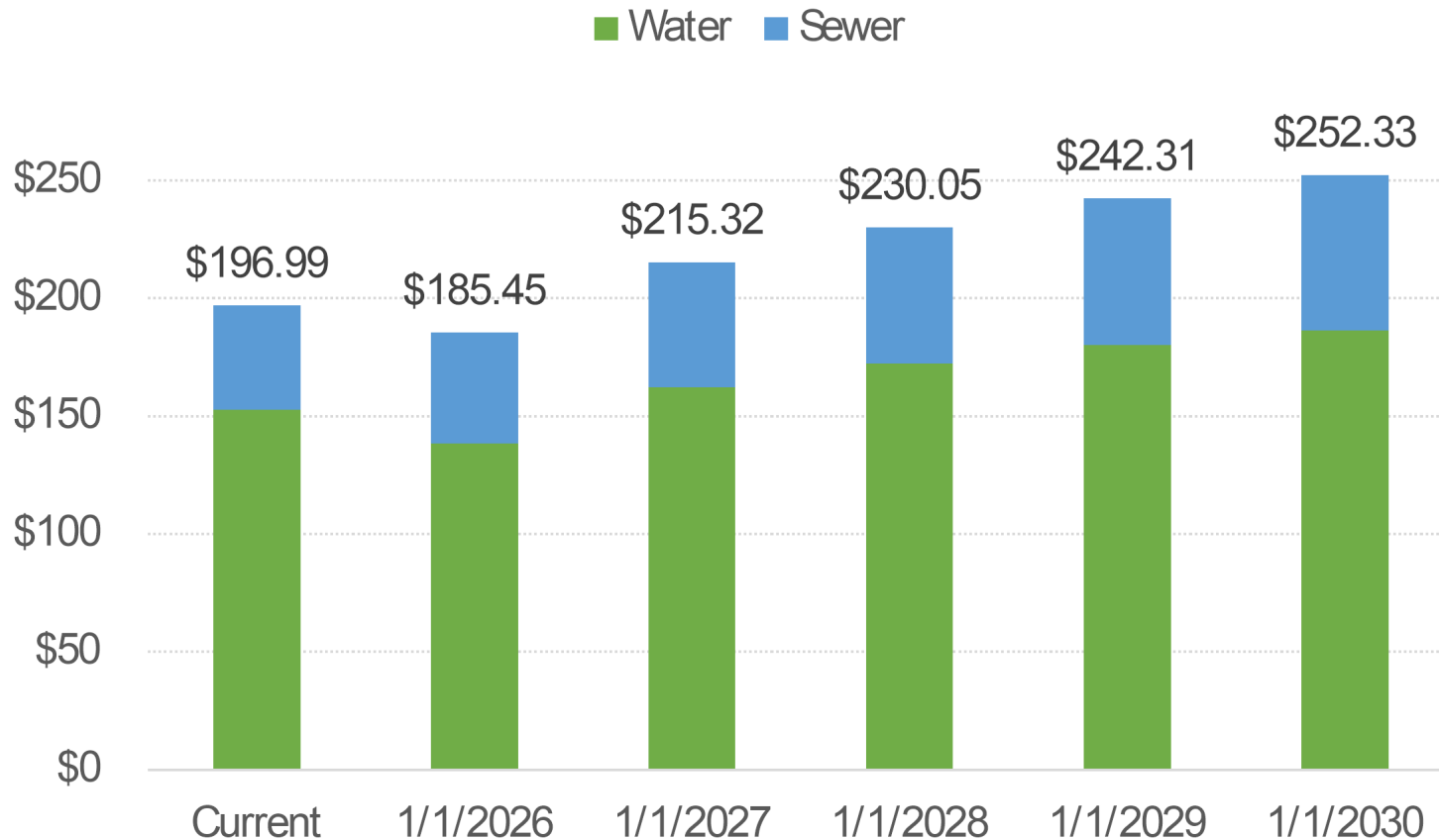
Sewer Connection Fee

- Current connection fee is \$5,464 per EDU *
- New fee calculated at \$6,250 per EDU *
- The fee should increase each year using an index
 - Recommend using the Engineering News Record (ENR) Building Cost Index with 4.0% cap

* An Equivalent Dwelling Unit is the wastewater flow from a household. All residential units pay the same fee. Commercial pays the per EDU fee for every 1,000 gallons per day of wastewater estimated to be generated.

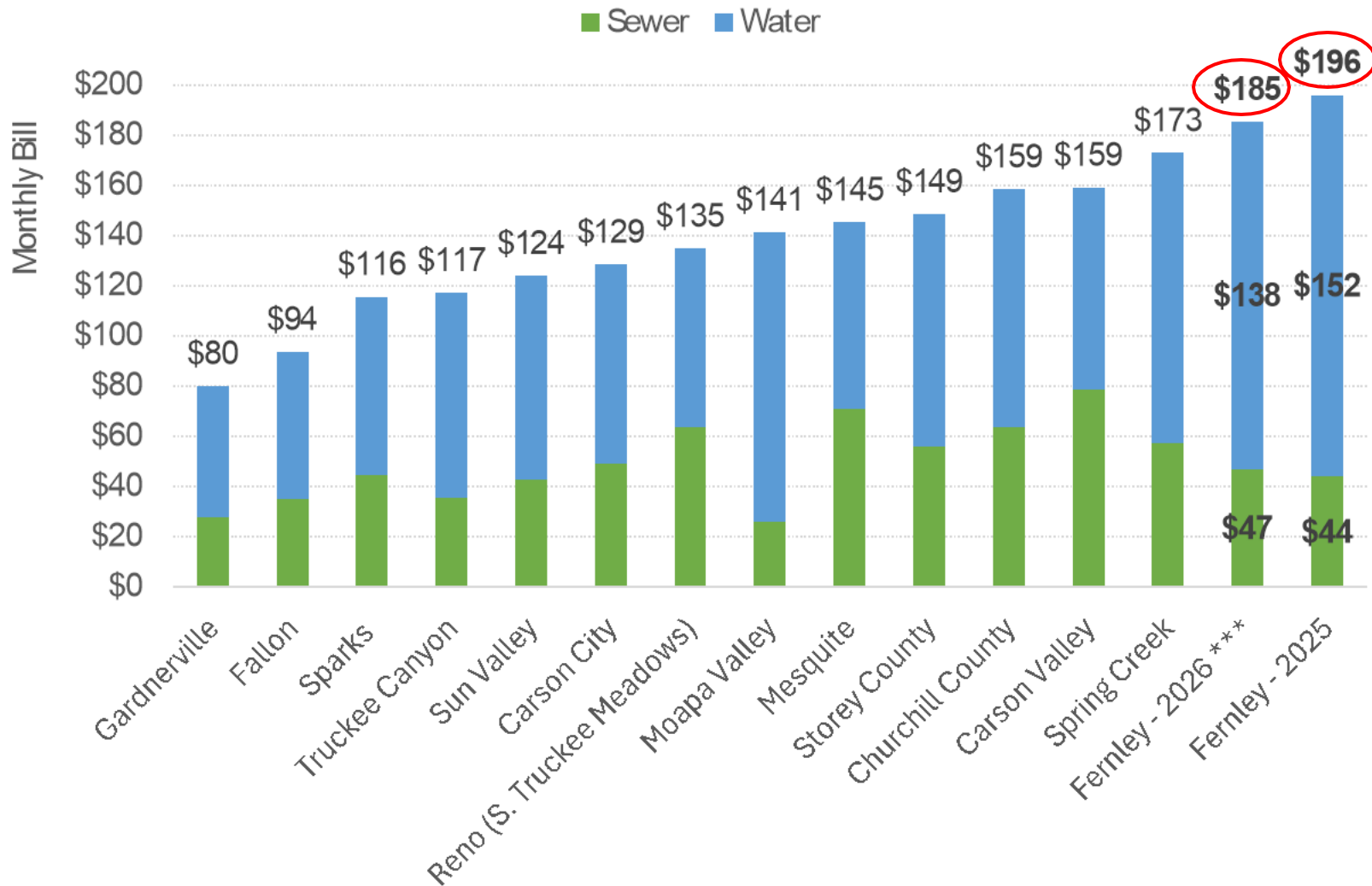
Rate and Fee Adjustments Impacts

Projected Single Family Utilities Bill



Home Utility Bill Comparisons

Water @ 15,000 Gallons

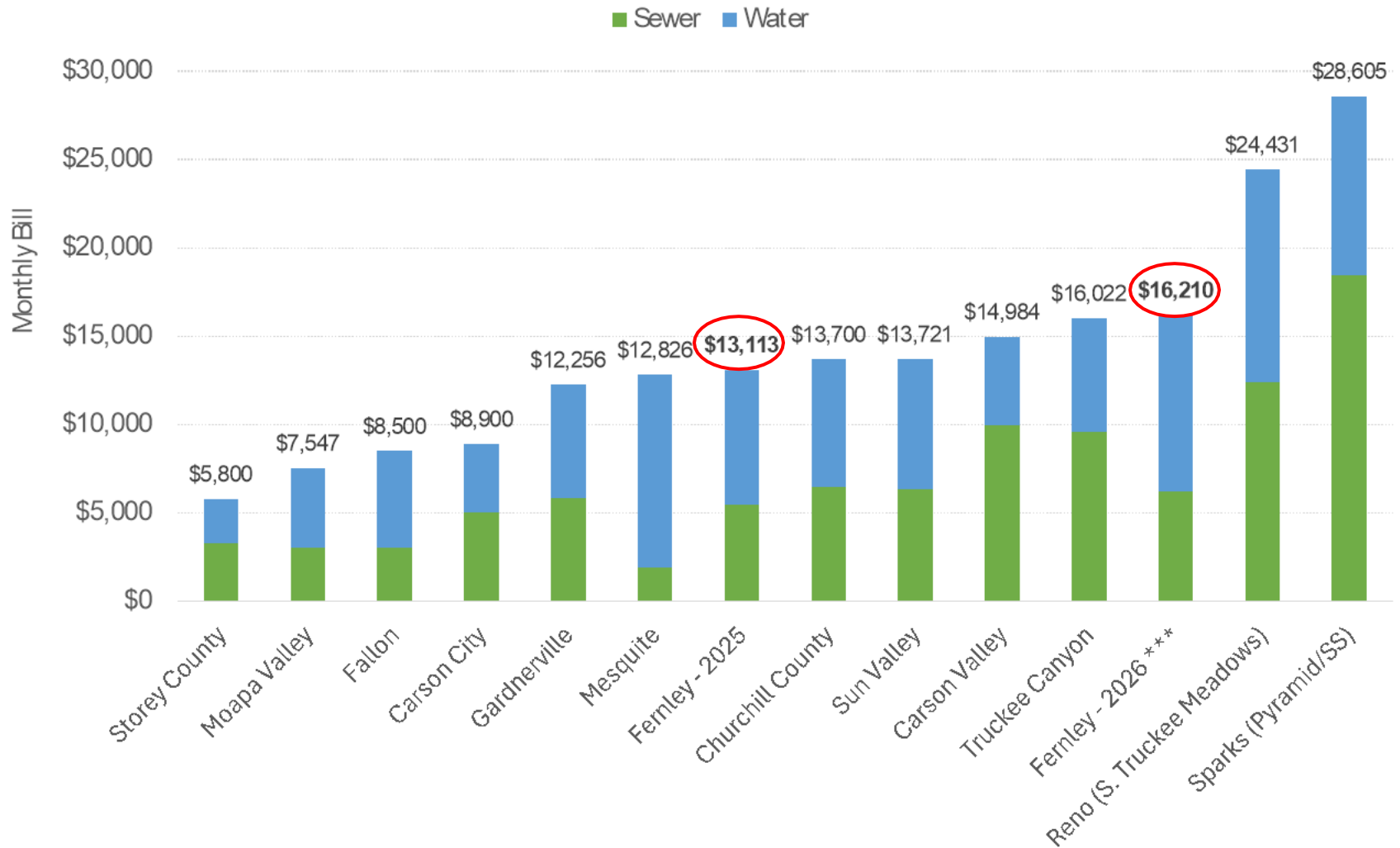


Utilities Bill Affordability

The EPA considers water and sewer costs that are less than 4.5% of Median Household Income (MHI) affordable

Utility	Current	Jan-26
Water		
Ancillary Fee	\$35.00	
Monthly Bill	\$117.81	\$138.32
Total Water	\$152.81	\$138.32
Wastewater	\$44.18	\$47.13
Total Utilities	\$196.99	\$185.45
Change in Total Utilities Cost		(\$11.54)
Percentage Change		-5.86%
Fernley MHI	\$7,478	\$7,478
Utility Bills as % of MHI [1]	2.63%	2.48%

Comparison of Connection Fees for a Single-Family Home





CITY OF FERNLEY

City Council AGENDA REPORT

Meeting Date: September 3, 2025

REPORT TO: Mayor and City Council

REPORT FROM: Lisa Warner

FINANCIAL IMPACT:

Yes: No: X

CURRENTLY BUDGETED:

Yes: No: X

FUND/ACCOUNT:

N/A

ACTION REQUESTED: Receive/File

AGENDA ITEM:

(For Possible Action) Introduction and first reading of Bill #362 (associated with CA25002) to revise Section 32.09.090(i) (Landscaping and Screening) of the City of Fernley Development Code to update the location and design requirements and other specifications for trash enclosures and update the screening requirements for mechanical and electrical equipment and facilities.

AGENDA ITEM BRIEF:

While working through some current commercial projects, it has been discovered that it is necessary to update the Development Code Section for Landscaping and Screening to ensure consistent and compliant trash enclosures and mechanical and electrical equipment and facilities screening throughout the City of Fernley.

Planning Commission voted 6-1 on August 13, 2025, to recommend City Council approve this Code Amendment.

RECOMMENDED MOTION:

NONE

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:

NOTE: Though no motion is required, Council may request changes to the bill as put forth, request staff provide specific information, or make any other motion consistent with Fernley City Council Rules of Procedure.

BACKGROUND:

Recent commercial projects have shown that current requirements in the Fernley Development Code for trash enclosures and mechanical and electrical screening are vague and unclear; therefore, it was determined that more specific requirements should be added to the Development Code. These additional requirements will make it easier for City staff to enforce the requirements and ensure consistent and compliant trash enclosures and mechanical and electrical equipment and facilities screening throughout the City of Fernley.

There are multiple changes throughout this section of Development Code. Trash Enclosures and Mechanical and Electrical have been split into two (2) sections. New content regarding specific standards and requirements has been added to both sections. For trash enclosures, the following items have been added: location, height, enclosure construction materials, gate construction materials, concrete floor with service apron, and spill containment systems for restaurants and other similar uses. For mechanical and electrical, the following items have been added: screening height, inclusion of screening ductwork, antennas, and satellite disks, and chain link fences only being allowed in Industrial zones.

Planning Commission voted 6-1 on August 13, 2025, to recommend City Council approve this Code Amendment.

FINDINGS:

In order to be approved, the following findings must be met:

1. The code amendment is consistent with the city's Master Plan and is otherwise consistent with state and federal law.

The Master Plan does not specifically address trash enclosures or mechanical screening. Therefore, the proposed Code Amendment does not violate any specific Master Plan requirement.

2. Public notice was given, and a public hearing held per the requirements of the Development Code and Nevada Revised Statutes.

Public notice was given, and a public hearing was held at the Planning Commission meeting on August 13, 2025, and will be held for the Second Reading of the bill at the City Council meeting on September 17, 2025.

RELEVANT LAWS, STATUTES, AND REGULATIONS:

Fernley Development Code Section 32.09.090(i)

FINANCIAL IMPLICATIONS:

N/A

ATTACHMENTS:

1. Code Amendment(CA25002) Original Development Code
2. Code Amendment (CA25002) Proposed Blackline Final Version
3. Bill #362
4. Trash Enclosure picture
5. Mechanical and Electrical picture

(i)Trash enclosure and mechanical/electrical.

(1) Trash enclosures shall allow convenient access from each tenant.

(2) Trash enclosures shall be constructed to be architecturally compatible with the project. All trash enclosures shall be treated with anti-graffiti material. The trash enclosure shall be constructed of substantial building materials used in the design of the building(s). The gates shall be constructed of durable material that screens the trash enclosure. Wood and chain link gates are not allowed.

(3) Switch boxes, transformers, electrical and gas meters, including ground mounted air conditioning units and other above ground or building mounted utility elements (including antennas or satellite disks), shall be screened or located out of view from public roads, driveways and common public areas, such as exterior entrances.

(4) All roof-mounted equipment shall be screened with a parapet from adjacent properties, public rights-of-way, and driveways/common areas within project. The screening elements shall be designed to be compatible with building architecture.

(i) **Sec. 32.09.090. – Landscaping and screening.**

(i) **Trash enclosure and mechanical/electrical Enclosures**

(1) Trash enclosures shall allow convenient access from each tenant.

(2) Trash enclosures shall be constructed to be (7) All development shall provide interior or exterior areas for all refuse and recycling containers, compactors, and other refuse collection per the standard of the local trash service provider, unless the provider certifies that refuse is not generated at the site. Screened enclosures are required for all industrial uses, commercial uses, and multi-family residential uses with four or more units.

(2) **Location of Trash Enclosures.**

- a. Trash enclosures shall be sited to allow convenient access for each tenant or business and shall facilitate convenient collection by vendors.
- b. Trash enclosures shall be sited in locations screened from adjoining streets and other public areas. Trash enclosures may be permitted within side and rear setbacks subject to approval by the Administrator.
- c. Trash enclosures shall not be located between a lot's street frontage and the street-facing (front) façade of the primary building on the lot.
- d. Deviations from these siting standards may be allowed by the administrator based on additional information provided by the applicant including, but not limited to, demonstrated collection and service challenges, building design, parking design, and/or vehicular and pedestrian access.

(3) **Design and Other Specifications.**

- a. Trash enclosures shall be permanent in nature and architecturally compatible with the project, by incorporating building materials and colors consistent with the primary building.
- b. Trash enclosures shall be constructed of masonry, concrete block, or other durable opaque material on three sides and a solid opaque metal gate on the fourth side.
- c. All trash enclosures shall be treated with anti-graffiti material.
- d. The trash height of enclosure walls shall be constructed of substantial building materials used in the design of the building(s). The:

Height of Required Dumpster or Other Trash Receptacle	Minimum Height of Enclosure Walls
6 feet or more	8 feet

Commented [MR1]: Not loving the "solid waste" enclosure. But I'll try it out for now.

Commented [LW2R1]: Changing it back to trash enclosures

Commented [CM3R1]: Possible alternatives:
• "Trash and refuse collection areas"
• "Dumpsters"

Less than 6 feet	At least 1 foot above height of required dumpster or other trash receptable.
------------------	--

e. ~~Enclosure gates shall be constructed of durable steel or other metal material that screens the and shall remain closed except when trash enclosure pick-ups occur. Wood and gates are not allowed in any zone. Opaque chain link gates are not allowed in Industrial zones.~~

f. ~~(3) Gates shall be appropriately sized for the containers screened by the enclosure. Gates shall allow collection by vendors and commercial users. In multifamily residential projects, a separate pedestrian access into the enclosure is required.~~

g. ~~All trash enclosures shall have a concrete floor with a service apron extending 5 feet beyond the gate(s).~~

h. ~~Trash enclosures for restaurants and other similar uses shall provide a spill containment system or other mechanism to ensure liquids remain within the enclosure.~~

i. ~~Adequate clearance for service vehicles shall be provided pursuant to vendor specification on file with the Administrator.~~

(ii) ***Mechanical and Electrical Equipment and Facilities.***

(1) ~~Switch boxes, transformers, electrical and gas meters, including ground mounted air conditioning units and other above ground or building mounted utility elements (including ductwork, antennas or satellite disks), shall be screened or located out incorporated into the structure of view from public roads, driveways and common public areas, such as exterior entrances the building.~~

a. ~~(4) Screening shall be at least 1 foot taller than the height of the mechanical and electrical equipment.~~

b. ~~Slotted chain link fencing shall only be used for Industrial uses.~~

(2) All roof-mounted equipment shall be screened with a parapet from adjacent properties, public rights-of-way, and driveways/common areas within project. The screening elements shall be designed to be compatible with building architecture and materials. ~~Chain link fencing is not allowed for roof-top parapets.~~

BILL #362
CITY OF FERNLEY
ORDINANCE # _____

AN ORDINANCE AMENDING TITLE 32, CHAPTER 9, SECTION 090 (LANDSCAPING AND SCREENING) OF THE FERNLEY DEVELOPMENT CODE TO UPDATE THE LOCATION AND DESIGN REQUIREMENTS FOR TRASH ENCLOSURES AND UPDATE THE SCREENING REQUIREMENTS FOR MECHANICAL AND ELECTRICAL EQUIPMENT AND FACILITIES.

THE CITY COUNCIL OF THE CITY OF FERNLEY, hereinafter “the Council”, DO HEREBY ORDAIN:

Section 1. Title 32, Chapter 32.09, Section 32.09.090(i) is hereby amended as follows:

Sec. 32.09.090 – Landscaping and screening.

(i) *Trash enclosures.*

(1) All development shall provide interior or exterior areas for all refuse and recycling containers, compactors, and other refuse collection per the standard of the local trash service provider, unless the provider certifies that refuse is not generated at the site. Screened enclosures are required for all industrial uses, commercial uses, and multi-family residential uses with four or more units. Trash enclosures shall allow convenient access from each tenant.

(2) Location of Trash Enclosures.

- a. Trash enclosures shall be sited to allow convenient access for each tenant or business and shall facilitate convenient collection by vendors.
- b. Trash enclosures shall be sited in locations screened from adjoining streets and other public areas. Trash enclosures may be permitted within side or rear setbacks subject to approval by the Administrator.
- c. Trash enclosures shall not be located between a lot’s street frontage and the street-facing (front) façade of the primary building on the lot.
- d. Deviations from these siting standards may be allowed by the Administrator based on additional information provided by the applicant including, but not limited to, demonstrated collection and service challenges, building design, parking design, and/or vehicular and pedestrian access.

(3) Design and Other Specifications.

- a. Trash enclosures shall be permanent in nature and architecturally compatible with the project by incorporating building materials and colors consistent with the primary building.
- b. Trash enclosures shall be constructed of masonry, concrete block, or other durable opaque material on three sides and a solid opaque metal gate on the fourth side.
- c. All trash enclosures shall be treated with anti-graffiti material.

d. The height of enclosure walls shall be:

Height of Required Dumpster or Other Trash Receptacle	Minimum Height of Enclosure Walls
6 feet or more	8 feet
Less than 6 feet	At least 1 foot above height of required dumpster or other trash receptable.

- e. Enclosure gates shall be constructed of steel or other metal material and shall remain closed except when trash pick-ups occur. Wood gates are not allowed in any zone. Opaque chain link gates are allowed in Industrial zones.
- f. Gates shall be appropriately sized for the containers screened by the enclosure. Gates shall allow collection by vendors and commercial users. In multi-family residential projects, a separate pedestrian access into the enclosure is required.
- g. All trash enclosures shall have a concrete floor with a service apron extending five (5) feet beyond the gate(s).
- h. Trash enclosures for restaurants and other similar uses shall provide a spill containment system or other mechanism to ensure liquids remain within the enclosure.
- i. Adequate clearance for service vehicles shall be provided pursuant to vendor specifications on file with the Administrator.

(ii) Mechanical and Electrical Equipment and Facilities.

1) Switch boxes, transformers, electrical and gas meters, including ground mounted air conditioning units and other above ground or building mounted utility elements (including ductwork, antennas or satellite disks), shall be screened or incorporated into the structure of the building.

- a. Screening shall be at least one (1) foot taller than the height of the mechanical and electrical equipment.
- b. Slotted chain link fencing shall only be used for Industrial uses.

2) All roof-mounted equipment shall be screened with a parapet from adjacent properties, public rights-of-way, and driveways/common areas within project. The screening elements shall be designed to be compatible with building architecture and materials. Chain link fencing is not allowed for roof-top parapets.

Section 2. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

- Section 3.** The City Clerk is instructed and authorized to publish the title of this ordinance as provided by law.
- Section 4.** This ordinance shall become effective upon passage, approval, and publication.
- Section 5.** The provisions of this ordinance shall be liberally construed to effectively carry out its purposes in the interest of the public health, safety, welfare, and convenience.
- Section 6.** In any subsection, phrase, sentence, or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions.
- Section 7.** The City Council finds that this ordinance is not likely to impose a direct and significant economic burden upon a business or directly restrict the formation, operation, or expansion of a business, or is otherwise exempt from Nevada Revised Statutes Chapter 237.

BILL #362 BEING HEREBY PROPOSED on the 3rd day of September, 2025.

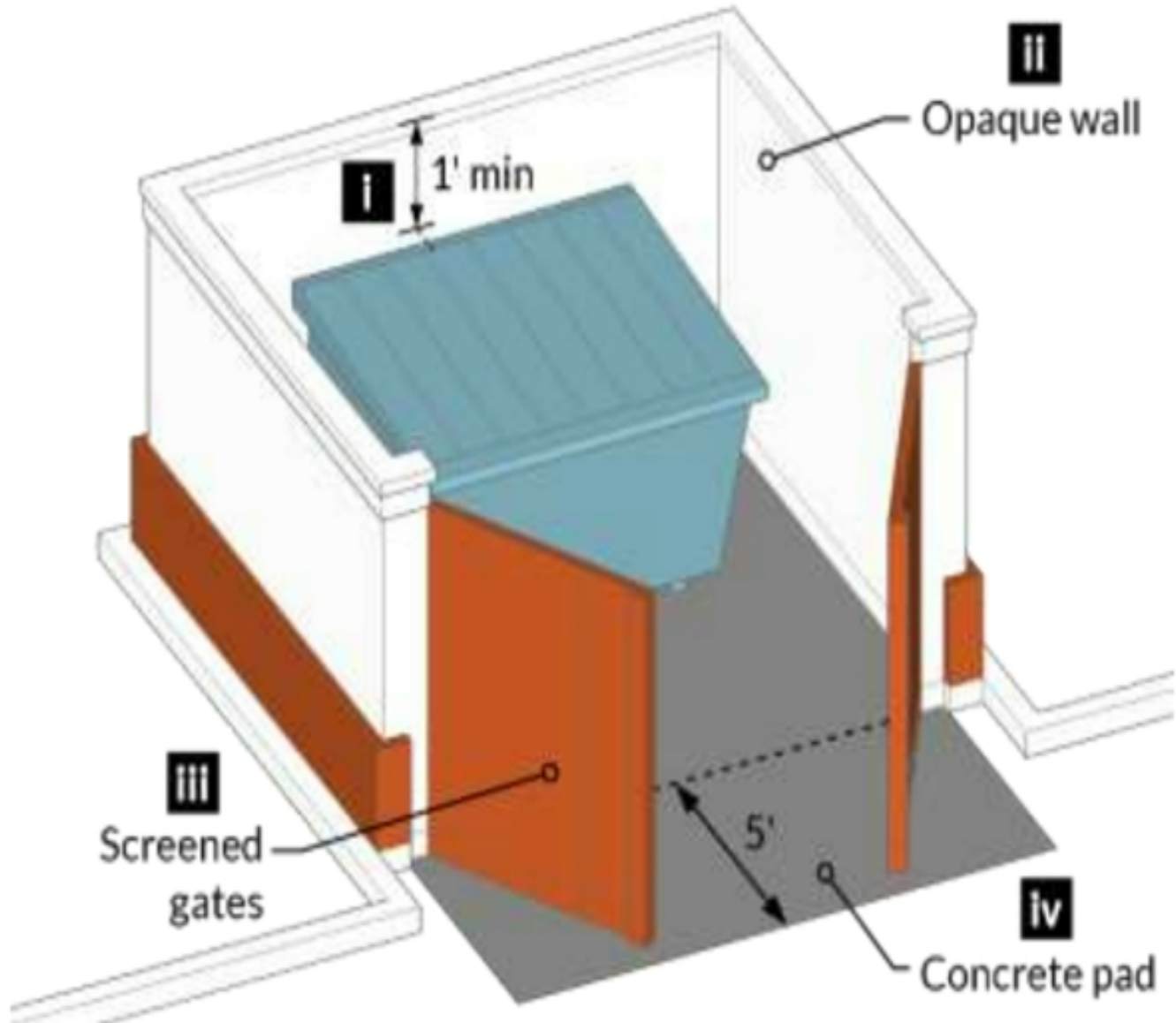
BILL #362 BEING HEREBY PASSED, APPROVED, and ADOPTED this 17th day of September, 2025, by the following vote of the Council:

Ayes: _____ Nays: _____ Abstentions: _____ Absent: _____

FERNLEY CITY COUNCIL

By: _____ Date: _____
Neal E. McIntyre, Mayor

Attest By: _____ Date: _____
Kim Swanson, City Clerk







CITY OF FERNLEY

City Council AGENDA REPORT

Meeting Date: September 3, 2025

REPORT TO: Fernley Planning Commission

REPORT FROM: Alisa Johansson

FINANCIAL IMPACT:

Yes: No: X

CURRENTLY BUDGETED:

Yes: No: X

FUND/ACCOUNT:

N/A

ACTION REQUESTED: Receive/File

AGENDA ITEM:

(For Possible Action) Introduction and first reading of Bill 364, associated with CA25003, a request from the City Clerk's Office and the Planning Department to amend the home occupation use standards contained in Fernley Municipal Code, Title 32, Chapter 7, Section 200 to keep home businesses from impacting their surrounding neighbors.

AGENDA ITEM BRIEF:

The Planning Department and City Clerk's Office propose to amend the City of Fernley's Municipal Code, Title 32, Chapter 7, Section 200 to refine and clarify regulations for the home occupation accessory use. In working with the City Clerk's office regarding these changes, a plethora of regulatory conflicts and enforcement issues were relayed to Planning Department staff. Complaints from neighbors, specialized business types, and compliance challenges were discussed and incorporated into the revised standards for this use. These proposed changes seek to address these facets of home occupations by improving the clarity of the code, simplifying licensing and enforcement, and limiting the occurrence of adverse impacts by restricting the overall scope of home occupations.

The proposed changes include, but are not limited to, the addition of a floor area limit and a prohibited home occupations list, as well as clarification and revision to limitations on associated vehicles and employees. Word choice revisions, punctuation and grammar corrections, and reorganization of the section are also proposed.

At the August 13th meeting, the City of Fernley Planning Commission unanimously voted to recommend approval of the proposed development code text amendment.

RECOMMENDED MOTION:

None.

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:

None

BACKGROUND:

The Planning Department seeks to refine the use standards for home occupations. These changes seek to enhance the compatibility of home occupations with their residential surroundings, reduce conflicts, streamline enforcement, and simplify licensing.

One of the many changes and additions is a new limitation on the total floor area that may be occupied by home occupations as well as where that floor area may be located. This change seeks to ensure that the home occupation accessory use remains subordinate and incidental to the primary residential use while also offering new flexibility for occupancy of accessory structures on the site. Staff also included revisions to the allowances for storage, associated vehicles, and employees—these amendments are intended to minimize the outwardly apparent scope and scale of the businesses to address community concerns such as visual impacts, spillover parking, and additional trips generated to and from the site.

In consulting with the City Clerk's Office and with the adopted development codes of nearby jurisdictions, a list of incompatible and impermissible home occupations was developed and added to address the proliferation of niche business types, which can be difficult to classify and regulate and which can result in unanticipated adverse impacts to neighboring properties and to City infrastructure such as roadways and utilities. Finally, grammatical and word choice revisions are proposed throughout the section for clarity and improved organization. At this time, there are no proposed changes to the use definition or to the use table where home occupations are identified—home occupations would continue to be defined as accessory to a single-family residential use and would continue to be allowed as such an accessory use in the same range of residential, mixed-use, and commercial zones.

Analysis: Development Code Text Amendment**Approval Criteria**

A development code text amendment is committed to the City Council's legislative discretion. A development code text amendment may be approved if it meets the following criteria.

1. *Consistent with the city's master plan and otherwise consistent with state and federal law.*

The proposed code amendment is consistent with the City's Comprehensive Master Plan as a continuation of and complement to the development code's implementation of master plan goals and policies. Although home occupations are not specifically mentioned in the comprehensive plan, the following goals and policies would be supported by this code amendment. More broadly, the Comprehensive Plan's emphasis on land use compatibility and mitigation or prevention of adverse impacts caused by development supports the promulgation of increasingly effective and adaptive code where such compatibility conflicts are found to be present.

LU.1.4 Ensure existing and future land uses are compatible.

The code amendment seeks to impose stricter regulations on home occupations, enhancing compatibility with the surrounding residential uses. By limiting vehicles, employees, and the type, scope, and scale of home occupations, staff intends to limit the adverse impacts experienced by the community.

LU.1.5 Promote infill development.

Although home occupations accompany existing developed sites, promoting intensification and infill of residential areas with appropriately scaled and conditioned non-residential uses promotes efficient use of land.

By promoting home occupations as an accessory use in residential, mixed-use, and commercial zones where single-family dwellings are present, the City effectively concentrates those non-residential uses in areas where they can be effectively served by existing public services and infrastructure.

2. Public notice was given, and a public hearing held per the requirements of the Development Code and Nevada Revised Statutes.

A public hearing was held on August 13th, 2025 at 5 p.m. Legal notice was published in the Reno-Gazette Journal on July 29, 2025. An additional public hearing will be held on September 17th, 2025 and additional legal notice will be provided.

RELEVANT LAWS, STATUTES, AND REGULATIONS:

General References

Nevada Revised Statutes (NRS) Chapter 266 – General Law for Incorporation of Cities and Towns

Nevada Revised Statutes (NRS) Chapter 268 – Powers and Duties Common to Cities and Towns Incorporated under

General or Special Laws

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 266.105-118 – Ordinances and Resolutions

NRS 268.014 – Codification of Ordinances; Publication of Code

FMC 1.01.03 – Official Municipal Code, Amendments

FMC 32.03.040(d) – Development Code, Administration, Development Code Text Amendments

FMC 32.07.200 – Development Code, Use Standards, Home Occupations

FINANCIAL IMPLICATIONS:

None.

ATTACHMENTS:

1. Exhibit 1 - Bill 364
2. Exhibit 2 - Home Occupations - Amended Code
3. Exhibit 3 - Home Occupations - Original Code

BILL #364
CITY OF FERNLEY
ORDINANCE # _____

AN ORDINANCE AMENDING TITLE 32, CHAPTER 7, SECTION 200 (HOME OCCUPATIONS) OF THE FERNLEY DEVELOPMENT CODE TO IMPROVE COMPATIBILITY, REDUCE ADVERSE IMPACTS, AND SIMPLIFY LICENSING AND ENFORCEMENT.

THE CITY COUNCIL OF THE CITY OF FERNLEY, hereinafter “the Council”, DO HEREBY ORDAIN:

Section 1. Title 32, Chapter 9, Section 200 is hereby amended as follows:

Sec. 32.07.200. - Home occupations.

Purpose: It is the purpose of this section to recognize the home as a viable location for some occupations and to ensure the compatibility of home occupations with the surrounding neighborhood. Except as otherwise provided in this Section and Title, no residential dwelling unit may be used for the purpose of conducting any business or income-generating activity. This section provides the following benefits:

- Supports opportunities for alternative employment forms that are nurturing to a family environment by allowing one or both parents to remain home during the day;
- Increases the number of people at home during the day, which improves neighborhood safety;
- Allows incubators for small business, which leads to increased commercial activity as businesses grow; and
- Encourages telecommuting, thereby minimizing traffic congestion and air pollution.

(a) Applicability. This section applies to any home occupation, except as follows:

1. Educational activities, including, but not limited to, music lessons, academic tutoring, or religious instruction, provided that no more than two students are present at any one time.
2. Telecommuting or remote working arrangements, provided that no one other than the resident shall be employed on-site or report to work at the site for the purpose of telecommuting.

(b) Standards.

- (1) The home occupation shall be operated entirely within a dwelling unit by a person or persons residing in the dwelling unit as a clearly secondary and incidental use of the dwelling for residential purposes. The home occupation shall not occupy more than 25% of the total floor area on the site, or 300 square feet, whichever is less. The home occupation must not change the residential character of the dwelling unit.
- (2) Home occupations may be conducted within permitted accessory buildings, provided the size limit identified in (1) is met.
- (3) A home occupation may not occupy more than one site.
- (4) The home occupation may include storage for stock-in-trade, supplies, small-scale equipment, or goods. Storage areas must be confined to the dwelling unit or accessory structure in which the home occupation is conducted.

- (5) Vehicles associated with home occupations are limited as follows:
- a. On all sites, no more than one vehicle and one trailer may be associated with the home occupation.
 - b. Vehicles and/or trailers associated with the home occupation must be parked on-site. Vehicles and/or trailers associated with the home occupation may not be parked in the street or on another site not associated with the home occupation.
 - c. Vehicles parked on-site may not exceed a gross unladen vehicle weight of 10,000 pounds. Trailers parked on-site may not exceed 25' in length.
 - d. Exception: Truck tractors used in independent operator freight or trucking home occupations must be parked off-site in a location approved for freight or trucking uses. This requirement shall not be construed to cause the independent operator trucking home occupation to occupy more than one site, nor shall this requirement be construed to allow other home occupations to park or store vehicles off-site.
- (6) Up to five client visits and/or service deliveries to the home occupation are allowed per day. Client visits shall be by appointment only. Client visits and service deliveries shall not result in adverse impacts to neighboring properties, including, but not limited to, blocked access or excessive noise.
- (7) Unless required by federal or state regulation, there shall be no indication of the home occupation on the exterior of the premises. Documentation of the applicable federal or state regulation shall be provided to the City prior to permit issuance.
- (8) There shall be no manufacturing, processing, or similar activity on the premises which generates noise, odor, dust, vibration, fumes, smoke, electrical interference, or other interference with or nuisance to adjacent properties.
- (9) The home occupation shall not be operated without the written consent of the owner of the real property. An affidavit signed by the property owner shall be submitted as part of the business license application whenever the licensee is not the property owner.
- (10) No employees of the business shall be allowed to report for duty either at or near the residence.
- (11) Prohibited home occupations. The following uses are not permitted as home occupations:
- a. Adult businesses,
 - b. Animal services, except for dog training, mobile grooming, or other services conducted off-site,
 - c. Auto and truck repair uses, except mobile repair services,
 - d. Medical service uses, except for those service uses that do not result in client visits to the site of the home occupation, such as telehealth and mobile or in-home services for clients,
 - e. Cosmetology services,
 - f. Massage services, except for callout services conducted in a mobile unit or in the home of the client,
 - g. Manufacturing uses, except small-scale craftwork or similar items,

- h. Contractor shops and skilled trade services, except when conducted off-site from a mobile unit,
 - i. Restaurant uses, except for cottage food preparation, and for food trucks and other mobile uses when sales are conducted off-site. Permitted uses must conform to all state and local health regulations, and
 - j. On-site vehicle and equipment rentals and sales, except when conducted as a service provided entirely via telephonic or online means, for example vehicle brokerage or rental fleet management.
 - k. Waste related uses.
 - l. Exceptions:
 - i. Legally permitted home occupations in existence as of the effective date of this ordinance are considered legally established and may continue operating provided that the use is not discontinued pursuant to Section 32.08.040. Legally permitted home occupations required to obtain a new license are considered new and must adhere to current regulations.
 - ii. Other exceptions to the prohibited home occupations list may be approved by the Administrator with the provision of a business plan.
- (c) *Business license required.* A person desiring to conduct a home occupation shall complete an application for a business license under [title 10](#) of this Code. The business license application shall include a clear description of the proposed home occupation, including days and hours of operation, description of services offered or goods sold or manufactured, whether the business is in-home or mobile, and, if requested, a utility plan, waste disposal plan, or other supporting information as determined by the Administrator.
- (d) *[Conditional Use Permit.]* If unable to meet the requirements of this section, the planning commission may, by conditional use permit, allow a home occupation without full compliance with the current provisions of this title when the proposed changes are not detrimental to the public health, safety, and welfare.

- Section 2.** All ordinances or parts of ordinances in conflict herewith are hereby repealed.
- Section 3.** The City Clerk is instructed and authorized to publish the title of this ordinance as provided by law.
- Section 4.** This ordinance shall become effective upon passage, approval, and publication.
- Section 5.** The provisions of this ordinance shall be liberally construed to effectively carry out its purposes in the interest of the public health, safety, welfare, and convenience.
- Section 6.** In any subsection, phrase, sentence, or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions.

Section 7. The City Council finds that this ordinance is not likely to impose a direct and significant economic burden upon a business or directly restrict the formation, operation, or expansion of a business, or is otherwise exempt from Nevada Revised Statutes Chapter 237.

BILL #364 BEING HEREBY PROPOSED on the 13th day of August, 2025.

BILL #364 BEING HEREBY PASSED, APPROVED, and ADOPTED this 17th day of September, 2025, by the following vote of the Council:

Ayes: _____ Nays: _____ Abstentions: _____ Absent: _____

FERNLEY CITY COUNCIL

By: _____ Date: _____
Neal E. McIntyre, Mayor

Attest By: _____ Date: _____
Kim Swanson, City Clerk

Home Occupation code suggestions:

Existing definition: ~~(no proposed changes)~~:

Home occupation. A use customarily carried on by a dwelling occupant and incidental to the primary residential use, providing such residential character of the property is not changed ~~and is.~~ Home occupations shall be operated in compliance with [chapter 32.07](#).

Existing use table: ~~(no proposed changes)~~:

Use Category	Use Type	Additional Use Standards	GR20	RR5	RR1	RR½	SF20	SF12	SF9	SF6	MDR14	MF21	MF30	MU	C1	C2	TC	EC	I	PF
Residences																				
	Home occupation	reference chapter 32.07	A	A	A	A	A	A	A	A	A	A	A	A	A	A				

~~Existing~~Revised use standards:

Sec. 32.07.200. - Home occupations.

Purpose: It is the purpose of this section to recognize the home as a viable location for some occupations and to ensure the compatibility of home occupations with the surrounding neighborhood. ~~Furthermore, this~~Except as otherwise provided in this Section and Title, no residential dwelling unit may be used for the purpose of conducting any business or income-generating activity. This section provides the following benefits:

- Supports ~~s~~ opportunities for alternative employment forms that are nurturing to a family environment by allowing one or both parents to remain home during the day;
- Increases ~~s~~ the number of people at home during the day, which improves neighborhood safety;
- ~~Act as~~Allows incubators for small business, which leads to increased commercial activity as businesses grow; and
- Encourages ~~s~~ telecommuting, thereby minimizing traffic congestion and air pollution.

(a) *Applicability.* This section applies to any home occupation ~~-,~~ except as follows:

1. Educational activities, including, but not limited to, music lessons, academic tutoring, or religious instruction, provided that no more than two students are present at any one time.
2. Telecommuting or remote working arrangements, provided that no one other than the resident shall be employed on-site or report to work at the site for the purpose of telecommuting.

(b) *Standards.*

- (1) The home occupation shall be operated entirely within a dwelling unit by a person or persons residing in the dwelling unit as a clearly secondary and incidental use of the dwelling for residential purposes. The home occupation shall not occupy more than 25% of the total floor area on the site, or 300 square feet, whichever is less. The home occupation must not change the residential character of the dwelling unit.
- (2) Home occupations may be conducted within permitted accessory buildings, provided the size limit identified in (1) is met.
- (3) A home occupation may not occupy more than one site.
- (2)(4) The home occupation may include storage for stock-in-trade, supplies, small-scale equipment, or goods ~~and~~. Storage areas must be confined to the dwelling unit, ~~accessory structures,~~ or ~~be stored behind a solid fence to conceal these items from any public street.~~ accessory structure in which the home occupation is conducted.
- (5) ~~Not~~ Vehicles associated with home occupations are limited as follows:
 - a. On all sites, no more than one commercial motor vehicle or and one trailer shall may be kept at associated with the residence. Commercial motor vehicles home occupation.
 - b. Vehicles and/or trails shall trailers associated with the home occupation must be parked on-site. Vehicles and/or trailers associated with the home occupation may not be parked in the street or on another site not associated with the home occupation.
 - (3)c. Vehicles parked on-site may not exceed a gross unladen vehicle weight of 10,000 pounds or be more than 25 feet in length, except on parcels greater than two acres in size. Trailers parked on-site may not exceed 25' in length.
 - d. Exception: Truck tractors used in independent operator freight or trucking home occupations must be parked off-site in a location approved for freight or trucking uses. This requirement shall not be construed to cause the independent operator trucking home occupation to occupy more than one site, nor shall this requirement be construed to allow other home occupations to park or store vehicles off-site.
- (4)(6) Up to five client visits and/or service deliveries to the home occupation are allowed per day. Client visits shall be by appointment only. Client visits and service deliveries shall not result in adverse impacts to neighboring properties, including, but not limited to, blocked access or excessive noise.
- (5) Unless required by federal or state regulation, ~~T~~there shall be no indication of the home occupation on the exterior of the premises.

~~a.(7)~~ Unless required by Documentation of the applicable federal or state regulation. Demonstration of this requirement is necessary for the city shall be provided to the City prior to permit indication on the exterior of the home occupation issuance.

~~(6)(8)~~ There shall be no manufacturing, processing, or similar activity on the premises which generates noise, odor, dust, vibration, fumes, smoke, electrical interference, or other interference with or nuisance to adjacent properties.

~~(7)(9)~~ The home occupation shall not be operated without the written consent of the owner of the real property. An affidavit signed by the property owner shall be submitted as part of the business license application whenever the licensee is not the property owner.

~~(10)~~ In residential single-family zoning districts, no No employees of the business shall be allowed to report for duty either at or near the residence. ~~In residential rural zoning districts, no employees of the business shall be allowed to report for duty either at or near the residence~~

~~(11)~~ Prohibited home occupations. The following uses are not permitted as home occupations:

a. Adult businesses,

b. Animal services, except in the GR20 for dog training, mobile grooming, or other services conducted off-site,

c. Auto and RR5 zoning districts where not more than three non-occupants may be allowed to report truck repair uses, except mobile repair services,

d. Medical service uses, except for duty at those service uses that do not result in client visits to the site of the home occupation, such as telehealth and mobile or in-home services for clients,

e. Cosmetology services,

f. Massage services, except for callout services conducted in a mobile unit or in the home of the residence client,

g. Manufacturing uses, except small-scale craftwork or similar items,

h. Contractor shops and skilled trade services, except when conducted off-site from a mobile unit,

i. Restaurant uses, except for cottage food preparation, and for food trucks and other mobile uses when sales are conducted off-site. Permitted uses must conform to all state and local health regulations, and

j. On-site vehicle and equipment rentals and sales, except when conducted as a service provided entirely via telephonic or online means, for example vehicle brokerage or rental fleet management.

k. Waste related uses.

l. Exceptions:

i. Legally permitted home occupations in existence as of the effective date of this ordinance are considered legally established and may continue operating provided that the use is not discontinued pursuant to Section 32.08.040. Legally permitted home occupations required to obtain a new license are considered new and must adhere to current regulations.

(8)ii. Other exceptions to the prohibited home occupations list may be approved by the Administrator with the provision of a business plan.

(c) Business license required. A person desiring to conduct a home occupation shall complete an application for a business license under title 10 of this Code. The business license application shall include a clear description of the proposed home occupation, including days and hours of operation, description of services offered or goods sold or manufactured, whether the business is in-home or mobile, and, if requested, a utility plan, waste disposal plan, or other supporting information as determined by the Administrator.

~~*(d) [Exceptions.] [Conditional Use Permit.]*~~ If unable to meet the requirements of this section, the planning commission may, by conditional use permit, allow a home occupation without full compliance with the current provisions of this title when the proposed changes are not detrimental to the public health, safety, and welfare.

(d)

Home Occupation code suggestions:

Existing definition:

Home occupation. A use customarily carried on by a dwelling occupant and incidental to the primary residential use, providing such residential character of the property is not changed and is operated in compliance with [chapter 32.07](#).

Existing use table:

Use Category	Use Type	Additional Use Standards	GR20	RR5	RR1	RR½	SF20	SF12	SF9	SF6	MDR14	MF21	MF30	MU	C1	C2	TC	EC	I	PF
Residences																				
	Home occupation	reference chapter 32.07	A	A	A	A	A	A	A	A	A	A	A	A	A	A				

Existing use standards:

Sec. 32.07.200. - Home occupations.

Purpose: It is the purpose of this section to recognize the home as a viable location for some occupations and to ensure the compatibility of home occupations with the surrounding neighborhood. Furthermore, this section provides the following benefits:

- Support opportunities for alternative employment forms that are nurturing to a family environment by allowing one or both parents to remain home during the day;
- Increase the number of people at home during the day, which improves neighborhood safety;
- Act as incubators for small business, which leads to increased commercial activity as businesses grow; and
- Encourage telecommuting, thereby minimizing traffic congestion and air pollution.

(a) Applicability. This section applies to any home occupation.

(b) Standards.

- (1) The home occupation shall be operated entirely within a dwelling unit by a person or persons residing in the dwelling unit as a clearly secondary and incidental use of the dwelling for residential purposes. The home occupation must not change the residential character of the dwelling unit.
- (2) The home occupation may include storage for stock-in-trade, supplies, equipment, or goods and must be confined to the dwelling unit, accessory structures, or be stored behind a solid fence to conceal these items from any public street.

- (3) Not more than one commercial motor vehicle or trailer shall be kept at the residence. Commercial motor vehicles or trails shall not exceed an unladen vehicle weight of 10,000 pounds or be more than 25 feet in length, except on parcels greater than two acres in size.
 - (4) Up to five client visits or service deliveries to the home occupation are allowed per day. Client visits shall be by appointment only.
 - (5) Unless required by federal regulation, There shall be no indication of the home occupation on the exterior of the premises.
 - a. Unless required by federal regulation. Demonstration of this requirement is necessary for the city to permit indication on the exterior of the home occupation.
 - (6) There shall be no manufacturing, processing, or similar activity on the premises which generates noise, odor, dust, vibration, fumes, smoke, electrical interference or other interference with adjacent properties.
 - (7) The home occupation shall not be operated without the written consent of the owner of the real property. An affidavit signed by the property owner shall be submitted as part of the business license application.
 - (8) In residential-single-family zoning districts, no employees of the business shall be allowed to report for duty either at or near the residence. In residential-rural zoning districts, no employees of the business shall be allowed to report for duty either at or near the residence, except in the GR20 and RR5 zoning districts where not more than three non-occupants may be allowed to report for duty at the residence.
- (c) *Business license required.* A person desiring to conduct a home occupation shall complete an application for a business license under [title 10](#) of this Code.
- (d) *[Exceptions.]* If unable to meet the requirements of this section, the planning commission may, by conditional use permit, allow a home occupation without full compliance with the current provisions of this title when the proposed changes are not detrimental to the public health, safety, and welfare.



CITY OF FERNLEY

City Council AGENDA REPORT

Meeting Date: September 3, 2025

REPORT TO: Mayor and City Council

REPORT FROM: Maria Paz Fernandez, City Engineer

FINANCIAL IMPACT:

Yes: No: X

CURRENTLY BUDGETED:

Yes: No: X

FUND/ACCOUNT:

N/A

ACTION REQUESTED: Resolution

AGENDA ITEM:

For Discussion and Possible Action to adopt Resolution #25-013: Pavement Cut Moratorium Policy

AGENDA ITEM BRIEF:

Staff is seeking Council approval to adopt a resolution establishing a Pavement Cut Moratorium Policy for the City of Fernley. The proposed policy will prohibit non-emergency pavement cuts on newly resurfaced, reconstructed, or newly installed streets for a period of five (5) years after completion. The purpose is to protect the City's investment in pavement infrastructure, maintain roadway quality, and reduce premature deterioration caused by utility or excavation cuts.

This moratorium aligns with industry best practices and supports the City's long-term asset management goals.

RECOMMENDED MOTION:

Staff recommends City Council approve **Resolution #25-013**, establishing a 5-year pavement cut moratorium on newly resurfaced or reconstructed streets to protect the City's investment and maintain roadway quality.

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:

- **Approve the Resolution as Presented** – Establishes the 5-year moratorium, protecting newly paved roads and preserving public investment.
- **Approve the Resolution with Modifications** – Shorten or extend the moratorium period, adjust the scope of applicability, or revise exception criteria.
- **Do Not Approve the Resolution** – Continue allowing pavement cuts on newly paved roads without restrictions, which may result in reduced pavement lifespan and increased maintenance costs.

BACKGROUND:

The City of Fernley invests significant resources in maintaining and improving its roadway network. Pavement cuts, trenching, or excavations in newly constructed or resurfaced streets can significantly reduce pavement life, increase maintenance costs, and compromise ride quality. Many municipalities in Nevada and across the U.S. implement pavement cut moratoriums to protect these investments.

This resolution would establish a 5-year moratorium period following completion of pavement resurfacing, reconstruction, or new pavement installation, during which time utility cuts or excavations in the affected roadway will be prohibited unless emergency conditions or City-approved exceptions apply.

RELEVANT LAWS, STATUTES, AND REGULATIONS:

- **Nevada Revised Statutes (NRS) 268.008** – Powers of city governing bodies to manage streets and public rights-of-way.
- Industry guidelines from the **Federal Highway Administration (FHWA)** and the **American Public Works Association (APWA)** recommend limiting pavement cuts in new pavement to preserve structural integrity.

FINANCIAL IMPLICATIONS:

Implementing this moratorium will extend the service life of pavement assets, reduce the frequency and cost of premature resurfacing or reconstruction, and maximize return on capital improvement investments. Without such a policy, pavement cuts made within the first five years can reduce pavement life by as much as 30–50%, leading to additional taxpayer expense. This resolution will help ensure that capital improvement funds are used efficiently and that roadways remain in optimal condition for the longest possible period.

ATTACHMENTS:

1. Resolution 25-013 - Pavement Cut Moratorium Policy - Package

CITY OF FERNLEY
RESOLUTION 25-013

A RESOLUTION TO APPROVE ADOPTING A PAVEMENT CUT MORATORIUM POLICY TO PROTECT PAVEMENT INFRASTRUCTURE AND MINIMIZE PREMATURE DETERIORATION

WHEREAS, the Fernley City Council has made substantial investments in pavement infrastructure to ensure safe, durable, and reliable roadways for the public; and

WHEREAS, pavement cuts and excavations within newly paved streets can cause premature deterioration, reducing the lifespan of the pavement and increasing maintenance costs; and

WHEREAS, it is in the City's interest to maintain pavement quality and protect the public investment by limiting pavement disruptions after resurfacing or reconstruction; and

WHEREAS, the City desires to establish a clear Pavement Cut Moratorium Policy that defines the conditions, exceptions, and penalties related to pavement cuts following paving projects;

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Fernley hereby adopts the City of Fernley Pavement Cut Moratorium Policy.

PASSED, APPROVED, AND ADOPTED ON September 3, 2025, by the following vote of the Council:

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

Neal E. McIntyre, Mayor

Kim Swanson, City Clerk



ENGINEERING DEPARTMENT

Maria Paz Fernandez P.E.
City Engineer

Pavement Cut Moratorium Policy

Purpose

To protect the City's investment in pavement infrastructure, maintain pavement quality, and minimize premature deterioration caused by utility cuts or excavations in newly paved streets.

Policy

1. Moratorium Period

- A moratorium will be in effect for **5 years** following the completion of any pavement resurfacing, reconstruction, or new pavement installation on a City street.
- During this period, no open-cut excavation, trenching, or pavement removal will be permitted, except under the conditions listed in Section 3.

2. Applicability

- The moratorium applies to all public and private utility providers, contractors, developers, and City departments.
- It covers all work within the paved roadway surface, including vehicle lanes, bike lanes, and paved shoulders.

3. Exceptions

Work may be authorized during the moratorium if it meets one of the following criteria:

- **Emergency repairs** required to restore essential utility service, address a public safety hazard, or respond to an environmental hazard.
- **City-initiated projects** that require pavement cuts for public benefit.
- Work identified and approved by the City Engineer before the paving project began, with utility coordination incorporated into the project schedule.

4. Penalty for Violations

- Any unauthorized pavement cuts during the moratorium will be subject to restoration requirements exceeding standard specifications, including full-width lane replacement or extended paving limits as determined by the City Engineer.

- Additional administrative penalties may apply.

5. Coordination with Utility Providers

- Utility companies and contractors are encouraged to submit planned project schedules annually to the City to coordinate work ahead of scheduled paving projects and avoid conflicts with the moratorium.

Effective Date: 09/03/2025

Approved by: City of Fernley Council Meeting 09/03/2025