



N E V A D A

AGENDA
Regular Meeting
City Council

Wednesday, January 7, 2026 • 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

Acting City Manager

Lyida Altick

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. Possible action to approve a Professional Services Contract with Taney Engineering for the development of a Comprehensive Request for Proposals (RFP) for Surface Water Plant Improvements for a total cost of \$25,000.**
- 2.5. Possible Action to authorize the execution of the water rights banking and dedication agreement between, Jose Ogana Castillo and Joseline Paule Castillo, in their capacity as Trustees of the 2022 Jose O. & Joseline P. Castillo Trust dated 2/25/2022 and the City of Fernley, APN 021-111-47 and 021-111-48 TCID serial numbers 1022-2 and 1022-2-D in the amount of 4.5 acre feet annually.**
- 2.6. Possible discussion and action to approve the award of the annual 2025-2026 Annual Materials Supplier Contract to Western Nevada Supplier in an amount not to exceed the unit pricing listed in the attached inventory pricing list.**
- 2.7. Possible Action to Approve the Mayor's Appointments to various Boards and Committees.**
- 2.8. Possible Action to Adopt Resolution 25-017, appointing Ryan Hanan as Mayor Pro Tem for a one-year term expiring December 31, 2026**

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. ORDINANCES

- 5.1. (For Possible Action) - Introduction and first reading of Bill #371 in association with CA25005, a Code Amendment initiated by the City of Fernley to amend Title 32, Chapter 6, Section 150-2 (Use Table) of the Development Code to allow the use of "Recreational Facility, Major" in the I (Industrial) zoning district with a Conditional Use Permit.**
- 5.2. (For Possible Action) Introduction and first reading of a request from the Planning Department to amend the City of Fernley Development Code, Title 32, Chapter 9, Section 70 (Grading) and Chapter 2, Section 30 (Definitions), to add definitions for "Grubbing," "Standard Grading," and "Engineered Grading," and to clarify grading permit thresholds, slope limitations, erosion and dust control, inspection, bonding, and enforcement requirements (Bill #370, CA25004).**

5.3. For Possible Action: Introduction and first reading of Bill #375, a Code Amendment initiated by City Councilman Torres to amend Title 2, Chapter 2, Section 4 (Powers and duties of the city manager (b) Exceptions to authority; updating the evaluation process.

6. STAFF REPORTS

6.1. (For Possible Action) Interviews and consideration of the three (3) candidates for the City Manager position, and possible appointment of an applicant for the City Manager position. The Council may consider the character and professional competence of the following candidates for the City Manager position: Sean Grayson, Amy Stephenson, and Andy Ramirez.

6.2. Discussion and Possible Action to negotiate and approve the offer letter with the selected city manager candidate.

7. ITEMS REQUESTED BY MAYOR OR CITY COUNCIL MEMBERS

7.1. Discussion and possible action regarding canceling the July 1, 2026, City Council Meeting due to City of Fernley 25th Anniversary events. (Councilman Hanan)

8. ADDRESS REQUEST(S) FOR FUTURE AGENDA ITEMS

9. PUBLIC FORUM

10. ADJOURNMENT

Next Meeting: January 21, 2026 @ 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	381971	SUPPLEMENTAL INSURANCE	12/25/2025	577.16	12/23/2025	100-217400 AFLAC Insurance Payable	1225
Total 5690:					577.16			
ALLDATA LLC								
8930	ALLDATA LLC	INVC06406503	ALL DATA AUTOMOTIVE SERVICES	12/13/2025	361.60	12/19/2025	100-480-342 Tech Services-Other	1225
Total 8930:					361.60			
ALTITUDE SIGNAL, LLC								
8680	ALTITUDE SIGNAL, LLC	I004296	Fiber Media Converter (Newlands)	12/19/2025	650.00	12/30/2025	100-475-422 Outside Serv-Traf Light Maint	1225
Total 8680:					650.00			
AMERICAN READY MIX								
1879	AMERICAN READY MIX	3538912	Concreate for valve istallation	12/16/2025	807.53	12/30/2025	510-166100 Construction In Progress	1225
Total 1879:					807.53			
ANIMAL CARE CENTER								
245	ANIMAL CARE CENTER	4946	C09309063	11/21/2025	342.72	12/19/2025	100-525-322 Prof Serv-Other	1125
Total 245:					342.72			
ARAMARK (VESTIS)								
1895	ARAMARK (VESTIS)	5980342015	PS custodial supplies	12/09/2025	154.11	12/19/2025	510-840-420 Outside Services	1225
1895	ARAMARK (VESTIS)	5980342023	SHIRT CONTRACT	12/09/2025	87.83	12/19/2025	100-480-420 Outside Services	1225
1895	ARAMARK (VESTIS)	5980342024	SHOP MAT SERVICE	12/09/2025	101.30	12/19/2025	100-480-420 Outside Services	1225
1895	ARAMARK (VESTIS)	5980342025	Clothing/Floor mats	12/09/2025	68.51	12/19/2025	100-475-420 Outside Services	1225
1895	ARAMARK (VESTIS)	5980342026	floor mat service	12/09/2025	32.85	12/19/2025	510-810-420 Outside Services	1225
1895	ARAMARK (VESTIS)	5980342028	Floor mats	12/09/2025	214.25	12/19/2025	100-417-420 Outside Services	1225
1895	ARAMARK (VESTIS)	5980343590	SHIRT CONTRACT	12/16/2025	87.83	12/19/2025	100-480-420 Outside Services	1225
1895	ARAMARK (VESTIS)	5980343591	Clothing/Floor mats	12/16/2025	68.51	12/19/2025	100-475-420 Outside Services	1225
1895	ARAMARK (VESTIS)	5980343592	floor mat service	12/16/2025	32.85	12/19/2025	510-810-420 Outside Services	1225
1895	ARAMARK (VESTIS)	5980345206	PS Custodial supplies	12/23/2025	154.11	12/30/2025	510-840-420 Outside Services	1225
1895	ARAMARK (VESTIS)	5980345214	SHIRT CONTRACT	12/23/2025	87.83	12/30/2025	100-480-420 Outside Services	1225
1895	ARAMARK (VESTIS)	5980345215	SHOP MA SERVICE	12/23/2025	101.30	12/30/2025	100-475-420 Outside Services	1225

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title	GL Period
1895	ARAMARK (VESTIS)	5980345216	Clothing/Floor mats	12/23/2025	68.51	12/30/2025	100-475-420 Outside Services	1225
1895	ARAMARK (VESTIS)	5980345217	floor mat service	12/23/2025	32.85	12/30/2025	510-810-420 Outside Services	1225
1895	ARAMARK (VESTIS)	5980345219	Floor Mats	12/23/2025	214.25	12/30/2025	100-417-420 Outside Services	1225
Total 1895:					1,506.89			
ARC GENERATOR SERVICE, LLC								
8984	ARC GENERATOR SERVICE, LLC	2739	GENERATOR SERVICE CONTRACT	11/19/2025	4,745.13	12/30/2025	520-810-430 Outside Serv-Repair & Maint	1125
8984	ARC GENERATOR SERVICE, LLC	2739	GENERATOR CONTRACT FOR W/D AND W/W	11/19/2025	3,019.62	12/30/2025	510-810-430 Outside Serv-Repair & Maint	1125
Total 8984:					7,764.75			
AT&T								
13	AT&T	4302430113	07048 WTP Ethernet NOV 25	11/30/2025	2,575.28	12/19/2025	100-417-530 Communications	1125
13	AT&T	81650 NOV 25	775-835-8598 165 0	11/26/2025	2,932.07	12/22/2025	100-417-530 Communications	1125
13	AT&T	96145 DEC 25	131 252-7192 857 4	12/02/2025	308.16	12/26/2025	100-417-530 Communications	1225
13	AT&T	96145 DEC 25	131 252-8129 614 5	12/02/2025	230.00	12/26/2025	100-417-530 Communications	1225
Total 13:					6,045.51			
AT&T LONG DISTANCE								
448	AT&T LONG DISTANCE	815519343-Dec25	81551934 NOV 2025	12/04/2025	1,073.29	12/19/2025	100-417-530 Communications	1225
Total 448:					1,073.29			
ATLAS COPCO USA HOLDINGS INC								
5884	ATLAS COPCO USA HOLDINGS INC	1125132603	PS MF compressor maintenance supplies	12/10/2025	2,388.19	12/19/2025	510-840-614 Shop Supplies	1225
Total 5884:					2,388.19			
AUTO & TRUCK ELECTRIC, INC								
8868	AUTO & TRUCK ELECTRIC, INC	49551	BATTERY FOR FLEET	12/05/2025	165.00	12/19/2025	100-480-610 Automotive Supplies	1225
Total 8868:					165.00			
AUTOZONE STORES LLC								
4473	AUTOZONE STORES LLC	3742455677	PARTS FOR FIRE DEPT.	12/16/2025	10.00	12/30/2025	100-480-610 Automotive Supplies	1225
Total 4473:					10.00			
BIG R OF FERNLEY								
20	BIG R OF FERNLEY	23345/5	Cat Litr	12/05/2025	15.95	12/19/2025	100-525-600 General Supplies	1225
20	BIG R OF FERNLEY	23361/5	Gloves, Vest, face shield	12/09/2025	56.89	12/19/2025	100-575-616 Safety Supplies	1225
20	BIG R OF FERNLEY	23369/5	Anchor, punch, dust off	12/10/2025	142.77	12/19/2025	100-575-600 General Supplies	1225

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title	GL Period
20	BIG R OF FERNLEY	23370/5	Drill Bit	12/10/2025	17.99	12/19/2025	100-575-600 General Supplies	1225
20	BIG R OF FERNLEY	23373/5	Fasteners/Epoxy	12/11/2025	28.36	12/19/2025	100-575-600 General Supplies	1225
20	BIG R OF FERNLEY	23377/5	Fuel Mix	12/11/2025	65.98	12/19/2025	100-575-600 General Supplies	1225
20	BIG R OF FERNLEY	23380/5	Extension Cord	12/12/2025	30.99	12/19/2025	100-417-600 General Supplies	1225
20	BIG R OF FERNLEY	23402/5	Zip Lock Bags	12/17/2025	11.36	12/19/2025	100-575-600 General Supplies	1225
20	BIG R OF FERNLEY	23406/5	Vacuum Bag	12/17/2025	11.99	12/19/2025	100-417-612 Building Maint Supplies	1225
20	BIG R OF FERNLEY	23409/5	Tape/Paint	12/18/2025	73.97	12/19/2025	100-417-600 General Supplies	1225
20	BIG R OF FERNLEY	23415/5	Ac- tidy Cat/Cat Food	12/18/2025	53.89	12/30/2025	100-525-600 General Supplies	1225
20	BIG R OF FERNLEY	23417/5	Hitch Pin, fuel mix, aerosol	12/19/2025	56.71	12/30/2025	100-575-600 General Supplies	1225
20	BIG R OF FERNLEY	23431/5	Cutting disc/Fasteners	12/22/2025	21.04	12/30/2025	100-575-600 General Supplies	1225
20	BIG R OF FERNLEY	23452/5	Work truck key fob battery	12/29/2025	3.99	12/30/2025	520-810-610 Automotive Supplies	1225
Total 20:					591.88			
BIGGEST LITTLE RADIO								
8622	BIGGEST LITTLE RADIO	2062	Tree Lighting	12/01/2025	200.00	12/19/2025	100-412-650 Community Support	1225
Total 8622:					200.00			
BOB'S PRINTING AND SIGNAGE								
6970	BOB'S PRINTING AND SIGNAGE	121225-1	FSCAC Name Plate	12/16/2025	28.44	12/19/2025	100-416-550 Printing and Postage	1225
6970	BOB'S PRINTING AND SIGNAGE	91625-1	Bus. cards & name plate for Treston and Jim	09/30/2025	112.40	12/19/2025	100-610-600 General Supplies	925
Total 6970:					140.84			
BRADY INDUSTRIES OF NEVADA LLC								
8837	BRADY INDUSTRIES OF NEVADA LLC	11041736	Wipes, paper towels, tissue	12/19/2025	204.87	12/30/2025	100-417-612 Building Maint Supplies	1225
Total 8837:					204.87			
CERRIS SYSTEMS RENO, INC.								
9033	CERRIS SYSTEMS RENO, INC.	7683	PS High Service Pump Station Electrical AC emergency repai	12/29/2025	1,980.15	12/30/2025	510-840-424 Outside Serv-HVAC	1225
Total 9033:					1,980.15			
CFA, A BOWMAN COMPANY								
499	CFA, A BOWMAN COMPANY	529775	In Town Park Phase 2 - Design BOWMAN	11/30/2025	478.50	12/19/2025	230-575-730 Improve Other than Buildings	1125
Total 499:					478.50			
CHAMPION CHEVROLET								
405	CHAMPION CHEVROLET	639304	2026 Chevrolet Traverse V5273-Code Enforcement	12/05/2025	44,792.25	12/19/2025	100-615-742 Vehicles	1225

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title	GL Period
Total 405:					44,792.25			
CHARTER COMMUNICATIONS								
4479	CHARTER COMMUNICATIONS	156824401112125	2440111/28-12/27/25 355 Cottonwood	11/21/2025	129.98	12/19/2025	100-417-530 Communications	1125
4479	CHARTER COMMUNICATIONS	175969701120125	69701 595 Silver Lace NOV 25	12/01/2025	1,337.31	12/19/2025	100-417-530 Communications	1225
4479	CHARTER COMMUNICATIONS	175970201120125	7020 355 Cottonwood 12/01-12/31/25	12/01/2025	387.31	12/19/2025	100-417-530 Communications	1225
Total 4479:					1,854.60			
CISCO AIR SYSTEMS, INC								
8990	CISCO AIR SYSTEMS, INC	302834-1	PS MF emergency backup compressor	12/05/2025	15,560.33	12/19/2025	510-840-605 Minor Equipment	1225
Total 8990:					15,560.33			
COLONIAL INSURANCE								
3520	COLONIAL INSURANCE	31039340101071	E3103934 SUPPLEMENTAL INSURANC	01/01/2026	55.16		100-218000 COLONIAL INSURANCE PAYABL	126
Total 3520:					55.16			
CSG FORTE PAYMENTS, INC								
8996	CSG FORTE PAYMENTS, INC	0014885056	FORTE CC MONTHLY STMT AND PROCESS FEES	11/30/2025	2.50	12/10/2025	100-417-420 Outside Services	1125
8996	CSG FORTE PAYMENTS, INC	0014885056	FORTE CC MONTHLY STMT AND PROCESS FEES	11/30/2025	2.50	12/10/2025	100-575-420 Outside Services	1125
8996	CSG FORTE PAYMENTS, INC	0014885215	FORTE CC MONTHLY STMT AND PROCESS FEES	11/30/2025	2.50	12/10/2025	100-575-420 Outside Services	1125
8996	CSG FORTE PAYMENTS, INC	0014885215	FORTE CC MONTHLY STMT AND PROCESS FEES	11/30/2025	2.50	12/10/2025	100-417-420 Outside Services	1125
Total 8996:					10.00			
DOWL, LLC								
8931	DOWL, LLC	7363.30292.03-5	GIS Services - DOWL	12/05/2025	1,067.00	12/19/2025	100-529-320 Prof Serv-Engineering	1225
8931	DOWL, LLC	7363.30583.01-13-R	East Lift station: Structural and Civil plan review	12/05/2025	2,708.25	12/19/2025	520-166100 Construction In Progress	1225
Total 8931:					3,775.25			
EMPLOYEES, CITY OF FERNLEY								
8639	EMPLOYEES, CITY OF FERNLEY	121525	REIMB FOR TUITION- ANIMAL BEHAVIOR COLLEGE, ANIM	12/15/2025	1,370.00	12/19/2025	100-525-580 Training	1225
8639	EMPLOYEES, CITY OF FERNLEY	307111	REIMB FOR 12/15/25 GIVE AWAY BASKETS CHRISTMAS L	12/16/2025	62.87	12/19/2025	100-412-650 Community Support	1225
Total 8639:					1,432.87			
FALLON CATERING LLC								
9107	FALLON CATERING LLC	239	12/15/25 STAFF/COUNCIL CHRISTMAS LUNCH	12/16/2025	2,244.00	12/19/2025	100-412-650 Community Support	1225

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title	GL Period
Total 9107:					2,244.00			
FLORES, ROBERT C.								
9012	FLORES, ROBERT C.	121025	PLANNING COMMISSION STIPEND	12/10/2025	80.00	12/19/2025	100-610-322 Prof Serv-Other	1225
Total 9012:					80.00			
FLYERS ENERGY, LLC								
18	FLYERS ENERGY, LLC	25-539903	PS Sedimentation basin mixer oil.	12/16/2025	3,863.71	12/19/2025	510-840-614 Shop Supplies	1225
18	FLYERS ENERGY, LLC	CFS-4452841	GASOLINE-WD	11/30/2025	804.35	12/30/2025	510-810-626 Gasoline	1125
18	FLYERS ENERGY, LLC	CFS-4452841	GASOLINE-FLEET	11/30/2025	227.59	12/30/2025	100-480-626 Gasoline	1125
18	FLYERS ENERGY, LLC	CFS-4452841	GASOLINE-FACILITIES	11/30/2025	286.78	12/30/2025	100-417-626 Gasoline	1125
18	FLYERS ENERGY, LLC	CFS-4452841	GASOLINE-WTP	11/30/2025	193.38	12/30/2025	510-840-626 Gasoline	1125
18	FLYERS ENERGY, LLC	CFS-4452841	GASOLINE-COURT	11/30/2025	53.61	12/30/2025	100-425-626 Gasoline	1125
18	FLYERS ENERGY, LLC	CFS-4452841	GASOLINE-ENG	11/30/2025	34.03	12/30/2025	100-529-626 Gasoline	1125
18	FLYERS ENERGY, LLC	CFS-4452841	GASOLINE-VECTOR	11/30/2025	60.85	12/30/2025	100-528-626 Gasoline	1125
18	FLYERS ENERGY, LLC	CFS-4452841	GASOLINE-STREETS	11/30/2025	1,018.58	12/30/2025	100-475-626 Gasoline	1125
18	FLYERS ENERGY, LLC	CFS-4452841	GASOLINE-BUILDING	11/30/2025	239.12	12/30/2025	100-605-626 Gasoline	1125
18	FLYERS ENERGY, LLC	CFS-4452841	GASOLINE-PARKS	11/30/2025	286.78	12/30/2025	100-575-626 Gasoline	1125
18	FLYERS ENERGY, LLC	CFS-4452841	GASOLINE-WW	11/30/2025	1,019.20	12/30/2025	520-810-626 Gasoline	1125
18	FLYERS ENERGY, LLC	CFS-4452841	GASOLINE-ANIMAL CONTROL	11/30/2025	393.68	12/30/2025	100-525-626 Gasoline	1125
18	FLYERS ENERGY, LLC	CFS-4469234	GASOLINE-PARKS	12/15/2025	428.18	12/30/2025	100-575-626 Gasoline	1225
18	FLYERS ENERGY, LLC	CFS-4469234	GASOLINE-WW	12/15/2025	921.48	12/30/2025	520-810-626 Gasoline	1225
18	FLYERS ENERGY, LLC	CFS-4469234	GASOLINE-BUILDING	12/15/2025	114.56	12/30/2025	100-605-626 Gasoline	1225
18	FLYERS ENERGY, LLC	CFS-4469234	GASOLINE-CODE ENFORCEMENT	12/15/2025	43.61	12/30/2025	100-615-626 Gasoline	1225
18	FLYERS ENERGY, LLC	CFS-4469234	GASOLINE-VECTOR	12/15/2025	71.08	12/30/2025	100-528-626 Gasoline	1225
18	FLYERS ENERGY, LLC	CFS-4469234	GASOLINE-STREETS	12/15/2025	1,718.86	12/30/2025	100-475-626 Gasoline	1225
18	FLYERS ENERGY, LLC	CFS-4469234	GASOLINE-FACILITIES	12/15/2025	428.17	12/30/2025	100-417-626 Gasoline	1225
18	FLYERS ENERGY, LLC	CFS-4469234	GASOLINE-WTP	12/15/2025	134.98	12/30/2025	510-840-626 Gasoline	1225
18	FLYERS ENERGY, LLC	CFS-4469234	GASOLINE-ANIMAL CONTROL	12/15/2025	175.69	12/30/2025	100-525-626 Gasoline	1225
18	FLYERS ENERGY, LLC	CFS-4469234	GASOLINE-WD	12/15/2025	1,505.17	12/30/2025	510-810-626 Gasoline	1225
18	FLYERS ENERGY, LLC	CFS-4469234	GASOLINE-FLEET	12/15/2025	111.51	12/30/2025	100-480-626 Gasoline	1225
Total 18:					14,134.95			
FLYNN GIUDICI GOVERNMENT AFFAIRS LLC								
8869	FLYNN GIUDICI GOVERNMENT AFFAIRS LLC	INV-0636	Lobbyist Contract Dec-25	12/01/2025	5,800.00	12/19/2025	100-413-322 Prof Serv-Other	1225
Total 8869:					5,800.00			
GARVIN, TESSA								
9010	GARVIN, TESSA	121025	PLANNING COMMISSION STIPEND	12/10/2025	80.00	12/19/2025	100-610-322 Prof Serv-Other	1225

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title	GL Period
Total 9010:					80.00			
GOPHER CONSTRUCTION INC								
202	GOPHER CONSTRUCTION INC	37361	Class A sand	12/04/2025	802.19	12/19/2025	510-810-431 Outside Serv-Road Maint	1225
202	GOPHER CONSTRUCTION INC	37448	2x6 Rip Rap	12/12/2025	388.45	12/19/2025	100-475-600 General Supplies	1225
202	GOPHER CONSTRUCTION INC	37497	Pit Run	12/18/2025	365.28	12/30/2025	100-475-600 General Supplies	1225
Total 202:					1,555.92			
GRAINGER								
252	GRAINGER	9750141518	water sample disinfectant sprayer	12/19/2025	71.18	12/30/2025	510-810-614 Shop Supplies	1225
Total 252:					71.18			
GRANICUS LLC								
9043	GRANICUS LLC	218492	CMO - Financial Export Con	11/18/2025	2,625.00	12/30/2025	100-418-342 Tech Services-Other	1125
Total 9043:					2,625.00			
GRANITE CONSTRUCTION CO								
64	GRANITE CONSTRUCTION CO	3110029	Cold Mix	12/11/2025	940.40	12/19/2025	100-475-600 General Supplies	1225
Total 64:					940.40			
GRANITE TELECOMMUNICATIONS, LLC								
8838	GRANITE TELECOMMUNICATIONS, LLC	726499688	COMMUNICATIONS DEC 2025	12/01/2025	901.24	12/08/2025	100-417-530 Communications	1225
Total 8838:					901.24			
GUNDERSON LAW FIRM								
9105	GUNDERSON LAW FIRM	12102025	RETAINER FEE FOR REPRESENTING THE CITY OF FERN	12/10/2025	10,000.00	12/11/2025	100-414-310 Prof Serv-Legal	1225
Total 9105:					10,000.00			
HACH COMPANY								
406	HACH COMPANY	14795242	PS water quality instrumentation-flow sensor	12/15/2025	906.18	12/19/2025	510-840-614 Shop Supplies	1225
Total 406:					906.18			
HANNEMAN SERVICE								
70	HANNEMAN SERVICE	111967	Misc. Service Labor	11/21/2025	145.00	12/19/2025	100-615-420 Outside Services	1125
70	HANNEMAN SERVICE	111969	Misc. Service Labor	12/15/2025	145.00	12/30/2025	100-615-420 Outside Services	1225
70	HANNEMAN SERVICE	14701	2006 Honda Odessy 855 W Main Street	11/24/2025	55.00	12/19/2025	100-615-420 Outside Services	1125

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title	GL Period
70	HANNEMAN SERVICE	14711	1999 Ford Explorer No plates 813 Scott	12/15/2025	55.00	12/30/2025	100-615-420 Outside Services	1225
Total 70:					400.00			
HAT LTD PARTNERSHIP								
110	HAT LTD PARTNERSHIP	17270391	Temp Manpower S Hedrick W/End 10/19/25	10/22/2025	76.89	12/19/2025	520-810-420 Outside Services	1025
110	HAT LTD PARTNERSHIP	17270391	Temp Manpower S Hedrick W/End 10/19/25	10/22/2025	774.90	12/19/2025	100-416-420 Outside Services	1025
110	HAT LTD PARTNERSHIP	17270391	Temp Manpower S Hedrick W/End 10/19/25	10/22/2025	146.79	12/19/2025	510-810-420 Outside Services	1025
110	HAT LTD PARTNERSHIP	17271989	Temp Manpower S Hedrick W/End 12/7/2025	12/10/2025	67.89	12/19/2025	520-810-420 Outside Services	1225
110	HAT LTD PARTNERSHIP	17271989	Temp Manpower S Hedrick W/End 12/7/2025	12/10/2025	129.62	12/19/2025	510-810-420 Outside Services	1225
110	HAT LTD PARTNERSHIP	17271989	Temp Manpower S Hedrick W/End 12/7/2025	12/10/2025	684.25	12/19/2025	100-416-420 Outside Services	1225
Total 110:					1,880.34			
HERC RENTALS								
8732	HERC RENTALS	36108079-001	Trench plates for insertion valves installation.	12/18/2025	1,562.00	12/30/2025	510-166100 Construction In Progress	1225
Total 8732:					1,562.00			
HINTON BURDICK, PLLC								
8486	HINTON BURDICK, PLLC	331904	Progress Billing Audit FY25	10/31/2025	38,000.00	12/19/2025	100-415-328 Prof Serv-Auditing	1025
8486	HINTON BURDICK, PLLC	333461	Final Billing Audit FY25	11/30/2025	17,413.50	12/19/2025	100-415-328 Prof Serv-Auditing	1125
Total 8486:					55,413.50			
HISKETT & SONS, LLC								
8487	HISKETT & SONS, LLC	127721	Concrete for insertion valves	11/18/2025	641.35	12/19/2025	510-166100 Construction In Progress	1125
Total 8487:					641.35			
HOLT, JULIANNE								
9026	HOLT, JULIANNE	121025	PLANNING COMMISSION STIPEND	12/10/2025	80.00	12/19/2025	100-610-322 Prof Serv-Other	1225
Total 9026:					80.00			
IBEW Local 1245								
83	IBEW Local 1245	DEC 2025-1	UNION DUES, ONE HALF OF MONTH	12/12/2025	1,506.47	12/12/2025	100-219900 OTHER PAYROLL PAYABLES	1225
83	IBEW Local 1245	DEC 2025-2	UNION DUES, ONE HALF OF MONTH	12/24/2025	1,601.12	12/24/2025	100-219900 OTHER PAYROLL PAYABLES	1225
Total 83:					3,107.59			
INTERNAL REVENUE SERVICE								
7879	INTERNAL REVENUE SERVICE	DEC 2025-1	W/HOLD TAX PAYABLE, PAYROLL	12/12/2025	38,263.29	12/12/2025	100-212000 FEDERAL WITHHOLDING PAYAB	1225
7879	INTERNAL REVENUE SERVICE	DEC 2025-1	MED TAX PAYABLE, PAYROLL	12/12/2025	9,182.48	12/12/2025	100-211000 FICA PAYABLE	1225

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title	GL Period
7879	INTERNAL REVENUE SERVICE	DEC 2025-1	FICA TAX PAYABLE, PAYROLL	12/12/2025	145.04	12/12/2025	100-211000 FICA PAYABLE	1225
7879	INTERNAL REVENUE SERVICE	DEC 2025-2	MED TAX PAYABLE, PAYROLL	12/24/2025	8,161.84	12/24/2025	100-211000 FICA PAYABLE	1225
7879	INTERNAL REVENUE SERVICE	DEC 2025-2	W/HOLD TAX PAYABLE, PAYROLL	12/24/2025	31,166.02	12/24/2025	100-212000 FEDERAL WITHHOLDING PAYAB	1225
7879	INTERNAL REVENUE SERVICE	DEC 2025-2	FICA TAX PAYABLE, PAYROLL	12/24/2025	145.04	12/24/2025	100-211000 FICA PAYABLE	1225
Total 7879:					87,063.71			
INTERSTATE OIL COMPANY								
4329	INTERSTATE OIL COMPANY	892352-IN	OIL FOR FLEET	12/22/2025	198.31	12/30/2025	100-480-610 Automotive Supplies	1225
Total 4329:					198.31			
ISLAND CONNECTIONS OF THE UPSTATE, LLC								
9101	ISLAND CONNECTIONS OF THE UPSTATE, LLC	1	Marshallese Herbert 25CR000053K	07/01/2025	150.00	12/30/2025	100-425-330 Prof Serv-Interpreter	725
Total 9101:					150.00			
JOHN ALLEN WOODS								
8994	JOHN ALLEN WOODS	275149	WTP FACILITY SECURITY LOCKS	12/10/2025	1,077.40	12/19/2025	510-840-600 General Supplies	1225
Total 8994:					1,077.40			
JUB ENGINEERS, INC								
8846	JUB ENGINEERS, INC	189284	E Cedar St - Design	10/07/2025	21,763.52	12/30/2025	100-475-745 RTC Reimbursable	1025
8846	JUB ENGINEERS, INC	190089	Cedar St Design	11/07/2025	22,052.10	12/19/2025	100-475-745 RTC Reimbursable	1125
8846	JUB ENGINEERS, INC	191552	Mesa Dr. Water Main Extension	12/17/2025	834.20	12/30/2025	510-166100 Construction In Progress	1225
Total 8846:					44,649.82			
KIMLEY-HORN AND ASSOCIATES, INC.								
8715	KIMLEY-HORN AND ASSOCIATES, INC.	34063801	CIP/Impact Fee Study	11/30/2025	10,650.00	12/19/2025	100-610-322 Prof Serv-Other	1125
8715	KIMLEY-HORN AND ASSOCIATES, INC.	34063802	Infrastructure Plan (N/SW Area)	11/30/2025	19,250.00	12/19/2025	100-610-322 Prof Serv-Other	1125
Total 8715:					29,900.00			
LEWIS, ANGELA								
9020	LEWIS, ANGELA	121025	PLANNING COMMISSION STIPEND	12/10/2025	80.00	12/19/2025	100-610-322 Prof Serv-Other	1225
Total 9020:					80.00			
LOWES CREDIT SERVICES								
7650	LOWES CREDIT SERVICES	72559	pressure washer hose	12/10/2025	75.98	12/30/2025	520-810-614 Shop Supplies	1225
7650	LOWES CREDIT SERVICES	72775	pressure washer hose adapter and teflon tape	12/10/2025	15.16	12/30/2025	520-810-614 Shop Supplies	1225
7650	LOWES CREDIT SERVICES	74048	PS SCADA Engineering Workstation Supplies	12/11/2025	167.48	12/30/2025	510-840-614 Shop Supplies	1225

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title	GL Period
7650	LOWES CREDIT SERVICES	74280	Wood for meter boxes	12/11/2025	285.42	12/30/2025	510-810-614 Shop Supplies	1225
7650	LOWES CREDIT SERVICES	74937	Screwdriver and gloves	12/11/2025	32.26	12/30/2025	520-810-614 Shop Supplies	1225
7650	LOWES CREDIT SERVICES	84014	New shovels for service truck	12/16/2025	168.56	12/30/2025	510-810-614 Shop Supplies	1225
7650	LOWES CREDIT SERVICES	84468	Paint	12/16/2025	53.88	12/30/2025	100-528-600 General Supplies	1225
7650	LOWES CREDIT SERVICES	85633	Sealant, Clorox Wipes	12/17/2025	45.45	12/30/2025	100-417-612 Building Maint Supplies	1225
7650	LOWES CREDIT SERVICES	85816	Saw Blades, Paint	12/17/2025	83.53	12/30/2025	100-417-600 General Supplies	1225
7650	LOWES CREDIT SERVICES	87566	Supplies for fire hydrant maintenance kits	12/02/2025	325.72	12/30/2025	510-810-614 Shop Supplies	1225
7650	LOWES CREDIT SERVICES	87644	VACCUM FOR SHOP	12/18/2025	75.98	12/30/2025	100-480-600 General Supplies	1225
7650	LOWES CREDIT SERVICES	87915	PS emergency AC backup for electrical rooms	12/18/2025	489.21	12/30/2025	510-840-614 Shop Supplies	1225
7650	LOWES CREDIT SERVICES	88968	PS Shop Supplies	12/03/2025	655.45	12/30/2025	510-840-614 Shop Supplies	1225
7650	LOWES CREDIT SERVICES	89881	Gloves in bulk	12/19/2025	303.68	12/30/2025	100-475-616 Safety Supplies	1225
7650	LOWES CREDIT SERVICES	92681	Dremel bits, gloss	12/05/2025	69.25	12/30/2025	100-417-600 General Supplies	1225
7650	LOWES CREDIT SERVICES	972632 -PVXRLM	parts for tank screen repair	11/10/2025	67.48	12/30/2025	510-810-614 Shop Supplies	1125
7650	LOWES CREDIT SERVICES	978463	Wax, Paint thinner, gloss	11/13/2025	74.03	12/30/2025	100-417-600 General Supplies	1125
7650	LOWES CREDIT SERVICES	98756	PS RW Elec. Supplies	12/08/2025	102.38	12/30/2025	510-840-614 Shop Supplies	1225
7650	LOWES CREDIT SERVICES	99332	PS RW Elec. Parts	12/08/2025	12.04	12/30/2025	510-840-614 Shop Supplies	1225
7650	LOWES CREDIT SERVICES	993828	Lumber/Screws	11/21/2025	45.56	12/30/2025	100-575-600 General Supplies	1125
7650	LOWES CREDIT SERVICES	995249-PVNDRQ	Whisker Nails	11/06/2025	81.00	12/30/2025	520-810-600 General Supplies	1125
Total 7650:					3,229.50			
LUMOS & ASSOCIATES INC								
370	LUMOS & ASSOCIATES INC	129604	Pond 4A & 4B Relining	10/16/2025	1,097.00	12/19/2025	520-166100 Construction In Progress	1025
370	LUMOS & ASSOCIATES INC	130455	East Lift station Improvements	12/12/2025	1,793.00	12/19/2025	520-166100 Construction In Progress	1225
370	LUMOS & ASSOCIATES INC	130517	Ponds 4A & 4B Relining	12/15/2025	10,017.50	12/30/2025	520-166100 Construction In Progress	1225
370	LUMOS & ASSOCIATES INC	130572	Pond 4A & 4B Relining	12/16/2025	15,788.66	12/19/2025	520-166100 Construction In Progress	1225
Total 370:					28,696.16			
LYON COUNTY								
1126	LYON COUNTY	JAN 2026	PUBLIC DEFENDER - JAN 2026	01/01/2026	10,000.00		100-413-322 Prof Serv-Other	126
Total 1126:					10,000.00			
LYON COUNTY COMPTROLLER								
107	LYON COUNTY COMPTROLLER	FY2026	Emergency Management Agreement FY26	12/19/2025	2,000.00	12/30/2025	100-412-650 Community Support	1225
Total 107:					2,000.00			
LYON COUNTY RECORDER								
108	LYON COUNTY RECORDER	122225	DLG ASSOCIATES TO AGRU AMERICA ASSIGNMENT AND	12/22/2025	43.00	12/23/2025	510-810-320 Prof Serv-Engineering	1225
108	LYON COUNTY RECORDER	2072904	LIEN REL- 227 JENNYS LN 02072904	12/16/2025	43.00	12/19/2025	510-810-322 Prof Serv-Other	1225

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Total 108:					86.00			
MATHEUS, SENIOR JUDGE LORI								
8042	MATHEUS, SENIOR JUDGE LORI	JAN 2026	MUNICIPAL COURT JUDGE	01/31/2026	7,916.67		100-425-322 Prof Serv-Other	126
Total 8042:					7,916.67			
METLIFE SMALL BUSINESS CENTER								
5387	METLIFE SMALL BUSINESS CENTER	JAN 2026	5952725 GROUP DENTAL INSURANCE	01/01/2026	7,030.94		100-217100 Dental Insurance Payable MetL	126
5387	METLIFE SMALL BUSINESS CENTER	JAN 2026	5952725 GROUP VISION INSURANCE	01/01/2026	1,086.32		100-217200 Vision Insurance Payable MetL	126
5387	METLIFE SMALL BUSINESS CENTER	JAN 2026	5952725 GROUP LIFE/ADD LTD/STD INSURANCE	01/01/2026	4,253.39		100-217300 Life/ADD LTD/STD Anthem Payabl	126
Total 5387:					12,370.65			
MIRACLE RECREATION EQUIPMENT CO								
7251	MIRACLE RECREATION EQUIPMENT CO	897259	Playground equipment slides and panels	12/09/2025	5,114.16	12/19/2025	100-575-605 Minor Equipment	1225
Total 7251:					5,114.16			
MISCELLANEOUS ONE TIME VENDOR								
1111	MISCELLANEOUS ONE TIME VENDOR	258628590	OVERPAYMENT- DOG LICENSE "GAMORA", "AKELA", "FR	12/15/2025	110.00	12/23/2025	100-320-170 Animal License Fees	1225
1111	MISCELLANEOUS ONE TIME VENDOR	DEC 2025	WALMART FSCAC ANGEL TREE GIFTS	12/23/2025	73.33	12/30/2025	100-412-650 Community Support	1225
1111	MISCELLANEOUS ONE TIME VENDOR	DEC 2025	WALMART FSCAC ANGEL TREE GIFTS	12/23/2025	219.51	12/30/2025	100-412-650 Community Support	1225
Total 1111:					402.84			
MOFFITT ANIMAL CLINIC								
6660	MOFFITT ANIMAL CLINIC	188018	Willow B 10/13/25	11/03/2025	100.00	12/30/2025	100-525-322 Prof Serv-Other	1125
6660	MOFFITT ANIMAL CLINIC	189150	Clawdia 12-2-25 (# UD)	12/02/2025	260.22	12/19/2025	100-525-322 Prof Serv-Other	1225
6660	MOFFITT ANIMAL CLINIC	189150	Venom 11/28/25 (# VD)	12/02/2025	342.01	12/19/2025	100-525-322 Prof Serv-Other	1225
6660	MOFFITT ANIMAL CLINIC	189652	Wednesday Cat 12/10/25	12/15/2025	100.00	12/30/2025	100-525-322 Prof Serv-Other	1225
Total 6660:					802.23			
MSC INDUSTRIAL SUPPLY CO								
115	MSC INDUSTRIAL SUPPLY CO	82167890	LOCTITE FOR SHOP	12/16/2025	50.34	12/19/2025	520-810-600 General Supplies	1225
115	MSC INDUSTRIAL SUPPLY CO	84434560	3 ring binders for office	12/26/2025	41.36	12/30/2025	510-810-601 Office Supplies	1225
Total 115:					91.70			
NAPA AUTO & TRUCK PARTS								
58	NAPA AUTO & TRUCK PARTS	440979	Battery tender	12/10/2025	37.99	12/19/2025	520-810-610 Automotive Supplies	1225
58	NAPA AUTO & TRUCK PARTS	441291	LIGHTS FOR W/D	12/17/2025	178.98	12/19/2025	100-575-616 Safety Supplies	1225

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title	GL Period
58	NAPA AUTO & TRUCK PARTS	441317	FUSE HOLDERS FOR FLEET	12/18/2025	27.54	12/19/2025	100-480-610 Automotive Supplies	1225
58	NAPA AUTO & TRUCK PARTS	441320	nitrile gloves and degreaser	12/18/2025	38.82	12/19/2025	520-810-600 General Supplies	1225
58	NAPA AUTO & TRUCK PARTS	441322	COOLENT FOR FLEET	12/18/2025	85.74	12/19/2025	100-480-610 Automotive Supplies	1225
58	NAPA AUTO & TRUCK PARTS	441343	CODE ENFORCEMENT LIGHT INSTALL	12/18/2025	3.99	12/19/2025	100-480-610 Automotive Supplies	1225
58	NAPA AUTO & TRUCK PARTS	441514	Breaker/Disp gloves	12/22/2025	24.36	12/30/2025	100-575-600 General Supplies	1225
Total 58:					397.42			
NCE								
7617	NCE	675212534	Shadow Ln - Construction Closeout - NCE	12/17/2025	821.25	12/19/2025	100-475-745 RTC Reimbursable	1225
Total 7617:					821.25			
NEVADA HOUSING COALITION								
9106	NEVADA HOUSING COALITION	3991	NHC Membership	12/01/2025	135.00	12/19/2025	100-413-581 Dues and Memberships	1225
Total 9106:					135.00			
NEW YORK LIFE INSURANCE COMPANY								
9061	NEW YORK LIFE INSURANCE COMPANY	20260103	SUPPLEMENTAL INSURANCE- NEW YORK LIFE	01/01/2026	1,767.29		100-218200 New York Life	126
Total 9061:					1,767.29			
NSB - BANKCARD CENTER								
8649	NSB - BANKCARD CENTER	NOV 25	AWWA; UTILITIES MGMT GUIDE & SHIPPING UTDIR	11/30/2025	33.57	12/10/2025	510-810-580 Training	1125
8649	NSB - BANKCARD CENTER	NOV 25	ASCE; MEMBERSHIP A. NAVARRO	11/30/2025	74.00	12/10/2025	510-810-581 Dues and Memberships	1125
8649	NSB - BANKCARD CENTER	NOV 25	GOTOLOGMEIN; FY 25-26 SUBSCRIPTION IT	11/30/2025	1,659.99	12/10/2025	100-418-342 Tech Services-Other	1125
8649	NSB - BANKCARD CENTER	NOV 25	APWA; NV CHAPTER LUNCHEON A. NAVARRO	11/30/2025	17.50	12/10/2025	520-810-580 Training	1125
8649	NSB - BANKCARD CENTER	NOV 25	NGIS; MEMBERSHIP RENEWAL T. LOWERY GIS	11/30/2025	30.00	12/10/2025	100-529-581 Dues and Memberships	1125
8649	NSB - BANKCARD CENTER	NOV 25	AWWA; 30 DAY JOB POSTING UTILITIES ENGINEER II	11/30/2025	199.50	12/10/2025	520-810-540 Advertising	1125
8649	NSB - BANKCARD CENTER	NOV 25	AMAZON; 2 IPHONE CASES CE	11/30/2025	39.96	12/10/2025	100-615-600 General Supplies	1125
8649	NSB - BANKCARD CENTER	NOV 25	STAMPLI; OCT 2025	11/30/2025	1,059.00	12/10/2025	100-418-342 Tech Services-Other	1125
8649	NSB - BANKCARD CENTER	NOV 25	NV DMV; 2 VEHICLE REGISTRATIONS	11/30/2025	12.00	12/10/2025	100-480-642 Licenses and Permits	1125
8649	NSB - BANKCARD CENTER	NOV 25	MARKING PEN DEPOT; CODE ENFORCEMENT MARKING	11/30/2025	50.95	12/10/2025	100-615-600 General Supplies	1125
8649	NSB - BANKCARD CENTER	NOV 25	APWA; NV CHAPTER LUNCHEON A. NAVARRO	11/30/2025	8.75	12/10/2025	510-840-580 Training	1125
8649	NSB - BANKCARD CENTER	NOV 25	POSITIVE PROMOTIONS; EMPLOYEE RECOGNITION - C	11/30/2025	1,336.89	12/10/2025	100-412-650 Community Support	1125
8649	NSB - BANKCARD CENTER	NOV 25	AWWA; 30 DAY JOB POSTING UTILITIES ENGINEER II	11/30/2025	99.75	12/10/2025	510-840-540 Advertising	1125
8649	NSB - BANKCARD CENTER	NOV 25	AWWA; 30 DAY JOB POSTING UTILITIES ENGINEER I	11/30/2025	199.50	12/10/2025	520-810-540 Advertising	1125
8649	NSB - BANKCARD CENTER	NOV 25	AWWA; UTILITIES MGMT GUIDE & SHIPPING UTDIR	11/30/2025	33.57	12/10/2025	510-840-580 Training	1125
8649	NSB - BANKCARD CENTER	NOV 25	ASCE; MEMBERSHIP A. NAVARRO	11/30/2025	74.00	12/10/2025	510-840-581 Dues and Memberships	1125
8649	NSB - BANKCARD CENTER	NOV 25	NATIONAL BUSINESS INSTITUTE; ADVANCED LAND USE	11/30/2025	389.00	12/10/2025	100-414-580 Training	1125
8649	NSB - BANKCARD CENTER	NOV 25	CAMPAIGNER SVC; EMAIL MARKETING SUBSCRIPTION I	11/30/2025	4,320.00	12/10/2025	100-418-342 Tech Services-Other	1125
8649	NSB - BANKCARD CENTER	NOV 25	NDEP; D2 RENEWAL FEE J. HUHTALA WTP	11/30/2025	51.25	12/10/2025	510-840-642 Licenses and Permits	1125
8649	NSB - BANKCARD CENTER	NOV 25	AWWA; 30 DAY JOB POSTING UTILITIES ENGINEER I	11/30/2025	99.75	12/10/2025	510-810-540 Advertising	1125

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title	GL Period
8649	NSB - BANKCARD CENTER	NOV 25	THE RESULTS GROUP; SUPPORT STAFF ARE LEADERS	11/30/2025	495.00	12/10/2025	100-529-580 Training	1125
8649	NSB - BANKCARD CENTER	NOV 25	AMAZON; 2 LABEL MAKERS FOR K. SLOAN & G. CHURCH	11/30/2025	65.00	12/10/2025	520-810-601 Office Supplies	1125
8649	NSB - BANKCARD CENTER	NOV 25	AWWA; UTILITIES MGMT GUIDE & SHIPPING UTDIR	11/30/2025	67.16	12/10/2025	520-810-580 Training	1125
8649	NSB - BANKCARD CENTER	NOV 25	ASCE; MEMBERSHIP A. NAVARRO	11/30/2025	148.00	12/10/2025	520-810-581 Dues and Memberships	1125
8649	NSB - BANKCARD CENTER	NOV 25	APWA; NV CHAPTER LUNCHEON A. NAVARRO	11/30/2025	8.75	12/10/2025	510-810-580 Training	1125
8649	NSB - BANKCARD CENTER	NOV 25	IMAGING SPECTRUM; PASSPORT PHOTO PAPER CCO	11/30/2025	162.79	12/10/2025	100-416-600 General Supplies	1125
8649	NSB - BANKCARD CENTER	NOV 25	AWWA; 30 DAY JOB POSTING UTILITIES ENGINEER II	11/30/2025	99.75	12/10/2025	510-810-540 Advertising	1125
8649	NSB - BANKCARD CENTER	NOV 25	AWWA; 30 DAY JOB POSTING UTILITIES ENGINEER I	11/30/2025	99.75	12/10/2025	510-840-540 Advertising	1125
8649	NSB - BANKCARD CENTER	NOV 25	FRANK OLSEN CO; ROTORK ACTUATOR COMPONENTS W	11/30/2025	3,526.34	12/10/2025	510-840-614 Shop Supplies	1125
8649	NSB - BANKCARD CENTER	NOV 25	AMAZON; 2 LABEL MAKERS FOR K. SLOAN & G. CHURCH	11/30/2025	32.49	12/10/2025	510-810-601 Office Supplies	1125
8649	NSB - BANKCARD CENTER	NOV 25	AMAZON; LED BULBS FOR CITY HALL FAC	11/30/2025	61.59	12/10/2025	100-417-612 Building Maint Supplies	1125
8649	NSB - BANKCARD CENTER	NOV 25	AMAZON; GOPHER TRAPS VECTOR	11/30/2025	103.96	12/10/2025	100-528-600 General Supplies	1125
8649	NSB - BANKCARD CENTER	NOV 25	SUPERIOR PRESS; DEPOSIT SLIPS COF	11/30/2025	54.86	12/10/2025	510-810-600 General Supplies	1125
8649	NSB - BANKCARD CENTER	NOV 25	AMAZON; 2 LABEL MAKERS FOR K. SLOAN & G. CHURCH	11/30/2025	32.49	12/10/2025	510-840-601 Office Supplies	1125
8649	NSB - BANKCARD CENTER	NOV 25	AMAZON; 2 PRIVACY SCREENS UT BILLING	11/30/2025	47.02	12/10/2025	510-810-601 Office Supplies	1125
8649	NSB - BANKCARD CENTER	NOV 25	AMAZON; CHRISTMAS TREE DECORATIONS FAC	11/30/2025	445.55	12/10/2025	100-417-600 General Supplies	1125
8649	NSB - BANKCARD CENTER	NOV 25	SUPERIOR PRESS; DEPOSIT SLIPS COF	11/30/2025	54.86	12/10/2025	520-810-600 General Supplies	1125
8649	NSB - BANKCARD CENTER	NOV 25	AMAZON; 2 PRIVACY SCREENS UT BILLING	11/30/2025	47.03	12/10/2025	520-810-601 Office Supplies	1125
8649	NSB - BANKCARD CENTER	NOV 25	AMAZON; CHRISTMAS TREE DECORATIONS CREDIT FAC	11/30/2025	18.87	12/10/2025	100-417-600 General Supplies	1125
8649	NSB - BANKCARD CENTER	NOV 25	ZOOM; FMC SUBSCRIPTION	11/30/2025	100.00	12/10/2025	100-425-322 Prof Serv-Other	1125
8649	NSB - BANKCARD CENTER	NOV 25	GLOBAL INDUSTRIAL; OFFICE PARTITIONS & MOUNTING	11/30/2025	2,773.88	12/10/2025	100-417-600 General Supplies	1125
8649	NSB - BANKCARD CENTER	NOV 25	ZOOM; CMO MONTHLY SUBSCRIPTION	11/30/2025	217.00	12/10/2025	100-418-342 Tech Services-Other	1125
8649	NSB - BANKCARD CENTER	NOV 25	SUPERIOR PRESS; DEPOSIT SLIPS COF	11/30/2025	54.84	12/10/2025	100-415-600 General Supplies	1125
Total 8649:					18,468.17			

NV ENERGY

167	NV ENERGY	12019 DEC 25	34596505012019 ACH	12/16/2025	5,572.38	01/06/2026	510-810-622 Electricity	1225
167	NV ENERGY	13050 DEC 25	48768103613050 ACH	12/09/2025	1,722.19	12/29/2025	100-417-622 Electricity	1225
167	NV ENERGY	14319 DEC 25	34596405214319 ACH	12/07/2025	40.22	12/29/2025	100-575-622 Electricity	1225
167	NV ENERGY	26093 DEC 25	34596402626093 ACH	12/05/2025	2,579.09	12/23/2025	100-575-622 Electricity	1225
167	NV ENERGY	26100 DEC 25	34596502626100 ACH	12/05/2025	43.45	12/23/2025	520-810-622 Electricity	1225
167	NV ENERGY	26100 DEC 25	34596502626100 ACH	12/05/2025	18,305.89	12/23/2025	510-810-622 Electricity	1225
167	NV ENERGY	30037 DEC 25	34596403630037 ACH	12/16/2025	39.62	01/06/2026	100-576-622 Electricity	1225
167	NV ENERGY	34991 DEC 25	34596407734991 ACH	12/10/2025	37.54	12/30/2025	510-810-622 Electricity	1225
167	NV ENERGY	37594 DEC 25	80865904937594 ACH	12/10/2025	37.54	12/30/2025	100-475-622 Electricity	1225
167	NV ENERGY	41110 DEC 25	82190403641110 ACH	12/05/2025	85.23	12/23/2025	520-810-622 Electricity	1225
167	NV ENERGY	42683 DEC 25	82190404842683 ACH	12/05/2025	400.21	12/23/2025	100-575-622 Electricity	1225
167	NV ENERGY	42683 DEC 25	82190404842683 ACH	12/05/2025	399.07	12/23/2025	510-810-622 Electricity	1225
167	NV ENERGY	42683 DEC 25	82190404842683 ACH	12/05/2025	7,297.98	12/23/2025	520-810-622 Electricity	1225
167	NV ENERGY	42683 DEC 25	82190404842683 ACH	12/05/2025	61.69	12/23/2025	100-475-622 Electricity	1225
167	NV ENERGY	50573 DEC 25	34596508750573 ACH	12/09/2025	79.71	12/29/2025	100-417-622 Electricity	1225
167	NV ENERGY	52067 DEC 25	82190407952067ACH	12/10/2025	122.60	12/30/2025	520-810-622 Electricity	1225
167	NV ENERGY	65197 DEC 25	34596407565197 ACH	12/09/2025	37.54	12/29/2025	510-810-622 Electricity	1225

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title	GL Period
167	NV ENERGY	67463 DEC 25	34596404867463 ACH	12/10/2025	107.36	12/30/2025	100-575-622 Electricity	1225
167	NV ENERGY	68387 DEC 25	34596408268387 ACH	12/10/2025	37.54	12/30/2025	100-475-622 Electricity	1225
167	NV ENERGY	84389 DEC 25	34596503684389 ACH	12/09/2025	219.47	12/29/2025	100-417-622 Electricity	1225
167	NV ENERGY	97899 DEC 25	80865904797899 ACH	12/05/2025	10,491.40	12/23/2025	100-475-622 Electricity	1225
167	NV ENERGY	98954 DEC 25	82190405098954 ACH	12/05/2025	2,250.91	12/23/2025	520-810-622 Electricity	1225
Total 167:					49,968.63			
OFFICE DEPOT								
133	OFFICE DEPOT	446811729001	office supplies- USB's, copy paper, adhesive tabs	12/05/2025	185.26	12/30/2025	100-414-600 General Supplies	1225
133	OFFICE DEPOT	450459258001	Office supplies- planner, planner refill, envelopes, deskpad	12/04/2025	52.23	12/19/2025	100-610-601 Office Supplies	1225
133	OFFICE DEPOT	450564943001	Pet waste bags	12/09/2025	177.99	12/19/2025	100-575-600 General Supplies	1225
133	OFFICE DEPOT	450565548001	Toner and packaging tape	12/08/2025	147.42	12/19/2025	100-417-601 Office Supplies	1225
133	OFFICE DEPOT	450565550001	Notebooks	12/09/2025	9.43	12/19/2025	100-417-601 Office Supplies	1225
133	OFFICE DEPOT	452136187001	CITY WIDE PAPER	12/10/2025	5.55	12/19/2025	100-413-600 General Supplies	1225
133	OFFICE DEPOT	452136187001	CITY WIDE PAPER	12/10/2025	5.56	12/19/2025	100-610-600 General Supplies	1225
133	OFFICE DEPOT	452136187001	CITY WIDE PAPER	12/10/2025	5.56	12/19/2025	100-475-600 General Supplies	1225
133	OFFICE DEPOT	452136187001	CITY WIDE PAPER	12/10/2025	5.56	12/19/2025	100-529-600 General Supplies	1225
133	OFFICE DEPOT	452136187001	CITY WIDE PAPER	12/10/2025	5.55	12/19/2025	100-415-600 General Supplies	1225
133	OFFICE DEPOT	452136187001	CITY WIDE PAPER	12/10/2025	5.55	12/19/2025	100-525-600 General Supplies	1225
133	OFFICE DEPOT	452136187001	CITY WIDE PAPER	12/10/2025	5.56	12/19/2025	520-810-601 Office Supplies	1225
133	OFFICE DEPOT	452136187001	CITY WIDE PAPER	12/10/2025	5.56	12/19/2025	100-575-600 General Supplies	1225
133	OFFICE DEPOT	452136187001	CITY WIDE PAPER	12/10/2025	5.56	12/19/2025	100-605-600 General Supplies	1225
133	OFFICE DEPOT	452136187001	CITY WIDE PAPER	12/10/2025	5.56	12/19/2025	100-416-600 General Supplies	1225
133	OFFICE DEPOT	452136187001	CITY WIDE PAPER	12/10/2025	5.56	12/19/2025	510-810-601 Office Supplies	1225
133	OFFICE DEPOT	452136187001	CITY WIDE PAPER	12/10/2025	5.56	12/19/2025	100-418-600 General Supplies	1225
133	OFFICE DEPOT	452136187001	CITY WIDE PAPER	12/10/2025	5.55	12/19/2025	100-414-600 General Supplies	1225
133	OFFICE DEPOT	452136187001	CITY WIDE PAPER	12/10/2025	5.56	12/19/2025	510-840-601 Office Supplies	1225
133	OFFICE DEPOT	452247949001	office supplies- folders, envelopes, usb's	12/18/2025	68.69	12/30/2025	100-414-600 General Supplies	1225
Total 133:					718.82			
OLSON, JUSTIN G								
9108	OLSON, JUSTIN G	1278	25CR 00174 3K Radeunda Human	10/01/2025	729.29	12/30/2025	100-413-315 Prof Serv-Conflict Council	1025
9108	OLSON, JUSTIN G	1289	25CR 0021 3K Sergio Portillo Sr.	10/01/2025	2,068.31	12/30/2025	100-413-315 Prof Serv-Conflict Council	1025
9108	OLSON, JUSTIN G	1290	25 TR 00357 3K - Christopher Nelson 8/11-9/9/25	10/01/2025	1,477.59	12/30/2025	100-413-315 Prof Serv-Conflict Council	1025
9108	OLSON, JUSTIN G	1291	25 CR 00080 3K- Shelly Mendoza 8/11-9/1/25	10/01/2025	690.00	12/30/2025	100-413-315 Prof Serv-Conflict Council	1025
Total 9108:					4,965.19			
O'REILLY AUTO PARTS								
6230	O'REILLY AUTO PARTS	3599-387856	PARTS FOR FIRE DEPT.	12/10/2025	194.74	12/19/2025	100-126000 Intergovernmental Receivable	1225
6230	O'REILLY AUTO PARTS	3599-387924	PARTS FOR FIRE DEPT.	12/11/2025	1,370.33	12/19/2025	100-126000 Intergovernmental Receivable	1225
6230	O'REILLY AUTO PARTS	3599-388047	PARTS FOR FIRE DEPT.	12/12/2025	157.99	12/19/2025	100-126000 Intergovernmental Receivable	1225

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title	GL Period
6230	O'REILLY AUTO PARTS	3599-388651	PARTS FOR FIRE DEPT.	12/16/2025	61.05	12/30/2025	100-126000 Intergovernmental Receivable	1225
6230	O'REILLY AUTO PARTS	3599-388659	TOOL FOR FIRE DEPT.	12/16/2025	124.99	12/30/2025	100-126000 Intergovernmental Receivable	1225
Total 6230:					1,909.10			
PACIFIC OFFICE AUTOMATION								
8929	PACIFIC OFFICE AUTOMATION	7R03056-12	Utilities	12/01/2025	347.94	12/19/2025	510-810-550 Printing and Postage	1225
8929	PACIFIC OFFICE AUTOMATION	7R03056-12	FMC	12/01/2025	695.88	12/19/2025	100-417-550 Printing and Postage	1225
8929	PACIFIC OFFICE AUTOMATION	7R03056-12	CMO	12/01/2025	347.94	12/19/2025	100-413-550 Printing and Postage	1225
8929	PACIFIC OFFICE AUTOMATION	7R03056-12	Main	12/01/2025	695.88	12/19/2025	100-417-550 Printing and Postage	1225
8929	PACIFIC OFFICE AUTOMATION	7R03056-12	Clerk	12/01/2025	695.88	12/19/2025	510-810-550 Printing and Postage	1225
8929	PACIFIC OFFICE AUTOMATION	7R03056-12	CAO	12/01/2025	695.88	12/19/2025	100-414-550 Printing and Postage	1225
8929	PACIFIC OFFICE AUTOMATION	7R03056-12	HR	12/01/2025	347.94	12/19/2025	100-419-550 Printing and Postage	1225
8929	PACIFIC OFFICE AUTOMATION	7R03056-12	Utilities	12/01/2025	347.94	12/19/2025	520-810-550 Printing and Postage	1225
8929	PACIFIC OFFICE AUTOMATION	7R03490-1	Bldg Lg Scanner	12/01/2025	364.97	12/19/2025	100-605-441 Rentals	1225
8929	PACIFIC OFFICE AUTOMATION	7R03490-1	Clerk Lg Scanner	12/01/2025	364.97	12/19/2025	100-416-441 Rentals	1225
Total 8929:					4,905.22			
PACIFIC STATES COMMUNICATIONS								
1325	PACIFIC STATES COMMUNICATIONS	510017	IT Support Contract	12/01/2025	41,510.00	12/19/2025	100-418-322 Prof Serv-Other	1225
1325	PACIFIC STATES COMMUNICATIONS	510018	Network Upgrade for MSP Services	12/01/2025	68,957.51	12/19/2025	510-165100 Maintenance Equipment	1225
1325	PACIFIC STATES COMMUNICATIONS	510018	Network Upgrade for MSP Services	12/01/2025	68,957.51	12/19/2025	100-418-741 Machinery	1225
1325	PACIFIC STATES COMMUNICATIONS	510018	Network Upgrade for MSP Services	12/01/2025	68,957.51	12/19/2025	100-418-605 Minor Equipment	1225
1325	PACIFIC STATES COMMUNICATIONS	510018	Network Upgrade for MSP Services	12/01/2025	68,957.50	12/19/2025	520-165100 Maintenance Equipment	1225
Total 1325:					317,340.03			
PACIFIC STORAGE COMPANY								
8876	PACIFIC STORAGE COMPANY	5287370	Shred Bin November 2025	11/12/2025	16.50	12/30/2025	100-425-322 Prof Serv-Other	1125
8876	PACIFIC STORAGE COMPANY	5291398	Shred Services	12/10/2025	151.00	12/19/2025	100-416-420 Outside Services	1225
Total 8876:					167.50			
PRIMO BRANDS								
4688	PRIMO BRANDS	5L8730273253	water service	12/09/2025	139.40	12/19/2025	510-810-420 Outside Services	1225
Total 4688:					139.40			
PUBLIC EMPLOYEES BENEFITS PROG								
143	PUBLIC EMPLOYEES BENEFITS PROG	DEC 2025	Retiree Insurance #819	12/06/2025	450.57	12/19/2025	520-219910 OPEB Liability	1225
Total 143:					450.57			

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title	GL Period
PUBLIC EMPLOYEES RETIREMENT SYSTEM								
144	PUBLIC EMPLOYEES RETIREMENT SYSTEM	NOV 2025	#621 RETIREMENT CONTRIBUTIONS	11/30/2025	230,646.77	12/15/2025	100-216000 RETIREMENT PAYABLE	1125
Total 144:					230,646.77			
PURCHASE POWER								
3155	PURCHASE POWER	69812 DEC 25	POSTAGE - CLERK	12/03/2025	431.98	12/30/2025	100-416-550 Printing and Postage	1225
3155	PURCHASE POWER	69812 DEC 25	POSTAGE - STREETS	12/03/2025	2.83	12/30/2025	100-475-550 Printing and Postage	1225
3155	PURCHASE POWER	69812 DEC 25	POSTAGE - WATER	12/03/2025	105.46	12/30/2025	510-810-550 Printing and Postage	1225
3155	PURCHASE POWER	69812 DEC 25	POSTAGE - FINANCE	12/03/2025	280.76	12/30/2025	100-415-550 Printing and Postage	1225
3155	PURCHASE POWER	69812 DEC 25	POSTAGE - FERNLEY JUSTICE	12/03/2025	304.97	12/30/2025	100-126000 Intergovernmental Receivable	1225
3155	PURCHASE POWER	69812 DEC 25	POSTAGE - PLANNING	12/03/2025	131.68	12/30/2025	100-610-550 Printing and Postage	1225
3155	PURCHASE POWER	69812 DEC 25	POSTAGE - ANIMAL CONTROL	12/03/2025	60.73	12/30/2025	100-575-550 Printing and Postage	1225
3155	PURCHASE POWER	69812 DEC 25	POSTAGE - COURT	12/03/2025	288.34	12/30/2025	100-425-550 Printing and Postage	1225
3155	PURCHASE POWER	69812 DEC 25	POSTAGE - CITY ATTORNEY	12/03/2025	35.24	12/30/2025	100-414-550 Printing and Postage	1225
Total 3155:					1,641.99			
RENO GAZETTE JOURNAL								
152	RENO GAZETTE JOURNAL	7439454	25-26 Annual Materials Supplier Contract	11/30/2025	216.20	12/19/2025	510-840-540 Advertising	1125
152	RENO GAZETTE JOURNAL	7439454	25-26 Annual Materials Supplier Contract	11/30/2025	216.20	12/19/2025	520-810-540 Advertising	1125
152	RENO GAZETTE JOURNAL	7439454	25-26 Annual Materials Supplier Contract	11/30/2025	216.20	12/19/2025	510-810-540 Advertising	1125
Total 152:					648.60			
RENO ROCK TRANSPORT								
7002	RENO ROCK TRANSPORT	247717	6x9 Frock	12/18/2025	2,001.00	12/30/2025	100-475-600 General Supplies	1225
Total 7002:					2,001.00			
RENOWN HEALTH								
190	RENOWN HEALTH	4709540	MRN 3214699	12/08/2025	24.20	12/19/2025	100-575-322 Prof Serv-Other	1225
190	RENOWN HEALTH	4709540	MRN 3304027	12/08/2025	20.00	12/19/2025	520-810-322 Prof Serv-Other	1225
190	RENOWN HEALTH	4709540	MRN 3304589	12/08/2025	88.72	12/19/2025	100-480-322 Prof Serv-Other	1225
190	RENOWN HEALTH	4709540	MRN 5027625	12/08/2025	55.00	12/19/2025	510-810-322 Prof Serv-Other	1225
190	RENOWN HEALTH	4709540	MRN 3087960	12/08/2025	40.00	12/19/2025	510-810-322 Prof Serv-Other	1225
190	RENOWN HEALTH	4709540	MRN 4620577	12/08/2025	99.69	12/19/2025	100-528-322 Prof Serv-Other	1225
190	RENOWN HEALTH	4709540	MRN 3304589	12/08/2025	49.29	12/19/2025	510-810-322 Prof Serv-Other	1225
190	RENOWN HEALTH	4709540	MRN 3115264	12/08/2025	15.80	12/19/2025	100-417-322 Prof Serv-Other	1225
190	RENOWN HEALTH	4709540	MRN 3304027	12/08/2025	10.00	12/19/2025	510-810-322 Prof Serv-Other	1225
190	RENOWN HEALTH	4709540	MRN 4620577	12/08/2025	71.31	12/19/2025	520-810-322 Prof Serv-Other	1225
190	RENOWN HEALTH	4709540	MRN 3304589	12/08/2025	47.99	12/19/2025	520-810-322 Prof Serv-Other	1225
190	RENOWN HEALTH	4709540	MRN 3115264	12/08/2025	24.20	12/19/2025	100-575-322 Prof Serv-Other	1225
190	RENOWN HEALTH	4709540	MRN 3214699	12/08/2025	15.80	12/19/2025	100-417-322 Prof Serv-Other	1225

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title	GL Period
190	RENOWN HEALTH	4709540	MRN 3304027	12/08/2025	10.00	12/19/2025	510-840-322 Prof Serv-Other	1225
190	RENOWN HEALTH	4709540	MRN 4685447	12/08/2025	40.00	12/19/2025	100-475-322 Prof Serv-Other	1225
190	RENOWN HEALTH	4709540	MRN 3135089	12/08/2025	40.00	12/19/2025	100-475-322 Prof Serv-Other	1225
190	RENOWN HEALTH	4709540	MRN 3317550	12/08/2025	171.00	12/19/2025	100-475-322 Prof Serv-Other	1225
Total 190:					823.00			
RENTOKIL NORTH AMERICA INC								
9104	RENTOKIL NORTH AMERICA INC	INVP502033292	Drone with aerial pesticide application equipment	12/03/2025	56,720.00	12/19/2025	100-528-741 Machinery	1225
9104	RENTOKIL NORTH AMERICA INC	INVP502038362	Spare Batteries for drone	12/10/2025	4,485.00	12/19/2025	100-528-741 Machinery	1225
Total 9104:					61,205.00			
RESOURCE CONCEPTS								
8602	RESOURCE CONCEPTS	25-1744	Water rights services - meetings and email coordination, appli	12/26/2025	3,562.00	12/30/2025	510-810-698 Water Rights Protection	1225
Total 8602:					3,562.00			
SAFELITE AUTO GLASS								
6943	SAFELITE AUTO GLASS	4283-537614	WINDSHIELD FOR 5005	11/26/2025	958.58	12/19/2025	100-480-610 Automotive Supplies	1125
Total 6943:					958.58			
SECTRAN SECURITY, INC.								
8629	SECTRAN SECURITY, INC.	25120621	ARMORED SERVICES-SEWER	12/15/2025	221.42	12/19/2025	520-810-342 Tech Services-Other	1225
8629	SECTRAN SECURITY, INC.	25120621	ARMORED SERVICES-WATER	12/15/2025	221.41	12/19/2025	510-810-342 Tech Services-Other	1225
8629	SECTRAN SECURITY, INC.	25120621	ARMORED SERVICES-GF	12/15/2025	221.41	12/19/2025	100-415-322 Prof Serv-Other	1225
Total 8629:					664.24			
SHAPE INCORPORATED								
9037	SHAPE INCORPORATED	59941B46471	EQD Inserts and a power supply cable	12/18/2025	967.70	12/30/2025	520-810-615 E-One Supplies	1225
Total 9037:					967.70			
SHAW ENGINEERING								
1897	SHAW ENGINEERING	187522	TWR1 Rehabilitation	10/31/2025	4,624.00	12/19/2025	510-166100 Construction In Progress	1025
1897	SHAW ENGINEERING	187549	Lead and Copper Rule	10/31/2025	2,345.00	12/19/2025	510-810-320 Prof Serv-Engineering	1025
1897	SHAW ENGINEERING	187597	WTP Tank Design	11/30/2025	360.00	12/19/2025	510-166100 Construction In Progress	1125
1897	SHAW ENGINEERING	187606	Ricci Tank 2 Design and Tank 1 recoat	11/30/2025	5,790.25	12/19/2025	510-166100 Construction In Progress	1125
1897	SHAW ENGINEERING	187622	Highway 50 Looping Main	11/30/2025	2,075.00	12/19/2025	510-166100 Construction In Progress	1125
1897	SHAW ENGINEERING	187628	WTP MFRF Improvements	11/30/2025	2,050.00	12/19/2025	510-166100 Construction In Progress	1125
1897	SHAW ENGINEERING	187630	TWR1 Rehabilitation	11/30/2025	3,232.50	12/19/2025	510-166100 Construction In Progress	1125
1897	SHAW ENGINEERING	187640	Permit Review CoF Home2 Suites	12/18/2025	4,540.00	12/30/2025	100-529-320 Prof Serv-Engineering	1225

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title	GL Period
1897	SHAW ENGINEERING	187641	Permit Review - CoF Silver Square Plaza	12/18/2025	840.00	12/30/2025	100-529-320 Prof Serv-Engineering	1225
1897	SHAW ENGINEERING	187643	Permit Review- Silver Strike Concrete	12/18/2025	200.00	12/30/2025	100-529-320 Prof Serv-Engineering	1225
1897	SHAW ENGINEERING	187645	Permit Review - Cof Farm District Rd	12/18/2025	6,100.00	12/30/2025	100-529-320 Prof Serv-Engineering	1225
1897	SHAW ENGINEERING	187646	Development Review - CoF BC Ranch W&S Special	12/18/2025	2,500.00	12/30/2025	100-529-320 Prof Serv-Engineering	1225
1897	SHAW ENGINEERING	187647	Permit Review - Cof Innovation Dr	12/18/2025	2,500.00	12/30/2025	100-529-320 Prof Serv-Engineering	1225
1897	SHAW ENGINEERING	187648	Development Review - CoF Red Hawk Ranch Sewer Disc	12/18/2025	1,000.00	12/30/2025	100-529-320 Prof Serv-Engineering	1225
1897	SHAW ENGINEERING	187649	Development Review - CoF 1605 Hwy 95A W&S Disc	12/18/2025	2,000.00	12/30/2025	100-529-320 Prof Serv-Engineering	1225
1897	SHAW ENGINEERING	187650	Permit Review - Cof VL Lot 0 Water Improvements	12/18/2025	7,500.00	12/30/2025	100-529-320 Prof Serv-Engineering	1225
1897	SHAW ENGINEERING	187652	Permit Review -Cof VL Technology Blvd	12/18/2025	2,500.00	12/30/2025	100-529-320 Prof Serv-Engineering	1225
1897	SHAW ENGINEERING	187653	Permit Review - Cof Northern Nevada Veterans Memorial Ce	12/18/2025	7,500.00	12/30/2025	100-529-320 Prof Serv-Engineering	1225
1897	SHAW ENGINEERING	187654	Permit Review - Cof Mark IV Fire Station	12/18/2025	5,900.00	12/30/2025	100-529-320 Prof Serv-Engineering	1225
1897	SHAW ENGINEERING	187655	Permit Review - Cof EWWTP Headworks Review	12/18/2025	2,500.00	12/30/2025	100-529-320 Prof Serv-Engineering	1225
1897	SHAW ENGINEERING	187658	Permit Review - 2275 Newlands Sidewalk	12/18/2025	2,500.00	12/30/2025	100-529-320 Prof Serv-Engineering	1225
1897	SHAW ENGINEERING	187659	Development Review - Fernley 520 (Special W&S)	12/18/2025	2,500.00	12/30/2025	100-529-320 Prof Serv-Engineering	1225
Total 1897:					71,056.75			
SILVER STATE ANALYTICAL LABORATORIES								
7856	SILVER STATE ANALYTICAL LABORATORIES	RN336602	November monthly samples	12/02/2025	286.00	12/19/2025	510-810-423 Outside Serv-Analytical	1225
7856	SILVER STATE ANALYTICAL LABORATORIES	RN336924	PS Canal PFAS Sample	12/10/2025	1,600.00	12/19/2025	510-840-423 Outside Serv-Analytical	1225
7856	SILVER STATE ANALYTICAL LABORATORIES	RN336926	Quarterly DBP samples	12/10/2025	1,020.00	12/19/2025	510-810-423 Outside Serv-Analytical	1225
7856	SILVER STATE ANALYTICAL LABORATORIES	RN336977	WWTP Samples	12/11/2025	534.00	12/19/2025	520-810-423 Outside Serv-Analytical	1225
7856	SILVER STATE ANALYTICAL LABORATORIES	RN337125	December monthly samples	12/16/2025	264.00	12/30/2025	510-810-423 Outside Serv-Analytical	1225
7856	SILVER STATE ANALYTICAL LABORATORIES	RN337231	WWTP Samples	12/18/2025	202.00	12/30/2025	520-810-423 Outside Serv-Analytical	1225
7856	SILVER STATE ANALYTICAL LABORATORIES	RN337345	WWTP Samples	12/23/2025	700.00	12/30/2025	510-810-423 Outside Serv-Analytical	1225
Total 7856:					4,606.00			
SILVER STATE BARRICADE								
170	SILVER STATE BARRICADE	103246	Hi vis clothing	12/09/2025	39.95	12/19/2025	100-475-616 Safety Supplies	1225
170	SILVER STATE BARRICADE	103373	Message Board Rental	12/11/2025	688.00	12/19/2025	100-475-441 Rentals	1225
Total 170:					727.95			
SINNETT CONSULTING SERVICES								
1286	SINNETT CONSULTING SERVICES	25259	DOT Compliance Program/Random Selection	01/01/2026	565.00	12/19/2025	510-166100 Construction In Progress	126
Total 1286:					565.00			
SONEPAR MOUNTAIN HOLDINGS LLC								
9068	SONEPAR MOUNTAIN HOLDINGS LLC	S009593166.001	USB Programing Cable	12/01/2025	208.74	12/19/2025	510-840-614 Shop Supplies	1225
9068	SONEPAR MOUNTAIN HOLDINGS LLC	S009593166.001	USB Programing Cable	12/01/2025	417.48	12/19/2025	520-810-614 Shop Supplies	1225
9068	SONEPAR MOUNTAIN HOLDINGS LLC	S009593166.001	USB Programing Cable	12/01/2025	208.74	12/19/2025	510-810-614 Shop Supplies	1225

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title	GL Period
Total 9068:					834.96			
SOSU TV CORP								
8909	SOSU TV CORP	WC1647	Fernley Focus Videos -December '25	12/01/2025	1,580.00	12/19/2025	100-413-322 Prof Serv-Other	1225
Total 8909:					1,580.00			
SOUTHWEST GAS CORP								
204	SOUTHWEST GAS CORP	29586 DEC 25	910005029586 ACH	12/16/2025	93.74	01/05/2026	520-810-621 Natural Gas	1225
204	SOUTHWEST GAS CORP	86744 DEC 25	910001086744 ACH	12/11/2025	2,131.47	12/30/2025	510-840-621 Natural Gas	1225
Total 204:					2,225.21			
STANTEC CONSULTING SERVICES INC								
9049	STANTEC CONSULTING SERVICES INC	2492230	Highway 50 Looping Main	12/03/2025	25,749.25	12/30/2025	510-166100 Construction In Progress	1225
Total 9049:					25,749.25			
STATE COLLECTION & DISB. UNIT (SCaDU)								
176	STATE COLLECTION & DISB. UNIT (SCaDU)	DEC 2025-1	CHILD SUPPORT	12/12/2025	590.76	12/11/2025	100-219900 OTHER PAYROLL PAYABLES	1225
176	STATE COLLECTION & DISB. UNIT (SCaDU)	DEC 2025-2	CHILD SUPPORT	12/24/2025	590.76	12/23/2025	100-219900 OTHER PAYROLL PAYABLES	1225
176	STATE COLLECTION & DISB. UNIT (SCaDU)	DEC 2025-1	CHILD SUPPORT	12/12/2025	319.84	12/11/2025	100-219900 OTHER PAYROLL PAYABLES	1225
176	STATE COLLECTION & DISB. UNIT (SCaDU)	DEC 2025-2	CHILD SUPPORT	12/24/2025	319.84	12/23/2025	100-219900 OTHER PAYROLL PAYABLES	1225
Total 176:					1,821.20			
TECH-FLOW								
9067	TECH-FLOW	251120	PS Chemical transfer pump repair parts	12/11/2025	4,283.00	12/19/2025	510-840-614 Shop Supplies	1225
Total 9067:					4,283.00			
THATCHER COMPANY, INC.								
8646	THATCHER COMPANY, INC.	2025250106479	PS Ferric Chloride	12/11/2025	19,264.30	12/19/2025	510-840-617 Chemical Supplies	1225
Total 8646:					19,264.30			
TSK								
8714	TSK	21-058.00-37	CRRC Services thru November 30,2025	12/19/2025	1,596.50	12/30/2025	225-575-720 Buildings	1225
Total 8714:					1,596.50			
U S POSTAL SERVICE								
7344	U S POSTAL SERVICE	JAN 2026	PREPAID IN-HOUSE POSTAGE	01/01/2026	2,250.00	12/19/2025	510-810-550 Printing and Postage	126

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title	GL Period
7344	U S POSTAL SERVICE	JAN 2026	PREPAID IN-HOUSE POSTAGE	01/01/2026	2,250.00	12/19/2025	520-810-550 Printing and Postage	126
Total 7344:					4,500.00			
ULTIMATE AIR, INC.								
8575	ULTIMATE AIR, INC.	8443	Inducer Replacement	12/19/2025	1,306.27	12/30/2025	100-417-424 Outside Serv-HVAC	1225
Total 8575:					1,306.27			
UNION PACIFIC RAILROAD COMPANY								
185	UNION PACIFIC RAILROAD COMPANY	90153495	UPRR Reimbursement Agreement	12/08/2025	2,609.29	12/30/2025	100-475-322 Prof Serv-Other	1225
Total 185:					2,609.29			
US BANK								
8510	US BANK	7974043	2016 Series Bond Fees; Water	11/25/2025	425.00	12/19/2025	510-810-322 Prof Serv-Other	1125
Total 8510:					425.00			
USA BLUEBOOK								
464	USA BLUEBOOK	INV00907714	Hard hat neck shade and new sample cooler	12/11/2025	184.56	12/19/2025	510-810-614 Shop Supplies	1225
464	USA BLUEBOOK	INV00907822	safety vest and hard hats	12/11/2025	240.92	12/19/2025	510-810-616 Safety Supplies	1225
Total 464:					425.48			
UTILITY DEPOSITS								
2202	UTILITY DEPOSITS	10872103	WATER DEPOSIT REFUND	12/08/2025	48.77	12/19/2025	510-228200 Customer Deposits	1225
2202	UTILITY DEPOSITS	10872103	SEWER DEPOSIT REFUND	12/08/2025	80.00	12/19/2025	520-228200 Customer Deposits	1225
2202	UTILITY DEPOSITS	11377212	CREDIT REFUND	12/10/2025	34.99	12/19/2025	010-115100 Cash Clearing-Utilities	1225
2202	UTILITY DEPOSITS	122098.13	SEWER DEPOSIT REFUND	12/01/2025	80.00	12/19/2025	520-228200 Customer Deposits	1225
2202	UTILITY DEPOSITS	122098.13	WATER DEPOSIT REFUND	12/01/2025	75.00	12/19/2025	510-228200 Customer Deposits	1225
2202	UTILITY DEPOSITS	12209813	CREDIT REFUND	12/15/2025	169.30	12/19/2025	010-115100 Cash Clearing-Utilities	1225
2202	UTILITY DEPOSITS	13301308	CREDIT REFUND	12/10/2025	26.25	12/19/2025	010-115100 Cash Clearing-Utilities	1225
2202	UTILITY DEPOSITS	13302801	CREDIT REFUND	12/10/2025	138.01	12/19/2025	010-115100 Cash Clearing-Utilities	1225
2202	UTILITY DEPOSITS	13458915	WATER DEPOSIT REFUND	12/01/2025	71.72	12/19/2025	510-228200 Customer Deposits	1225
2202	UTILITY DEPOSITS	13458915	SEWER DEPOSIT REFUND	12/01/2025	80.00	12/19/2025	520-228200 Customer Deposits	1225
2202	UTILITY DEPOSITS	13639002	CREDIT REFUND	12/12/2025	415.00	12/19/2025	010-115100 Cash Clearing-Utilities	1225
2202	UTILITY DEPOSITS	13790217	CREDIT REFUND	12/10/2025	419.84	12/19/2025	010-115100 Cash Clearing-Utilities	1225
2202	UTILITY DEPOSITS	14336005	CREDIT REFUND	12/10/2025	101.65	12/19/2025	010-115100 Cash Clearing-Utilities	1225
2202	UTILITY DEPOSITS	14370001	CREDIT REFUND	12/11/2025	202.56	12/19/2025	010-115100 Cash Clearing-Utilities	1225
2202	UTILITY DEPOSITS	14450714	CREDIT REFUND	12/10/2025	62.25	12/19/2025	010-115100 Cash Clearing-Utilities	1225
2202	UTILITY DEPOSITS	16599915	CREDIT REFUND	12/10/2025	412.09	12/19/2025	010-115100 Cash Clearing-Utilities	1225
2202	UTILITY DEPOSITS	16725008	SEWER DEPOSIT REFUND	12/12/2025	80.00	12/19/2025	520-228200 Customer Deposits	1225
2202	UTILITY DEPOSITS	16725008	WATER DEPOSIT REFUND	12/12/2025	75.00	12/19/2025	510-228200 Customer Deposits	1225

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title	GL Period
2202	UTILITY DEPOSITS	16980701	CREDIT REFUND	12/10/2025	83.84	12/19/2025	010-115100 Cash Clearing-Utilities	1225
2202	UTILITY DEPOSITS	16983901	SEWER DEPOSIT REFUND	12/10/2025	10.56	12/19/2025	520-228200 Customer Deposits	1225
2202	UTILITY DEPOSITS	17368816	CREDIT REFUND	12/10/2025	59.80	12/19/2025	010-115100 Cash Clearing-Utilities	1225
2202	UTILITY DEPOSITS	19675610	CREDIT REFUND	12/10/2025	82.12	12/19/2025	010-115100 Cash Clearing-Utilities	1225
2202	UTILITY DEPOSITS	19755915	SEWER DEPOSIT REFUND	12/01/2025	80.00	12/19/2025	520-228200 Customer Deposits	1225
2202	UTILITY DEPOSITS	19755915	WATER DEPOSIT REFUND	12/01/2025	71.72	12/19/2025	510-228200 Customer Deposits	1225
2202	UTILITY DEPOSITS	19756813	CREDIT REFUND	12/10/2025	62.25	12/19/2025	010-115100 Cash Clearing-Utilities	1225
2202	UTILITY DEPOSITS	20683202	CREDIT REFUND	12/10/2025	111.00	12/19/2025	010-115100 Cash Clearing-Utilities	1225
2202	UTILITY DEPOSITS	20728007	CREDIT REFUND	12/10/2025	81.41	12/19/2025	010-115100 Cash Clearing-Utilities	1225
2202	UTILITY DEPOSITS	21987201	SEWER DEPOSIT REFUND	12/04/2025	80.00	12/19/2025	520-228200 Customer Deposits	1225
2202	UTILITY DEPOSITS	21987201	WATER DEPOSIT REFUND	12/04/2025	18.38	12/19/2025	510-228200 Customer Deposits	1225
2202	UTILITY DEPOSITS	21989101	CREDIT REFUND	12/10/2025	62.25	12/19/2025	010-115100 Cash Clearing-Utilities	1225
2202	UTILITY DEPOSITS	5836705	CREDIT REFUND	12/10/2025	109.69	12/19/2025	010-115100 Cash Clearing-Utilities	1225
2202	UTILITY DEPOSITS	7610520	SEWER DEPOSIT REFUND	12/03/2025	31.45	12/19/2025	520-228200 Customer Deposits	1225
Total 2202:					3,516.90			
VELOCITY TRUCK CENTERS								
8946	VELOCITY TRUCK CENTERS	L65970	2026 Freightliner M2106 Water Truck V4597-WD	12/05/2025	183,698.25	12/19/2025	510-165100 Maintenance Equipment	1225
Total 8946:					183,698.25			
VERIZON WIRELESS								
8495	VERIZON WIRELESS	6129836399	City Treasurer	12/01/2025	64.13	12/30/2025	100-415-530 Communications	1225
8495	VERIZON WIRELESS	6129836399	Streets	12/01/2025	52.03	12/30/2025	100-475-530 Communications	1225
8495	VERIZON WIRELESS	6129836399	Engineering	12/01/2025	52.03	12/30/2025	100-529-530 Communications	1225
8495	VERIZON WIRELESS	6129836399	Mayor/Council	12/01/2025	220.22	12/30/2025	100-412-530 Communications	1225
8495	VERIZON WIRELESS	6129836399	City Attorney	12/01/2025	240.06	12/30/2025	100-414-530 Communications	1225
8495	VERIZON WIRELESS	6129836399	City manager	12/01/2025	12.73	12/30/2025	100-413-530 Communications	1225
8495	VERIZON WIRELESS	6129836399	WTP	12/01/2025	342.90	12/30/2025	510-840-530 Communications	1225
8495	VERIZON WIRELESS	6129836399	Facilities	12/01/2025	381.06	12/30/2025	100-417-530 Communications	1225
8495	VERIZON WIRELESS	6129836399	Fleet	12/01/2025	52.03	12/30/2025	100-480-530 Communications	1225
8495	VERIZON WIRELESS	6129836399	Parks	12/01/2025	20.06	12/30/2025	100-575-530 Communications	1225
8495	VERIZON WIRELESS	6129836399	Sewer	12/01/2025	456.81	12/30/2025	520-810-530 Communications	1225
8495	VERIZON WIRELESS	6129836399	Municipal Court	12/01/2025	56.18	12/30/2025	100-425-530 Communications	1225
8495	VERIZON WIRELESS	6129836399	Vector Control	12/01/2025	92.04	12/30/2025	100-528-530 Communications	1225
8495	VERIZON WIRELESS	6129836399	Water Dist	12/01/2025	320.29	12/30/2025	510-810-530 Communications	1225
8495	VERIZON WIRELESS	6129836399	IT	12/01/2025	3.63	12/30/2025	100-418-530 Communications	1225
8495	VERIZON WIRELESS	6129836399	Animal Control	12/01/2025	144.07	12/30/2025	100-525-530 Communications	1225
8495	VERIZON WIRELESS	6129836399	Building	12/01/2025	286.17	12/30/2025	100-605-530 Communications	1225
8495	VERIZON WIRELESS	6129836399	Code enforcement	12/01/2025	77.82	12/30/2025	100-615-530 Communications	1225
8495	VERIZON WIRELESS	6129928594	52267 NOV 2- DEC 01 25	12/01/2025	40.01	12/30/2025	100-417-530 Communications	1225

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title	GL Period
Total 8495:					2,888.81			
VERUS ASSOCIATES NEVADA, LLC								
8606	VERUS ASSOCIATES NEVADA, LLC	2951	WTP SCADA Support	12/11/2025	400.00	12/19/2025	510-840-429 Outside Serv-SCADA	1225
Total 8606:					400.00			
VOYA FINANCIAL								
8591	VOYA FINANCIAL	DEC 2025-1	ROTH IRA	12/12/2025	240.00	12/12/2025	100-215000 457 PAYABLE	1225
8591	VOYA FINANCIAL	DEC 2025-1	DEFERRED COMPENSATION, 457	12/12/2025	5,333.43	12/12/2025	100-215000 457 PAYABLE	1225
8591	VOYA FINANCIAL	DEC 2025-2	ROTH IRA	12/24/2025	240.00	12/24/2025	100-215000 457 PAYABLE	1225
8591	VOYA FINANCIAL	DEC 2025-2	DEFERRED COMPENSATION, 457	12/24/2025	5,333.43	12/24/2025	100-215000 457 PAYABLE	1225
Total 8591:					11,146.86			
WAGNER, CODY								
9013	WAGNER, CODY	121025	PLANNING COMMISSION STIPEND	12/10/2025	80.00	12/19/2025	100-610-322 Prof Serv-Other	1225
Total 9013:					80.00			
WALKER LAKE DISPOSAL								
6118	WALKER LAKE DISPOSAL	4554-1	dumpster service	12/22/2025	297.00	12/30/2025	520-810-412 Utility Serv-Refuse	1225
Total 6118:					297.00			
WEDCO								
3350	WEDCO	S100205670.002	PS restock fee/refund - electrician ordered wrong motor.	12/10/2025	182.67	12/19/2025	510-840-614 Shop Supplies	1225
3350	WEDCO	S100207594.001	PS sedimentation basin mixer motors	12/22/2025	1,200.56	12/30/2025	510-840-600 General Supplies	1225
3350	WEDCO	S100207597.001	PS replacement transformer for Admin Bldg UPS	12/23/2025	2,062.67	12/30/2025	510-840-600 General Supplies	1225
3350	WEDCO	S100210051.001	PS Admin bldg replacement lights and hardware	12/08/2025	1,382.52	12/19/2025	510-840-600 General Supplies	1225
3350	WEDCO	S100212349.001	PS basin outlet electrical parts	12/09/2025	542.20	12/19/2025	510-840-600 General Supplies	1225
3350	WEDCO	S100212354.001	PS emergency backup compressor electrical tie in component	12/09/2025	633.03	12/19/2025	510-840-600 General Supplies	1225
3350	WEDCO	S100212354.002	PS Emergency backup air compressor install materials	12/10/2025	455.08	12/19/2025	520-810-600 General Supplies	1225
3350	WEDCO	S100214284.001	PS emergency compressor electrical components	12/17/2025	73.98	12/30/2025	510-840-614 Shop Supplies	1225
Total 3350:					6,167.37			
WESTERN NEVADA SUPPLY CO.								
195	WESTERN NEVADA SUPPLY CO.	12049205	PS Headlamp	12/11/2025	52.20	12/19/2025	510-840-614 Shop Supplies	1225
195	WESTERN NEVADA SUPPLY CO.	12062236	Bin stock	12/22/2025	746.27	12/30/2025	510-810-613 Meter Service Supplies	1225
195	WESTERN NEVADA SUPPLY CO.	12062237	sensus iperl 3/4"" water meters	12/22/2025	3,140.16	12/30/2025	510-166100 Construction In Progress	1225
195	WESTERN NEVADA SUPPLY CO.	12068486	PS replacement valves for chemical building.	12/18/2025	255.54	12/30/2025	510-840-614 Shop Supplies	1225
195	WESTERN NEVADA SUPPLY CO.	12071278	Sensus single port MXU	12/22/2025	5,684.04	12/30/2025	510-166100 Construction In Progress	1225

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title	GL Period
195	WESTERN NEVADA SUPPLY CO.	12071318	sensus dual port MXU	12/22/2025	8,306.01	12/30/2025	510-166100 Construction In Progress	1225
195	WESTERN NEVADA SUPPLY CO.	12071321	sensus iperl 3/4" 1000 gal water meters	12/22/2025	1,570.08	12/30/2025	510-166100 Construction In Progress	1225
Total 195:					19,754.30			
WHITE CAP, L.P.								
8852	WHITE CAP, L.P.	50034567128	Asphalt Saw Blade	12/08/2025	140.93	12/19/2025	520-810-600 General Supplies	1225
Total 8852:					140.93			
WILLIAMS, BARRY REGINALD								
9018	WILLIAMS, BARRY REGINALD	121025	PLANNING COMMISSION STIPEND	12/10/2025	80.00	12/19/2025	100-610-322 Prof Serv-Other	1225
Total 9018:					80.00			
WOOD RODGERS, INC.								
2454	WOOD RODGERS, INC.	198978	Federal Lands Conveyance Services thru 11/30/2025	11/30/2025	14,214.35	12/19/2025	100-413-322 Prof Serv-Other	1125
2454	WOOD RODGERS, INC.	198979	Fernley Corridor Action Plan - Nov 25 Inv	11/30/2025	12,897.50	12/30/2025	100-413-322 Prof Serv-Other	1125
Total 2454:					27,111.85			
Grand Totals:					1,533,153.04			

Dated: _____

Mayor: _____

City Treasurer: _____

Report Criteria:

Detail report.

Invoice detail records above \$0 included.

Paid and unpaid invoices included.

Vendor.Vendor Number = {<>} 2201

**MINUTES OF THE
FERNLEY CITY COUNCIL MEETING
DECEMBER 17, 2025**

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

1. INTRODUCTORY ITEMS

1.1. Pledge of Allegiance

1.2. Roll Call

Present: Mayor Neal E. McIntyre, Councilwoman Felicity Zoberiski, Councilman Stan Lau, Councilman Ryan Hanan, Councilman Joe Mendoza, Acting City Manager Lydia Altick, City Attorney Aaron Mouritsen, City Treasurer Robert Carson, City Clerk Kim Swanson, Administrative Specialist I Sandy Harris, Planning Director Michele Rambo, Senior Planner Alisa Johansson, Associate Planner Treston Rodriguez, Deputy Public Works Director Olivia John, Utilities Director Seong Kim. **Absent:** Councilman Albert Torres.

1.3. Public Forum

None at this time.

1.4. (For Possible Action) Approval of Agenda

Motion: I MOVE TO APPROVE THE AGENDA AS PRESENTED. **Action:** Approved, **Moved by:** Councilman Ryan Hanan, **Seconded by:** Councilman Stan Lau. **Vote:** Passed, **Summary:** Yes 4. **Yes:** Councilwoman Zoberiski, Councilman Lau, Councilman Hanan, Councilman Mendoza. **Absent:** Councilman Albert Torres.

2. CONSENT AGENDA

2.1. (Possible Action) Approval of Voucher Report

2.2. (Possible Action) Approval of Minutes

2.3. (Possible Approval) Approval of Business Licenses

City Clerk Kim Swanson read the new business licenses.

2.4. Consideration and possible action to approve a Professional Services Agreement with Shaw Engineering for design, bid-phase, and construction management services for the Water Treatment Plant Compressed Air System Upgrade Project for \$74,250.

2.5. Consideration for possible approval of a Professional Services Agreement with Shaw Engineering for the Water Treatment Plant Chemical System Improvements Project for the amount of \$115,300.

2.6. Consideration and possible action to approve a Professional Services Contract with Shaw Engineering to develop a Request for Proposal (RFP) for the East Wastewater Treatment Plant (EWWTP) Upgrades, based on the recommendations outlined in the Professional Engineering Report presented to Council on August 6, 2025. The proposed contract amount is \$33,750.

2.7. (For Possible Action) Possible action to approve a contract with Matrix Design Group for the City of Fernley Comprehensive Master Plan Update in an amount not to exceed \$300,000.

2.8. Discussion and possible action to approve a contract with Design Workshop, Inc. for design services and preparation of construction documents for the US 95A/US 50A Roundabout Intersection for an amount not to exceed \$30,400.

2.9. Discussion and Possible action to approve the second amendment to the joint funding agreement between the City of Fernley and the State of Nevada for administration of the Truckee River Operating Agreement.

2.10. Possible action to approve the 2025 Emergency Operations Plans for the City of Fernley.

Motion: I MOVE TO APPROVE THE CONSENT AGENDA. **Action:** Approved, **Moved by:** Councilman Stan Lau, **Seconded by:** Councilman Ryan Hanan. **Vote:** Passed, **Summary:** Yes 4. **Yes:** Councilwoman Zoberski, Councilman Lau, Councilman Hanan, Councilman Mendoza. **Absent:** Councilman Albert Torres.

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

Chief Deputy Mitch Brantingham, Lyon County Sheriff's Office, reported on the plane crash in Silver Springs. The plane was occupied by two people and a small dog. The last update was that everybody was alive but had some considerable injuries, but they were expected to pull through. The actual cause of the crash is under investigation by the FAA and NTSB. The other incident that he discussed was an arrest that was made two days ago in Fernley when they got a call for shots fired over at the Wendy's restaurant. The charge was two counts of felony, as well as child endangerment and battery. But noted that investigation is ongoing. He also reported that they had 53 kids with Shop-With-A-Sheriff; which was the most successful event that they have had for Shop-With-A-Sheriff so far.

Battalion Chief Bill Snyder, Lyon County Fire, stated that at the last Fire Board meeting, the district agreed to a MOU with their union on staffing. Stating that they are no longer going to mandate overtime past 96 hours in a row, but they may be closing fire stations due to staffing needs. He also stated that they were able to get 124 turkeys for the Thanksgiving turkey drive, have Fill-The-Ambulance with toys for children, and participated with the sheriff's office in their events.

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

Lydia Altick, Acting City Manager, stated that the microchip event is going to resume in January. They are the last Saturday of the month from 9 to 2, and it's \$15 to get a microchip, or a donation of a 10-pound bag of food. She stated that all the food that's donated stays local, and anyone who needs it can come to City Hall and get some if they need some for their pet.

Councilman Ryan Hanan gave a re-cap of the Christmas parade, the tree lighting, Coco-With-The-Sheriffs and the Menorah lighting. He stated that the FCTA meeting was held last week. He noted that he attended the Chamber Industrial Council quarterly meeting and that he had dinner with the previous fire chief, Jason Nichol. Chief Bunn gave 5 years of service to the City of Fernley, and was instrumental in opening Station 61, which was closed.

Mayor Neal E. McIntyre stated that the Menorah lighting was well attended, and it was the 11th year having this lighting here at Cit Hall. He noted that the Main Street crosswalk is now complete and that he attended Wreaths Across America. He stated that the Christmas tree that was in front of City Hall has been moved to the Depot on Main Street, where everybody can enjoy and thanked Councilwoman Zoberski for covering the meeting when he wasn't there.

4. PRESENTATIONS

4.1. Presentation, discussion and possible action to accept the Annual Comprehensive Financial Report for the year ended June 30, 2025. Presentation by Hinton Burdick, CPAs and Advisors.

Robert Carson, City Treasurer, introduced McKay Hall, partners with Hinton Burdick, who is the external CPA firm that did the financial audit this year. He thanked him and his team for all their hard work; and thanked staff and the finance department for their work as well. He recognized Jennie Carrick, accounting manager, for her hard work and exceptional work in this year's audit.

McKay Hall (zoom) thanked Mr. Carson for the introduction and seconded his commendation of staff. He presented the Annual Comprehensive Financial Report for the year ended June 30, 2025. Mr. stated that the Independent Auditors Report as unmodified or "clean opinion"; the report on compliance and on internal control over financial reporting found no material weaknesses or significant deficiencies; and the report on State compliance without findings. He presented the City's financial highlights and stated that all of the City's most significant funds (General, Water and Sewer) reported increases in fund balance or net position for fiscal year 2025.

Motion: I MOVE TO ACCEPT THE ANNUAL COMPREHENSIVE REPORT FOR THE YEAR ENDED JUNE 30, 2025, PRESENTED BY HINTON BURDICK, CPAS AND ADVISORS. **Action:** Approved, **Moved by:** Councilman Stan Lau, **Seconded by:** Councilman Ryan Hanan. **Vote:** Passed, **Summary:** Yes 4. **Yes:** Councilwoman Zoberski, Councilman Lau, Councilman Hanan, Councilman Mendoza. **Absent:** Councilman Albert Torres.

5. PUBLIC HEARINGS

5.1. (For Possible Action) Discussion and possible action regarding Bill #372 associated with ANX25001, a petition from M4 Victory Power QOZB, LLC to annex parcel 021-031-13 containing approximately 107.87 acres and generally located east of Interstate 80, west of Fernley Sink Lake, northeast of Duffy Road, and north of the existing Victory Logistics Planned Development to the City of Fernley.

Alisa Johansson, Senior Planner, presented the item, which was a voluntary annexation petition. She described the location, size, topography, etc. and that the immediate vicinity is similarly undeveloped with limited access. She stated that the requirements of Nevada Revised Statutes Chapter 268 does differentiate between different sizes of jurisdictions and different types of annexation procedures and staff followed specific alternative procedures identified under NRS 268-670, due to the size of Lyon County and due to the unique circumstances. She noted that the requirements state that all property owners must sign a petition requesting the annexation and in this case, there is one property owner, which submitted the petition accordingly. She said that at the November 12th Planning Commission meeting, the Commission unanimously voted to recommend approval of this action. That the item on the agenda was to discuss and potentially act upon the annexation only and that no pre-application meetings or in-

depth discussion with the applicants have been held. She stated that the property is owned by M4 Victory Power, which is an arm of Mark IV, and that as the sole property owner, they have the right to petition the City if they meet the requirements in NRS.

Councilwoman Felicity Zoberski inquired about the zoning designation.

Ms. Johansson stated that GR20 is the zoning district that the parcel would be converted to upon annexation. If they would like to pursue a denser rural residential zoning, or any other zoning district, they would need to pursue a master plan amendment and a zoning map amendment, depending on the district chosen.

Mayor Neal E. McIntyre stated that by annexing these islands into the City of Fernley, the city will receive property tax from it, whereas if it was just Lyon County, then Lyon County would receive all those taxes from that.

Dave Snellgrove, Planning Manager with Bowman Consulting Group, stated that they are directly adjacent and just to the north to the Victory Logistics District. He noted that on the north-western side, it is physically cut off by Interstate 80 from any access or service linkages, and likewise, over on the eastern side of the property is the Bureau of Reclamation property, so the city is cut off there as well. He stated that the only direction to make connections for utilities and for access, is to the south; and that it made sense for the parcel to be in the city limits.

No public comment.

Councilwoman Felicity Zoberski asked who decides if there is adequate fire protection.

Michele Rambo, Planning Director, stated that the decision came from the Fire Department and that when staff gets applications, they route them to the Fire Marshal for comment.

Motion: CONSIDERING THE ANALYSIS PRESENTED IN THE STAFF REPORT AND IN THE APPLICATION MATERIALS, I MOVE TO APPROVE AND ADOPT BILL #372, ANX25001, AND THE ANNEXATION PETITION CONTAINED THEREIN. **Action:** Approved, **Moved by:** Councilman Ryan Hanan, **Seconded by:** Councilman Stan Lau. **Vote:** Passed, **Summary:** Yes 4. **Yes:** Councilwoman Zoberski, Councilman Lau, Councilman Hanan, Councilman Mendoza. **Absent:** Councilman Albert Torres.

6. PUBLIC FORUM

Mayor Neal E. McIntyre announced that at the next meeting on January 7th, there will be three applicants to bring forward for the City Manager position.

Tammy Dittman first thanked the City Council for making her more comfortable coming up the podium and asked for an update on the hydrants.

Mayor Neal E. McIntyre stated that they are still receiving RFPs for the servicing of the fire hydrants.

7. ADJOURNMENT

There being no further business to come before it, the Fernley City Council meeting adjourned at 6:06 pm.

Approved by the Fernley City Council on January 7, 2026, by a vote of:

AYES _____ NAYS: _____ ABSTENTIONS: _____ ABSENT: _____

Mayor Neal E. McIntyre	ATTEST: City Clerk Kim Swanson
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Report Criteria:

License.Status = "Active"

Business.Origination date = 12/12/2025-12/31/2025

Business Name	DBA	Name	Location	City	State	Zip	Business Tel	Description	Occupation
Pinnacle Medical Group, Hicks PC		None	805 East Main Street, Unit	Fernley	NV	89408	775-204-4000	Medical Office or Servi	
Devco Painting LLC		Jassen Jacobs / Ly	3434 Tobias Lane	Las Vegas	NV	89120	702-834-0283	Contractor	Painting Contractor #902
Halo Fire Protection, LLC		Daniel Farnsworth /	4811 E Julep St Ste 124	Mesa	AZ	85205	480-325-2280	Contractor	Fire Protection Contracto
Frontier Mechanical LLC		Amber Brundage	7879 S 1530 W Suite 200	West Jordan	UT	84088	801-501-7512	Contractor	Plumbing Contractor #86
Extraordinaire by Ellie B LLC		Robert Baxley	7337 Phoenix Dr.	Sparks	NV	89436	775-799-0097	Hobby/Crafter, Sewing	Crafter: resin, beads, car
Grafics Unlimited		Gregory Hartig	1002 Ave of the Oaks	Sparks	NV	89431	775-331-1100	Contractor	Outdoor advertising/paint
High Sierra Home Services LLC		Joshua Tognarelli	112 Primrose Dr	Fernley	NV	89408	775-420-6969	Business Specific Prof	Wall mounts and TV insta
K & G Construction Inc	K & G Enterprises	Gayla Boyd	2350 W. Cheyenne Avenu	N. Las Vegas	NV	89032	702-649-0711	Delivery Service	Lathing and Plastering C
Fernley Materials LLC		Jerry Giovanetti	021-307-09, 021-501-09, 1	Fernley	NV	89408	775-221-1645	Property Rentals	Commercial vacant prope
Paladini Construction LLC		Steven Paladini	6180 Phelp Ln	Fallon	NV	89406	775-217-3275	Contractor	Painting and Decorating
Grand Totals:									
									10

Report Criteria:

License.Status = "Active"

Business.Origination date = 12/12/2025-12/31/2025



CITY OF FERNLEY

City Council AGENDA REPORT

Meeting Date: January 7, 2026

REPORT TO: Mayor and City Council

REPORT FROM: Ana Navarro, Seong Kim, Utilities Director

FINANCIAL IMPACT:

Yes: X

No:

CURRENTLY BUDGETED:

Yes:

No: X

FUND/ACCOUNT:

510-166100

ACTION REQUESTED: Consent

AGENDA ITEM:

Possible action to approve a Professional Services Contract with Taney Engineering for the development of a Comprehensive Request for Proposals (RFP) for Surface Water Plant Improvements for a total cost of \$25,000.

AGENDA ITEM BRIEF:

The purpose of this item is to obtain City Council approval for Taney Engineering to prepare a comprehensive Request for Proposals (RFP) for the City's Surface Water Plant Improvements Project. This project requires a coordinated RFP that integrates the recommendations of the Final Preliminary Engineering Report (PER), treatment system needs, SCADA and drying bed priorities, and long-term capital improvement requirements.

RECOMMENDED MOTION:

"I move to approve the Professional Services Contract with Taney Engineering for preparation of a Comprehensive Request for Proposals for Surface Water Plant Improvements, in an amount not to exceed (NTE) \$25,000, and authorize the Utilities Department to execute the agreement."

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:

1. Approve the Professional Services Contract with Taney Engineering.
2. Deny approval and provide direction to staff.
3. Request revisions to the scope or fee prior to approval.

BACKGROUND:

The City is planning major improvements to its Surface Water Treatment Plant. To effectively solicit qualified engineering and construction proposals, staff requested a formal scope and fee from Taney Engineering, who submitted Proposal CYF-25-002 dated December 5, 2025.

Taney's proposal includes development of a fully coordinated RFP built on the Final PER, treatment and distribution system needs, PFAS-related improvements, SCADA enhancements, drying bed improvements, and considerations for a new pre-sedimentation basin and GAC facility expansion.

RELEVANT LAWS, STATUTES, AND REGULATIONS:

FINANCIAL IMPLICATIONS:

The total contract amount of \$25,000 (NTE) will be funded through the Utilities Capital Improvement Program.

ATTACHMENTS:

1. COF Long Form Contract
2. Proposal CYF-25-002-Surface Water RFP

CONTRACT

A Contract for Professional Services

THIS CONTRACT is made and entered into this 11th day of December 2025, by and between the CITY OF FERNLEY, a municipal corporation within the State of Nevada whose address is 595 Silver Lace Blvd, Fernley, Nevada 89408 (the "City"), and TANEY ENGINEERING a full-service civil engineering and land surveying company whose address is: 6030 S. Jones BLVD. Las Vegas, Nevada 89118 ("Contractor").

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 Council (which date shall be inserted into the introductory paragraph of this Contract) 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.**

i. **Attachments:**

1. **Attachment A.** Scope of Work. 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.

ii. **Standard Of Care.** Notwithstanding anything to the contrary in this agreement or in any other contract document relating to the project, in performing its work under this agreement Contractor shall perform its services to the standard of care of a reasonable professional that is performing the same or similar work, at the same time and locality and under the same or similar conditions faced by Contractor Cooperation with City. Contractor agrees that its officers, associates,

____ Contractor's Initial

____ CoF Representative

CONTRACT

A Contract for Professional Services

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.

- iii. **General Warranty.** Contractor warrants that all services, deliverables, and/or work product under this Contract shall be completed in a workmanlike manner consistent with standards in the trade, profession, or industry; shall conform to or exceed the specifications set forth in the incorporated attachments; and shall be fit for ordinary use, of good quality, with no material defects.

3. REQUIRED APPROVAL 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 A 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).
- d. **Timeliness of Billing.** Contractor acknowledges and agrees that timeliness of billing is of the essence to this Contract and recognizes that the City is on a fiscal year ending on June 30. All invoices for services rendered prior to July 1 must be submitted to the City no later than 30 days after the end of the fiscal year.

- 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, 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: City Manager
 City of Fernley
 595 Silverlace Blvd.

CONTRACT

A Contract for Professional Services

If to Contractor: Taney Engineering
6030 S. Jones Blvd.
Las Vegas, NV 89118

5. INSPECTION & AUDIT:

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

CONTRACT

A Contract for Professional Services

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 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:
 - i. 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;
 - ii. 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
 - iii. If Contractor: (i) becomes insolvent, subject to receivership, or voluntarily or involuntarily subject to the jurisdiction of the bankruptcy

CONTRACT

A Contract for Professional Services

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. For Cause Termination and Time to Correct.** This Contract may be terminated by the non-defaulting party upon a declared default or breach only after service of formal written notice as specified in paragraph (4), and the subsequent failure of the defaulting party within a reasonable time of receipt of that notice to provide evidence, satisfactory to the non-defaulting party, showing that the declared default or breach has been corrected or is being corrected as expeditiously as is prudent and practicable.
- f. **Winding Up Affairs upon Termination.** If this Contract is terminated for any reason, the parties agree that the provisions of this paragraph survive termination:
- i. 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.
 - ii. Contractor shall satisfactorily complete work in progress at the agreed rate (or a pro rata basis if necessary) if requested by the City.
 - iii. Contractor shall execute any documents and take any actions necessary to effectuate an assignment of this Contract if requested by the City; and
 - iv. Contractor shall preserve, protect, and promptly deliver possession to the City of all proprietary information in accordance with Section 18.
 - v. If 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.

CONTRACT

A Contract for Professional Services

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 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:** Contractor shall indemnify, defend, and hold harmless the City, its elected officials, officers, employees, agents, and consultants (collectively, the "City party") from and against any and all claims, liabilities, damages, losses, suits, actions, decrees, arbitration awards, judgments, and any other costs or expenses, including reasonable attorney fees (collectively, "Liabilities"), which may be recovered from or sought against the City party as a result of, by reason of, or as a consequence of: (i) any act or omission, negligent or otherwise, on the part of Contractor, its officers, employees, independent contractors, sub-contractors, vendors, suppliers, consultants, or agents; or (ii) any default in the performance of any obligation of Contractor to be performed under the terms of this Contract, regardless of whether such default is an Event of Default hereunder. In no event shall the language of this Section constitute or be construed as a waiver or limitation of the City's rights or defenses with regard to sovereign immunity, governmental immunity, or other official immunities and protections provided by the Federal and State constitutions or by law. It is expressly agreed that Contractor shall defend the City party at Contractor's expense, by legal counsel reasonably satisfactory to the City, against the Liabilities and in the event that Contractor fails to do so, the City shall have the right, but not the obligation, to defend the same and to charge all direct and incidental costs, including attorney's fees and court costs, to Contractor. Contractor's indemnity obligations herein are not intended to nor shall they relieve any insurance carrier of its obligations under policies required to be carried by Contractor pursuant to the provisions of this Contract. Contractor's obligations under this Section 11 shall survive any termination of this Contract.
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

CONTRACT

A Contract for Professional Services

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 performance of this Contract. Contractor shall provide a work certificate issued by a qualified insurer in accordance with NRS 616B.627. Prior to commencing any work, Contractor shall complete and provide the following written request to a qualified insurer:

____ Contractor's Initial

____ CoF Representative

CONTRACT

A Contract for Professional Services

CONTACTOR NAME has entered into a contract with Owner to perform work from THE 11th DAY OF DECEMBER, 2025 to THE 30th DAY OF JUNE, 2026 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

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.

COF

CTR

b. **Professional Liability Insurance.**

- i. Minimum Coverage Limit required (not deductible amount): \$1,000,000 Each Claim, \$2,000,000 Aggregate.
- ii. Retroactive date: Prior to commencement of the performance of this Contract
- iii. Discovery period: Three (3) years after the termination date of this Contract.

c. **General Requirements.**

- i. 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 additional insureds for all liability arising from this Contract.
- ii. Waiver of Subrogation: Each insurance policy shall provide for a waiver of subrogation in favor of the City.

CONTRACT

A Contract for Professional Services

- iii. Cross-Liability: All required liability policies shall provide cross-liability coverage as would be achieved under the standard ISO separation of insureds clause.
 - iv. 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.
 - v. 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.
 - vi. 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.
- d. **Evidence of Insurance.** Prior to the start of any work, Contractor must provide the following documents to the City:
- i. 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.
 - ii. 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.
 - iii. 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.
 - iv. 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

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A Contract for Professional Services

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.

- e. **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.

- 14. **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.
- 15. **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.
- 16. **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.
- 17. **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

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A Contract for Professional Services

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.

- 18. 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.
- 19. PUBLIC RECORDS:** Pursuant to NRS 239.010, information or documents received 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.
- 20. 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

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A Contract for Professional Services

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.)
- 21. 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.
- 22. CERTIFICATION REQUIRED BY NEVADA SENATE BILL 26 (2017):** By signing this Agreement, the CONSULTANT provides a written certification, as a material part of this Agreement, that the CONSULTANT is not currently engaged in, and during the Term shall not engage in, a boycott of Israel. The term "boycott of Israel" has the meaning ascribed to that term in Section 3 of Nevada Senate Bill 26 (2017). The CONSULTANT shall be responsible for fines, penalties, and repayment of any State of Nevada or federal funds that may arise (including those that the CITY pays, becomes liable to pay, or becomes liable to repay) as a direct result of the CONSULTANT's non-compliance with this Section. If, at any time during the formation or duration of this Agreement, CONSUTLANT is engaged or engages in a boycott of Israel, it will constitute a material breach of this Agreement.
- 23. 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.
- 24. 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

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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.

- 25. 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.
- 26. COUNTERPARTS:** This Contract may be executed in multiple counterparts, each of which shall be deemed an original, and all of such counterparts together shall constitute one and the same instrument.
- 27. 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.
- 28. 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.
- 29. 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

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A Contract for Professional Services

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.

30. **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.
31. **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 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.

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK

CONTRACT

A Contract for Professional Services

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

CITY OF FERNLEY

Mayor, City of Fernley Date

City Clerk, City of Fernley Date

Approved as to form:

City Attorney, City of Fernley Date

Originating Department:

Department Head Date

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CONTRACTOR, being first duly sworn, deposes and says: That CONTRACTOR. is the Contractor; that NAME OF PERSON REPRESENTING CONTRACTOR has read the foregoing Contract; and that he understands the terms, conditions, and requirements thereof.

CONTRACTOR

BY:

TITLE:

FIRM:

BUSINESS LICENSE #:

Address:

City: State: Zip Code:

Telephone: Fax #:

E-mail Address:

(Signature of Contractor)

DATE SIGNED this ____ day of _____, 20____.



TANEY ENGINEERING

6030 S. JONES BLVD. LAS VEGAS, NV 89118
PHONE: (702) 362-8844 | FAX: (702) 362-5233
TANEYCORP.COM

12/5/2025
Job #: CYF-25-002

City of Fernley

Ana Navarro
595 Silver Lace Blvd
Fernley, NV 89408
775-444-7525
Email: ananavarro@cityoffernley.org

RE: Surface Water RFP – Plant Improvements - City of Fernley

Dear Ms Navarro:

Thank you for the opportunity to provide you with a proposal for development of an RFP for Surface Water Plant Improvements.

Based on the information that we have been provided, we developed the attached scope of services and a proposal.

We appreciate the opportunity to submit this proposal and look forward to our collaboration with the City of Fernley. If you have questions or comments, please feel free to contact our office and speak with us.

Thank you,

Edward Taney, P.E.
President



TANEY ENGINEERING

6030 S. JONES BLVD. LAS VEGAS, NV 89118
PHONE: (702) 362-8844 | FAX: (702) 362-5233
TANEYCORP.COM

SPECIFIC SCOPE

The Consultant agrees to supply and execute the professional services outlined as follows:

<u>Task 13</u>	<u>Engineering\Improvement Plans</u>
13-9000	Comprehensive RFP
	Consultant will assist with preparation of a comprehensive Request for Proposal (RFP) for Surface Water Plant Improvements. The RFP will be based on the following: • Final Preliminary Engineering Report (PER) • General Overview of the Treatment and Distribution Systems • Evaluation of proposed AI Implementation into the system • Prioritize Improvements based on Treatment Facility request - SCADA and drying beds design • Pre-sedimentation basin – design and/or alternatives to mitigate sediment loading in conveyance line and rest of facility. • Granular activated carbon facility for surface water taste and odor – evaluate and expand to include removal of PFAS. Expand to include additional office space, workshop, and storage space (warehouse for inventory).

FEE SCHEDULE

<u>Task 13</u>	<u>Engineering\Improvement Plans</u>	
13-9000	Comprehensive RFP	Billed Hourly T&M Not to Exceed \$25,000.00

TIMELINE:

The tasks listed in this proposal will follow the milestones established by the City of Fernley Utilities Department.



TANEY ENGINEERING

6030 S. JONES BLVD. LAS VEGAS, NV 89118
PHONE: (702) 362-8844 | FAX: (702) 362-5233
TANEYCORP.COM

Below you will find our 2026 billing rates for labor:

Job Title	Rate (\$/Hr)
Principal Engineer/Principal Surveyor	350
Senior Project Manager	275
Senior Hydrology Project Manager	265
Project Manager/Survey Manager	250
Land Planning Manager/Hydrology Manager/Survey Mapping Manager/Sr Hydrologist	200
Assistant Project Manager	215
Designer III/ Hydrologist III/ Water Resource Specialist III	175
Designer II/Hydrologist II/ Water Resource Specialist II	145
Land Planner I	125
Designer I/Hydrologist I/Water Resource Specialist I	115
JR Designer	105
Civil Engineering Intern	75
Plot Plan Technician	95
Senior Project Coordinator	160
Project Coordinator	120

Reimbursable Expenses

The **City** will pay the costs of all fees related to these services in addition to labor where applicable. Reimbursable expenses may include postage, reproduction, software, travel, or other expenses not specifically covered under terms of this contract. Items considered reimbursable expenses will not be purchased without the prior written consent of the City.

Payments to Engineer

Fees, costs, and expenses for services performed will be billed to **Client** twice monthly. The **Client** will make progress payments in proportion to services performed as indicated with the Agreement and shall be due within 30 calendar days of the **Engineer's** submittal of each invoice. Any amounts not paid within 30 calendar days from date of presentation of the invoice shall commence to bear an interest of 18% per annum. All work product of the **Engineer** shall remain property of the **Engineer** until **Engineer** has been paid for all work and services performed. Similarly, the **Parties** agree that the **Engineer** may not release any work product to **Client** or to other third parties unless **Engineer** has been paid for all work and services performed.



CITY OF FERNLEY

City Council AGENDA REPORT

Meeting Date: January 7, 2026

REPORT TO: Mayor and City Council

REPORT FROM: Braelyn Birkel, Administrative Specialist II

FINANCIAL IMPACT:

Yes:x

No:

CURRENTLY BUDGETED:

Yes:x

No:

FUND/ACCOUNT:

510-810-698

ACTION REQUESTED: Consent

AGENDA ITEM:

Possible Action to authorize the execution of the water rights banking and dedication agreement between, Jose Ogana Castillo and Joseline Paule Castillo, in their capacity as Trustees of the 2022 Jose O. & Joseline P. Castillo Trust dated 2/25/2022 and the City of Fernley, APN 021-111-47 and 021-111-48 TCID serial numbers 1022-2 and 1022-2-D in the amount of 4.5 acre feet annually.

AGENDA ITEM BRIEF:

Staff is seeking Council approval to authorize the execution of the Water Right Banking and Dedication Agreement with JOSE OGANA CASTILLO and JOSELINE PAULE CASTILLO, in their capacity as Trustees of the 2022 JOSE O. & JOSELINE P. CASTILLO TRUST dated 2/25/2022 and the City of Fernley, APN 021-111-47 and 021-111-48 TCID serial numbers 1022-2 and 1022-2-D in the amount of 4.5 acre feet annually.

RECOMMENDED MOTION:

"I move to authorize the execution of the water rights banking and dedication agreement between, JOSE OGANA CASTILLO and JOSELINE PAULE CASTILLO, in their capacity as Trustees of the 2022 JOSE O. & JOSELINE P. CASTILLO TRUST dated 2/25/2022 and the City of Fernley, APN 021-111-47 and 021-111-48 TCID serial numbers 1022-2 and 1022-2-D in the amount of 4.5 acre feet annually."

BUSINESS IMPACT (per NRS Chapter 237):

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

See attached report for background, analysis, alternatives.

ALTERNATIVES:

N/A

BACKGROUND:

Staff is seeking Council approval to authorize the execution of the Water Right Banking and Dedication Agreement with JOSE OGANA CASTILLO and JOSELINE PAULE CASTILLO, in their capacity as Trustees of the 2022 JOSE O. & JOSELINE P. CASTILLO TRUST dated 2/25/2022 and the City of Fernley, APN 021-111-47 and 021-111-48 TCID serial numbers 1022-2 and 1022-2-D in the amount of 4.5 acre feet annually.

RELEVANT LAWS, STATUTES, AND REGULATIONS:

FMC 32.09.035(g)

FINANCIAL IMPLICATIONS:

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).

ATTACHMENTS:

1. Castillo Draft Deed (1022-2 and 1022-2-D)
2. Castillo Dedication Agreement (1022-2 and 1022-2-D)
3. TCID Detail Sheet

The undersigned hereby affirms that there
is no Social Security number contained in
this document

LYON CO. APN: 020-111-47; 020-111-48

RECORDING REQUESTED BY:

City of Fernley
595 Silver Lace Blvd
Fernley, NV 89408

AFTER RECORDATION RETURN TO:

City of Fernley
595 Silver Lace Blvd
Fernley, NV 89408

SPACE ABOVE THIS LINE FOR RECORDER'S USE

WATER RIGHTS GRANT, BARGAIN, & SALE DEED

THIS WATER RIGHTS DEED is made and entered into this ____ day of _____, 2025, to convey the below-mentioned water rights from JOSE OGANA CASTILLO and JOSELINE PAULE CASTILLO, in their capacity as Trustees of the 2022 JOSE O. & JOSELINE P. CASTILLO TRUST dated 2/25/2022, (hereinafter referred to as "GRANTOR") to the CITY OF FERNLEY, a political subdivision of the State of Nevada (hereinafter referred to as "GRANTEE")

WITNESSETH:

That said GRANTOR, for and in consideration of the sum of Ten Dollars (\$10.00) lawful money of the United States of America, and for other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell, and convey to the GRANTEE, and to their successors, heirs, and assigns forever, all of GRANTOR's right, title, and interest in and to those certain waters and water rights situate in Lyon County, State of Nevada, as described as follows, to wit:

A Seven Hundred Sixty-Five One-Thousandths (0.765) acre-foot/annually portion of Truckee-Carson Irrigation District Serial Number 1022-2. Said water rights are appurtenant to that certain real property located in Lyon County, State of Nevada described as Lyon County Assessor Parcel Number 021-111-47 and further described as follows:

All the certain real property being all the Parcel A and a portion of Parcel B, as shown on that certain map entitled "A record of Survey, of David Ayoub, Bradley T., John H. & Lorraine M. Cullen", as File No. 248287, Lyon County Records, lying in a portion of the Southeast 1/4 of Section 13,

Township 20 North, Range 24 East, Mount Diablo Meridian, being described as follows:

Beginning at the Northeast corner of the said Parcel A, being a point on the Westerly Right of Way of Farm District Road as shown on said Record of Survey, thence from said Point of Beginning and along said Right of Way, South 0°05'20" East a distance of 185.80 feet, thence leaving said Right of Way North 89°49'57" West a distance of 214.24 feet a point of intersection with the Westerly line of said Parcel B; thence along said line and Westerly line of said Parcel A, North 0°07'17" West a distance of 185.90 feet to the Northwest corner of said Parcel A, said point also being on the Southerly Right of Way of Westerlund Lane as shown on said Record of Survey, thence along said Right of Way, South 89°50'00" East a distance of 214.35 feet to the Point of Beginning.

And,

A Three and Seven Hundred Thirty-Five One-Thousandths (3.735) acre-foot/annually portion of Truckee-Carson Irrigation District Serial Number 1022-2-D. Said water rights are appurtenant to that certain real property located in Lyon County, State of Nevada described as Lyon County Assessor Parcel Number 021-111-48 and further described as follows:

All the certain real property being all the Parcel B, as shown on that certain map entitled "A record of Survey, of David Ayoub, Bradley T., John H. & Lorraine M. Cullen", as File No. 248287, Lyon County Records, lying in a portion of the Southeast ¼ of Section 13, Township 20 North, Range 24 East, Mount Diablo Meridian, being described as follows:

Beginning at the Southeast corner of said Parcel B. being a point on the Westerly Right of Way of Farm District Road as shown on said Record of Survey, thence from said Point of Beginning and leaving said Right of Way, North 81°27'56" West a distance of 216.60 feet to the Southwest corner of said Parcel B, North 0°07'17" West a distance of 152.51 feet; thence South 89°49'57" East a distance of 214.24 feet a point on the aforementioned Westerly Right of Way of said Farm District Road; thence along said Right of Way, South 0°05'20" East a distance of 184.04 feet to the Point of Beginning.

The above legal descriptions appeared previously in Document No. 656459, recorded on April 26, 2022, Official Records of Lyon County, Nevada.

TOGETHER WITH all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues, or profits thereof.

TO HAVE AND TO HOLD, all and singular, the said water rights and the appurtenances, unto the said GRANTEE, and to their successors and assigns forever.

IN WITNESS WHEREOF the GRANTOR has hereunto executed this WATER RIGHTS GRANT, BARGAIN, & SALE DEED the day and year first written above.

DATED this ____ day of _____, 2025.

GRANTOR:

BY: _____
Jose Ogana Castillo, Trustee

BY: _____
Joseline Paule Castillo, Trustee

STATE OF _____)
: ss.
COUNTY OF _____)

This instrument was acknowledged before me on _____, 2025, by Jose Ogana Castillo.

WITNESS my hand and official seal.

NOTARY PUBLIC

STATE OF _____)
: ss.
COUNTY OF _____)

This instrument was acknowledged before me on _____, 2025, by
Joseline Paule Castillo.

WITNESS my hand and official seal.

NOTARY PUBLIC

WATER RIGHTS BANKING AND DEDICATION AGREEMENT

This Water Rights Banking and Dedication Agreement made as of the ____ day of _____, 2025 (this “Agreement”), by and between JOSE OGANA CASTILLO and JOSELINE PAULE CASTILLO, in their capacity as Trustees of the 2022 JOSE O. & JOSELINE P. CASTILLO TRUST dated 2/25/2022, (the “Dedicator”) and the CITY OF FERNLEY, a political subdivision of the State of Nevada (the “City”), for the purpose of dedicating and banking certain water rights.

RECITALS

WHEREAS, the City owns and operates a water distribution system located in the City of Fernley, Lyon County; and

WHEREAS, the Dedicator desires to transfer certain water rights to the City as described in Section 2 of this Agreement (the “Water Rights”), to be reserved and credited towards future water utility service requirements; and

WHEREAS, the City is willing to accept the Water Rights to be utilized by the Dedicator for future development requirements within the City’s water utility service area, as it may change from time to time; and

WHEREAS, the Dedicator may desire to assign its rights to apply the Water Rights towards future water utility service requirements to an assignee (the “Assignee”); and

WHEREAS, the City will accept the Water Rights in lieu of the provision of new water rights when an application for water utility service is made in the future by the Dedicator or the Assignee, thereby satisfying one of the pre-conditions for water utility service (i.e. the provision of a water right).

NOW, THEREFORE, it is hereby agreed between the Dedicator and City as follows:

1. **Dedication of Water Rights and Facilities.** The Dedicator hereby agrees to dedicate the Water Rights to the City. The Dedicator and the Assignee agree and understand that dedication of the Water Rights is a condition precedent to receiving a will-serve commitment for water utility service from the City. The parties further agree that:
 - (a) The quantity of surface or ground water rights reasonably necessary to insure an adequate water supply to the subject property is independently determined by the City. The Dedicator and Assignee understand and agree that the determination of the quantity of surface or ground water rights necessary to serve any proposed development will be made at such time as the Dedicator or Assignee request a will

serve commitment for the development in accordance with the ordinances, resolutions, statutes, standards, and policies in effect at the time the request for a will serve commitment is made. In addition, the parties agree and understand that the City has no obligation to independently obtain the necessary water rights to fulfill a will-serve commitment;

- (b) Any facilities for water treatment, supply, storage, transmission and distribution, treatment and disposal, and appurtenances (such as wells, pipelines, pumps and storage tanks), located within or outside of the property for which future will-serve commitments are sought, that are requested and which are reasonably necessary to insure an adequate water supply to the property, will be constructed by the Dedicator or the Assignee, and dedicated to the City; and
- (c) Any easement or legal access reasonably necessary to insure an adequate water supply to the property will also be dedicated from the Dedicator or the Assignee to the City as part of the grant of will-serve commitments.

2. **Dedicated Water Rights.** The Water Rights dedicated by this Agreement are described as follows:

A Seven Hundred Sixty-Five One-Thousandths (0.765) acre-foot/annually portion of Truckee-Carson Irrigation District Serial Number 1022-2. Said water rights are appurtenant to that certain real property located in Lyon County, State of Nevada described as Lyon County Assessor Parcel Number 021-111-47 and further described in that certain Grant, Bargain, and Sale Deed recorded in the official records of Lyon County on April 26, 2022 as Document No. 656459.

And,

A Three and Seven Hundred Thirty-Five One-Thousandths (3.735) acre-foot/annually portion of Truckee-Carson Irrigation District Serial Number 1022-2-D. Said water rights are appurtenant to that certain real property located in Lyon County, State of Nevada described as Lyon County Assessor Parcel Number 021-111-48 and further described in that certain Grant, Bargain, and Sale Deed recorded in the official records of Lyon County on April 26, 2022 as Document No. 656459.

3. **Revegetation Requirements.** As a condition of receiving water right dedications in exchange for utility service, any lands which are being irrigated within the existing place of use of the Dedicated Water Rights, and which will no longer be a place of use of the Dedicated Water Rights, must be re-vegetated pursuant to a re-vegetation plan approved by the City. The intent of this requirement is to prevent formerly irrigated lands from

becoming dust and erosion hazards when the land is no longer irrigated. This requirement does not apply to land which is the existing place of use if that land will become a subdivision, or other use that will maintain ground cover.

- (a) As part of any dedication, the City will determine whether revegetation of formerly irrigated land is required, and if re-vegetation is required, the Dedicator of the water rights, or its assignee, will submit a plan for re-vegetation that will be reviewed and approved by the City.
 - (b) A re-vegetation plan must be prepared by a qualified agricultural engineer or the equivalent, and must outline the method by which permanent ground cover will be established. The re-vegetation plan shall provide for the application of a suitable seed mixture susceptible to natural germination in the climatic conditions existing on the formerly irrigated land. The re-vegetation plan shall be deemed fully performed upon the first to occur of the following:
 - (i) The City's written confirmation that the re-vegetation plan has been fully performed or
 - (ii) The Dedicator or its assignee, as the case may be, diligently and in compliance with the re-vegetation plan causes not less than two applications of the approved seed mixture to be placed upon the formerly irrigated land without success during a period of thirty (30) months following the date of dedication of the applicable water rights.
 - (c) The goal of a re-vegetation plan is to establish natural ground cover that will limit dust and erosion and can be sustained in Fernley's climatic conditions without human assistance.
 - (d) For each water right that is dedicated to the City of Fernley from land that it is determined by the City to require re-vegetation, the City of Fernley will hold back a portion of the water right, in an amount equal to ten (10) percent of the total water right, from the issuance of will serve commitments until the City of Fernley has approved the actual re-vegetation of the property at issue. Once the City of Fernley has approved the actual re-vegetation on a former place of use for a dedicated water right, the ten (10) percent portion of the Water Right held back pursuant to this section will be made available for future will serve commitments.
4. **Annexation.** If water utility service is requested by the Dedicator or the Assignee from the City outside the city limits of the City, and the Dedicator or the Assignee desires to use the Water Rights to satisfy the water right dedication requirements for water utility service, the City will determine whether it is appropriate to annex that property, and will only provide water utility service if the area is annexed into the City.

- (a) If annexation is necessary, the Dedicator or the Assignee is responsible for any and all annexation costs and fees in the same manner as any other person or entity requesting that property be annexed to the City.
 - (b) If annexation is necessary, all line extensions, water distribution systems and upgrades shall be constructed to the standard required by the City, and the Dedicator or Assignee shall pay all hook-up fees and complete all required improvements that the City determines are reasonably necessary to service the property.
5. **Banking.** The Water Rights dedicated to the City under this Agreement shall be available for use in the satisfaction of the water right dedication requirement that is a pre-condition to receiving water utility service from the City. Once the water rights have been dedicated to the City, the City will maintain those rights in an account as a credit for the Dedicator for the term of this agreement, including any renewal period.
- (a) During the term of this agreement, including any renewal period, the Dedicator and the Assignee may request will-serve commitments for water utility service from the City. The Water Rights that are held by the City pursuant to this Agreement may be used to satisfy the water dedication requirement that exists at the time of the request for the will-serve commitments.
 - (b) **Place of Will-Serve Commitments.** The Dedicator and the Assignee may request will-serve commitments for water utility service from the City anywhere within the City's water utility service area. Will-serve commitments may be requested for property to which the Water Rights are not appurtenant.
 - (c) **Assignment of Banked Credits.** The Dedicator's banked credits that are held in an account with the City may be assigned to an Assignee. Upon the execution of an assignment agreement with the Assignee, the City will allow the Assignee to receive the credits as satisfaction of the water right dedication requirement in existence when the Assignee applies for will-serve commitments from the City for water utility service.
 - (d) **City Consent to Assignment.** The assignment of banked credits includes the assignment of all rights and obligations under this Agreement, and requires the consent of the City. An assignment of banked credits created by this Agreement is invalid without the City's consent. Consent may only be withheld by the City if the Assignee does not agree to comply with the terms of this Agreement. All fees and costs assessed against banked water rights, if any, shall be paid to the City prior to any assignment of banked credits. No assignment agreement will be valid unless and until such costs are reimbursed.

- (e) **Reduction in Banked Credits.** The City will file an application to change the manner of use and place of use of the Water Rights to municipal uses in the City's water utility service area. If the State Engineer determines, or if appeal from such a ruling by the State Engineer determines, that the total number of acre-feet that can be used by the City for municipal uses in its water utility service area is less than the amount of Water Rights that are dedicated under this Agreement, the City will reduce the credits that are accounted to the Dedicator by the amount of the reduction in the State Engineer's ruling, or in the appeal from such a ruling.
6. **Change Applications.** Dedicator recognizes that the manner of use and place of use of the Water Rights must be changed to allow for municipal use in the City. Change applications that change the points of diversion, manner and place of use of the Water Rights will be prepared so that the Water Rights may be utilized for municipal purposes within the City's water utility service area as its boundaries are currently set and as they may be expanded through annexation.
- (a) At the option of the Dedicator, the City may prepare all required change applications.
- (b) If the Dedicator elects to prepare the required change applications, they must be completed, along with appropriate maps and documentation, to the City's satisfaction and delivered to the City for submittal to the State Engineer by and on behalf of the City.
- (c) The City shall pay all associated statutory fees relating to the filing and approval of the Change Application, including but not limited to the application filing fees, permit fees, and certificate fees.
7. **Use of Dedicated Water Rights.** Dedicator and Assignee agree and acknowledge that the City receives the dedication of Water Rights that are the subject of this agreement free and clear of any encumbrances or liens and that as a result of such dedication the City shall be the sole holder of legal title to such Water Rights. Accordingly, the City may perform any action that a holder of such Water Rights is legally allowed to perform including, without limitation, hypothecation, rental, or lease of the dedicated Water Rights to a third party; and any revenue collected pursuant to such agreements may be utilized by the City at its sole and complete discretion. The parties agree that the City may, by contract or written agreement, permit the use of the Water Rights by other governmental entities, public or private utilities, or any other person or entity, including those engaged in providing water, storm drainage or sewer service. The Parties agree that in exchange for the dedication of Water Rights pursuant to this Agreement, the Dedicator or Assignee shall have the ability, pursuant to Section 5, to use the dedicated Water Rights to satisfy the water right dedication requirement that is a pre-condition to receiving water utility service from the City, however, nothing in this agreement shall be construed as creating an encumbrance or lien on the title of the dedicated Water Rights in favor of Dedicator or Assignee. The Parties further agree that the City reserves the right to satisfy its obligation to provide water service to Dedicator or Assignee in any manner that the City, at its sole discretion and consistent

with Nevada Law and the Fernley Municipal Code, determines best serves the interests of the City water system.

8. **Facilities Standards.** Any facilities that are subject to this Agreement shall be designed and constructed in accordance with standards and other requirements prescribed by the City as a condition to provision of water utility service.
9. **Approval of Service Conditional.** Every will-serve notification and administrative approval of applications for water utility service is conditioned upon the acceptance of the dedication, and the satisfaction of all other service requirements that are established by local ordinance or state law. Any application or renewal, including applications for extension of will-serve commitments is subject to the provisions herein. The parties agree that:
 - (a) The City is the final authority in determining the number of will-serve commitments which may be granted by the City; and
 - (b) The City is the final authority regarding the number of will serves that may be serviced by the Water Rights for any development. Such determination shall be based on the criteria established by the City and further established by the State Engineer.
10. **Term of Agreement.** The term of this Agreement shall be for a period of twenty-five (25) years and shall be renewable for one successive twenty-five (25) year period upon application of the Dedicator or the Assignee, and the approval of the City.
 - (a) It is further understood and agreed between the City and the Dedicator that the Parties must agree to renew this agreement for the subsequent twenty-five year period. The City's decision to approve or reject a renewal of this agreement must be made pursuant to a vote by the Fernley City Council.
 - (b) The City may reject approval of a renewal of this Agreement **only** if:
 - (i) The City sends notice of the expiration of the initial twenty-five year term to the record owner of the Water Rights and receives no response within thirty (30) days of such notice; and
 - (ii) The Dedicator has not complied with the obligations included in this Agreement or does not agree to comply with the obligations of this Agreement during the renewal term of this Agreement.
 - (c) In the event that this Agreement is terminated, or expires pursuant to the provisions of this section, the City shall retain the title to the Water Rights, regardless of whether the Water Rights have been credited to an existing will-serve commitment.

11. **Notice.** Any notice required pursuant to this Agreement shall be sent via certified mail to the address listed below. Each Party is responsible for informing the other Party of any change in address. Notices from the City, including but not limited to notice of expiration of the 25-year term of this Agreement, shall be made to the address listed below, or to an updated address provided by the Dedicator or Assignee.

Dedicator

Jose Castillo

2060 Arcane Ave.

Reno, NV 89503

City of Fernley

Department of Public Works

595 Silver Lace Boulevard

Fernley, NV 89408

12. **General Conditions.**

- (a) **Counterparts.** This Agreement may be executed in counterparts, each of which shall be deemed an original, and all of which, taken together, shall constitute but one and the same instrument.
- (b) **Governing Law.** This Agreement shall be governed by, interpreted under, and construed and enforced in accordance with the laws of the State of Nevada applicable to agreements made and to be performed wholly within the State of Nevada.
- (c) **Venue.** Any action or proceeding concerning the rights or responsibilities of the parties to this Agreement shall be heard and entertained in the State district court in Lyon County, Nevada.
- (d) **Entire Agreement.** This Agreement (including any exhibits attached hereto) constitutes the entire agreement between the parties with respect to the subject matter hereof and supersedes all prior understandings with respect thereto, including without limitation, that certain memorandum of understanding between the parties. This Agreement may not be modified, changed or supplemented, nor may any obligations hereunder be waived, except by written instrument signed by the party to be charged or by its agent duly authorized in writing or as otherwise expressly permitted herein. The parties do not intend to confer any benefit hereunder on any person, firm or corporation other than the parties hereto.
- (e) **Survivability.** The parties' rights and responsibilities under this Agreement shall survive the conveyance of the Water Rights by the Dedicator to the City.

- (f) **Waivers; Extensions.** No waiver of any breach of any agreement or provision herein contained shall be deemed a waiver of any preceding or succeeding breach thereof or of any other agreement or provision herein contained. No extension of time for performance of any obligations or acts shall be deemed an extension of the time for performance of any other obligations or acts.
- (g) **Non-Waiver of Rights.** No failure or delay of either party in the exercise of any right given to such party hereunder shall constitute a waiver thereof unless the time specified herein for exercise of such right has expired, nor shall any single or partial exercise of any right preclude any other or further exercise thereof or of any other right. The waiver of any breach hereunder shall not be deemed to be a waiver of any other or any subsequent breach hereof.
- (h) **Further Assurances.** The parties agree to do such further acts and things and to execute and deliver such additional agreements and instruments as the other may reasonably require to consummate, evidence or confirm the dedication of the above reference water rights or any other agreement contained herein in the manner contemplated hereby.
- (i) **Successors and Assigns; Assignment.** This Agreement shall be binding upon and shall inure to the benefit of each of the City and the Dedicator and to their respective heirs, successors and assigns.
- (i) The City shall have the right to assign its interest in this Agreement in whole or in part to any successor agency, subsidiary, or entity with jurisdiction to supply water service to customers within the City of Fernley, in which case, the references to the City herein shall include such assignee, and provided that such assignee assumes all of the obligations of the City under this Agreement by written instrument.
- (ii) Any such assignment shall not relieve any party of its obligations under this Agreement. Any attempt to transfer, convey or assign this Agreement other than as provided herein shall be null and void.
- (j) **Time.** Time is of the essence in respect to each and every particular of this Agreement. Any time period to be computed pursuant to this Agreement shall be computed by excluding the first day and including the last. If the last day falls on a Saturday, Sunday or holiday, the last day shall be extended until the next business day that the City is open for business, but in no case will the extension be for more than four (4) days.
- (k) **Severability.** The determination that any covenant, agreement, condition or provision of this Agreement is invalid shall not affect the enforceability of the remaining covenants, agreements, conditions or provisions hereof and, in the event of such determination, this Agreement shall be construed as if such invalid

covenant, agreement, condition or provision were not included herein.

- (l) **Delivery of Deed and Warranty.** The Dedicator shall deliver a Water Rights Grant Bargain and Sale Deed conveying and dedicating the Water Rights to the City at the time of the execution of this Agreement. Further, the Dedicator shall warrant that it is the legal owner of the Water Rights.
- (m) **Indemnification.** The Dedicator and the Assignee agree, jointly and severally, to indemnify the City at all times and hold the City harmless in respect of any claims, damages or losses (including, without limitation, attorney's fees and costs), whether known or unknown, disclosed or undisclosed, arising from, by reason of or in connection with any part or portion of this Agreement. Dedicator hereby represents and warrants it has not sold, assigned, transferred, conveyed, hypothecated, pledged, or otherwise disposed of or encumbered the water rights transferred herein except as provided in this Agreement. Dedicator acknowledges that in the event that any claim or dispute relating to the title of the water rights renders such water rights unusable within, or unavailable to, the City's water delivery system, the City may, at its sole discretion and in addition to any other remedies provided for by law, rescind this Agreement and withhold the will-serve commitments provided for herein. In the event that such will-serve commitments have already been issued, the City, in addition to any other remedies provided by law, may require Dedicator or Assignee, jointly or severally, to immediately acquire and dedicate to the City the same quantity and quality of water rights as the water rights rendered unusable within, or unavailable to, the City's water delivery system and/or the City may assign any other banked or reserved water rights in which Dedicator or Assignee have a beneficial interest, and that remain uncommitted to will-serve commitments, to the will-serve commitments already issued pursuant to this Agreement.
- (n) **Attorney's Fees.** In the event of any litigation between the parties hereto arising out of this Agreement, or if one party seeks to judicially enforce the terms of this Agreement, the prevailing party shall be reimbursed for all reasonable costs, including, but not limited to, reasonable attorney's fees.

[signature page follows]

Agreed upon the date set forth above between the following parties:

City of Fernley

Mayor of Fernley

Date:

Attested:

City Clerk

Dedicator

Jose Ogana Castillo, Trustee

Date:

Joseline Paule Castillo, Trustee

Date:

Assignee

Dedicator hereby assigns all of its interest in the forgoing agreement to the Assignee identified below who by executing this document agrees to assume all obligations of Dedicator hereunder.

GOLDEN YEARS CASTLE PROPERTY HOLDINGS, LLC

By:

Jose O. Castillo, Manager

Date:

Truckee-Carson Irrigation District
Water Rights Detail Record

Page 1
6/6/2025

Serial #: **1022-2** Owner's Name: **Castillo Trust**
Control #: **Jose & Joseline Castillo, Trustees**
APN: **2111147 L** **2820 Sage Ridge Dr.**
Hold: **Reno NV 89509-**
Pump Permit: Phone: () - 0
Irrigator's Name:
Property
Physical Address:

Phone 1: () - 0

Phone 2:

Phone 3:

Assessment: **Yes, Parcels are assessed on the tax roll**

District Lateral Takeout
Truckee Division NONE NONE

Description	Sc	Tn	Rn	Total Acres	W.R. Acres	Susp	Duty
Pt. NE4 SE4	13	20	24	1.00	1.00		4.5
QCDWR 099643 5/86 to 5804	13	20	24		-1.00		4.5
08-10 B 461853 FR 1022-2-D	13	20	24	.17	.17		4.5
New survey				-.26			
				Total Acres	W.R. Acres	Susp	Duty
Totals				.91	.17	.00	
				1.5	2.99	3.5	4.5
Irrigated Acreage:	.00	.00	.00	.00	.00	.00	Other

This document only represents the current records of the District and is not a warranty or guarantee of title or ownership. If a warranty or guarantee of title to ownership of land or water rights is desired, you will have to obtain such from a title company or registered land or water right surveyor.



CITY OF FERNLEY

City Council AGENDA REPORT

Meeting Date: January 7, 2026

REPORT TO: Mayor and City Council

REPORT FROM: Filiga Farmer

FINANCIAL IMPACT:

Yes:X

No:

CURRENTLY BUDGETED:

Yes:X

No:

FUND/ACCOUNT:

Water and Sewer Enterprise Funds

ACTION REQUESTED: Consent

AGENDA ITEM:

Possible discussion and action to approve the award of the annual 2025-2026 Annual Materials Supplier Contract to Western Nevada Supplier in an amount not to exceed the unit pricing listed in the attached inventory pricing list.

AGENDA ITEM BRIEF:

This item requests City Council approval to award the 2025–2026 Annual Materials Supplier bid for utility materials. The bid establishes unit pricing for commonly used water and sewer materials needed for operational and maintenance activities. Following an initial no-bid advertisement, staff issued a direct invitation to bid to Western Nevada Supply, who submitted the sole responsive bid.

RECOMMENDED MOTION:

I move to award the 2025-2026 Annual Materials Supplier contract for Utilities materials to Western Nevada Supply at the unit prices submitted.

BUSINESS IMPACT (per NRS Chapter 237):

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

See attached report for background, analysis, alternatives.

ALTERNATIVES:

The City Council may reject the bid and provide staff with further direction.

BACKGROUND:

The Utilities Department requires a consistent supply of water and sewer materials to support ongoing operations, maintenance, and emergency repairs. To maintain fair pricing and ensure compliance with the City's procurement policies, staff annually advertises an Invitation to Bid for utility materials.

The 2025-2026 Annual Materials Supplier Bid was publicly advertised in accordance with NRS and City requirements. No bids were received by the initial bid opening date. Following the no-bid outcome, staff issued a direct invitation to bid to Western Nevada Supply, a qualified regional supplier, in accordance with procurement procedures that allow for soliciting bids after an unsuccessful formal advertisement.

Western Nevada Supply submitted a complete bid package in response to the invitation. This annual materials supplier bid establishes unit pricing for commonly used utility materials, which the City purchases on an as-needed basis throughout the year. Expenditures are charged to the Water and Sewer Enterprise Funds depending on the type of work performed.

Awarding this bid ensures stable pricing, availability of critical materials, and efficient procurement for water and sewer operations.

RELEVANT LAWS, STATUTES, AND REGULATIONS:

NRS 332.065

NRS 332.148

FINANCIAL IMPLICATIONS:

Purchases made under the Annual Materials Supplier contract will be charged to the Water and Sewer Enterprise Funds on an as-needed basis throughout the year. Actual expenditures will vary depending on operational needs, repairs, maintenance activities, and project requirements.

Awarding this bid does not commit the City to a specific dollar amount; it establishes unit pricing for utility materials that will be purchased within approved departmental budgets for FY 2025–2026.

ATTACHMENTS:

1. Affidavit of Publication
2. 2025-2026 ANNUAL MATERIAL SUPPLIER BID PACKET
3. ADDENDUM NO. 1 2025.11.13
4. Bid Opening Log 2025.12.01
5. Invitation to Bid
6. Western Nevada Supply 2025.12.09

AFFIDAVIT OF PUBLICATION

Olivia John
Fernley City Of
595 Silverlace Blvd
Fernley NV 89408-8547

STATE OF WISCONSIN, COUNTY OF BROWN

Being first duly sworn, deposes and says: That as the legal clerk of the Reno Gazette-Journal, a daily newspaper of general circulation published in Reno, Washoe County, State of Nevada that the notice hereto annexed was Published in said newspapers in the issue:

11/05/2025, 11/12/2025, 11/19/2025

and that the fees charged are legal.
Sworn to and subscribed before on 11/19/2025

ADVERTISEMENT FOR BIDS

For CITY OF FERNLEY (OWNER):

Sealed bids will be received by the CITY OF FERNLEY UTILITIES DEPARTMENT for the 2025-2026 Annual Materials Supplier Contract, at 595 Silver Lace Blvd, Fernley, NV 89408. Bids must be postmarked by Monday, December 1st, 2025. Bids will be opened at 2:00 P.M.

The Scope of Work consists of:

Supplying the City with the materials and/or equipment described in the technical specifications of the bid package. All materials must conform to the requirements of the Federal Government's Reduction of Lead in Drinking Water Act.

Proposals will be accepted on a material unit cost basis. Proposals shall also include any miscellaneous charges such as minimal hourly charges travel charges, and/or mobilization/demobilization charges. The bids must include individual costs per specific item. The bids shall be reviewed and selected based on the total annual cost. Proposals must be submitted on the City of Fernley Bid Table.

No proposal will be accepted from a Contractor who is not licensed for this type of work in accordance with the applicable Nevada Revised Statutes. A Statement of Qualifications shall be included with the bid packages. No proposal will be accepted from a Material Supplier who is not able to provide all the materials listed within the bid package.

Terms and conditions regarding this proposal as well as bid packages shall be obtained from the City of Fernley, Utilities Department via mail or e-mail by calling: 775-784-9932.

The OWNER reserves the right to reject any or all bids and to waive minor irregularities in any bid or in the bidding process. No bidder may withdraw their bid within thirty (30) days after the actual date of the opening thereof.

Seong Kim, Utilities Director
11/5, 11/12, 11/19/2025 #11814313

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$648.60

Tax Amount: \$0.00

Payment Cost: \$648.60

Order No: 11814313

Customer No: 1118792

PO #:

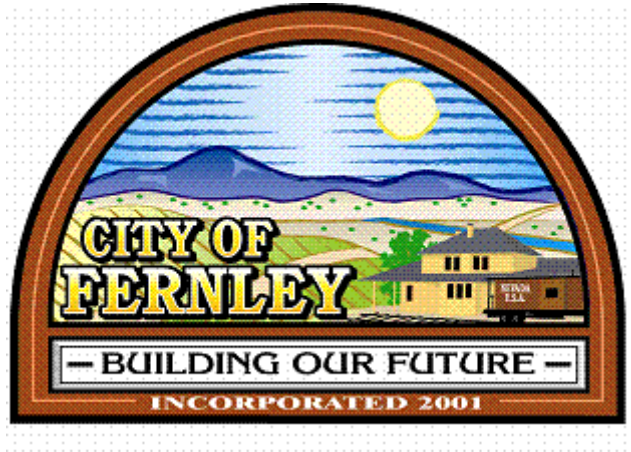
of Copies:

1

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

VICKY FELTY
Notary Public
State of Wisconsin



**2025-2026
ANNUAL
MATERIAL SUPPLIER
CONTRACT**

BID OPENING: December 1st, 2025, at 2:00 P.M

To Supply Service from December 17th, 2025 – June 30, 2026

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The OWNER reserves the right to reject any or all bids and to waive minor irregularities in any bid or in the bidding process. No bidder may withdraw their bid within thirty (30) days after the actual date of the opening thereof.

Seong Kim, Utilities Director

Published in the Reno Gazette Journal, RGJ Online, and the Local News Leader from 11/05/2025 to 11/26/2025.

INFORMATION FOR BIDDERS

1. PREPARATION OF BID:

- a. Bidders are expected to examine the specifications and all instructions. Failure to do so will be at the bidder's risk.
- b. Any irregularities or lack of clarity in the invitation should be brought to the attention of the Public Works Department as soon as possible so that corrective addenda may be furnished to all bidders.
- c. The bidder shall sign, print or type the bidding firm's name on his bid and each continuation sheet on which he makes an entry. The person signing the bid must be a properly authorized representative of the bidding firm.
- d. The signer of the bid must initial erasures or other changes.
- e. Alterations, modifications or variations to this bid may not be considered unless authorized by the invitation or by addendum.
- f. When a unit price is requested such unit price shall be shown and shall include packing unless otherwise specified.
- g. All equipment or supplies shall be new and of the manufacturer's current model unless otherwise specified.
- h. Bidders are urged to proofread their bids carefully for any errors.
- i. The use of the name of a manufacturer or of a model (product) in the specifications does not restrict bidders to that manufacturer's product in the specifications does not restrict bidders to that manufacturer's product or equipment. This method is used merely to indicate the particular type, design, character or quality of the article desired. Bids will be considered on products of other manufactures and on other models provided they conform to the requirements specified.
- j. In the event of an error in extension, unit price shall prevail.
- k. The price(s) and amount of this bid must have been arrived at independently and without consultation, communication, agreement or disclosure with or to any other contractor, bidder or potential bidder. Complementary bids are illegal and prohibited.
- l. No attempt may be made at any time to induce any firm or person to refrain from bidding on this contract, or to submit a bid higher than this bid, or to submit any intentionally high or noncompetitive bid. All bids must be made in good faith and without collusion.
- m. Bidders understand and acknowledge that the representations above are material and important and shall be relied on by the City of Fernley in awarding the contract(s) for which this bid is submitted. Any misrepresentation hereinabove is and shall be treated as fraudulent concealment from the City of Fernley of the true facts relating to the submission of bids for this contract.
- n. All day references are calendar days.

2. SUBMISSION OF BIDS:

- a. Bids from employees of the City of Fernley shall NOT be considered.
- b. Bids and addenda thereto shall be enclosed in sealed envelopes, marked as indicated in the invitation to bid, addressed to the City of Fernley Public Works Department, 595 Silver Lace Blvd, Fernley, NV 89408 with the name and address of the bidder, date of opening on the face of the envelope. Telegraph, telephone, facsimile bids, or bids post marked after the bid date, will NOT be considered.

3. NO BID-NO RESPONSE:

- a. Three “No Bids/No Responses” will automatically remove your name from any mailing list.

4. WITHDRAWAL OF BIDS:

- a. Bids may be withdrawn only by written notice, received prior to the bid opening time.
- b. Withdrawals received after the bid opening time shall not be considered.

5. LATE BIDS:

- a. Bids received after the advertised bid deadline shall not be considered.

6. BIDDER’S PREFERENCE:

- a. Per NRS 338.13844, if the company submitting this bid is owned by a veteran with a service-connected disability, the bid shall be deemed to be five (5) percent lower than the bid price actually submitted. Companies that meet this bidder’s preference as outlined in NRS 338.13844 shall submit proof of eligibility of the preference with the bid package. The preference may not be combined with any other preference.

7. AWARD OF CONTRACT:

- a. The contract shall be awarded to that responsible bidder whose bid conforms to the Invitation and whose bid is most advantageous to the City, price and other factors considered.
- b. The City reserves the right to reject any and all bids.
- c. The City may accept any item or group of items of any bid unless the bidder qualifies his bid by specific limitations.
- d. A signed City of Fernley purchase order, mailed or otherwise furnished to the successful bidder within the time of acceptance specified in the bid, is a binding contract without further action by either party.
- e. Successful bidder must sign and enter into a Contract for Services of Independent Contractor (**Appendix B**) with the City of Fernley for a period not less than one year.
- f. Invoices issued as a result of this bid shall be processed for payment as each service and/or material is supplied to the City of Fernley.

8. DEFAULT OF CONTRACT:

- a. In case of default of the contractor, the City may procure the articles or service from other sources and hold the contractor responsible for any excess cost occasioned thereby.
- b. If public necessity requires that use of materials or supplies not conforming to the specifications, they may be accepted, and payment therefore shall be made at a proper adjustment in price.
- c. Default by the bidder in any manner including failure or refusal to furnish any item or items at the price AND/OR TIME specified in the bid shall be considered cause for the Council, to remove the bidder from the approved bidders list for not less than 6 months not more than one year AND retain the bid security posted for the contract (if required by the bid).

9. APPEAL BY UNSUCCESSFUL BIDDER

- a. Any unsuccessful bidder may file a notice of appeal within 10 days of award as entered on the bid record by post bond with good and solvent surety in an amount equal to 25

percent of the successful bid submitted. A bond must be furnished by a surety authorized to do business in the State of Nevada. The notice of appeal must include a written statement of the issues to be addressed on appeal. Within 20 days after receipt of the notice of appeal, the Fernley City Council shall hold an informal hearing on the appeal and may cancel the award based on the finding that the bid was incorrectly awarded. Any such cancellation requires re-advertising for bids and new award under the provisions of NRS Chapters 332 and/or 338 as applicable. Notice of the hearing on the appeal shall be provided to both the successful bidder and the unsuccessful bidder filing the protest by mailing a certified letter to each party at least 10 days prior to the scheduled date of the hearing. The time and place for the meeting shall be at the sole discretion of the City Council. The format for the council meeting to hear the appeal shall be conducted in a manner satisfactory to the chair of the City Council. The successful bidder and the unsuccessful bidder as well as City staff will be allowed to be heard and present information as directed by the chair.

- b. The City Council may withhold an amount from the bond posted by the unsuccessful bidder to cover the costs incurred by the City in hearing the appeal, if the original decision to award is upheld. The amount is at the discretion of the City Council. If the appeal is upheld and the award is canceled, the bond posted with the notice of appeal will be returned to the person who posted the bond.
- c. The decision and finding of the City Council is final and all further disputes regarding the matter of the award or amount withheld from the bond to cover the costs of hearing the appeal shall be resolved in a court of competent jurisdiction.
- d. Any notice of appeal under the provisions of this section operates as a stay of action in relation to any contract under such award until a determination is made by the City Council following the informal hearing prescribed herein. Such stay of action will be lifted if the Council rejects the appeal and upholds the award. Any further stay of action must be pursued by the unsuccessful bidder through an action brought in a court of the State of Nevada, (*per Section 28 of the attached Standard Form Contract*).

APPENDIX A--SPECIFICATIONS

The work consists of supplying the City with the materials and/or equipment on an as-needed basis through one of the following two ways:

- 1) Supplier will provide material stocking services on a monthly basis, or as directed by the Utilities Department, for the materials labeled “Supplier Stocking”. The minimum and maximum material quantities required will be provided by Public Works.
- 2) Supplier will provide material on an as-needed basis when contacted by the Utilities Department. The minimum and maximum material quantities required will be provided by Utilities.
- 3) Supplier will provide a complete list of all inventory items with pricing for each item.
- 4) All materials must conform to the requirements of the Federal Government’s Reduction of Lead in Drinking Water Act.

The City’s Water and Sewer Materials Inventory to be supplied will consist of the following:

***Supplier Stocking**

Water Inventory

Curb Stop Valves

- ¾ FIP x FIP CURB STP
- 1 FIP x FIP CURB STP
- 1 ¼ FIP x FIP CURB STP
- 1 ½ FIP x FIP CURB STP
- 2 FIP x FIP CURB STP

Corp Stop Valves

- ¾ MIP x MIP CORP STP
- 1 MIP x MIP CORP STP
- 1 ¼ MIP x MIP CORP STP
- 1 ½ MIP x MIP CORP STP
- 2 MIP x MIP CORP STP

Brass Unions []*

- ½ BRS 125 LB UNION
- ¾ BRS 125 LB UNION
- 1 BRS 125 LB UNION
- 1 ¼ BRS 125 LB UNION
- 1 ½ BRS 125 LB UNION
- 2 BRS 125 LB UNION

Brass Nipples []*

- ½ x CLS BRS NIP
- ½ x 1 ½ BRS NIP

- ½ x 2
- ½ x 2 ½ BRS NIP
- ½ x 3 BRS NIP
- ½ x 3 ½ BRS NIP
- ½ x 4
- ½ x 4 ½ BRS NIP
- ½ x 5 BRS NIP
- ½ x 5 ½ BRS NIP
- ¾ x CLS
- ¾ x 1 BRS NIP
- ¾ x 1 ½
- ¾ x 2
- ¾ x 2 ½
- ¾ x 3
- ¾ x 3 ½
- ¾ x 4
- ¾ x 4 ½
- ¾ x 5
- ¾ x 5 ½
- ¾ x 6

Brass Nipples [] (Continued)*

- ¾ x 10 BRS NIP
- ¾ x 12

- 1 x CLS
- 1 x 1
- 1 x 1 ½
- 1 x 2
- 1 x 2 ¼
- 1 x 2 ½
- 1 x 3
- 1 x 3 ½
- 1 x 4
- 1 x 4 ½
- 1 x 5
- 1 x 5 ½ BRS NIP
- 1 x 6 BRS NIP
- 1 x 10
- 1 ¼ x CLS BRS NIP
- 1 ¼ x 1 BRS NIP
- 1 ¼ x 2 BRS NIP
- 1 ¼ x 3 BRS NIP
- 1 ¼ x 4 BRS NIP
- 1 ¼ x 5 BRS NIP
- 1 ¼ x 6 BRS NIP
- 1 ¼ x 10 BRS NIP
- 1 ¼ x 12 BRS NIP
- 1 ½ x CLS
- 1 ½ x 1 BRS NIP
- 1 ½ x 1 ½ NIP
- 1 ½ x 2
- 1 ½ x 2 ½
- 1 ½ x 3
- 1 ½ x 3 ½
- 1 ½ x 4
- 1 ½ x 4 ½
- 1 ½ x 5
- 1 ½ x 5 ½
- 1 ½ x 6
- 1 ½ x 10 BRS NIP
- 1 ½ x 12
- 2 x CLS
- 2 x 1
- 2 x 1 ¼
- 2 x 1 ½ BRS NIP

- 2 x 2 ½
- 2 x 3
- 2 x 4
- 2 x 5
- 2 x 6
- 2 x 10
- 2 x 12

Meter Setter Yokes

- 5/8 x ¾ x 12 MTR SET B-2434-2 W/C
- ¾ x 12 MTR RESET
- ¾" x 18 MTR RESET
- 1" x 12 METER SET
- 1 ½ x 12 METER SET
- FORD 1 ½ x 18 MTR SET
- 2" x 12 METER SET
- RESETTERS 1" x 18"

Fire Hydrant Meters

- 2 ½ THD I GATE VAV
- 2 ½ FNST SW x 2 ½ MIP
- 2 ½ MIP x 2 ½ MNST
- 2 ½ FNST x 2 ½
- 3" x 2 ½" REDUCER BRASS BUSHING
- 2 ½" CC BRASS NIPPLE
- KITS-Mueller Repair

Fitting Std Male

- ¾ COMP CTS x MIP ADPT
- ¾" MIP x COMP IPS ADPT

Fitting Std Male (Continued)

- 1" COMP CTS x MIP ADPT
- 1" MIP x COMP IPS ADPT
- 1 ¼" COMP CTS x MIP ADPT
- 1 ¼" IPS COMP x MIP
- 1 ½" MIP x COMP IPS ADPT
- 1 ½ COMP CTS x MIP ADPT
- 2" COMP CTS x MIP ADPT

Compression Fitting CTS Female

- ¾" COMP CTS x FIP ADPT
- ¾" FIP x COMP IPS ADPT
- 1" COMP CTS x FIP ADPT

- 1 ½" COMP CTS x FIP ADPT
- 2" COMP CTS x FIP ADPT
- 1 ¼" COMP CTS x FIP ADPT

Compression Fitting CTS DBLE EN

- ¾" COMP x COMP CTS CPLG
- 1" COMP x COMP CTS CPLG
- 1 ¼" COMP x COMP CTS
CPLG
- 1 ¼" COMP x IPS
- 1 ½" COMP x COMP CTS
CPLG
- 2" COMP x COMP CTS CPLG
- 2 ½" COMP x COMP CTS
CPLG

Meters []*

- OMNI 1 ½" TRPL 1000-GAL
WATER METER
- OMNI 2" TRPL 1000-GAL
WATER METER
- SENSUS SR 3" TRPL 1000-
GAL WATER METER
- SENSUS SR 3" CMP TRPL
1000-GAL WATER METER
- SENSUS SRH 4" TURBINE
TRPLY 1000-GAL WATER
METER
- SENSUS SRH 4" CMPD
TRPLY 500 CU FT WATER
METER
- SENSUS iPERL ¾" 7.5LL 1000
Gal TRPL
- SENSUS iPERL ¾" 9.5LL 1000
Gal TRPL
- SENSUS iPERL 1" 1000 Gal
TRPL

MXU Units

- SENSUS M2 FLEXNET 520M
DUAL PORT
- SENSUS 520M TOUCHREAD
CABLE
- SENSUS MXU M-520M
SINGLE PORT UNIT

Meter Registers

- SENSUS ¾" REGISTER SRII
TRPL 1000 GAL
- SENSUS 1" REGISTER SRII
TRPL 1000 GAL
- SENSUS 1 ½" REGISTER SRII
TRPL 1000 GAL
- SENSUS 2" REGISTER SRII
TRPL 1000 GAL

Fire Hydrants

- MUELLER A-423, 5 ¼ SUPER
CENTURION 4' BURRY
(250 PSI)
- MUELLER A-423, 5 ¼ SUPER
CENTURION 5' BURRY
(250 PSI)

Fire Hydrant Ext. Sets

- MUELLER A320-020 24 HYD.
EXT. COMP. 5 ¼
- MUELLER A320-020 12 HYD.
EXT. COMP. 5 ¼

Boxes []*

- B16 CONC BOX 12 x 12 ¼
- B16 CONC EXT 12" HIGH
- B36 CONC BOX 17 ¼ x 30
- B36 CONC EXT 12" HIGH
- G5 VALVE BOXES
CONCRETE 12" HIGH
- G5 VALVE BOX
EXTENSIONS

Lids Metal/Concrete

- B16 STL LID
- B36 STL LID
- B16 CONC LID WITH PROBE
HOLE
- B36 CONC LID WITH 2
PROBE HOLES
- G5 VALVE BOX LID
MARKED "WATER"

Fiberlyte Boxes & Lids

- B16 TOP BOX

- B36 TOP BOX
- B16 LID
- B36 LID
- B16 EXTENSION
- B36 EXTENSION

Water Pipe

- 4" x 20' WATER PIPE (DR18 CL150 PVC C-900)
- 6" x 20' WATER PIPE (DR18 CL150 PVC C-900)
- 8" x 20' WATER PIPE (DR18 CL150 PVC C-900)
- 10" x 20' WATER PIPE (DR18 CL150 PVC C-900)
- 12" x 20' WATER PIPE (DR18 CL150 PVC C-900)
- 14" x 20' WATER PIPE (DR18 CL150 PVC C-900)
- 16" x 20' WATER PIPE (DR18 CL150 PVC C-900)
- 18" x 20' WATER PIPE (DR18 CL150 PVC C-900)

Brass T's []*

- ½" BRASS T'S
- ½" GALVANIZED T'S
- ¾" BRASS T'S
- 1" BRASS T'S
- 1 ¼" BRASS T'S
- 1 ½" BRASS T'S
- 2" BRASS T'S

Brass 90's []*

- ½" BRASS 90'S
- ¾" BRASS 90'S
- 1" BRASS 90'S
- 1 ¼" BRASS 90'S
- 1 ½" BRASS 90'S
- 2" BRASS 90'S

Brass 45's []*

- ½" BRASS 45'S
- ¾" BRASS 45'S
- 1" BRASS 45'S
- 1 ¼" BRASS 45'S

- 1 ½" BRASS 45'S
- 2" BRASS 45'S

Brass Bell Reducers (BRS CPLG) []*

- ¾ X ½ BRASS BELL REDUCERS
- 1 x ¾ BRASS BELL REDUCERS
- 2 x ¾ BRASS BELL REDUCERS
- 2 x 1 BRASS BELL REDUCERS
- 2 x 1 ½ BRASS BELL REDUCERS

Brass Reducer Bushing (BRS HEX BUSH) []*

- ¾ x ½ BRASS REDUCER BUSHING
- 1 x ¾ BRASS REDUCER BUSHING
- 1 ¼ x ¾ BRS HEX BUSH
- 1 ¼ x 1 BRS HEX BUSH
- 1 ½ x ¾ BRS HEX BUSH
- 1 ½ x 1 BRASS REDUCER BUSHING
- 1 ½ x 1 ¼ BRS HEX BUSH
- 2 x ¾ BRASS REDUCER BUSHING
- 2 x 1 BRASS REDUCER BUSHING
- 2 x 1 ½ BRASS REDUCER BUSHING
- 2 x 1 ¼ BRASS REDUCER BUSHING

Brass Straight Couplings []*

- ½" BRASS STRAIGHT COUPLINGS
- ¾" BRASS STRAIGHT COUPLINGS
- 1" BRASS STRAIGHT COUPLINGS
- 1 ¼" BRASS STRAIGHT COUPLINGS

- 1 ½" BRASS STRAIGHT COUPLINGS
- 2" BRASS STRAIGHT COUPLINGS

Brass Plugs []*

- ½" BRASS PLUGS
- ¾" BRASS PLUGS
- 1" BRASS PLUGS
- 1 ¼" BRASS PLUGS
- 1 ½" BRASS PLUGS
- 2" BRASS PLUGS

Brass Check Valves []*

- ½" BRASS CHECK VALVES (NIBC T413Y ½ THD CHK VALVE)
- ¾" BRASS CHECK VALVES (NIBC T413Y ¾ THD CHK VALVE)
- 1" BRASS CHECK VALVES (NIBC T413Y 1 THD CHK VALVE)
- 1 ¼" BRASS CHECK VALVES (NIBC 1 ¼ THD CHK VALVE)
- 1 ½" BRASS CHECK VALVE (NIBC T413Y 1 ½ THD CHK VALVE)
- 2" BRASS CHECK VALVE (NIBC T413Y 2 THD CHK VALVE)

Schedule 80 PVC coupling

- ¾" SLIP X SLIP COUPLING
- ¾" SLIP X FIP COUPLING
- ¾" SLIP X MIP COUPLING
- 1" SLIP X SLIP COUPLING
- 1" SLIP X FIP COUPLING
- 1" SLIP X MIP COUPLING

Schedule 80 PVC 90's elbow

- ¾" SLIP X SLIP 90 ELBOW
- ¾" SLIP X FIP 90 ELBOW
- 1" SLIP X SLIP 90 ELBOW
- 1" SLIP X FIP 90 ELBOW

Schedule 80 PVC 45's elbow

- ¾" SLIP X SLIP 45 ELBOW
- ¾" SLIP X FIP 45 ELBOW
- 1" SLIP X SLIP 45 ELBOW
- 1" SLIP X FIP 45 ELBOW

Schedule 80 PVC T's

- ¾" T SLIP X SLIP X SLIP
- 1" T SLIP X SLIP X SLIP

Schedule 80 PVC Reducer Coupling

- 1" MALE SLIP X ¾" FEMALE SLIP
- 1" FEMALE SLIP X ¾" FIP REDUCER

Schedule 80 PVC Pipe

- 10' X ¾" PIPE
- 10' X 1" PIPE

Sewer Couplings

- 6 SG PVC SWR 45
- 6 x 4 SLIP x G PVC SWR INCR
- 4 SG PVC SWR 45
- 4 SG PVC SWR 22 ½
- 6 SG PVC SWR 22 ½
- 4" STRAIGHT SEWER COUPLING
- 6" STRAIGHT SEWER COUPLING
- 8" STRAIGHT SEWER COUPLING
- 10" STRAIGHT SEWER COUPLING
- 8 x 6 SLIP x SLIP REDUCER

Sewer Plugs

- 4 PVC SWR SPG END PLUG
- 6 PVC SWR SPG END PLUG
- 8 PVC SWR SPG END PLUG

Wingnut Plugs

- 4 ERCO T CONE SWR PLUG
- 6 ERCO T CONE SWR PLUG
- 8 ERCO T CONE SWR PLUG

Sewer Caps

- 4 SG PVC SWR CAP
- 6 SG PVC SWR CAP
- 6" SLIP ON SWR CAP
- 8" SLIP ON SWR CAP

Sewer Pipe

- 4" x 20' SDR 35 PVC SWR PIPE
- 6" x 20' SDR 35 PVC SWR PIPE
- 8" x 20' SDR 35 PVC SWR PIPE
- 10" x 20' SDR 35 PVC SWR PIPE

Bids will be accepted on a **material unit cost** basis. Bid packages shall also include any miscellaneous charges such as minimal hourly charges, travel charges and/or mobilization/demobilization charges.

No proposal will be accepted from a Material Supplier who is not able to provide all materials listed within the specifications of this advertisement.

APPENDIX B- Fernley Standard Contract for Services of Independent Contractor

Notice for the City shall be sent to:

City Manager
City of Fernley
595 Silver Lace Blvd.
Fernley, NV 89408

Notice for the Contractor shall be sent to:

1. **SCOPE OF WORK:** Scope of Work shall be set forth in Attachment A.
2. **CONSIDERATION.** The parties agree that Contractor will provide the services specified in paragraph (5) at a Fee Schedule outlined in Appendix A.
3. **ATTACHMENTS:** This Contract also incorporates the following attachments (the "Attachments"):
ATTACHMENT B: (Provide description or N/A)
ATTACHMENT C: (Provide description or N/A)

Should a conflict arise between the terms of the attachment(s) and this contract, the contract term(s) prevails unless specifically addressed in a document separate from the contract and attachments and signed by all parties.

4. **TIMELINESS OF BILLING SUBMISSION.** The parties agree that timeliness of billing is of the essence to this Contract and recognize that the City is on a fiscal year. All billings for dates of service prior to July 1 must be submitted to the City no later than the first Friday in August of the same year.
5. **INSPECTION & AUDIT.**
 - a. **Books and Records.** Contractor agrees to keep and maintain under general 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. Contractor agrees to provide a copy of the file within a reasonable time upon being requested by the City.
 - 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 work product 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 goods or 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. **CONTRACT TERMINATION.**

- a. **Termination Without Cause.** Any discretionary or vested right of renewal notwithstanding, this Contract may be terminated without cause by (1) written mutual consent of both parties, and (2) unilateral termination by either party after service of formal Thirty Day (30) written notice as specified in paragraph (4).
- b. **Termination for Non-Appropriation.** The continuation of this Contract beyond the current fiscal year is subject to and contingent upon sufficient funds being appropriated, budgeted, and otherwise made available by the City. The City may terminate this Contract, and Contractor waives any and all claim(s) for damages, effective immediately upon receipt of written notice (or any date specified therein) if for any reason the City's funding from State and/or federal sources is not appropriated or is withdrawn, limited, or impaired.
- c. **Default or Breach.** A default or breach may be declared with or without termination. The following shall constitute a default or breach:
 - i. If Contractor fails to provide or satisfactorily perform any of the conditions, work, deliverables, goods, or services called for by this Contract within the time requirements specified in this Contract or within any granted extension of those time requirements; or
 - ii. 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
 - iii. If Contractor becomes insolvent, subject to receivership, or becomes voluntarily or involuntarily subject to the jurisdiction of the bankruptcy court; or
 - iv. For any other good or sufficient reason, including, but not limited to, dishonesty, fraud, ethical violations, bribery, or other similar acts.
- d. **For Cause Termination and Time to Correct.** This Contract may be terminated by the non-defaulting party upon a declared default or breach only after service of formal written notice as specified in paragraph (4), and the subsequent failure of the defaulting party within 15 calendar days of receipt of that notice to provide evidence, satisfactory to the non-defaulting party, showing that the declared default or breach has been corrected.

- e. **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:
- i. 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.
 - ii. Contractor shall satisfactorily complete work in progress at the agreed rate (or a pro rata basis if necessary) if so, requested by the City.
 - iii. Contractor shall execute any documents and take any actions necessary to effectuate an assignment of this Contract if so, requested by the City; and
 - iv. Contractor shall preserve, protect and promptly deliver possession to the City of all proprietary information in accordance with paragraph (21).
 - v. 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 dispute(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 Agreement.
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 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.**
- a. As respects negligent acts, errors or omissions in the performance of professional services, the Contractor agrees to indemnify and hold harmless the City, including their elected officials, officers, employees, and agents from and against reasonable defense costs, including reasonable attorney fees, liability or claims arising directly out of the Contractor's negligent acts, errors or omissions in the performance of its work under the terms of this Agreement, to the extent the liabilities are determined to have been proximately caused by the negligent acts, errors or omissions of the Contractor, its Sub-CONTRACTORS or Sub-Contractors (hereafter "Subs"),

their employees, agents, or representatives. City shall provide notice to Contractor of the City's receipt of a written demand/claim or lawsuit arising from Contractor's work.

- b. The CONTRACTOR agrees to hold harmless, indemnify, and defend the City, including their elected officials, officers, employees, and agents from loss or liability resulting from any claim, demand, suit, action, or cause of action based on bodily injury, including death, or property damage, caused by any negligent or intentional acts, errors or omissions, either direct or passive, on the part of the Contractor, its Subs, their employees, agents, or representatives, arising from the performance of work under this Agreement. The collective group to be indemnified shall hereinafter be referred to as "Indemnitees." If an "Indemnitees" is found to be liable in the proceeding, then Contractor's obligation here under shall be limited to the proportional share of the liability attributed to the Contractor.

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 detail's 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, as an independent contractor and not an employee of the City, must carry those policies of insurance which have been agreed to by the parties as evidenced by the parties' initials in the signature spaces provided in the amounts specified below and pay all taxes and fees incident hereunto. The City shall have no liability except as specifically provided in this Contract. Contractor shall not commence work before:

- a. Contractor has provided the required evidence of insurance to the City, and
- b. The City has approved the insurance policies provided by Contractor. Prior approval of the insurance policies by the City shall be a condition precedent to any payment of consideration under this Contract and the City's approval of any changes to insurance coverage during the course of performance shall constitute an ongoing condition subsequent this Contract. Any failure of the City to timely approve the insurance policies or any changes to the insurance coverage shall not constitute a waiver of the condition.

Annual Materials Supplier Contract Bid

Insurance Coverage: Contractor shall, at Contractor's sole expense, procure, maintain and keep in force for the duration of this Contract the following insurance conforming to the minimum requirements specified below. Unless specified herein or otherwise agreed to by the City, the required insurance shall be in effect prior to the commencement of work by Contractor and shall continue in force as appropriate until the latter of:

- 1) Final acceptance by the City of the completion of this Contract; or
- 2) Such time as the insurance is no longer required by the City under the terms of this Contract.

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

Workers' Compensation and Employer's Liability Insurance:

INDUSTRIAL INSURANCE. Contractor further agrees, as a precondition to the performance of any work under this Contract and as a precondition to any obligation of the City to make payment under this Contract, to provide the City with a work certificate issued by a qualified insurer in accordance with NRS 616B.627. Contractor agrees, prior to commencing any work under this Contract, to complete and to provide the following written request to the qualified insurer:

_____ has entered into a contract with Owner to perform work from _____ to _____ 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

Contractor agrees to maintain required workers compensation coverage throughout the entire term of this Contract. If Contractor does not maintain coverage throughout the entire term of this Contract, Contractor agrees that the City may, at any time the coverage is not maintained by Contractor, order Contractor stop work, suspend this Contract, or terminate this Contract.

Contractor may, in lieu of furnishing a certificate of an insurer, provide an affidavit indicating that Contractor is a sole proprietor and that:

Annual Materials Supplier Contract Bid

- 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.

COF

CTR

Commercial General Liability Insurance:

- 1) Minimum Limits required:

<u>\$1,000,000</u>	General Aggregate
<u>\$1,000,000</u>	Products & Completed Operations Aggregate
<u>\$1,000,000</u>	Personal and Advertising Injury
<u>\$1,000,000</u>	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

Business Automobile Liability Insurance:

Minimum Limit required: **\$100,000** 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

Professional Liability Insurance:

- 3) Minimum Limit required: \$1,000,000 Each Claim, \$2,000,000 Aggregate.
- 4) Retroactive date: Prior to commencement of the performance of this Contract
- 5) Discovery period: Three (3) years after the termination date of this Contract.
- 6) A certified copy of this policy may be required.

COF

CTR

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

Commercial Crime Insurance:

- 1) Minimum Limit required: **\$10,000** 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.

Annual Materials Supplier Contract Bid

COF

CTR

Performance Security:

- 1) Amount required: \$ **0.00**
- 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.

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 additional insureds for all liability arising from this Contract.
- 2) Waiver of Subrogation: Each liability insurance policy shall provide for a waiver of subrogation as to additional insureds.
- 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:
 - a. Issued by insurance companies 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.

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 Underlyer Schedule from the Umbrella or Excess insurance policy may be required.

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.

Required Mailing: Contractor will mail all required insurance documents to the City at the address identified in section 4 of this Contract.

14. **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.
15. **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.
16. **SEVERABILITY OF PARTS.** If any portion, provision, or part of this Agreement 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 Agreement, and such determination or adjudication shall not affect the validity or enforceability of such remaining portions, provisions, or parts.
17. **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.
18. **CITY OWNERSHIP OF 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.

19. **PUBLIC RECORDS.** Pursuant to NRS 239.010, information or documents received 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.
20. **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.)
21. **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 for any purpose the following:
- a. Any federal, state, county or local agency, legislature, commission, counsel or board.
 - b. Any federal, state, county or local legislator, commission member, counsel member, board member, or other elected official; or
 - c. Any officer or employee of any federal, state, county or local agency; legislature, commission, counsel or board.
22. **GENERAL WARRANTY:** Contractor warrants that all services, deliverables, and/or work product under this Contract shall be completed in a workmanlike manner consistent with standards in the trade, profession, or industry; shall conform to or exceed the specifications set

forth in the incorporated attachments; and shall be fit for ordinary use, of good quality, with no material defects.

23. **PROPER AUTHORITY.** The parties hereto represent and warrant that the person executing this Contract on behalf of each party has full power and authority to enter into this Contract. Contractor acknowledges that as required by statute or regulation this Contract is effective upon signing and only for the period of time specified in 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.
24. **GOVERNING LAW; VENUE.** This Agreement 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 Agreement, each Party to this Agreement hereby (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 Agreement shall be litigated in such courts, and (c) consents to personal jurisdiction within Lyon County, Nevada. Each Party to this Agreement 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 or inconvenient forum or any similar defense, and irrevocably agrees to be bound by any non-appealable judgment rendered thereby in connection with this Agreement.
25. **INTEGRATED AGREEMENT.** This Agreement contains 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 Agreement that is not expressly contained herein. The terms of this Agreement are contractual and not a mere recital.
26. **COUNTERPARTS.** This Agreement may be executed in multiple counterparts, each of which shall be deemed an original, and all of such counterparts together shall constitute one and the same instrument.
27. **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 Agreement or the meaning of it. Each party has undertaken such independent investigation and evaluation as it deems appropriate and is entering into this Agreement in reliance on that and not in reliance on any advice, disclosure, representation or information provided by or expected from any other Party or 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 Agreement. 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.

28. **MODIFICATION; NO WAIVER.** The provisions of this Agreement, including this paragraph, may be modified or waived only in writing signed by all Parties. No waiver with respect to any portion of this Agreement shall apply to any other portion of the Agreement, 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 Agreement.
29. **INTERPRETATION OF AGREEMENT.** This Agreement 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 Agreement.
30. **COOPERATION OF PARTIES.** The Parties agree to cooperate to accomplish the purpose of this Agreement and to execute any and all supplementary documents and to take all additional actions not inconsistent with the terms set forth in this Agreement that are necessary and appropriate to give full force and effect to the terms and intent of this Agreement.
31. **NON-DISCRIMINATION.** In connection with the performance of work under this contract, the 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 training, including, without limitation, apprenticeship. The contractor further agrees to insert this provision in all subcontracts hereunder, except subcontracts for standard commercial supplies or raw materials.
32. **ACKNOWLEDGMENT AND EXECUTION.** In witness whereof, the parties hereto have caused this Contract to be signed and intend to be legally bound thereby:

CITY ATTORNEY

City of Fernley

Aaron Mouritsen

Telephone: 775-784-9861

Fax: 775-784-9868

I have reviewed this Contract and approve as to its legal form.

Aaron Mouritsen, City Attorney

DATED this ____ day of _____, 20____.

Annual Materials Supplier Contract Bid

CITY'S ORIGINATING DEPARTMENT:

City of Fernley Department: Utilities Director

SEONG KIM, UTILITIES DIRECTOR

DATED this ____ day of _____, 20____.

CONTRACT ACCEPTANCE AND EXECUTION:

The City Council of Fernley, Nevada, at their publicly noticed meeting of _____,
20____, approved the acceptance of this Contract. Further, the City Council authorizes the Mayor of
Fernley, Nevada to set his hand to this document and record his signature for the execution of this
Contract in accordance with the action taken.

FERNLEY:

NEAL MCINTYRE, MAYOR

DATED this ____ day of _____, 20____.

ATTEST:

KIM SWANSON, CITY CLERK

DATED this ____ day of _____, 20____.

Annual Materials Supplier Contract Bid

CONTRACTOR:

BY: _____

TITLE: _____

FIRM: _____

BUSINESS LICENSE #: _____

Address: _____

City: _____ State: _____ Zip Code: _____

Telephone: _____ / Fax #: _____

E-mail Address: _____

(Signature of Contractor)



City of Fernley Utilities Department

Water Distribution
Water Treatment Plant
Wastewater Treatment
Electrician/SCADA Tech
Utilities Engineering
Utilities Billing

ADDENDUM NO. 1 2025-2026 Annual Materials Supplier Contract

Date November 13, 2025

This Addendum forms a part of the bidding documents for the 2025-2026 Annual Materials Supplier Contract and is issued to provide the following clarification and change:

1. Change to Bid Opening Time

The bid opening time originally scheduled for **2:00 p.m. on December 1, 2025**, is hereby changed to **3:00 p.m. on December 1, 2025**.

There are no other changes to the bid opening date, requirements, or any other portion of the Bid Documents. All other terms and conditions remain **unchanged**.

CITY OF FERNLEY

UTILITIES DEPARTMENT

BID OPENING LOG – ANNUAL MATERIAL SUPPLIER SERVICES

Bid Information

Bid Title: Annual Material Supplier Services

Department: City of Fernley – Utilities

Solicitation Type: Formal Bid

Opening Date: 12/01/25

Opening Time: 3:00pm

Location: City of Fernley – Utilities Department

Opened By: Lina Farmer, Project Coordinator (Name & Title)

Summary of Bid Opening

The public bid opening for the Annual Materials Supplier Services solicitation was held on the date and time listed above.

Total Number of Bids Received: 0

No bids or proposals were submitted by vendors prior to the deadline.

No late submissions were received.

No sealed envelopes or electronic submissions were presented at the time of opening.

This record reflects that the solicitation closed with zero bid submissions.

Attendees

Lina Farmer
Seony Kim

Certification

I hereby certify that this Bid Opening Log accurately reflects the results of the public bid opening for the Annual Supplier Services solicitation.

Opened By:

Lina Farmer, Project Coordinator

Name & Title

Date: 12/01/25

Witness (Optional):

Seoy Utilities Director

Name & Title

Date: 12/1/25



City of Fernley
Utilities
Department

Water Distribution
Water Treatment Plant
Wastewater Treatment
Electrician/SCADA Tech
Utilities Engineering
Utilities Billing

December 9, 2025

To: Western Nevada Supply
From: Lina Farmer, Project Coordinator
City of Fernley – Utilities Department
Subject: Invitation to Bid – Annual Materials Supplier

The City of Fernley Utilities Department is requesting formal bids for our **Annual Supplier Services** contract. The recent public advertisement for this contract closed with no submissions. In accordance with NRS 332.065, the City is now soliciting bids directly from qualified vendors.

Enclosed is the Bid Packet, which includes the scope of work, bid schedule, specifications, and all forms needed for submission.

Please review the packet and submit your bid. If you have any questions or require additional information, please contact me directly.

Thank you for your interest in providing services to the City of Fernley.

Sincerely,
Lina Farmer
Project Coordinator
City of Fernley – Utilities Department
775-784-9932
Lfarmer@cityoffernley.org



WESTERN NEVADA SUPPLY
* * Q U O T A T I O N * *

TO: WATER WORKS QUOTES
950 S ROCK BLVD
SPARKS, NV 89431

DATE: 12/17/25 NO. 992709.3
EFFECTIVE 12/17/25 TO 06/30/26

TERMS: NET 30 DAYS PAGE# 1
FOB: JOBSITE
PREP. BY: ROD SMITH
775-353-0231
rsmith@gobluesteam.com

JOB:2025-2026 FERNLEY MATERIAL SUP

REMARKS:
* CITY OF FERNLEY *

=====

WE ARE PLEASED TO QUOTE YOU ON THE FOLLOWING MATERIAL

Western Nevada Supply Co expressly reserves the right to equitably adjust the quoted price at any time prior to shipment in the event that material costs increase for reasons beyond our control

*** SALES TAX NOT INCLUDED ***

Qty	Part #	Description	Price.....	Extended
=====				
1		==> CURB STOP VALVES		
1	WBF1CA0027	CALF 3/4 FIP X FIP CURB STP	96.46	96.46
1	WBF1CA0028	CALF 1 FIP X FIP CURB STP	149.88	149.88
1	WBF1CA0153	CALF 1-1/4 FIP X FIP LOCKWING CURB STOP	257.29	257.29
1	WBF1CA0029	CALF 1-1/2 FIP X FIP CURB STP	309.21	309.21
1	WBF1CA0030	CALF 2 FIP X FIP CURB STP	452.47	452.47
SEGMENT 1 TOTAL				1,265.31
2		==> CORP STOP VALVES		
1	WBF1CA0078	CALF 3/4 MIP X MIP CORP STP	83.06	83.06
1	WBF1CA0013	CALF 1 MIP X MIP CORP STP	114.52	114.52
1	WBF1CA0150	CALF 1-1/4 MIP X MIP CORP STP	180.72	180.72
1	WBF1CA0014	CALF 1-1/2 MIP X MIP CORP STP	229.20	229.20
1	WBF1CA0015	CALF 2 MIP X MIP CORP STP	390.91	390.91
SEGMENT 2 TOTAL				998.41
3		==> BRASS UNIONS		

*** CONTINUED ON NEXT PAGE ***

WESTERN NEVADA SUPPLY
* * Q U O T A T I O N * *

QUOTE#: 992709.3
DATE..: 12/17/25
JOB...: 2025-2026 FERNLEY MATERIAL SUPPLY
PAGE#.: 2

Qty	Part #	Description	Price.....	Extended
1	PFBCA00133	CALF 1/2 BRS UNION	21.65	21.65
1	PFBCA00134	CALF 3/4 BRS UNION	30.00	30.00
1	PFBCA00135	CALF 1 BRS UNION	39.58	39.58
1	PFBCA00136	CALF 1-1/4 BRS UNION	57.95	57.95
1	PFBCA00137	CALF 1-1/2 BRS UNION	68.41	68.41
1	PFBCA00138	CALF 2 BRS UNION	104.89	104.89
			SEGMENT 3 TOTAL	322.48
4	==> BRASS NIPPLES			
1	PFB1211520	CALF 1/2 XCLS BRS NIP	4.97	4.97
1	PFB1211540	CALF 1/2 X 1-1/2 BRS NIP	5.76	5.76
1	PFB1211560	CALF 1/2 X 2 BRS NIP	6.61	6.61
1	PFB1211580	CALF 1/2 X 2-1/2 BRS NIP	7.94	7.94
1	PFB1211600	CALF 1/2 X 3 BRS NIP	9.05	9.05
1	PFB1211620	CALF 1/2 X 3-1/2 BRS NIP	10.33	10.33
1	PFB1211640	CALF 1/2 X 4 BRS NIP	11.61	11.61
1	PFB1211660	CALF 1/2 X 4-1/2 BRS NIP	13.62	13.62
1	PFB1211680	CALF 1/2 X 5 BRS NIP	14.70	14.70
1	PFB1211700	CALF 1/2 X 5-1/2 BRS NIP	16.27	16.27
1	PFB1212020	CALF 3/4 X CLS BRS NIP	7.20	7.20
1	PFB1212040	CALF 3/4 X 1-1/2 BRS NIP	7.68	7.68
1	PFB1212060	CALF 3/4 X 2 BRS NIP	9.07	9.07
1	PFB1212080	CALF 3/4 X 2-1/2 BRS NIP	10.52	10.52

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WESTERN NEVADA SUPPLY
* * Q U O T A T I O N * *

QUOTE#: 992709.3
DATE..: 12/17/25
JOB...: 2025-2026 FERNLEY MATERIAL SUPPLY
PAGE#..: 3

Qty	Part #	Description	Price.....	Extended
1	PFB1212100	CALF 3/4 X 3 BRS NIP	12.14	12.14
1	PFB1212120	CALF 3/4 X 3-1/2 BRS NIP	13.80	13.80
1	PFB1212140	CALF 3/4 X 4 BRS NIP	15.57	15.57
1	PFB1212160	CALF 3/4 X 4-1/2 BRS NIP	18.00	18.00
1	PFB1212180	CALF 3/4 X 5 BRS NIP	19.26	19.26
1	PFB1212200	CALF 3/4 X 5-1/2 BRS NIP	21.05	21.05
1	PFB1212220	CALF 3/4 X 6 BRS NIP	22.74	22.74
1	WZNS964197	CALF 3/4 X 10 BRS NIP	11.54	11.54
1	PFB1212340	CALF 3/4 X 12 BRS NIP	40.65	40.65
1	PFB1212520	CALF 1 XCLS BRS NIP	10.62	10.62
1	PFB1212560	CALF 1 X 2 BRS NIP	13.10	13.10
1	PFB1212580	CALF 1 X 2-1/2 BRS NIP	15.50	15.50
1	PFB1212600	CALF 1 x 3 BRS NIP	17.31	17.31
1	PFB1212620	CALF 1 X 3-1/2 BRS NIP	21.31	21.31
1	PFB1212640	CALF 1 X 4 BRS NIP	22.54	22.54
1	PFB1212660	CALF 1 X 4-1/2 BRS NIP	26.73	26.73
1	PFB1212680	CALF 1 X 5 BRS NIP	29.56	29.56
1	PFB1212700	CALF 1 X 5-1/2 BRS NIP	32.38	32.38
1	PFB1212720	CALF 1 X 6 BRS NIP	33.20	33.20
1	PBB1214319	CALF 1 X 10 BRS NIP	54.34	54.34
1	PFB1213020	CALF 1-1/4 XCLS BRS NIP	16.25	16.25
1	PFB1213060	CALF 1-1/4 X 2 BRS NIP	18.55	18.55
1	PFB1213100	CALF 1-1/4 X 3 BRS NIP	24.83	24.83

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WESTERN NEVADA SUPPLY
* * Q U O T A T I O N * *

QUOTE#: 992709.3
DATE..: 12/17/25
JOB...: 2025-2026 FERNLEY MATERIAL SUPPLY
PAGE#.: 4

Qty	Part #	Description	Price.....	Extended
1	PFB1213140	CALF 1-1/4 X 4 BRS NIP	33.73	33.73
1	PFB1213180	CALF 1-1/4 X 5 BRS NIP	38.43	38.43
1	PFB1213220	CALF 1-1/4 X 6 BRS NIP	44.50	44.50
1	WZNS964198	CALF 1-1/4 X 10 BRS NIP	25.38	25.38
1	PFB1213221	CALF 1-1/4 X 12 BRS NIP	90.75	90.75
1	PFB1213520	CALF 1-1/2 XCLS BRS NIP	20.49	20.49
1	PFB1213560	CALF 1-1/2 X 2 BRS NIP	22.73	22.73
1	PFB1213580	CALF 1-1/2 X 2-1/2 BRS NIP	28.09	28.09
1	PFB1213600	CALF 1-1/2 X 3 BRS NIP	31.29	31.29
1	PFB1213620	CALF 1-1/2 X 3-1/2 BRS NIP	34.57	34.57
1	PFB1213640	CALF 1-1/2 X 4 BRS NIP	38.02	38.02
1	WZNS964199	CALF 1-1/2 X 4-1/2 BRS NIP	13.46	13.46
1	PFB1213680	CALF 1-1/2 X 5 BRS NIP	48.76	48.76
1	PFB1213700	CALF 1-1/2 X 5-1/2 BRS NIP	53.35	53.35
1	PFB1213720	CALF 1-1/2 X 6 BRS NIP	56.17	56.17
1	WZNS964200	CALF 1-1/2 X 10 BRS NIP	29.61	29.61
1	PFB1213721	CALF 1-1/2 X 12 BRS NIP	110.22	110.22
1	PFB1214020	CALF 2 X CLS BRS NIP	31.20	31.20
1	PFB1214080	CALF 2 X 2-1/2 BRS NIP	34.73	34.73
1	PFB1214100	CALF 2 X 3 BRS NIP	36.28	36.28
1	PFB1214140	CALF 2 X 4 BRS NIP	48.91	48.91
1	PFB1214180	CALF 2 X 5 BRS NIP	62.38	62.38

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WESTERN NEVADA SUPPLY
* * Q U O T A T I O N * *

QUOTE#: 992709.3
DATE..: 12/17/25
JOB...: 2025-2026 FERNLEY MATERIAL SUPPLY
PAGE#.: 5

Qty	Part #	Description	Price.....	Extended
1	PFB1214220	CALF 2 X 6 BRS NIP	70.07	70.07
1	WZNS964201	CALF 2 X 10 BRS NIP	38.46	38.46
1	PFB1214222	CALF 2 X 12 BRS NIP	138.06	138.06
SEGMENT 4 TOTAL				1,825.94
5	==> METER SETTER YOKES			
1	WZNS964205	CALF 5/8X3/4X12 MTR SET W/CHK B2434RN-2	168.42	168.42
1	WBF1CA0112	CALF 3/4 X 12 MTR RESET	287.56	287.56
1	WBF1CA0113	CALF 3/4 X 18 MTR RESET	329.12	329.12
1	WZNS914460	CALF 1 X 12 MTR SET	274.52	274.52
1	WZNS964210	CALF 1-1/2 X 12 MTR SET	836.62	836.62
1	WBF1CA0136	CALF FORD 1-1/2 X 18 MTR SET	1588.96	1588.96
1	WZNS964211	CALF 2 X 12 MTR SET	997.83	997.83
1	WBF1CA0137	CALF FORD 2 X 18 MTR SET	1874.42	1874.42
1	WBF1CA0115	CALF 1 X 18 MTR RESET	465.36	465.36
SEGMENT 5 TOTAL				6,822.81
6	==> FIRE HYDRANT METERS			
1	PVZ1800260	REWH 267 BRZ 2-1/2 THD I GATE VLV	253.08	253.08
1	WFB1A01041	SM25OF 2-1/2 FNST SW X 2-1/2 MIP	70.00	70.00
1	WFB1A01011	DMH2525F 2-1/2 MIP X 2-1/2 MNST	34.22	34.22
1	WFB1A01031	FM25F25T 2-1/2 FNST X 2-1/2 MIP	38.82	38.82
1	PZNS800357	3 X 2-1/2 BRS BUSH	43.00	43.00
1	PZNS778151	2-1/2 X CLS BRS NIP	34.97	34.97

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WESTERN NEVADA SUPPLY
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Qty	Part #	Description	Price.....	Extended
1	WUZ1000350	MUEL A301 SAFETY FLG REP KIT 5 1/4	440.62	440.62
1	WZNS813195	MUEL 280361 BONNET REPAIR KIT 5-1/4 IMPR	61.07	61.07
SEGMENT 6 TOTAL				975.78
7	==> FITTINGS STD MALE			
1	WBF1CA0036	CALF 3/4 COMP CTS X MIP ADPT	27.79	27.79
1	WBF1CA0079	CALF 3/4 MIP X COMP IPS ADPT	34.11	34.11
1	WBF1CA0037	CALF 1 COMP CTS X MIP ADPT	32.82	32.82
1	WBF1CA0080	CALF 1 MIP X COMP IPS ADPT	53.49	53.49
1	WBF1CA0038	CALF 1-1/4 COMP CTS X MIP ADPT	63.38	63.38
1	WBF1CA0171	CALF FORD 1-1/4 MIP X COMP IPS ADPT	84.60	84.60
1	WBF1CA0129	CALF FORD 1-1/2 MIP X COMP IPS ADPT	119.81	119.81
1	WBF1CA0039	CALF 1-1/2 COMP CTS X MIP ADPT	90.76	90.76
1	WBF1CA0040	CALF 2 COMP CTS X MIP ADPT	132.24	132.24
SEGMENT 7 TOTAL				639.00
8	==> COMPRESSION CTS FEMALE			
1	WBF1CA0041	CALF 3/4 COMP CTS X FIP ADPT	29.77	29.77
1	WBF1CA0081	CALF 3/4 FIP X COMP IPS ADPT	34.30	34.30
1	WBF1CA0043	CALF 1 COMP CTS X FIP ADPT	42.57	42.57
1	WBF1CA0045	CALF 1-1/2 COMP CTS X FIP ADPT	116.06	116.06
1	WBF1CA0046	CALF 2 COMP CTS X FIP ADPT	138.30	138.30
1	WBF1CA0044	CALF 1-1/4 COMP CTS X FIP ADPT	72.85	72.85

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WESTERN NEVADA SUPPLY
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Qty	Part #	Description	Price.....	Extended
SEGMENT 8 TOTAL				433.85
9		==> COMPRESSION CTS DBL END		
1	wbflca0047	CALF 3/4 COMP X COMP CTS CPLG	33.90	33.90
1	WBF1CA0168	CALF 1 COMP X COMP CTS CPLG	36.98	36.98
1	WBF1CA0084	CALF 1 IPS OR 1-1/4 CTS COMP X COMP CPLG	84.44	84.44
1	WBF1CA0172	CALF FORD 1-1/4 COMP X COMP IPS CPLG	93.49	93.49
1	WBF1CA0048	CALF 1-1/2 COMP X COMP CTS CPLG	130.37	130.37
1	WBF1CA0049	CALF 2 COMP X COMP CTS CPLG	176.07	176.07
0	WWNS026998	**2-1/2" COMPCOMP NOT AVAILABLE**		
SEGMENT 9 TOTAL				555.25
10		==> METERS		
1	WK13590010	3 OMNI T2 GALLON	1713.33	1713.33
1	WK13590110	3 OMNI C2 GALLON	2475.48	2475.48
1	WK13590015	4 OMNI T2 GALLON	3335.49	3335.49
1	WK13590115	4 OMNI C2 GALLON	4299.52	4299.52
1	WKZ1359020	IPERL 3/4 7.5LL 1000 GAL TRPL WTR MTR	196.26	196.26
1	WKZ1359025	IPERL 3/4 9LL 1000 GAL TRPL WTR MTR	220.03	220.03
1	WKZ1359030	IPERL 1 1000 GAL TRPL WTR MTR	308.64	308.64
1	WK13590030	1-1/2 OMNI R2 1000 GAL WTR MTR	788.28	788.28
1	WK13590035	2 OMNI R2 1000 GAL WTR MTR	1106.02	1106.02
SEGMENT 10 TOTAL				14,443.05

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Qty	Part #	Description	Price.....	Extended
=====				
	11	==> MXU UNITS		
1	WKZ1101105	SENSUS M2 FLEXNET 520M DUAL	307.63	307.63
1	WKZ1101099	SENSUS 520 TOUCHREAD EXT CABLE	39.86	39.86
1	WKZ1101104	SENSUS M2 FLEXNET 520M SINGLE	210.52	210.52

		SEGMENT 11 TOTAL		558.01
	12	==> METER REGISTERS		
1	WKZ1101073	SRII 3/4 RGST TRPL 1000 GAL	79.25	79.25
1	WKZ1101077	SRII 1 RGST TRPL 1000 GAL	79.25	79.25
1	WKZ1101062	SR 1-1/2 RGST TRPL 1000 GAL	85.64	85.64
1	WKZ1101068	2 SR RGST TRPL 1000 GAL	85.64	85.64

		SEGMENT 12 TOTAL		329.78
	13	==> FIRE HYDRANTS		
1	WVI1A00030	4' MJ NST SPEC HYD L/A RED 423-501389	4354.35	4354.35
1	WVI1A00040	5' MJ NST SPEC HYD L/A RED 423-502406	4667.24	4667.24

		SEGMENT 13 TOTAL		9,021.59
	14	==> FIRE HYDRANT EXTENSIONS		
1	WUZ1000130	MUEL A320-020 24 HYD EXT COMP 5 1/4	1133.76	1133.76
1	WUZ1000110	MUEL A320-010 12 HYD EXT COMP 5 1/4	919.24	919.24

		SEGMENT 14 TOTAL		2,053.00
	15	==> BOXES		
1	WBZ1301019	N16 CONC BOX 12 X 22-1/4	74.93	74.93

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WESTERN NEVADA SUPPLY
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Qty	Part #	Description	Price.....	Extended
1	WBZ1301041	B16 CONC EXT 12 HIGH	61.43	61.43
1	WBZ1301081	B36 CONC BOX 17-1/4 X 30	114.95	114.95
1	WBZ1301103	B36 CONC EXT 12 HIGH	110.29	110.29
1	WBZ1301171	G5 CONC VLV BOX 10-3/8 X 12	72.92	72.92
1	WZNS837593	G5 CONC EXT 12 HIGH	7.99	7.99
1	WBZ1301039	B16 STL LID	315.52	315.52
1	WBZ1301101	B36 STL LID	482.12	482.12
1	WBZ1301037	B16 CONC LID WITH PROBE HOLE	60.04	60.04
1	WBZ1301100	B36 CONC LID W/2 PROBE HOLES		
1	WBZ1301173	G5 CI LID MARKED WTR	57.67	57.67
SEGMENT 15 TOTAL				1,357.86
16	==> FIBERLYTE BOXES & LIDS			
1	WBZ1301019	N16 CONC BOX 12 X 22-1/4 *FL16 BOX NOT MADE*	74.93	74.93
1	WBZ1301210	CHRISTY FL36 BOX 12 HIGH	345.95	345.95
1	WBZ1301221	FL16 LID WITH PROBEHOLE	150.99	150.99
1	WBZ1301216	FL36 W/2 PROBE HOLE MARKED WTR	335.85	335.85
1	WBZ1301041	B16 CONC EXT 12 HIGH	61.43	61.43
1	WBZ1301230	CHRISTY FL36 EXT 8	228.26	228.26
SEGMENT 16 TOTAL				1,197.41
17	==> WATER PIPE			
20	WPZ1A01050	4 X 20 DR18 CL 235 PVC C900 PIPE	6.30	126.00

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Qty	Part #	Description	Price.....	Extended
20	WPZ1A01100	6 X 20 DR18 CL235 PVC C900 PIPE	12.82	256.40
20	WPZ1A01150	8 X 20 DR18 CL235 PVC C900 PIPE	22.00	440.00
20	WPZ1A01200	10 X 20 DR18 CL235 PVC C900 PIPE	33.02	660.40
20	WPZ1A01250	12 X 20 DR18 CL235 PVC C900 PIPE	46.50	930.00
20	WPZ1A02252	14 X 20 DR18 CL235 PVC C905 PIPE	65.72	1314.40
20	WPZ1A02254	16 X 20 DR18 CL235 PVC C905	82.85	1657.00
20	WPZ1A02256	18 X 20 DR18 CL235 PVC C905	104.72	2094.40
SEGMENT 17 TOTAL				7,478.60
18	==> BRASS TEES			
1	PFBCA00033	CALF 1/2 BRS TEE	9.60	9.60
1	PFM1270554	1/2 GLV MI T IMP	3.39	3.39
1	PFBCA00140	CALF 3/4 BRS T	13.80	13.80
1	PFBCA00034	CALF 1 BRS TEE	24.50	24.50
1	PFBCA00035	CALF 1-1/4 BRS TEE	34.39	34.39
1	PFBCA00037	CALF 1-1/2 BRS TEE	47.29	47.29
1	PFBCA00038	CALF 2 BRS TEE	77.48	77.48
SEGMENT 18 TOTAL				210.45
19	==> BRASS 90'S			
1	PFBCA00003	CALF 1/2 BRS 90 ELL	8.34	8.34
1	PFBCA00005	CALF 3/4 BRS 90 ELL	11.23	11.23
1	PFBCA00006	CALF 1 BRS 90 ELL	17.33	17.33

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Qty	Part #	Description	Price.....	Extended
1	PFBCA00007	CALF 1-1/4 BRS 90 ELL	27.53	27.53
1	PFBCA00008	CALF 1-1/2 BRS 90 ELL	47.84	47.84
1	PFBCA00009	CALF 2 BRS 90 ELL	55.96	55.96
SEGMENT 19 TOTAL				168.23
20	==> BRASS 45'S			
1	PFBCA00013	CALF 1/2 BRS 45 ELL	7.63	7.63
1	PFBCA00014	CALF 3/4 BRS 45 ELL	11.57	11.57
1	PFBCA00015	CALF 1 BRS 45 ELL	19.40	19.40
1	PFBCA00016	CALF 1-1/4 BRS 45 ELL	31.75	31.75
1	PFBCA00017	CALF 1-1/2 BRS 45 ELL	38.73	38.73
1	PFBCA00018	CALF 2 BRS 45 ELL	61.56	61.56
SEGMENT 20 TOTAL				170.64
21	==> BRASS BELL REDUCERS			
1	PFBCA00066	CALF 3/4 X 1/2 BRS CPLG	10.93	10.93
1	PFBCA00068	CALF 1 X 3/4 BRS CPLG	18.17	18.17
1	PFBCA00075	CALF 2 X 3/4 BRS CPLG	65.08	65.08
1	PFBCA00076	CALF 2 X 1 BRS CPLG	63.84	63.84
1	PFBCA00078	CALF 2 X 1-1/2 BRS CPLG	56.67	56.67
SEGMENT 21 TOTAL				214.69
22	==> BRASS HEX BUSHING			
1	PFBCA00107	CALF 3/4 X 1/2 BRS HEX BUSHING	6.01	6.01

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WESTERN NEVADA SUPPLY
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Qty	Part #	Description	Price.....	Extended
1	PFBCA00110	CALF 1 X 3/4 BRS HEX BUSHING	9.08	9.08
1	PFBCA00111	CALF 1-1/4 X 3/4 BRS HEX BUSHING	16.04	16.04
1	PFBCA00112	CALF 1-1/4 X 1 BRS HEX BUSHING	15.48	15.48
1	PFBCA00114	CALF 1-1/2 X 3/4 BRSHEX BUSHING	24.18	24.18
1	PFBCA00115	CALF 1-1/2 X 1 BRS HEX BUSHING	19.79	19.79
1	PFBCA00116	CALF 1-1/2 X 1-1/4 BRS HEX BUSHING	19.79	19.79
1	PFBCA00117	CALF 2 X 3/4 BRS HEX BUSHING	35.28	35.28
1	PFBCA00118	CALF 2 X 1 BRS HEX BUSHING	35.28	35.28
1	PFBCA00120	CALF 2 X 1-1/2 BRS HEX BUSHING	29.29	29.29
1	PFBCA00119	CALF 2 X 1-1/4 BRS HEX BUSHING	30.35	30.35
SEGMENT 22 TOTAL				240.57
23	==> BRASS STRAIGHT COUPLINGS			
1	PFBCA00053	CALF 1/2 BRS CPLG	6.87	6.87
1	PFBCA00054	CALF 3/4 BRS CPLG	9.08	9.08
1	PFBCA00055	CALF 1 BRS CPLG	13.80	13.80
1	PFBCA00056	CALF 1-1/4 BRS CPLG	21.56	21.56
1	PFBCA00057	CALF 1-1/2 BRS CPLG	29.29	29.29
1	PFBCA00058	CALF 2 BRS CPLG	48.23	48.23
SEGMENT 23 TOTAL				128.83
24	==> BRASS PLUGS			
1	PFBCA00121	CALF 1/2 BRS PLUG	5.76	5.76
1	PFBCA00122	CALF 3/4 BRS PLUG	6.57	6.57

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WESTERN NEVADA SUPPLY
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Qty	Part #	Description	Price.....	Extended
1	PFBCA00123	CALF 1 BRS PLUG	8.65	8.65
1	PFBCA00124	CALF 1-1/4 BRS PLUG	12.89	12.89
1	PFBCA00125	CALF 1-1/2 BRS PLUG	16.42	16.42
1	PFBCA00126	CALF 2 BRS PLUG	25.91	25.91
SEGMENT 24 TOTAL				76.20
25	==> BRASS CHECK VALVES			
1	PVZ1KCA024	LF NIBC T413Y-LF 1/2 THD CHK VLV	130.04	130.04
1	PVZ1KCA025	CALF NIBC T413Y-LF 3/4 THD CHK VLV	151.65	151.65
1	PVZ1KCA026	CALF NIBC T413Y-LF 1 THD CHK VLV	208.97	208.97
1	PVZ1KCA027	LF NIBC T413Y-LF 1-1/4 THD CHK VLV	295.93	295.93
1	PVZ1KCA028	LF NIBC T413Y-LF 1-1/2 THD CHK VLV	344.41	344.41
1	PVZ1KCA029	CALF NIBC T413Y-LF 2 THD CHK VLV	504.50	504.50
SEGMENT 25 TOTAL				1,635.50
26	==> SCH80 PVC COUPLINGS			
1	PEZC216066	SPEA 3/4 S PVC 80 CPLG	5.34	5.34
1	PEZC215510	SPEA 3/4 FA PVC 80 ADPT	5.50	5.50
1	PEZC215545	SPEA 3/4 MA PVC 80 ADPT	5.09	5.09
1	PEZC216070	SPEA 1 S PVC 80 CPLG	5.50	5.50
1	PEZC215516	SPEA 1 FA PVC 80 ADPT	8.09	8.09
1	PEZC215550	SPEA 1 MA PVC 80 ADPT	8.81	8.81
SEGMENT 26 TOTAL				38.33

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Qty	Part #	Description	Price.....	Extended
=====				
	27	==> SCH80 PVC 90'S		
1	PEZC216272	SPEA 3/4 S PVC 80 90 ELL	2.78	2.78
1	PEZC216326	SPEA 3/4 S PVC 80 SXT 90 ELL	10.09	10.09
1	PEZC216276	SPEA 1 S PVC 80 90 ELL	4.49	4.49
1	PEZC216328	SPEA 1 S PVC 80 SXT 90 ELL	10.92	10.92

SEGMENT 27 TOTAL				28.28
	28	==> SCH80 PVC 45'S		
1	PEZC216190	SPEA 3/4 S PVC 80 45 ELL	6.28	6.28
1	PEZC216192	SPEA 1 S PVC 80 45 ELL	9.40	9.40
0	WWNS026998	**SLIPXFIP NOT AVAILABLE**		

SEGMENT 28 TOTAL				15.68
	29	==> SCH80 PVC T'S		
1	PEZC216610	SPEA 3/4 S PVC 80 T	6.44	6.44
1	PEZC216615	SPEA 1 S PVC 80 T	8.06	8.06

SEGMENT 29 TOTAL				14.50
	30	==> SCH80 PVC REDUCING CPLG		
1	PEZC215668	SPEA 1 X 3/4 S PVC 80 BUSH	3.65	3.65
1	PEZC216070	SPEA 1 S PVC 80 CPLG	5.50	5.50
		USE FOR FITTINGS BELOW		
1	PEZC215786	SPEA 1 X 3/4 SXT PVC 80 BUSH	3.65	3.65

SEGMENT 30 TOTAL				12.80

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Qty	Part #	Description	Price.....	Extended
=====				
	31	==> SCH80 PVC PIPE		
10	PEZC000110	3/4 80 PVC PIPE PE	.86	8.57
10	PEZC000115	1 80 PVC PIPE PE	1.26	12.57

SEGMENT 31 TOTAL				21.14
	32	==> SEWER COUPLINGS		
1	WFI1906145	6 SG PVC SWR 45	56.58	56.58
1	WFI1909185	6X4 SLIPXG PVC SWR INCR	52.69	52.69
1	WFI1906143	4 SG PVC SWR 45	27.87	27.87
1	WFI1908171	4 SG PVC SWR 22 1/2	27.85	27.85
1	WFI1908173	6 SG PVC SWR 22 1/2	54.85	54.85
1	WFI1910237	4 SG PVC SWR STP CPLG	34.45	34.45
1	WFI1910239	6 SG PVC SWR STP CPLG	68.77	68.77
1	WFI1910241	8 SG PVC SWR STP CPLG	116.83	116.83
1	WFI1910243	10 SG PVC SWR STP CPLG	259.27	259.27
1	WFI1909189	8X6 SLIPXG PVC SWR INCR	150.26	150.26

SEGMENT 32 TOTAL				849.42
	33	==> SEWER PLUGS		
1	WFI1913281	4 PVC SWR SPG END PLUG	13.60	13.60
1	WFI1913283	6 PVC SWR SPG END PLUG	20.84	20.84
1	WFI1913285	8 PVC SWR SPG END PLUG	73.87	73.87

SEGMENT 33 TOTAL				108.31

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Qty	Part #	Description	Price.....	Extended
=====				
	34	==> WING NUT PLUGS		
1	WEZ1601001	4 ETCO T CONE ST-401 SDR SWR PLUG	7.36	7.36
1	WEZ1601003	6 ETCO T CONE SWR PLUG	22.17	22.17
1	WEZ1601005	8 ETCO T CONE SWR PLUG	25.05	25.05

		SEGMENT 34 TOTAL		54.58
	35	==> SEWER CAPS		
1	WFI1912267	4 SG PVC SWR CAP	17.98	17.98
1	WFI1912269	6 SG PVC SWR CAP	33.74	33.74
1	WFI1A10043	6 SW PVC SWR CAP	21.55	21.55
1	WZNS933581	8 SDR 35 SW CAP	19.80	19.80

		SEGMENT 35 TOTAL		93.07
	36	==> SEWER PIPE		
20	WPZ1901050	4 X 20 SDR 35 PVC SWR PIPE	2.51	50.20
20	WPZ1901100	6 X 20 SDR 35 PVC SWR PIPE	5.75	115.00
20	WPZ1901150	8 X 20 SDR 35 PVC SWR PIPE	10.42	208.40
20	WPZ1901200	10 X 20 SDR 35 PVC SWR PIPE	16.24	324.80

		SEGMENT 36 TOTAL		698.40
				=====
		QUOTATION TOTALS		55,057.75

* * * SALES TAX NOT INCLUDED * * *

THE MATERIAL LIST ABOVE IS QUOTED PER THE PLANS / SPECS PROVIDED TO WNS,
AND WHETHER SPECIFIED OR NOT WILL BE SUBJECT TO THE ENGINEERS APPROVAL.
ALL SALES ARE SUBJECT TO SALES TAX.



CITY OF FERNLEY

City Council AGENDA REPORT

Meeting Date: January 7, 2026

REPORT TO: Mayor and City Council

REPORT FROM: Kim Swanson, City Clerk

FINANCIAL IMPACT:

Yes: No:

CURRENTLY BUDGETED:

Yes: No:

FUND/ACCOUNT:

.

ACTION REQUESTED: Consent

AGENDA ITEM:

Possible Action to Approve the Mayor's Appointments to various Boards and Committees.

AGENDA ITEM BRIEF:

. Possible Action to Approve the Mayor's Appointments to various Boards and Committees.

RECOMMENDED MOTION:

BUSINESS IMPACT (per NRS Chapter 237):

.

See attached report for background, analysis, alternatives.

ALTERNATIVES:

BACKGROUND:

.

RELEVANT LAWS, STATUTES, AND REGULATIONS:

FINANCIAL IMPLICATIONS:

ATTACHMENTS:

None



CITY OF FERNLEY

City Council AGENDA REPORT

Meeting Date: January 7, 2026

REPORT TO: Mayor and City Council

REPORT FROM: Kim Swanson, City Clerk

FINANCIAL IMPACT:

Yes: No:

CURRENTLY BUDGETED:

Yes: No:

FUND/ACCOUNT:

.

ACTION REQUESTED: Consent

AGENDA ITEM:

Possible Action to Adopt Resolution 25-017, appointing Ryan Hanan as Mayor Pro Tem for a one-year term expiring December 31, 2026

AGENDA ITEM BRIEF:

Possible Action to Adopt Resolution 25-017, appointing Felicity Zoberski as Mayor Pro Tem for a one-year term expiring December 31, 2026

RECOMMENDED MOTION:

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:

BACKGROUND:

.

RELEVANT LAWS, STATUTES, AND REGULATIONS:

FINANCIAL IMPLICATIONS:

ATTACHMENTS:

None



CITY OF FERNLEY

City Council AGENDA REPORT

Meeting Date: January 7, 2026

REPORT TO: Mayor and City Council

REPORT FROM: Treston Rodriguez

FINANCIAL IMPACT:

Yes: No: X

CURRENTLY BUDGETED:

Yes: No: X

FUND/ACCOUNT:

N/A

ACTION REQUESTED: Ordinance

AGENDA ITEM:

(For Possible Action) - Introduction and first reading of Bill #371 in association with CA25005, a Code Amendment initiated by the City of Fernley to amend Title 32, Chapter 6, Section 150-2 (Use Table) of the Development Code to allow the use of "Recreational Facility, Major" in the I (Industrial) zoning district with a Conditional Use Permit.

AGENDA ITEM BRIEF:

The Planning Department proposes to amend the City of Fernley's Municipal Code, Title 32, Chapter 6, Section 150-2 to allow *Recreational Facility, Major* uses within the Industrial (I) zoning district with approval of a Conditional Use Permit ("C"). Currently, this use is not permitted within the Industrial zoning district, as indicated by the blank cell in the use table. However, an existing racetrack use operates within the Industrial district without any prior approvals or entitlements. The racetrack is categorized under the *Recreational Facility, Major* use type, and because the table entry is blank, the use is technically prohibited. This amendment seeks to correct that discrepancy and recognize that such uses may be appropriate in Industrial areas, where noise, lighting, and traffic impacts can be more effectively mitigated than in residential or mixed-use settings. By requiring a Conditional Use Permit, the City can ensure that operational impacts are reviewed on a case-by-case basis, with conditions applied as necessary to ensure compatibility with surrounding development and infrastructure.

At their meeting on November 12, 2025, the Planning Commission voted 7-0 to recommend approval of 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:

None

BACKGROUND:

The proposed code amendment seeks to update the City's Use Regulation Table (Sec. 32.06.152-2) to indicate that *Recreational Facility, Major* uses are permitted within the Industrial (I) zoning district subject to approval of a Conditional Use Permit ("C").

At this time, *Recreational Facility, Major* is not a permitted use in the Industrial zoning district, as indicated by the blank cell in the Use Table. However, it has been discovered that a long-standing racetrack currently operates within an Industrially zoned property without any recorded approvals or entitlements. The racetrack owners would like to go through the permitting process and potentially expand their footprint, which they are unable to do under the current Code.

Because the City's Development Code does not specifically list "racetrack" as a use, it is categorized under *Recreational Facility, Major*. Under Fernley Municipal Code, *Recreational Facility, Major* is defined as "large, generally outdoor facilities, such as outdoor roller or ice-skating rinks, sports stadiums and arenas; amusement and theme parks; racetracks; driving ranges; swimming or wave pools; entertainment complexes; amphitheaters; drive-in theaters; outdoor archery or shooting ranges; riding stables; campgrounds; recreational vehicle parks; miniature golf; golf courses, driving ranges, and country clubs; marinas; and similar facilities." This definition establishes that a racetrack is most appropriately regulated under the *Recreational Facility, Major* use category, which is currently not permitted in the Industrial district.

Staff reviewed the existing use table and determined that a *Recreational Facility, Major* can be compatible with Industrial zoning when appropriate mitigation measures are in place. Industrial districts are typically characterized by limited residential adjacency, larger parcel sizes, and higher thresholds for noise and traffic activity, all of which make them suitable locations for higher-intensity recreational uses such as racetracks.

This approach aligns with the intent of the Industrial (I) designation described in the City's Comprehensive Master Plan, which states that these areas are "*intended to create an environment where industrial activities may occur with a minimum amount of impact on the natural environment and surrounding land uses.*" Industrial areas are typically located near major transportation corridors and are generally isolated from residential development, conditions which are consistent with the operational needs and potential impacts of a racetrack or similar facility.

Requiring a Conditional Use Permit provides the City with the ability to review each proposal on a case-by-case basis, evaluate potential impacts related to traffic, noise, lighting, and dust, and impose reasonable conditions of approval to ensure compatibility with surrounding land uses. This process ensures that such uses are properly regulated while also recognizing their economic and recreational value to the community.

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.

- a. *Consistent with the city's master plan and otherwise consistent with state and federal law.*

The proposed amendment is consistent with the City of Fernley Comprehensive Master Plan and supports the intent of the Industrial land use designation, which is *"intended to create an environment where industrial activities may occur with a minimum amount of impact on the natural environment and surrounding land uses."* The Master Plan identifies Industrial areas as typically located near major transportation corridors, generally isolated from residential development, and requiring municipal services.

Allowing *Recreational Facility, Major* uses within the Industrial (I) zoning district under a Conditional Use Permit (CUP) aligns with these principles. Industrial zones provide the appropriate setting for large-scale or high-intensity recreational uses that may generate noise, dust, traffic, or lighting impacts that would be incompatible with residential areas. By requiring a CUP, the City retains discretion to evaluate each proposal for consistency with its surroundings and apply appropriate mitigation measures.

The following policies from the Comprehensive Master Plan further support this amendment:

LU.1.1 Encourage and Plan for new development in areas where adequate public services and facilities can be provided efficiently.

This amendment reinforces the City's goal of aligning future development with planned infrastructure investments. Much of the Industrial (I) zoning district remains largely undeveloped, with limited existing infrastructure; however, the City is proactively addressing these deficiencies through the North and Southwest Fernley Infrastructure Plans, the South Fernley Area Plan, and the ongoing Capital Improvement Plan (CIP) and Impact Fee Study.

Allowing *Recreational Facility, Major* uses through a Conditional Use Permit provides a framework for case-by-case evaluation, ensuring that new development occurs only when adequate infrastructure and public services can be provided. This approach balances flexibility with responsible growth management, allowing compatible uses to proceed without compromising the City's long-term infrastructure strategy.

LU.1.2 Encourage new developments to be in accordance with the Comprehensive Master Plan land use category and other land use controls to accomplish community principles.

The amendment ensures internal consistency between the Development Code and the adopted Master Plan. The Industrial land use category explicitly anticipates activities that generate noise, vibration, and higher traffic volumes, so allowing *Recreational Facility, Major* uses under a CUP respects that framework while maintaining oversight.

The CUP requirement also upholds the City's intent to allow flexibility in compatible use regulation while ensuring accountability through public review and the ability to impose conditions of approval. This ensures that the code remains responsive to evolving land use needs while maintaining control over potential impacts.

LU.1.4 Ensure existing and future land uses are compatible.

Compatibility is central to this code amendment. By introducing the requirement for a Conditional Use Permit,

the City gains the ability to evaluate individual project characteristics, including noise attenuation, hours of operation, lighting design, access management, and buffering from adjacent uses.

This tailored review process protects neighboring industrial operations, prevents conflicts with non-industrial activities, and maintains the overall function and intent of the Industrial zoning district. It ensures that major recreational uses, such as racetracks, are appropriately conditioned to operate harmoniously within Fernley's industrial areas.

LU.1.6 Promote economic diversification and expansion of employment opportunities.

The amendment recognizes that Fernley's Industrial areas can accommodate a range of compatible, income-generating uses beyond traditional manufacturing and warehousing. Allowing Recreational Facility, Major uses under a CUP promotes efficient land utilization and supports the City's broader goal of diversifying its economic base while maintaining compatibility through discretionary review.

This approach leverages existing industrial zoning to attract recreation-oriented investment in locations that are less suited for residential development, supporting both land use efficiency and economic resilience.

- b. Public notice was given, and a public hearing held per the requirements of the Development Code and Nevada Revised Statutes.*

A public hearing will be held in accordance with Fernley Municipal Code and Nevada Revised Statutes. Legal notice was published in the Reno-Gazette Journal on October 29, 2025.

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

FINANCIAL IMPLICATIONS:

N/A

ATTACHMENTS:

1. BILL #371

BILL #371
CITY OF FERNLEY
ORDINANCE # _____

AN ORDINANCE AMENDING TITLE 32, CHAPTER 6, SECTION 150-2 (USE TABLE) OF THE FERNLEY DEVELOPMENT CODE TO ALLOW THE USE OF “RECREATIONAL FACILITY, MAJOR” IN THE I (INDUSTRIAL) ZONING DISTRICT WITH A CONDITIONAL USE PERMIT.

THE CITY COUNCIL OF THE CITY OF FERNLEY, hereinafter “the Council”, DO HEREBY ORDAIN:

Section 1. Title 32, Chapter 6, Section 150-2 is hereby amended as follows:

Sec. 32.06.150. Unlisted uses and use table.

Purpose: The permitted, special and accessory uses within each zoning district are set out in the use table, below. The use table provides broad use categories, along with procedures for interpretation and ways to accommodate uses that are not specifically listed.

(a) *Generally.*

- (1) No uses are allowed in any zoning district except those specifically listed as a permitted or conditional use in the use table.
- (2) All uses are subject to the dimensional standards in each zoning district, any additional regulations established by the zoning district, any regulations applicable to the use (chapter 32.07), and the development standards (chapter 32.09).
- (3) The use table establishes the following use categories:

TABLE 32.06.150-1 - Use Categories

Notation	Category	Description
A	Accessory use	Permitted as an accessory use if the use meets the standards established in the zoning district.
P	Permitted by right	Permitted if the use meets the standards established in the zoning district.
C	Conditional use	Requires approval of a conditional use permit. This may involve additional conditions to mitigate impacts on the surrounding neighborhood, in addition to other applicable requirements of this title.
	Blank cell	Use is not permitted
AR	Administrative review	Administrative review is required as a prerequisite to the issuance of building permits, whenever a conditional use permit is not required for new commercial and industrial building construction/additions, new multiple-family residential, enlargement of a

		nonconforming use and for outdoor storage (see chapter 20.03).
L	Locational standards	Locational standards in the "I" district apply (see section 32.06.110).
T	Temporary use	Permitted as a temporary use if the use meets the standards established in the zoning district.

(b) *Unlisted uses.*

Purpose: The list of permitted uses is both broad and comprehensive. However, it is impossible to contemplate every possible use, or new uses that did not exist when this section was written. To ensure that all unanticipated uses have a path to approval, this subsection establishes procedures to obtain a conditional use permit for such a use.

- (1) *Generally.* Uses not listed in the use table, are presumed to be prohibited. For uses not considered in the use table, a case can be made, the use is materially similar to uses permitted in the respective zoning district. The case will be considered by the planning commission through the conditional use permit process. conditional use findings will apply in addition to analysis pertaining to the following criteria:
 - a. Provide rationale the proposed use is consistent with uses permitted in the respective zoning district by utilizing a nationally accepted land use classification manual, such as the North American Industry Classification System ("NAICS"), American Planning Association or Land-Based Classification Standards LBCS Tables;
 - b. Document the actual or projected characteristics of the proposed use;
 - c. Document the relative number of employees;
 - d. Document hours of operation;
 - e. Demonstrate types of vehicles used and a parking analysis;
 - f. Provide a traffic analysis;
 - g. Analyze the impacts on surrounding properties; and
 - h. Provide analysis documenting the proposed use shall not generate average daily trips exceeding other uses proposed in the zoning district by more than ten percent (10%), as determined by the Institute of Transportation Engineers, Trip Generation or local traffic studies.

(c) *Use table.*

TABLE 32.06.150-2 - 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
Recreation, Entertainment and Arts																				
	Cultural institution												P		P	P				P
	Gaming establishment (non-restricted)													C		C	C			
	Entertainment facility/theater													P	C	P	P			P
	Health/fitness club													P	P	P	P	P		
	Park/open space		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P/L	P
	Recreation facility, minor													C	C	P	P	C	C/L	P
	Recreational facility, major														C	C	C		C	C

- 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 #371 BEING HEREBY PROPOSED on the 3rd day of December, 2025.

BILL #371 BEING HEREBY PASSED, APPROVED, and ADOPTED this 17th day of December, 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: January 7, 2026

REPORT TO: Mayor and City Council

REPORT FROM: Treston Rodriguez

FINANCIAL IMPACT:

Yes: No: X

CURRENTLY BUDGETED:

Yes: No: X

FUND/ACCOUNT:

N/A

ACTION REQUESTED: Ordinance

AGENDA ITEM:

(For Possible Action) Introduction and first reading of a request from the Planning Department to amend the City of Fernley Development Code, Title 32, Chapter 9, Section 70 (Grading) and Chapter 2, Section 30 (Definitions), to add definitions for “Grubbing,” “Standard Grading,” and “Engineered Grading,” and to clarify grading permit thresholds, slope limitations, erosion and dust control, inspection, bonding, and enforcement requirements (Bill #370, CA25004).

AGENDA ITEM BRIEF:

The Planning Department requests consideration of a Development Code amendment to clarify and strengthen the City’s grading standards and permitting thresholds. The proposed amendment updates Chapter 32.09.070 (Grading) and Chapter 32.02.030 (Definitions) to add definitions for *Grubbing*, *Standard Grading*, and *Engineered Grading*, and to align grading permit requirements with current engineering and environmental best practices.

The amendment adds a permit requirement for clearing and grubbing of one acre or more, establishes slope thresholds requiring engineered grading plans and geotechnical review for grading on slopes twenty percent or greater, and requires erosion and sediment control plans and Stormwater Pollution Prevention Plans (SWPPPs) for disturbances of one acre or more consistent with Nevada Department of Environmental Protection (NDEP) regulations. It also introduces new dust control provisions for projects disturbing five acres or more, adds inspection and bonding requirements to ensure stabilization and restoration, and provides enforcement authority for stop work orders and penalties related to unauthorized grading or failure to maintain required controls. Overall, the proposed amendment improves code clarity, strengthens environmental protection standards, and establishes consistent permitting procedures for grading, clearing, and grubbing activities throughout the City.

At their meeting on November 12, 2025, the Planning Commission voted 7-0 to recommend approval of 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:

None

BACKGROUND:

The City's Development Code currently defines grading activities in general terms but does not distinguish between minor site preparation and large-scale engineered earthwork. In addition, the existing code does not adequately address large-scale clearing or grubbing activities that can result in erosion, dust, and drainage impacts even when limited grading occurs.

To address these gaps, City staff prepared a targeted amendment to update Chapter 32.09.070 (Grading) and Chapter 32.02.030 (Definitions). The amendment introduces new definitions for *Grubbing*, *Standard Grading*, and *Engineered Grading*; clarifies permit thresholds for grading and grubbing activities; and establishes slope, erosion, and dust control standards consistent with current engineering practices and Nevada Department of Environmental Protection (NDEP) regulations.

These updates were developed internally by the Planning Department in coordination with the City Engineer to ensure that Fernley's grading standards remain clear, enforceable, and aligned with state environmental requirements.

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.

- a. *Consistent with the city's master plan and otherwise consistent with state and federal law.*

The proposed amendment is consistent with the goals and policies of the City of Fernley Comprehensive Master Plan and aligns with applicable state environmental and engineering standards. The Master Plan establishes objectives to ensure that land development occurs in a manner that minimizes impacts to the natural environment, protects public safety, and promotes efficient infrastructure investment.

This amendment directly supports those objectives by introducing clear and enforceable thresholds for grading, clearing, and grubbing activities. By requiring grading permits for clearing and grubbing of one acre or more, establishing slope limitations that trigger engineered grading plans and geotechnical review, and adding new provisions for erosion control, dust suppression, and stormwater management, the amendment promotes

responsible site development practices that protect natural drainage, soil stability, and air quality.

The amendment is also consistent with Nevada Revised Statutes (NRS) Chapter 278, which authorizes local governments to adopt and enforce land use and environmental standards necessary to protect public health, safety, and welfare. By aligning local grading requirements with Nevada Department of Environmental Protection (NDEP) standards for Stormwater Pollution Prevention Plans (SWPPPs) and stormwater permitting, the proposed changes ensure consistency with state and federal environmental regulations.

These updates improve the City's ability to manage land disturbance, prevent erosion and sedimentation, and maintain the integrity of natural systems, thereby advancing the Master Plan's long-term goals for environmental stewardship and sustainable growth. Finding A can be made.

The following policies from the Comprehensive Master Plan further support this amendment:

- ***C.1.2 Balance the conservation of significant natural resources with the need for urban uses and activities through evaluation of economic, social, environmental, and energy consequences of such actions.***

This amendment advances the City's conservation goals by balancing land development with natural resource protection. The inclusion of erosion control, slope stabilization, and stormwater management standards ensures that grading and grubbing activities consider environmental and hydrologic consequences before land is disturbed. By requiring engineered grading plans and geotechnical review for projects on steeper slopes or larger sites, the amendment safeguards natural drainage patterns and soil stability while allowing appropriate urban development to proceed responsibly.

- ***C.1.5 – Regulate development in areas that may be subject to earthquakes, erosion, and landslides.***

The amendment implements C.1.5 and its subpolicies (C.1.5.2 and C.1.5.3) by formalizing geotechnical review, erosion control, and sediment prevention standards within the City's grading requirements. The new provisions require engineered grading plans for slopes of twenty percent or greater and SWPPPs for one-acre disturbances, thereby mitigating risks associated with soil instability, erosion, and slope failure. These standards ensure that projects proposed in areas with sensitive soils or steep terrain undergo appropriate resource investigations and mitigation measures before approval, protecting both the natural environment and downstream properties.

- b. *Public notice was given, and a public hearing held per the requirements of the Development Code and Nevada Revised Statutes.*

A public hearing will be held in accordance with Fernley Municipal Code and Nevada Revised Statutes. Legal notice was published in the Reno-Gazette Journal on October 29, 2025.

Planning Commission voted 7 to 0 on November 12, 2025, to recommend City Council approve this Code Amendment with no modifications.

RELEVANT LAWS, STATUTES, AND REGULATIONS:

General References

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

FINANCIAL IMPLICATIONS:

N/A

ATTACHMENTS:

1. BILL 370
2. Grading - Original Code
3. Grading - Amended Code

BILL #370
CITY OF FERNLEY
ORDINANCE # _____

AN ORDINANCE AMENDING TITLE 32, CHAPTER 9, SECTION 70 (Grading) AND CHAPTER 2, SECTION 30 (DEFINITIONS) OF THE FERNLEY DEVELOPMENT CODE TO ADD DEFINITIONS FOR “GRUBBING,” “STANDARD GRADING,” AND “ENGINEERED GRADING,” AND TO CLAIRFY GRADING PERMIT THRESHOLDS, SLOPE LIMITATIONS, EROSION AND DUST CONTROL, AND DUST CONTROL, INSPECTION, BONDING, AND ENFORCEMENT REQUIREMENTS (BILL #370, CA25004).

THE CITY COUNCIL OF THE CITY OF FERNLEY, hereinafter “the Council”, DO HEREBY ORDAIN:

Section 1. Title 32, Chapter 2, Section 30 and Title 32, Chapter 9, Section 70 is hereby amended as follows:

Sec. 32.09.070. Grading.

All grading requirements shall be as set forth herein.

- (a) *Grading permits required; conditions.* Any grading over 50 cubic yards or clearing and grubbing of 1-acre or more shall be performed under a grading permit or a building permit. At the time of such permit, the city may restrict improvements consisting of the clearing of brush and trees or the moving of earth by mechanical equipment. Such restrictions may include a provision that no such improvements may be made for a given period of time, including the time up to the issuance of a grading permit or building permit. Conditions and restrictions on grading permits and building permits shall be evaluated upon the following:
- (1) Pollution, contamination, or silting of lakes, rivers, streams of domestic water supplies, irrigation waterways.
 - (2) Erosion damage.
 - (3) Alteration of natural drainage patterns in a manner likely to cause damage to the property or persons from which or to which the normal drainage is diverted.
 - (4) Large parcel clearing with respect to wind erosion and dust hazards.
- (5) Grading on slopes exceeding ten percent (10%) may be restricted; grading on slopes twenty percent (20%) or greater shall require an engineered grading plan with geotechnical review.
- (b) *Geologic survey report.* If geologic problems are likely or apparent, a geologic survey report shall be required prior to the issuance of the building permit or grading permit.
- (c) *Erosion control.* All cleared slopes, all cuts and fills and all other areas vulnerable to erosion shall be either stabilized with grass or other protective ground cover or properly mulched to assure establishment, riprapped for slope control, treated with a soil solidifier or be provided with appropriate drainage benches as may be determined by the administrator. On steep slopes, controls, as necessary to the circumstances, may be required. An erosion and sediment control plan shall be required for any grading, clearing, or grubbing disturbing one (1) acre or more. A Stormwater Pollution Prevention Plan (SWPPP) shall be required for any project disturbing one (1) acre or more, consistent with NDEP requirements.
- (d) *Landscaping.*
- (1) In addition to the landscaping requirements of this section, landscaping and/or revegetation is required to stabilize all slopes which have been:
 - a. Cleared;
 - b. Graded;
 - c. Otherwise disturbed by development subject to this section; or
 - d. Visible from public rights-of-way.
 - (2) Landscaping shall be dispersed throughout the stabilized area.
 - (3) Interior side yard sloped areas of individual lots are exempt from the landscaping and irrigation requirement.
 - (4) Planting shall be designed to achieve 90 percent ground coverage of any disturbed area within three years.

(e) Dust control. All grading, clearing, and grubbing activities shall employ adequate dust suppression measures. A dust control plan shall be required for projects disturbing five (5) acres or more.

(f) Inspections and bonding. The City Engineer may require grading bonds or other financial assurances to ensure stabilization and restoration. Grading permits shall be subject to inspections at pre-clearing, rough grade, and final grade. Permits shall expire one hundred eighty (180) days after the last recorded activity unless extended.

(g) Enforcement. The City Engineer or designee may issue a stop work order for unauthorized grading, clearing, or grubbing. Civil penalties may be imposed for failure to obtain required permits or maintain erosion/dust control.

Sec. 32.02.030. Definitions.

(a) The words, terms and phrases used in this title are below.

Engineered grading. Grading activities that exceed the thresholds for standard grading or otherwise require review and approval by a Nevada-licensed civil engineer, and when applicable a geotechnical engineer. This includes grading of 5,000 cubic yards or more; cuts or fills fifteen (15) feet or greater in depth; grading on slopes twenty (20) percent or greater; or any grading or site disturbance requiring a geotechnical report to evaluate soil stability, slope safety, or drainage.

Grubbing. The removal and disposal of stumps, roots, brush, and other organic matter from at or below the natural ground surface in preparation for grading, excavation, or construction.

Standard grading. Grading activities that do not exceed the thresholds requiring an engineered grading plan. This includes grading of less than 5,000 cubic yards of material; cuts or fills less than fifteen (15) feet in depth; grading on slopes less than twenty (20) percent; and projects not involving significant geotechnical or slope stability concerns.

- | | |
|-------------------|--|
| 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 #370 BEING HEREBY PROPOSED on the 3rd day of December, 2025.

BILL #370 BEING HEREBY PASSED, APPROVED, and ADOPTED this 17th day of December, 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

All grading requirements shall be as set forth herein.

- (a) *Grading permits required; conditions.* Any grading over 50 cubic yards shall be performed under a grading permit or a building permit. At the time of such permit, the city may restrict improvements consisting of the clearing of brush and trees or the moving of earth by mechanical equipment. Such restrictions may include a provision that no such improvements may be made for a given period of time, including the time up to the issuance of a grading permit or building permit. Conditions and restrictions on grading permits and building permits shall be evaluated upon the following:
 - (1) Pollution, contamination, or silting of lakes, rivers, streams of domestic water supplies, irrigation waterways.
 - (2) Erosion damage.
 - (3) Alteration of natural drainage patterns in a manner likely to cause damage to the property or persons from which or to which the normal drainage is diverted.
 - (4) Large parcel clearing with respect to wind erosion and dust hazards.
- (b) *Geologic survey report.* If geologic problems are likely or apparent, a geologic survey report shall be required prior to the issuance of the building permit or grading permit.
- (c) *Erosion control.* All cleared slopes, all cuts and fills and all other areas vulnerable to erosion shall be either stabilized with grass or other protective ground cover or properly mulched to assure establishment, riprapped for slope control, treated with a soil solidifier or be provided with appropriate drainage benches as may be determined by the administrator. On steep slopes, controls, as necessary to the circumstances, may be required.
- (d) *Landscaping.*
 - (1) In addition to the landscaping requirements of this section, landscaping and/or revegetation is required to stabilize all slopes which have been:
 - a. Cleared;
 - b. Graded;
 - c. Otherwise disturbed by development subject to this section; or
 - d. Visible from public rights-of-way.
 - (2) Landscaping shall be dispersed throughout the stabilized area.
 - (3) Interior side yard sloped areas of individual lots are exempt from the landscaping and irrigation requirement.
 - (4) Planting shall be designed to achieve 90 percent ground coverage of any disturbed area within three years.

Sec. 32.09.070. Grading.

All grading requirements shall be as set forth herein.

- (a) *Grading permits required; conditions.* Any grading over 50 cubic yards or clearing and grubbing of 1-acre or more shall be performed under a grading permit or a building permit. At the time of such permit, the city may restrict improvements consisting of the clearing of brush and trees or the moving of earth by mechanical equipment. Such restrictions may include a provision that no such improvements may be made for a given period of time, including the time up to the issuance of a grading permit or building permit. Conditions and restrictions on grading permits and building permits shall be evaluated upon the following:
 - (1) Pollution, contamination, or silting of lakes, rivers, streams of domestic water supplies, irrigation waterways.
 - (2) Erosion damage.
 - (3) Alteration of natural drainage patterns in a manner likely to cause damage to the property or persons from which or to which the normal drainage is diverted.
 - (4) Large parcel clearing with respect to wind erosion and dust hazards.
 - (5) Grading on slopes exceeding ten percent (10%) may be restricted; grading on slopes twenty percent (20%) or greater shall require an engineered grading plan with geotechnical review.
- (b) *Geologic survey report.* If geologic problems are likely or apparent, a geologic survey report shall be required prior to the issuance of the building permit or grading permit.
- (c) *Erosion control.* All cleared slopes, all cuts and fills and all other areas vulnerable to erosion shall be either stabilized with grass or other protective ground cover or properly mulched to assure establishment, riprapped for slope control, treated with a soil solidifier or be provided with appropriate drainage benches as may be determined by the administrator. On steep slopes, controls, as necessary to the circumstances, may be required. An erosion and sediment control plan shall be required for any grading, clearing, or grubbing disturbing one (1) acre or more. A Stormwater Pollution Prevention Plan (SWPPP) shall be required for any project disturbing one (1) acre or more, consistent with NDEP requirements.
- (d) *Landscaping.*
 - (1) In addition to the landscaping requirements of this section, landscaping and/or revegetation is required to stabilize all slopes which have been:
 - a. Cleared;
 - b. Graded;
 - c. Otherwise disturbed by development subject to this section; or
 - d. Visible from public rights-of-way.
 - (2) Landscaping shall be dispersed throughout the stabilized area.
 - (3) Interior side yard sloped areas of individual lots are exempt from the landscaping and irrigation requirement.
 - (4) Planting shall be designed to achieve 90 percent ground coverage of any disturbed area within three years.

(Ord. No. 2020-005, § 1(Exh. A), 3-4-2020)

(e) Dust control. All grading, clearing, and grubbing activities shall employ adequate dust suppression measures. A dust control plan shall be required for projects disturbing five (5) acres or more.

(f) Inspections and bonding. The City Engineer may require grading bonds or other financial assurances to ensure stabilization and restoration. Grading permits shall be subject to inspections at pre-clearing, rough grade, and final grade. Permits shall expire one hundred eighty (180) days after the last recorded activity unless extended.

(g) Enforcement. The City Engineer or designee may issue a stop work order for unauthorized grading, clearing, or grubbing. Civil penalties may be imposed for failure to obtain required permits or maintain erosion/dust control.



CITY OF FERNLEY

City Council AGENDA REPORT

Meeting Date: January 7, 2026

REPORT TO: Mayor and City Council

REPORT FROM: Lydia Altick, Acting City Manager

FINANCIAL IMPACT:

Yes: No: X

CURRENTLY BUDGETED:

Yes: No: No

FUND/ACCOUNT:

N/A

ACTION REQUESTED: Ordinance

AGENDA ITEM:

For Possible Action: Introduction and first reading of Bill #375, a Code Amendment initiated by City Councilman Torres to amend Title 2, Chapter 2, Section 4 (Powers and duties of the city manager (b) Exceptions to authority; updating the evaluation process.

AGENDA ITEM BRIEF:

This code change to the City of Fernley's Municipal Code, Title 2, Chapter 2, Section 4 requires the mayor to solicit a peer review from each member of the city council for the purpose of informing the mayor's evaluation.

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:

This item was brought by Councilman Torres for a change to the current administrative code, which currently does not require input from the city council in the annual evaluation of the city manager.

RELEVANT LAWS, STATUTES, AND REGULATIONS:

NRS 266

FMC Sec. 2.02.04 and 2.02.05

FINANCIAL IMPLICATIONS:

There are none

ATTACHMENTS:

1. Bill #375

**BILL #375
CITY OF FERNLEY
ORDINANCE #2026-**

AN ORDINANCE AMENDING FERNLEY MUNICIPAL CODE TITLE 2, CHAPTER 2, SECTION 4 (POWERS AND DUTIES OF THE CITY MANAGER) (B) EXCEPTIONS TO AUTHORITY; UPDATING THE EVALUATION PROCESS; AND OTHER MATTERS PROPERTLY RELATED THERETO.

THE CITY COUNCIL OF THE CITY OF FERNLEY, hereinafter “the Council”, DO HEREBY ORDAIN:

Sec. 2.02.04. - Powers and duties of the city manager.

(b) Exceptions to authority. The city manager shall be the administrative head of the city and shall be responsible to the city council for the administration of all departments with the following exceptions:

(2) The city manager shall be subject to an annual employee evaluation, which shall be conducted in compliance with the Open Meeting Law. The mayor shall conduct the evaluation utilizing an evaluation form approved by both the city council and the mayor.~~Annual evaluation. The city manager shall be subject to an employee evaluation process once a year at a minimum. Said evaluations shall be conducted in compliance with the open meeting law. Evaluations will be conducted by the mayor with an evaluation form that has been approved by the city council and the mayor. The mayor shall solicit a peer review from each member of the city council for the purpose of informing the mayor’s evaluation. The mayor has the discretion but is not required to solicit a peer review from the statutory positions (using an approved peer review form).~~

BILL #375 BEING HEREBY PROPOSED on the ___ day of ___, 2026.

BILL #375 BEING HEREBY PASSED, APPROVED, and ADOPTED this ___ day of ___, 2026, 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: January 7, 2026

REPORT TO: Mayor and City Council

REPORT FROM: Kim Swanson, City Clerk

FINANCIAL IMPACT:

Yes:X

No:

CURRENTLY BUDGETED:

Yes:X

No:

FUND/ACCOUNT:

100-413-100

ACTION REQUESTED: Motion

AGENDA ITEM:

(For Possible Action) Interviews and consideration of the three (3) candidates for the City Manager position, and possible appointment of an applicant for the City Manager position. The Council may consider the character and professional competence of the following candidates for the City Manager position: Sean Grayson, Amy Stephenson, and Andy Ramirez.

AGENDA ITEM BRIEF:

In September 2025, the Mayor approved the recruiting of the City Manager. CPS HR Consulting was hired to actively recruit and advertise the position. The position was open from September 22, 2025, to October 27, 2025. Out of 92 applicants, 6 semi-finalists were interviewed and narrowed down to the top three who were selected for final interview by City Council. The candidates selected to be interviewed by the Mayor and Council are as follows: Sean Grayson, Amy Stephenson, and Andy Ramirez.

RECOMMENDED MOTION:

I move to approve the Mayor's appointment of _____ as City Manager for the City of Fernley and direct staff to move forward with salary and benefits negotiations.

BUSINESS IMPACT (per NRS Chapter 237):

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

See attached report for background, analysis, alternatives.

ALTERNATIVES:

The Mayor/Council may choose to repost the position if a suitable candidate is not selected.

BACKGROUND:

In September 2025, the Mayor approved the recruiting of the City Manager using outside resources. CPS HR Consulting was hired to actively recruit and advertise for the City Manager and the position was posted on the following platforms: the City of Fernley website, Public CEO, International City/County Management Association, Women Leading Government, Career in Government, Government Jobs, LinkedIn, and their own CPS HR Website. The position was open from September 22, 2025, to October 27, 2025. CPS HR received a total of 92 applications, with 19 invited for initial screening interviews, then six (6) semi-finalists were interviewed and narrowed down to the top three (3) were selected for final interview by City Council. The candidates selected to be interviewed by the Mayor and Council are as follows: Sean Grayson, Amy Stephenson, and Andy Ramirez. Each candidate will be asked a series of questions by the Mayor and City Council. The City Council and Mayor will have an opportunity to ask for clarifications. Each interview is limited to 30 minutes. Upon completion of the interviews, the Mayor and City Council will deliberate, and the Mayor will make a recommendation for appointment. After the Mayor's recommendation for appointment, the City Council may make a motion to consent or not consent.

RELEVANT LAWS, STATUTES, AND REGULATIONS:

Fernley Municipal Code Section 2.02.02

FINANCIAL IMPLICATIONS:

The City Manager's salary and benefits are budgeted in the approved City Manager's budget FY25-26

ATTACHMENTS:

1. Stephenson, Amy Redacted
2. Grayson, Sean Redacted
3. Ramirez. Andy Redacted

Candidate Profile

City of Fernley
City Manager

Amy Stephenson

Work History

Job Title	Employer	Dates
In Transition		Since 02/2025
Director	<i>State of Nevada, Governor's Office of Finance</i>	07/2022 – 01/2025
Deputy Director of Healthcare Services	<i>State of Nevada, Department of Veterans Services</i>	05/2020 – 07/2022
Executive Officer	<i>State of Nevada, Department of Veterans Services</i>	04/2014 – 05/2020
Administrative Services Officer 1	<i>State of Nevada, Department of Wildlife</i>	10/2013 – 04/2014
Management Analyst 3	<i>State of Nevada, Department of Health & Human Services, Division of Aging & Disability Services</i>	10/2012 – 10/2013
Management Analyst 2	<i>State of Nevada, Department of Health & Human Services, Division of Mental Health & Developmental Services</i>	07/2011 – 10/2012

Education

Degree	Institution
Master of Business Administration	<i>Morrison University, Reno, NV</i>
Bachelor of Science, Accounting	<i>University of Phoenix, Reno, NV</i>

Amy Stephenson

Dayton, NV 89403 • Cell: [REDACTED]

September 29, 2025

City Manager, City of Fernley Recruitment
Attn: Hiring Committee
595 Silver Lace Blvd
Fernley, NV 89408

Dear Members of the Hiring Committee,

I am writing to express my enthusiastic interest in the City Manager position with the City of Fernley. As a strategic public sector executive with 24 years of experience, including leadership in state finance, veterans' services, and nonprofit governance, I bring a trauma-informed, people-centered approach to municipal leadership. Fernley's blend of rural character and visionary growth reflects the kind of community I'm proud to serve.

In my role as Director of the Governor's Finance Office, I led fiscal strategy for Nevada's \$25 billion biennial budget, aligning statewide priorities with transparent, performance-based budgeting. As the Deputy Director of Healthcare Services at the Nevada Department of Veterans Services, I oversaw a \$36 million budget and 280 staff, integrating trauma-informed systems and cross-sector collaboration to improve service delivery. I've also chaired statewide coalitions, led nonprofit rebranding efforts, and facilitated military culture education for providers all with a focus on strategic clarity and community impact.

Fernley's priorities; water resource management, infrastructure development, economic vitality, and intergovernmental partnerships; align closely with my experience and values. I've led multimillion-dollar budgets and statewide initiatives that balance long-term planning with local responsiveness. My leadership style is inclusive, adaptive, and rooted in trust-building, whether guiding fiscal teams, mentoring emerging leaders, or engaging diverse stakeholders.

I would be honored to bring my experience and commitment to Fernley as its next City Manager. Thank you for considering my application. I welcome the opportunity to further discuss how I can support Fernley's continued success.

Sincerely,
Amy L. Stephenson

Amy Stephenson

Dayton, NV 89403 • Cell: [REDACTED]

Professional Summary

Seasoned public sector executive with 10+ years of experience leading multimillion-dollar budgets, cross-agency initiatives, and systems change. Proven track record of managing teams of up to 45 staff, overseeing \$25B in statewide fiscal strategy, and driving policy innovation across health, veterans' services, and infrastructure. Adept at building trust across stakeholder groups, navigating complex regulatory environments, and delivering transparent, community-centered governance.

Core Competencies

- Strategic Governance & Policy Implementation
- Budget Oversight (\$25 Billion Biennial, \$36 Million & \$42 Million Annual)
- Staff Leadership (Teams of 18-45)
- Interagency Collaboration & Public Engagement
- Regulatory Compliance & Risk Mitigation
- Crisis Response & Continuity Planning
- Veteran Services & Equity-Focused Programming
- Organizational Development & Change Management

Professional Experience

Director, July 2022 to January 2025, State of Nevada – Governor's Office of Finance

- Led fiscal strategy for Nevada's \$25 billion biennial budget, aligning capital planning with statewide priorities.
- Supervise 18 analysts & program managers across budget development, performance management, & federal compliance.
- Spearhead ARPA & infrastructure investment planning, ensuring transparency & measurable impact.
- Collaborate with legislative & executive leadership to secure sustainable funding for county-impacting programs.

Deputy Director of Healthcare Services, May 2020 to July 2022, State of Nevada - Department of Veterans Services

- Managed \$36 million annual budget supporting healthcare, housing, & benefits for 219,000 of Nevada's veterans.
- Directed 45 staff across suicide prevention, outreach, & veteran service divisions.
- Led statewide campaigns & coalitions to reduce veteran suicide & expand access to trauma-informed care.
- Secured federal & state funding through strategic grant writing & legislative advocacy.
- Partnered with county health departments to align funding with local needs.

Executive Officer, April 2014 to May 2020, State of Nevada - Department of Veterans Services

- Led financial stewardship of \$42 million budget across all NDVS divisions integrating healthcare delivery, cemetery operations, and veteran service programs under unified fiscal strategy.
- Managed 30 staff in finance, compliance, & reporting functions.
- Implemented fiscal controls & streamlined reporting systems to improve transparency & accountability.

- Presented budget proposals to Governor's Office & Legislature, securing funding for department-wide initiatives impacting county-level services.

Administrative Services Officer 1, October 2013 to April 2014, State of Nevada - Department of Wildlife

- Optimized agency accounting and grant management, ensuring compliance with state and federal financial regulations, leading to improved fiscal accountability.
- Streamlined financial operations, enhancing reporting accuracy and internal control measures, resulting in more efficient budget tracking and fiscal year end closing.
- Led contract compliance initiatives, strengthening quality assurance programs and ensuring adherence to government funding requirements.
- Spearheaded fleet management improvements, reducing administrative inefficiencies in vehicle procurement, surplus management, and fuel program oversight.
- Developed and managed biennial budgets, ensuring strategic financial planning and effective allocation of funds for operational priorities.

Management Analyst 3, October 2012 to October 2013, State of Nevada - Department of Health & Human Services - Division of Aging & Disability Services

- Developed data-driven budgeting models, enhancing cost-of-care analysis per patient, leading to more accurate caseload projections and optimized financial planning.
- Streamlined Medicaid Waiver & State Program funding strategies, improving budget performance tracking and ensuring compliance with shifting federal and state regulations.
- Led contract compliance initiatives, strengthening quality assurance programs and improving oversight of provider agreements and direct contracts.
- Secured strategic space expansion solutions, negotiating with the Buildings & Grounds Leasing Program to ensure efficient resource allocation for Departmental growth.
- Implemented enhanced internal controls and fiscal reporting measures, increasing transparency and minimizing financial risk in budget execution.

Management Analyst 2, July 2011 to October 2012, State of Nevada - Department of Health & Human Services - Division of Mental Health & Developmental Services

- Led financial operations for the Centralized Billing Office, ensuring compliance with Medicaid/Medicare regulations, which maximized revenue received from claims adjudication.
- Streamlined billing processes, enhancing operational efficiency and reducing processing errors, leading to improved reimbursement timelines.
- Developed data-driven reports on billing revenue collections, trends, and projections, providing critical insights that shaped budgetary decisions and funding allocations.
- Optimized contract compliance and fiscal oversight, improving budget performance tracking and ensuring adherence to state and federal regulations.
- Improved revenue forecasting and allocation strategies, aligning Departmental spending with projected needs to enhance financial sustainability.
- Managed AVATAR database, troubleshooting billing system inefficiencies to ensure accurate electronic claim submissions and reporting.

Education

- Master of Business Administration (MBA) – Morrison University - Reno, NV, 2013
- Bachelor of Science, Accounting – University of Phoenix – Reno, NV, 2011

Certifications & Affiliations

- Certified Public Manager (CPM), 2017
- Board President – NAMI Nevada
- Board Treasurer – High Sierra AHEC

REFERENCES

Supervisors

1. Ben Kieckhefer
Former Chief of Staff under Governor Joe Lombardo
[REDACTED]
2. Katherine Miller
Director, Department of Veterans Services (retired)
[REDACTED]

Direct Reports

3. A'Keia Sanders
Director of Governor's Office of Financial Assistance
[REDACTED]
4. Robin Hager
Budget Director of NSHE
[REDACTED]

Colleagues

5. Andy Matthews
State Controller for the State of Nevada
[REDACTED]
6. James Settelmeyer
Director, Department of Conservation & Natural Resources
[REDACTED]

**CITY OF FERNLEY
CITY MANAGER
PRELIMINARY SCREENING INTERVIEW QUESTIONS**

Name	Amy Stephenson
Date	10/27/2025

Current/Previous Oversight	
Size of Community Served:	In my most recent roles, I've served communities across Northern Nevada and statewide. As Director of the Governor's Finance Office, I supported fiscal strategy for Nevada's 3.2 million residents. Regionally, I've led initiatives impacting rural and urban populations alike from veterans' services and workforce development to mental health advocacy and cross-sector coalitions. My leadership consistently centers diverse communities with complex needs, grounded in people-centered systems and inclusive governance.
# of Staff in Entire Organization:	As Director of the Governor's Finance Office, I supported fiscal oversight for the entire State of Nevada, which includes over 18,000 employees across departments and agencies. In regional roles, I've collaborated with organizations serving workforces ranging from 100 to several thousand, always aligning strategy with operational capacity.
# of Staff in Your Department:	At the Governor's Finance Office, I led a department of approximately 45 staff. At the Nevada Department of Veterans Services, I oversaw a department of approximately 280, including program managers, clinical staff, and field personnel. I've also led cross-functional teams in regional coalitions and fiscal operations, coordinating with dozens of stakeholders beyond direct reports.
List of Direct reports in Supervisory roles: (List # of FTEs and name position titles)	Across my executive roles, I've had 6–10 direct reports at a time. These have included:

	• Deputy Director – fiscal strategy and agency coordination • Budget Administrators – statewide budget development and legislative alignment • Internal Audit Administrator – compliance and risk mitigation • Program Director – performance and data systems • Veterans Services Program Manager – statewide service delivery • Administrative Services Officer – HR, procurement, and internal operations • Veterans Home Administrators – long-term care operations and clinical compliance My leadership emphasizes strategic clarity, cross-functional collaboration, and people-centered supervision.
Total Budget Oversight (\$) per Supervisory Role:	I've led budget oversight across multiple sectors, from departmental operations to statewide fiscal strategy. As Director of the Governor's Finance Office, I was responsible for developing and managing Nevada's \$25 billion biennial budget. This work required deep collaboration with agency leaders, legislators, and community stakeholders to ensure that fiscal decisions reflected the Governor's strategic priorities while remaining responsive to the needs of Nevada's diverse communities. At the Nevada Department of Veterans Services, I oversaw a \$36 million annual budget, integrating federal grants, state appropriations, and operational funding for two state veterans' homes. I worked closely with clinical teams, program managers, and external partners to align spending with trauma-informed care, veteran accessibility, and long-term sustainability. In the nonprofit and coalition space, I've stewarded budgets ranging from \$250K to \$5M, always centering mission alignment and community trust.

	Across all roles, my fiscal leadership is grounded in transparency, strategic alignment, and collaborative decision-making. I don't just manage numbers, I build systems that reflect shared values and drive measurable impact.
Your Current Position Reports to (title):	Currently, I report to the Chief of Field Operations in the Employment Security Division of the Department of Employment, Training, and Rehabilitation. Previously: • Director of the Governor's Finance Office → Reported directly to the Governor • Executive Officer, NDVS → Reported to the Director of Veterans Services In all roles, I've worked closely with cabinet-level leadership, elected officials, and intergovernmental partners.
Do you possess any Licenses or Certifications Relevant for this Position?	Yes. I hold the Certified Public Manager (CPM) credential and an MBA with a focus on strategic management. I've also completed professional development in trauma-informed leadership, nonprofit governance, and military cultural competency each directly relevant to leading inclusive, resilient communities in Northern Nevada.
How Did You Hear About Position?	Through professional networks and regional leadership engagement. I actively follow opportunities to serve Northern Nevada and was drawn to this role based on its alignment with my experience and values.
Have you reported to a board, commission, or elected body in your professional roles? Which roles?	Yes. I've reported directly to the Governor of Nevada, testified before legislative committees, and presented to boards and commissions on fiscal strategy, veterans services, mental health, and behavioral health. I'm experienced in navigating public accountability with clarity, responsiveness, and strategic alignment.
Is there anything in your background OTHER than a criminal conviction that, if discovered, could be an embarrassment to the agency?	No. There is nothing in my background that would compromise the integrity of the City of Fernley or the responsibilities of this role.

Please describe any resignations, terminations, short tenures, or employment gaps on your resume.	My career has been marked by intentional transitions aligned with growth and public impact. I have not experienced any terminations. Any short tenures reflect strategic shifts. These moves were driven by opportunities to expand people-centered leadership and/or serve broader systems.
If you are selected at the end of the process as the finalist....	
Is the salary range of: \$173,500 - \$225,971 annually, within your salary expectations?	Yes, this range is within my expectations.
What are your salary expectations?	Based on the scope of the City Manager role, regional benchmarks, and my 24 years of public sector leadership including oversight of multimillion-dollar budgets, statewide coalitions, and people centered systems, I would expect a salary within the posted range of \$173,500 to \$225,971 annually. My goal is to ensure that compensation reflects both the responsibilities of the role and the value I bring to the City of Fernley. I'm open to a collaborative conversation that considers total compensation, benefits, and performance expectations.
The City of Fernley has a residential requirement: Are there any circumstances that could potentially affect your willingness or ability to relocate within the city limits of the City of Fernley within 12 months of hire?	No. I'm fully willing and able to relocate within the city limits of Fernley. I'm committed to being present, accessible, and invested in the community I serve.
When do you anticipate you would be able to start following acceptance of an offer?	I'm prepared to begin within 30 days of offer acceptance, depending on transition planning and onboarding needs. I'm also open to discussing an earlier start or phased onboarding if that best supports continuity and responsiveness.

Consultant Observations:

Career Alignment

Amy is seeking to transition from state-level leadership into local government, where she can see the direct impact of her work on the community. With deep experience in policy, budgeting, and program implementation across sectors, she is motivated by helping people and building shared wins. She brings extensive state-level connections, a strong understanding of legislative frameworks, and a genuine interest in Fernley's continued growth while preserving its small-town character.

Leadership – Management Style

She leads with a people-centered, transparent, and supportive approach, ensuring expectations are clear and progress is monitored through regular check-ins. She values honest dialogue, training, and performance planning. Known for her empathy and accountability, she focuses on building trust and collaboration while holding staff to defined goals.

Budget

Amy has over 24 years of budget experience, including developing annual and biennial budgets tied to strategic plans and long-term priorities. She emphasizes flexibility and proactive adjustments to shifting needs, fostering collaborative input across departments to align financial planning with organizational goals.

Innovations & Revenues

She restructured fiscal operations in veterans' nursing homes by centralizing finance functions, resulting in recovered and new revenue totaling approximately \$1.5–1.8 million annually. Her efforts improved billing accuracy, created checks and balances, and allowed the hiring of additional critical staff.

Governance & Dillon Rule/Council Structure

Amy understands the nuances of legislative authority and compliance, having worked extensively within state and federal statutory frameworks. While new to the Strong Mayor model, she draws parallels to executive-legislative dynamics in state government. She emphasizes collaboration, clear communication, and data-informed transparency to build trust with governing bodies.

Capital Projects

She values inclusive engagement and open communication to ensure development reflects community priorities.

Candidate Profile

City of Fernley
City Manager

Sean Grayson

Work History

Job Title	Employer	Dates
City Manager	<i>City of Nevada City, CA</i>	02/2022 – 10/2025
Interim City Manager	<i>City of Rialto, CA</i>	09/2020 – 06/2021
Interim Community Services Director	<i>City of Rialto, CA</i>	05/2020 – 09/2020
Interim Public Works Director	<i>City of Rialto, CA</i>	06/2019 – 10/2019
Interim City Administrator	<i>City of Rialto, CA</i>	12/2018 – 06/2019
Fire Chief	<i>City of Rialto, CA</i>	05/2017 – 02/2022
Division Chief	<i>City of Rialto, CA</i>	02/2015 – 05/2017
Battalion Chief	<i>City of Rialto, CA</i>	05/2014 – 02/2015
Firefighter / Paramedic, Fire Captain, Interim Battalion Chief	<i>San Ramon Valley Fire Protection District, San Ramon, CA</i>	05/2001 – 05/2014

Education

Degree	Institution
Master of Science, Leadership	<i>Grand Canyon University</i>
Bachelor of Science, Business Administration	<i>Excelsior College</i>

Sean T. Grayson

Roseville, CA 95747

PROFESSIONAL SUMMARY:

I am an experienced public service leader, follower, collaborator and teambuilder. With more than 30 years of service across all levels of local government including small and medium sized complex full-service cities. I am an adept crisis leader and long-range planner with a proven track record of developing and executing on community-driven, City Council approved, and stakeholder supported strategic plans. I am a creative problem solver and team builder who is comfortable supporting the established team while building pathways for upward mobility within the organization. I have extensive public safety, economic development, and community impact experience aligned with the articulated and demonstrated needs of Fernley for their new City Manager.

EXPERIENCE:

CITY OF NEVADA CITY, California

- City Manager

February 2022-October 2025

Direct Reports: 11

FTEs: 46

Annual Operating Budget: \$7,250,000

Significant Accomplishments

- Developed the first City Council adopted community driven Strategic Plan implementing seven strategic initiatives from the plan.
- Implemented a Joint Cities/Town/County meeting process with a shared approach to regional issues.
- Develop a City Council adopted legislative platform in conjunction with a five-year Capital Improvement Program that allows for regional, state, and federal advocacy and grant seeking actions resulting in an increase of more than \$20 million in grant revenue over three years.
- Opened and secured sustainable funding for an Office of Emergency Services and delivered on large scale wildfire fuels reduction projects and community based structural hardening initiatives.
- Led a public private low income housing project that allowed the City to exceed its Regional Housing Needs Allocation for low and very low income populations.
- Rebuilt the police department around a Community Oriented Policing model now branded a Community Orient Problems Solving (COPS) department.
- Implemented the City's first public art ordinance and established a public art commission.
- Established an economic development framework for the City in partnership with the County, Chamber of Commerce, and regional economic resource council.
- Led the completion of a Climate Adaptation Public Safety Element update to the general plan.

CITY OF RIALTO, California

- Interim City Manager

September 2020-June 2021

Direct Reports: 13

FTEs: 701

Annual Operating Budget: \$101,000,000

- Interim Community Services Director

May 2020-September 2020

- Interim Public Works Director

June 2019-October 2019

- Interim City Administrator

December 2018-June 2019

- Fire Chief

May 2017-February 2022

Sean T. Grayson

Roseville, CA 95747

- Division Chief
- Battalion Chief

February 2015- May 2017
May 2014- February 2015

Significant Accomplishments

- Led the City through the COVID-19 pandemic including community based healthcare for testing and vaccination and initiated the plan for COVID-19 recovery and resilience including the support of residents, businesses and community investors to build back better including the recovery of lost jobs and the expansion of jobs in technical and professional sectors.
- Established the team and process to refinance \$130 million in CalPERS unfunded actuarial accrued liability to provide net savings of \$40 million to the community.
- Established and continued conservative financial practices that allowed the maintenance of a 50% general fund operating reserve fund while expanding public safety services and maintaining all City employees through the COVID-19 pandemic.
- Developed impact mitigation strategies to provide for the coexistence of warehousing and residential areas.
- Implemented and delivered the Rialto Institute of Progress, an award winning leadership and public engagement opportunity that demonstrates the inner workings of all City departments in a transparent and entertaining manner.
- Oversaw the first phase of a municipal airport closure and transition into a mixed use residential, commercial and retail hub for the city and surrounding communities.
- Engaged a cross-departmental team to partner with community based organizations to create and implement a cost effective and impactful investment in the community through providing homeless rehousing, job training opportunities, and wrap-around services for physical and mental wellbeing.
- Implemented a professional development program beginning with pre-employment recruitment and continuing through all steps in the continuum of fire service employment that achieved citywide metrics for diversity, equity and inclusion.
- Developed internal staff for succession planning in all ranks in all service departments of the City.
- Developed a stakeholder driven strategic planning process for four internal departments.
- Implemented and continued a public private partnership for water and wastewater services.
- Publication of research that led to the development of a nationally recognized sudden cardiac arrest survival program with survival rates eight times higher than the national average.

SAN RAMON VALLEY FIRE PROTECTION DISTRICT, San Ramon, CA

- Firefighter/Paramedic, Fire Captain, Interim Battalion Chief

May 2001-May 2014

Significant Accomplishments

- Published research establishing data driven metrics to the measurement of public service operations outcomes and community impact.
- Served as the Accreditation Manager developing a Strategic Plan, Business Operations Plan, Self-Assessment Manual, and Standards of Coverage for successful fire agency accreditation.
- Served as the Communications Center Manager through the National Academies of Emergency Dispatch Re-Accreditation process.

Sean T. Grayson

Roseville, CA 95747

NICE FIRE AND RESCUE DEPARTMENT, Nice, CA

- Fire Captain
- Firefighter / Operator – Paramedic

June 1999– June 2001
May 1997-June 1999

NEVADA COUNTY CONSOLIDATED FIRE PROTECTION DISTRICT, Grass Valley, CA

- Firefighter / Operator – Emergency Medical Technician (Part-Time)

July 1995- May 1997

EDUCATION:

- Graduated from Grand Canyon University with a Master of Science degree in Leadership with research emphasis of public servant leadership development.
- Graduated from Excelsior College with a Bachelor of Science degree in Business Administration.

CERTIFICATIONS/CONTINUING EDUCATION (select):

- Leadership Facilitator (IPSLEI and Phi Theta Kappa)
- Rialto Institute of Progress participant and instructor
- Nevada County Community Leadership Institute participant and instructor
- California Police Chiefs Association City Manager Police Chief Cohort participant

COMMUNITY & PROFESSIONAL ENGAGEMENT (select):

- Member Nevada City Chamber of Commerce
- Member Center for Non-Profit Leadership
- Member Equity & Inclusion Leadership Alliance of Nevada County
- Football and Marching Band Booster Volunteer Roseville High School

**CITY OF FERNLEY
CITY MANAGER
PRELIMINARY SCREENING INTERVIEW QUESTIONS**

Name	Sean Grayson
Date	October 29, 2025

Current/Previous Oversight	
Size of Community Served:	3334 (Nevada City) 105,000 (Rialto)
# of Staff in Entire Organization:	46 (Nevada City) 701 (Rialto)
# of Staff in Your Department:	
List of Direct reports in Supervisory roles: (List # of FTEs and name position titles)	For Nevada City (11) Assistant City Manager Program Manager Police Chief Fire Chief City Planner Public Works Director OES Manager Finance Manager Administrative Services Manager Parks and Recreation Manager City Clerk
Total Budget Oversight (\$) per Supervisory Role:	\$7,250,000 (Nevada City) \$101,000,000 (Rialto)
Your Current Position Reports to (title):	Mayor
Do you possess any Licenses or Certifications Relevant for this Position?	No
How Did You Hear About Position?	CPSHR website
Have you reported to a board, commission, or elected body in your professional roles? Which roles?	Yes, City Manager, Fire Chief, and Interim Director of Public Works and Community Services.
Is there anything in your background OTHER than a criminal conviction that, if discovered, could be an embarrassment to the agency?	No
Please describe any resignations, terminations, short tenures, or employment gaps on your resume.	I accepted a negotiated separation "not for cause" from Nevada City after 3.5 years of service as the City Manager. There were no performance issues and the Mayor and Councilmembers are available as references.

If you are selected at the end of the process as the finalist....	
Is the salary range of: \$173,500 - \$225,971 annually, within your salary expectations?	Yes
What are your salary expectations?	Top end of the posted range.
The City of Fernley has a residential requirement: Are there any circumstances that could potentially affect your willingness or ability to relocate within the city limits of the City of Fernley within 12 months of hire?	I would intend to relocate immediately for myself with my family to follow at the end of the school year in June of 2026.
When do you anticipate you would be able to start following acceptance of an offer?	Immediately

Consultant Observations:

Career Alignment

Sean's career reflects a steady progression in public service from Fire Chief to City Manager. He is drawn to Fernley for its parallels to Nevada City—balancing growth with preservation—and sees the role as a natural continuation of his commitment to community. He has friends that live in Fernley. He acknowledges that if selected, he would initially rent so that he and his wife could look for a place big enough for them and their seven kids of all ages.

Leadership – Management Style

He leads through collaboration, building shared goals and ensuring staff understand how their work connects to community service. Sean adapts his oversight to employee skill levels. He values communication and transparency, even when it requires coaching and develops high-performing staff.

Budget

Sean has developed and managed budgets ranging from \$4.8 million to \$100 million, including multi-year capital improvement plans. He emphasizes fiscal transparency, aligning funding with council goals, and clearly linking revenues to services and projects.

Innovations & Revenues

He modernized Nevada City's budgeting and revenue systems, creating its first five-year CIP and expanding revenues by updating fee structures. Additionally, he is experienced in the process of voter-approved sales and occupancy taxes. His approach integrates data, forecasting, and community education to gain fiscal support for ballot measures allowed within statutes.

Governance & Dillon Rule / Council Structure

Sean has extensive experience working with councils, commissions, and elected mayors under both general law and charter city models. He values clear communication, legal compliance, and engagement with all elected officials. He demonstrates a strong grasp of governance frameworks and how state authority structures impact city operations.

Capital Projects

He has led land use and housing initiatives that balanced historic preservation with housing development. His inclusive approach—through listening sessions and community workshops—helped build consensus and integrated local design feedback into final projects, reinforcing trust and shared ownership of the outcomes.

Candidate Profile

City of Fernley
City Manager

Andy Ramirez

Work History

Job Title	Employer	Dates
Board Director	<i>Beaumont Cherry Valley Water District</i>	Since 11/2016
Assistant City Manager	<i>City of Loma Linda</i>	Since 01/2025
Director of Public Works & Community Services	<i>City of La Palma</i>	03/2023 – 01/2025
Deputy Director of Public Works/Community Services	<i>City of Palm Desert</i>	07/2021 – 03/2023
Operations Manager, Public Works	<i>City of San Bernardino</i>	4/2020 – 6/2021
Superintendent, Public Works-Utilities	<i>City of San Jacinto</i>	3/2016 – 3/2020
Administrator, Parks	<i>City of San Jacinto</i>	3/2015 – 2/2016
Management Analyst, City Manager's Office	<i>City of San Jacinto</i>	11/2013 – 3/2015
Executive Analyst / PIO	<i>Hemet Fire Department</i>	2011 – 2013

Education

Degree	Institution
Master of Public Administration	<i>Cal-Baptist University</i>
Bachelors	<i>Cal-Baptist University</i>

ANDY RAMIREZ, MPA

Objective

Provide collaborative leadership that fosters a positive, united, and accountable culture—driving excellence in community/business development, engagement, utilities, interagency partnerships, finance, & operations.

Experience

City of Loma Linda (25,000 population, 90 staff, \$57 million)

Assistant City Manager | January 2025-Present

Leadership: Direct operations of all City departments with a primary focus over Economic/Community Development, Informational Technology, Human Resources/Risk, Water/Utilities, Legislative Affairs/Grants.

- **Revenue:** Led citywide Fee Study Update, created a program for business retention with high revenue producers, partnerships with advanced healthcare system, chamber of commerce, restructure of a \$20 million fiber optic loan restructure, and working with developers to build +800 new housing units
- **Operations:** Streamlined cross-departmental conditions of approval, staff report efficiencies with the City Clerk & Directors, provided strategic assistance on labor negotiations, class/comp implementation
- **Grants:** Secured \$3.4 million congressional funding for utilities (SCADA & Power Generation)
- **Team recognition:** Developed personalized recognitions for staff achievements

City of La Palma (16,000 population, 20 staff)

Director of Public Works & Community Services | March 2023-January 2025

Leadership: high-performing community services personnel, engineers, water/utilities operations, administration

- **Council Relations:** Deliver comprehensive yet practical staff presentations, direct ~\$20 million 5-year CIP
- **Special Feature:** OCWD groundwater & treatment producer & featured on the Annual Water Report video
- **Communication:** Directed a citywide Community Magazine and social media promoting quality of life initiatives, senior and youth programs, city festivals, concerts (voted #1 by Money Magazine)

City of Palm Desert (50,000 population, 30 staff)

Deputy Director of Public Works/Community Services | July 2021-March 2023

- **Park & Community Engagement:** Directed design & Public engagement (HOAs/Schools/Business district) for a new Regional Park & Community Park, driving a \$40-80 million projected development cost.
- **\$17 million Fire & Emergency Management Contract** co-oversight
- **Tourism:** Collaborated with Public Affairs to promote quality of life amenities on DiscoverPalmDesert.com
- **Sustainability Initiatives:** Spearheaded the construction of a 1.3 MW solar system, projected to save up to \$3.4 million over 20 years, converted 500 LED streetlights, reducing greenhouse emissions by 135 metric tons.
- **Green Technology & Innovation:** Managed the planning and operations for electric vehicles, charging stations, supporting the city's commitment to sustainable practices.

- **Capital Improvements & Operations:** Directed annual \$20+ million Infrastructure CIP, \$5.7 Cook Street rehabilitation, maintenance & operations divisions, Police and Fire assets and facility improvements.
- **Affordable Housing:** Co-led improvements to City-owned facilities and infrastructure, ensuring safe and accessible housing for community members.
- **Intergovernmental Partnerships:** Resolved a +\$100M CVAG traffic synchronization issue affecting 6 cities
- **Grant Leadership:** Secured \$400,000 parks grant, CDBG sidewalk funding
- **Technology Innovation:** Co-implemented OpenGov software for bidding, contract, asset management
- **Quality of Life:** Oversaw the management of world-class amenities, including the Aquatic Center, 12 parks (200 acres), and trails (25 miles), contributing to a higher quality of life, and attracting visitors.
- **Council & Commission Relations:** Managed and strengthened relations with the City Council, Parks & Recreation Commission, via informative and transparent reports and presentations.
- **Team Recognition:** Created “Bagels & Highlights” to recognize staff accomplishments, encourage ongoing teamwork, professional development, cross departmental updates, and mini-TED talks.

Beaumont Cherry Valley Water District (60,000 population, +20,000 service connections)

Board Director | 11/2016-Present

Policy Leadership, Interagency Collaboration, Budget Management:

- \$20 million operations and a \$120 million Capital Improvement Program (CIP)
- Well & recharge facility rehabilitations, SCADA implementation, stormwater capture initiatives, and development of recycled water infrastructure
- Successfully co-implemented a comprehensive rate study & conservation program
- Secured an additional 10,000-acre feet of drinking water for the region
- Secured \$1.5 million energy efficiency grant for Automatic Meter Readers
- Partnered with regional agencies to obtain \$7 million in grants for flood diversion to recharge basins

City of San Bernardino (220,000 population, 50-75 staff)

Operations Manager, Public Works | 4/2020 – 6/2021

- **Skilled Contract Negotiator:** achieved up to 20% cost savings during COVID-19
- **Council relations:** provided analytical support & comprehensive reports
- **Multi-million-dollar budget management:** 6 divisions, 70 special districts
- **Interagency Collaboration:** improved public access via Omni Trans
- **Capital Improvements:** assisted w/ the online & camera implementation of 300 signalized intersections
- **Team:** managed analysts, traffic, storm, parks, streets, facilities, private patrol, contract services
- **Communications:** Assisted the City Manager with social media and print strategies

City of San Jacinto (50,000 population, 11 staff)

Superintendent, Public Works-Utilities | 3/2016 – 3/2020

Leadership: Acted in Director capacity 2 years, oversight of up to 6 divisions

- **Capital Improvements:** 2 solar fields off-setting water pumping cost, SCADA at 50 storm pump stations
- **Revenue Generation:** Co-implemented SJ Power (CCA), energy revenue expected in millions
- **Economic Development:** Streamlined developer conditions of approval, increasing retail, restaurant, housing production to spawn revenue growth (Starbucks, KB HOME, Lennar, Sonic, ALDI, DR HORTON)

Budget & State Grants Management:

- Managed 80+ special district budgets, large landscape maintenance contracts
- Secured and managed recycled water grants for five parks, 25% cost savings
- Secured \$140,000 in Cal-Recycle State grants for storm drainage cleaning

Interagency Partnerships:

- Emergency Manager, co-developed Local Hazard Mitigation Plan, General Plan Contributor
- Partnered with Sheriff's Department regarding rapid homeless response program
- Implemented control burns with Cal-Fire, emergency planning Riverside Co. Sheriff
- Managed successful Public-Private partnerships: Senior & Youth Centers

City of San Jacinto (50,000 population, 5 staff)

Administrator, Parks | 3/2015-2/2016

- **Revenue Generation:** Implemented Citywide Street Sweeping program including newsletters, community outreach, mapping, street signage.
- **State Grants:** Secured \$700,000 in State Water Conservation grants
- **Park Re-Development:** Downtown Park in partnerships with local non-profits
- **Interagency Collaboration:** w/County officials to re-open the Civic Center Library
- Developed high contractor accountability via detailed scope of work RFPs
- **Public Information Officer** duties over social media for festivals and events

City of San Jacinto (50,000 population, 0 staff)

Management Analyst, City Manager's Office | 11/2013-3/2015

- **Council relations** (CM communications, reports, and analysis)
- **Strategic Cost Saving:** assisted with personnel reorganization, implemented contracting parks security, a \$200,000 savings versus additional public safety officers
- **Lead Customer Service trainer** to Planning, Code, Finance, Administrators
- Authored, marketed WHITE HOUSE SC2 economic/transportation proposals

Hemet Fire Department (84,000 population, 0 staff)

Executive Analyst/PIO, (consultant to Fire Chief) | 2011-2013

- **Innovation:** produced analysis confirming ~85% non-fire/non-critical calls
 - Innovative policy reduced use of 100 ft. truck for non-emergencies
- Co-developed \$9.5 million reorg (\$1 million savings vs. contractor)
- **Labor Advisor** to Chief on union conflict and staff resolutions
- **Media Liaison** for Community Emergency Response Training (CERT)
- Developed articles promoting streamlined Fire inspections to attract businesses

Education

Master of Public Administration ~ Highest Honors

CAL-BAPTIST UNIVERSITY | MPA 2012

CAL-BAPTIST UNIVERSITY | BA 2009

Certifications, Acknowledgments, Community Engagement

Certifications

ICMA High Performance Leadership Master's Certificate
CITIZENS POLICE ACADEMY
Water Distribution II
Recycled Water Supervisor
SIMS/NIMS/ICS

- 2022
- 2001 • Lakewood Police
- 2017 • State Water Board
- 2016 • EMWD
- 2017 • Emergency Management

Community

East Los Angeles Youth Mentor Program Director
Co-Founder of The Good Shepherd After School Tutoring
UC IRVINE Guest Lecturer "Non-Profits Saving City Services"
Dictionary & Backpack Philanthropist to Elementary Schools, Rotary
Dr. Seuss head start reading, San Jacinto Unified School District
California Baptist Alumni Association, Communications Chairman

- 1992-1999
- 2008-2017
- 2019
- 2018-2019
- 2017-2018
- 2011-2013

Committee Leadership

BCVWD Communications/Public Engagement, Chairman
BCVWD Personnel-safety, Vice Chairman
ICMA Mobile Workshops Subcommittee, Member

- 2016-Present
- 2016-2024
- 2024-Present

References

Scott Ochoa – City Manager of Ontario
[REDACTED]

Joone Lopez, General Manager MNWD
[REDACTED]

Andy Firestone –Assistant City Manager of Palm Desert (former)
[REDACTED]

Greetings,

I am excited to offer my collaborative leadership as a catalyst that drives economic development and builds strong collaborative teams. By bringing strategic partners together for housing, retail, commercial, my skill set grows revenue generation and excellence in public service and interdepartmental operations. My values and skills encompass integrity, responsiveness, communication, approachability, and empowering teams to deliver high-impact results.

Public Safety & Community Trust

I work closely with Police and Fire to ensure strong public engagement and presence in high-incident areas, reducing crime and the effects of homelessness. My experience includes joint coordination of safety-focused community events, visibility campaigns in downtown corridors, and media communications to maintain transparency. I understand the operational needs of public safety departments and the critical importance of trust and visibility in keeping communities safe.

Economic Development & Business Engagement

It has been a great joy to co-lead successful efforts for City Hall to be business-friendly for retail, facilitate over 1,000 housing units, and several sit-down restaurants. This has involved streamlining conditions of approval and ensuring development services, public works, and inspectors are cordial and informative to businesses. I thoroughly understand the importance of building strong relationships so that revenue partners desire to grow within the City and attract business. I am a catalyst for business growth by bringing together major retailers and commercial entities to landowners. Recently, I worked with engaging Regency Centers with one of the largest landowners in the City including a master planned consultant that will tie in health care, housing, retail, restaurants, and entertainment.

Further, I have partnered with the El Paseo Business District via “Coffee with the Mayor” to enhance business engagement along the desert’s premiere retail corridor. These business-friendly events resulted with the City improving infrastructure and safety through traffic circulation, landscape, lighting and strategically placed police vehicles.

Innovation & Efficiency

I championed OpenGov citywide for bidding, contracts, permitting, and asset management—leading to greater efficiency and transparency. I’m now leveraging AI to streamline communication, optimize workflows, and improve resource allocation.

Fiscal Responsibility & Regional Partnerships

During the COVID crisis, I renegotiated key contracts for up to 20% in savings. I’ve managed ~80 special district budgets and helped oversee Fire/Emergency contracts totaling \$17M. Regionally, I advised

WRCOG's streetlight conversion initiative, aligning 11 cities with the CPUC and SCE to cut long-term energy costs by \$70M.

Strategic Leadership in Capital Projects

I bring a leadership style that is accessible, solution-oriented, and focused on solid results. I've accelerated project delivery—clearing 5–8 years of CIP carryovers within two years—and led organizational teams of 75+ with annual budgets over \$57M. I've built strong partnerships with agencies, utilities, HOAs, and sister cities while ensuring complex initiatives are presented with clarity and precision before the City Council.

Human Resources/Risk

As an active member of the CJPIA and providing primary oversight of several departments including HR, I am pleased to share that our City has one of the lowest vacancies within the county. We have focused enhancements to our recruitments, job descriptions, leadership, and celebrating accomplishments.

Quality of Life & Green Spaces

I led multimillion-dollar contracts for award-winning parks, aquatics, trails, and increased tree canopy—boosting community pride and tourism. Cities I've served have become regional leaders in recreation and sales tax revenue because of these quality-of-life enhancements.

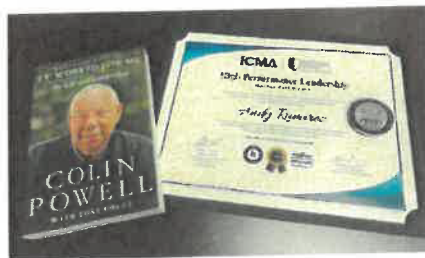
I am excited to bring my leadership, positive energy, and continuous integrity to your team, with a commitment to exceptional public service.

Warm Regards,



Andy Ramirez, MPA

[More about me](#)



**CITY OF FERNLEY
CITY MANAGER
PRELIMINARY SCREENING**

Name	Andy Ramirz
Date	10/31/25

Consultant Observations:

Career Alignment

Andy's career spans nearly every level of municipal government, preparing him well for a City Manager role. He brings experience in community engagement, public safety contracts, public works, and economic development, with a strong focus on aligning projects and revenues with Council goals.

Leadership – Management Style

Andy leads through engagement, active listening, and empowerment. He provides clear direction and fosters growth through coaching and accountability. He holds regular check-ins, documents progress, and supports improvement through mentorship and training.

Budget

Andy has extensive experience developing and aligning multi-year budgets and capital improvement plans with Council priorities. He facilitates department-level collaboration, conducts workshops to align priorities, and ensures transparent, goal-driven budgeting that balances operations and capital investments.

Innovations & Revenues

He modernized fee collection through updated fee studies, online systems (OpenGov), and streamlined permitting to improve efficiency and cash flow. He identifies revenue opportunities—such as leasing community facilities, HOA fee reviews, etc.—to protect the general fund and sustain long-term services.

Governance & Dillon Rule/Council Structure

Andy understands both General Law and Charter City frameworks, paralleling Nevada's Dillon Rule. He emphasizes close collaboration with the City Attorney to ensure compliance with state law. He promotes transparency and communication across Council and mayor to maintain trust and alignment.

Capital Projects

Andy approaches growth through inclusive community engagement and data-driven master planning. He integrates open space, residential, industrial, and commercial areas to preserve small-town character while supporting sustainable development and infrastructure expansion.



CITY OF FERNLEY

City Council AGENDA REPORT

Meeting Date: January 7, 2026

REPORT TO: Mayor and City Council

REPORT FROM: Mitzi Carter, Human Resource Manager

FINANCIAL IMPACT:

Yes: No:

CURRENTLY BUDGETED:

Yes: No:

FUND/ACCOUNT:

,

ACTION REQUESTED: Motion

AGENDA ITEM:

Discussion and Possible Action to negotiate and approve the offer letter with the selected city manager candidate.

AGENDA ITEM BRIEF:

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RECOMMENDED MOTION:

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:

BACKGROUND:

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RELEVANT LAWS, STATUTES, AND REGULATIONS:

FINANCIAL IMPLICATIONS:

ATTACHMENTS:

None



CITY OF FERNLEY

City Council AGENDA REPORT

Meeting Date: January 7, 2026

REPORT TO: Mayor and City Council

REPORT FROM:

FINANCIAL IMPACT:

Yes:

No:

CURRENTLY BUDGETED:

Yes:

No:

FUND/ACCOUNT:

ACTION REQUESTED:

AGENDA ITEM:

Discussion and possible action regarding canceling the July 1, 2026, City Council Meeting due to City of Fernley 25th Anniversary events. (Councilman Hanan)

AGENDA ITEM BRIEF:

RECOMMENDED MOTION:

BUSINESS IMPACT (per NRS Chapter 237):

See attached report for background, analysis, alternatives.

ALTERNATIVES:

BACKGROUND:

RELEVANT LAWS, STATUTES, AND REGULATIONS:

FINANCIAL IMPLICATIONS:

ATTACHMENTS:

None