



N E V A D A

AGENDA
Regular Meeting
City Council

Wednesday, February 4, 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
Lydia 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 the liquor license for China King Buffet.**
- 2.5. Possible action to approve the New Classification for the Grant Administrator.**
- 2.6. Possible action to approve the liquor license for Fernley Wigwam.**

3. RESOLUTIONS

- 3.1. Discussion and Possible Action to approve Resolution 26-002, addressing the expulsion and permanent exclusion of Stan Lau from all future Council Meetings.**

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

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

5. PROCLAMATIONS BY THE MAYOR

6. PRESENTATIONS

- 6.1. Presentation by American Public Works Association Nevada Chapter, presenting the plaque for the City of Fernley's 2025 Project of the Year Award. This award recognizes the outstanding achievement of the Cottonwood Lane Reconstruction Project.**
- 6.2. Presentation and discussion regarding the City's quarterly financial report.**

7. PUBLIC HEARINGS

- 7.1. (For Possible Action) Discussion and possible action to approve Bill #363 (associated with CA25006) to amend the Fernley Development Code dealing with Day Care to implement the following: 1) Amend Title 32, Chapter 2, Section 030 (Definitions) to update the Definitions of "Child Care Facility" and "Child Care, In Home" and add a definition for Adult Day Care; 2) Amend Title 32, Chapter, 7, Section 150 (Day Care/Child Care) to make minor grammatical corrections and amend Table 32.07.150-1 (Day Care/Child Care Use Standards) to update and expand on development standards; 3) Amend Title 32, Chapter 9, Section 120, Table 32.09.120-2 (Parking Ratios) to make minor grammatical corrections; and 4) Amend Title 32, Chapter 6, Section 150 (Unlisted Uses and Use Table) and amend Table 32.06.150-2 (Use Table) to make minor grammatical corrections, adjust where Day Care uses are allowed, and update required application types to establish this use type in appropriate zoning districts.**
- 7.2. (For Possible Action) Discussion and possible action to approve Bill #374 (associated with CA25008) to amend Section 32.06.070 of the Fernley Development Code to amend Table 070-**

1 (Residential – Single-Family Density/Intensity Standards) to remove the 20’ side combined setback for the SF6 zone and make minor grammatical corrections to the section as a whole.

7.3. (For Possible Action) Discussion and possible action regarding CA25007 and Bill #373, a request from the Planning Department and City Manager’s Office to amend the definitions, use table entries, use standards, and parking supply requirements for the animal services land use as contained in Fernley Municipal Code, Title 32, Chapters 2, 6, 7, and 9 (FMC 32.02.030; FMC 32.06.150, Table 2; FMC 32.07.060; and FMC 32.09.120, Table 2).

7.4. Discussion and possible action to adopt Bill #375, 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.

8. ORDINANCES

8.1. (For Possible Action) Introduction and First Reading of Bill #376 (associated with CA25010) to amend Section 32.03.030, Section 32.07.220, Table 32.09.120-2, and Table 32.06.150 of the Fernley Development Code to allow stand-alone gaming establishments of any size without a resort hotel component.

8.2. Introduction and first reading of Bill #378 associated with CA25013, a request from the Planning Department to add definitions and development standards and to amend the public facility requirements pertaining to non-residential development in remote portions of the City (FMC 32.02.030, FMC 32.09.125, and FMC 32.12.010).

9. PUBLIC FORUM

10. ADJOURNMENT

Next Meeting: February 18th @ 5pm

Report Criteria:

Detail report.

Invoice detail records above \$0 included.

Paid and unpaid invoices included.

Vendor.Vendor Number = {<>} 2201

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title	GL Period
AFLAC								
5690	AFLAC	704412	SUPPLEMENTAL INSURANCE	01/26/2026	577.16	01/23/2026	100-217400 AFLAC Insurance Payable	126
Total 5690:					577.16			
ALLDATA LLC								
8930	ALLDATA LLC	INVC06511748	ALL DATA AUTOMOTIVE SERVICES	01/13/2026	361.60	01/23/2026	100-480-342 Tech Services-Other	126
Total 8930:					361.60			
ARAMARK (VESTIS)								
1895	ARAMARK (VESTIS)	5980350104	SHIRT CONTRACT	01/13/2026	87.83	01/23/2026	100-480-420 Outside Services	126
1895	ARAMARK (VESTIS)	5980350105	Clothing/Mats	01/13/2026	68.51	01/23/2026	100-475-420 Outside Services	126
1895	ARAMARK (VESTIS)	5980350106	floor mat service	01/13/2026	32.85	01/23/2026	510-810-420 Outside Services	126
1895	ARAMARK (VESTIS)	5980351698	PS custodial suplies	01/20/2026	242.65	01/23/2026	510-840-420 Outside Services	126
1895	ARAMARK (VESTIS)	5980351706	shirt contract	01/20/2026	87.83	01/23/2026	100-480-420 Outside Services	126
1895	ARAMARK (VESTIS)	5980351707	mat service	01/20/2026	101.30	01/23/2026	100-475-420 Outside Services	126
1895	ARAMARK (VESTIS)	5980351708	Clothing/Floor mats	01/20/2026	68.51	01/23/2026	100-475-420 Outside Services	126
1895	ARAMARK (VESTIS)	5980351709	floor mat service	01/20/2026	32.85		510-810-420 Outside Services	126
1895	ARAMARK (VESTIS)	5980351711	Floor Mats	01/20/2026	214.25	01/23/2026	100-417-420 Outside Services	126
1895	ARAMARK (VESTIS)	5980353258	SHIRT CONTRACT	01/27/2026	94.21		100-480-420 Outside Services	126
Total 1895:					1,030.79			
ARC GENERATOR SERVICE, LLC								
8984	ARC GENERATOR SERVICE, LLC	2826	West Lift generator charger replaced	01/13/2026	1,229.37	01/23/2026	520-810-430 Outside Serv-Repair & Maint	126
Total 8984:					1,229.37			
AT&T								
13	AT&T	28574 JAN 26	131 252-8129 614 5	01/02/2026	230.00	01/26/2026	100-417-530 Communications	126
13	AT&T	28574 JAN 26	131 252-7192 857 4	01/02/2026	308.16	01/26/2026	100-417-530 Communications	126
13	AT&T	7795970118	07048 WTP Ethernet DEC 25	01/01/2026	2,575.28	01/23/2026	100-417-530 Communications	126
Total 13:					3,113.44			
AT&T LONG DISTANCE								
448	AT&T LONG DISTANCE	815519343-Jan26	81551934 DEC 2025	01/04/2026	1,026.72	01/23/2026	100-417-530 Communications	126

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title	GL Period
Total 448:					1,026.72			
BIG R OF FERNLEY								
20	BIG R OF FERNLEY	23540/5	Bags	01/14/2026	22.32	01/23/2026	100-417-600 General Supplies	126
20	BIG R OF FERNLEY	23547/5	bolts for animal control	01/15/2026	5.19	01/23/2026	100-480-610 Automotive Supplies	126
20	BIG R OF FERNLEY	23557/5	Seat Covers	01/16/2026	159.98	01/23/2026	100-475-600 General Supplies	126
20	BIG R OF FERNLEY	23570/5	Hardware	01/20/2026	12.18	01/23/2026	100-417-600 General Supplies	126
20	BIG R OF FERNLEY	23572/5	Hardware	01/20/2026	6.28	01/23/2026	100-417-600 General Supplies	126
20	BIG R OF FERNLEY	23573/5	Wagon Wheel Gate	01/20/2026	248.98	01/23/2026	100-475-600 General Supplies	126
20	BIG R OF FERNLEY	23576/5	Shelf Brackets	01/21/2026	22.99	01/23/2026	100-417-600 General Supplies	126
20	BIG R OF FERNLEY	23579/5	Glue/Wall fasteners	01/21/2026	17.38	01/23/2026	100-417-600 General Supplies	126
20	BIG R OF FERNLEY	23580/5	Pick up sticks	01/21/2026	52.95	01/23/2026	100-475-600 General Supplies	126
20	BIG R OF FERNLEY	23582/5	Wall Fasteners	01/21/2026	6.75	01/23/2026	100-575-600 General Supplies	126
20	BIG R OF FERNLEY	23583/5	Outlet	01/21/2026	26.99	01/23/2026	100-417-600 General Supplies	126
20	BIG R OF FERNLEY	23588/5	Chainsaw Chains	01/22/2026	100.00		100-475-600 General Supplies	126
20	BIG R OF FERNLEY	23595/5	TORCH'S FOR SHOP AND SERVICE TRUCK	01/23/2026	65.98		100-575-600 General Supplies	126
20	BIG R OF FERNLEY	23604/5	PS totes and trash bags	01/26/2026	87.96		510-840-614 Shop Supplies	126
20	BIG R OF FERNLEY	23605/5	PS totes credit for tax	01/26/2026	10.00-		510-840-614 Shop Supplies	126
20	BIG R OF FERNLEY	23611/5	Water/Fuel Mix	01/27/2026	28.24		100-575-600 General Supplies	126
Total 20:					854.17			
BUREAU OF RECLAMATION								
3438	BUREAU OF RECLAMATION	LO-630 2.2.4.22	Storage of Fernley Municipal Credit Water	12/03/2025	20,926.00	01/23/2026	510-810-698 Water Rights Protection	1225
Total 3438:					20,926.00			
CARE FLIGHT								
7204	CARE FLIGHT	MEM-192	HEALTH INSURANCE/CARE FLIGHT- B. BRANDENBURG	01/27/2026	30.00		510-810-322 Prof Serv-Other	126
7204	CARE FLIGHT	MEM-192	HEALTH INSURANCE/CARE FLIGHT- R. PERALES	01/27/2026	30.00		510-810-322 Prof Serv-Other	126
7204	CARE FLIGHT	MEM-192	HEALTH INSURANCE/CARE FLIGHT- C. WALSH	01/27/2026	30.00		100-417-322 Prof Serv-Other	126
7204	CARE FLIGHT	MEM-192	HEALTH INSURANCE/CARE FLIGHT- A. MILKS	01/27/2026	30.00		510-840-322 Prof Serv-Other	126
Total 7204:					120.00			
CDW GOVERNMENT INC.								
27	CDW GOVERNMENT INC.	AH7TP6C	Two monitors for the code enforcement officers	01/23/2026	360.98		100-615-605 Minor Equipment	126
Total 27:					360.98			
CHAMPION CHEVROLET								
405	CHAMPION CHEVROLET	639739	2026 Chevrolet Silverado V2955-WD	01/23/2026	40,630.25		510-165100 Maintenance Equipment	126
405	CHAMPION CHEVROLET	639740	2026 Chevrolet Silverado V9690-WD	01/23/2026	42,608.25		510-165100 Maintenance Equipment	126

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title	GL Period
Total 405:					83,238.50			
CHARTER COMMUNICATIONS								
4479	CHARTER COMMUNICATIONS	175969701010126	69701 595 Silver Lace DEC 25	01/31/2026	1,335.58	01/23/2026	100-417-530 Communications	126
4479	CHARTER COMMUNICATIONS	175970201010126	7020 355 Cottonwood 01/01-01/31/26	01/01/2026	385.58	01/23/2026	100-417-530 Communications	126
Total 4479:					1,721.16			
COLONIAL INSURANCE								
3520	COLONIAL INSURANCE	31039340201072	E3103934 SUPPLEMENTAL INSURANC	02/01/2026	55.16	01/23/2026	100-218000 COLONIAL INSURANCE PAYABL	226
Total 3520:					55.16			
DOWL, LLC								
8931	DOWL, LLC	7363.30292.03-6	FY26 GIS Service: AGOL Maintenance, Backup, and Admin T	12/31/2025	262.50	01/23/2026	100-529-320 Prof Serv-Engineering	1225
8931	DOWL, LLC	7363.30583.01-15	NV Pacific Pkwy 30% Comment Letter and Correspondence	12/31/2025	2,084.00		220-480-815 Raise Grant - US 50 Bridge	1225
8931	DOWL, LLC	7363.30583.01-16R	Nevada Pacific Parkway 60% Review Services	01/09/2026	3,116.50	01/23/2026	100-529-320 Prof Serv-Engineering	126
Total 8931:					5,463.00			
EMPLOYEES, CITY OF FERNLEY								
8639	EMPLOYEES, CITY OF FERNLEY	11526	REIMB FOR ANNUAL BOOTS- R. MARKS	01/15/2026	250.00	01/16/2026	100-475-616 Safety Supplies	126
8639	EMPLOYEES, CITY OF FERNLEY	12326	PER DIEM R. GAHR TRAINING IN GAINESVILL FL 2/1/26-2/	01/23/2026	255.00		100-525-582 Travel	126
Total 8639:					505.00			
FERNLEY 4th OF JULY INC								
53	FERNLEY 4th OF JULY INC	FINAL FCTA R1 FY 25-26	Fernley 4th of July Final FY25/26 R1 July-Dec	12/31/2025	14,375.00	01/23/2026	225-575-650 Community Support	1225
Total 53:					14,375.00			
FERNLEY DOWNTOWN CORRIDOR ASSOC.								
8949	FERNLEY DOWNTOWN CORRIDOR ASSOC.	Final FCTA R1 FY 25-26	Fernley Downtown Corridor Final FY25/26 R1 July-Dec	12/31/2025	6,250.00	01/23/2026	225-575-650 Community Support	1225
Total 8949:					6,250.00			
FLO-LINE TECHNOLOGY INC.								
8813	FLO-LINE TECHNOLOGY INC.	251120	PS Chemical transfer pump repair parts	12/11/2025	4,283.00	01/23/2026	510-840-614 Shop Supplies	1225
Total 8813:					4,283.00			
FLYERS ENERGY, LLC								
18	FLYERS ENERGY, LLC	26-564375	PS Facility wide oil sample analysis kits	01/27/2026	2,113.07		510-840-430 Outside Serv-Repair & Maint	126

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title	GL Period
18	FLYERS ENERGY, LLC	CFS-4481273	GASOLINE-WTP	12/31/2025	116.40	01/23/2026	510-840-626 Gasoline	1225
18	FLYERS ENERGY, LLC	CFS-4481273	GASOLINE-COURT	12/31/2025	45.75	01/23/2026	100-425-626 Gasoline	1225
18	FLYERS ENERGY, LLC	CFS-4481273	GASOLINE-FACILITIES	12/31/2025	313.02	01/23/2026	100-417-626 Gasoline	1225
18	FLYERS ENERGY, LLC	CFS-4481273	GASOLINE-WW	12/31/2025	1,113.76	01/23/2026	520-810-626 Gasoline	1225
18	FLYERS ENERGY, LLC	CFS-4481273	GASOLINE-ANIMAL CONTROL	12/31/2025	242.05	01/23/2026	100-525-626 Gasoline	1225
18	FLYERS ENERGY, LLC	CFS-4481273	GASOLINE-PARKS	12/31/2025	308.43	01/23/2026	100-575-626 Gasoline	1225
18	FLYERS ENERGY, LLC	CFS-4481273	GASOLINE-STREETS	12/31/2025	958.32	01/23/2026	100-475-626 Gasoline	1225
18	FLYERS ENERGY, LLC	CFS-4481273	GASOLINE-BUILDING	12/31/2025	167.20	01/23/2026	100-605-626 Gasoline	1225
18	FLYERS ENERGY, LLC	CFS-4481273	GASOLINE-WD	12/31/2025	726.39	01/23/2026	510-810-626 Gasoline	1225
18	FLYERS ENERGY, LLC	CFS-4481273	GASOLINE-FLEET	12/31/2025	74.97	01/23/2026	100-480-626 Gasoline	1225
18	FLYERS ENERGY, LLC	CFS-4481273	GASOLINE-CODE ENFORCEMENT	12/31/2025	32.54	01/23/2026	100-615-626 Gasoline	1225
Total 18:					6,211.90			
FLYNN GIUDICI GOVERNMENT AFFAIRS LLC								
8869	FLYNN GIUDICI GOVERNMENT AFFAIRS LLC	INV-0648	Lobbyist Contract Jan-26	01/10/2026	5,800.00	01/23/2026	100-413-322 Prof Serv-Other	126
Total 8869:					5,800.00			
GOPHER CONSTRUCTION INC								
202	GOPHER CONSTRUCTION INC	37635	Class A sand (used for back fill)	01/16/2026	1,158.84		510-810-431 Outside Serv-Road Maint	126
Total 202:					1,158.84			
GRAINGER								
252	GRAINGER	9778493859	PS shop supplies	01/20/2026	343.61	01/23/2026	510-840-614 Shop Supplies	126
252	GRAINGER	9781009320	Chamille spare pump	01/22/2026	1,837.50		520-810-614 Shop Supplies	126
Total 252:					2,181.11			
GRANITE CONSTRUCTION CO								
64	GRANITE CONSTRUCTION CO	3125661	Cold Mix	01/13/2026	1,472.40	01/23/2026	100-475-600 General Supplies	126
Total 64:					1,472.40			
H&H INVESTMENTS & TOOL SUPPLY								
8987	H&H INVESTMENTS & TOOL SUPPLY	74862	TOOLS FOR SERVICE TRUCK, ratchet kit,usb,batt, impact 3/	01/07/2026	1,091.50	01/23/2026	100-480-600 General Supplies	126
Total 8987:					1,091.50			
HACH COMPANY								
406	HACH COMPANY	14828959	PS water quality instrumentation parts	01/14/2026	794.20	01/23/2026	510-840-614 Shop Supplies	126
406	HACH COMPANY	14829250	PS lab supplies	01/14/2026	111.98	01/23/2026	510-840-614 Shop Supplies	126

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title	GL Period
Total 406:					906.18			
HAT LTD PARTNERSHIP								
110	HAT LTD PARTNERSHIP	17273053	Temp Manpower S Hedrick W/End 1/11/26	01/14/2026	84.11	01/23/2026	520-810-420 Outside Services	126
110	HAT LTD PARTNERSHIP	17273053	Temp Manpower S Hedrick W/End 1/11/26	01/14/2026	847.62	01/23/2026	100-416-420 Outside Services	126
110	HAT LTD PARTNERSHIP	17273053	Temp Manpower S Hedrick W/End 1/11/26	01/14/2026	160.57	01/23/2026	510-810-420 Outside Services	126
110	HAT LTD PARTNERSHIP	17273263	Temp Manpower S Hedrick W/End 1/18/26	01/21/2026	821.18		100-416-420 Outside Services	126
110	HAT LTD PARTNERSHIP	17273263	Temp Manpower S Hedrick W/End 1/18/26	01/21/2026	155.56		510-810-420 Outside Services	126
110	HAT LTD PARTNERSHIP	17273263	Temp Manpower S Hedrick W/End 1/18/26	01/21/2026	81.48		520-810-420 Outside Services	126
Total 110:					2,150.52			
HERC RENTALS								
8732	HERC RENTALS	36108079-002	Trench plate rental.	01/17/2026	762.00	01/23/2026	510-810-441 Rentals	126
Total 8732:					762.00			
HINTON BURDICK, PLLC								
8486	HINTON BURDICK, PLLC	334660	Final Billing Audit FY25	12/31/2025	1,000.00	01/23/2026	100-415-328 Prof Serv-Auditing	1225
Total 8486:					1,000.00			
IBEW Local 1245								
83	IBEW Local 1245	JAN 2026-2	UNION DUES, ONE HALF OF MONTH	01/23/2026	1,601.12	01/23/2026	100-219900 OTHER PAYROLL PAYABLES	126
Total 83:					1,601.12			
INTERNAL REVENUE SERVICE								
7879	INTERNAL REVENUE SERVICE	JAN 2026-2	FICA TAX PAYABLE, PAYROLL	01/23/2026	318.74	01/23/2026	100-211000 FICA PAYABLE	126
7879	INTERNAL REVENUE SERVICE	JAN 2026-2	MED TAX PAYABLE, PAYROLL	01/23/2026	8,122.38	01/23/2026	100-211000 FICA PAYABLE	126
7879	INTERNAL REVENUE SERVICE	JAN 2026-2	W/HOLD TAX PAYABLE, PAYROLL	01/23/2026	29,796.36	01/23/2026	100-212000 FEDERAL WITHHOLDING PAYAB	126
Total 7879:					38,237.48			
INTERNATIONAL CODE COUNCIL								
617	INTERNATIONAL CODE COUNCIL	1002173082	IPMC books for code enforcement	11/07/2025	137.00		100-615-640 Books and Periodicals	1125
617	INTERNATIONAL CODE COUNCIL	1002199362	Books for code enforcement officers	01/02/2026	398.50	01/23/2026	100-615-640 Books and Periodicals	126
Total 617:					535.50			
INTERSTATE OIL COMPANY								
4329	INTERSTATE OIL COMPANY	893970-IN	antifreeze for fleet	01/19/2026	251.89	01/23/2026	100-480-610 Automotive Supplies	126

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title	GL Period
Total 4329:					251.89			
ISOLVED INC								
8862	ISOLVED INC	1150671791	Cobra B Marchant	01/03/2026	33.76		100-413-322 Prof Serv-Other	126
Total 8862:					33.76			
JACKSON CREEK MANUFACTURING, INC								
9083	JACKSON CREEK MANUFACTURING, INC	28077	Animal Transportation Truck Body	01/05/2026	48,785.00	01/23/2026	100-525-742 Vehicles	126
Total 9083:					48,785.00			
LB FENCE COMPANY								
8631	LB FENCE COMPANY	2388	Gate Repair/Maintenance	01/19/2026	1,082.12	01/23/2026	100-417-430 Outside Serv-Repair & Maint	126
Total 8631:					1,082.12			
LOWES CREDIT SERVICES								
7650	LOWES CREDIT SERVICES	70941	Cleaner and bucket	01/14/2026	17.90		520-810-600 General Supplies	126
7650	LOWES CREDIT SERVICES	72163	paint thinner, markers, misc. supplies	01/15/2026	107.17		100-417-600 General Supplies	126
7650	LOWES CREDIT SERVICES	72193	shop supplies	01/15/2026	55.55		520-810-614 Shop Supplies	126
7650	LOWES CREDIT SERVICES	72820	Carpet Glue	01/15/2026	33.23		100-417-600 General Supplies	126
7650	LOWES CREDIT SERVICES	73820	Bulbs	01/16/2026	59.80		100-417-612 Building Maint Supplies	126
7650	LOWES CREDIT SERVICES	81147	Desk Top materials	01/20/2026	83.56		100-417-600 General Supplies	126
7650	LOWES CREDIT SERVICES	81185	Gate Parts	01/20/2026	9.46		100-475-600 General Supplies	126
7650	LOWES CREDIT SERVICES	82338	Small Drill Press	01/21/2026	189.05		100-417-605 Minor Equipment	126
7650	LOWES CREDIT SERVICES	82517	PS Gear Boxes x2	01/21/2026	731.48		510-840-614 Shop Supplies	126
7650	LOWES CREDIT SERVICES	82540	PS Shop Supplies, washers	01/21/2026	9.48		510-840-614 Shop Supplies	126
7650	LOWES CREDIT SERVICES	83881	PS Parts-fittings	01/22/2026	8.89		510-840-614 Shop Supplies	126
7650	LOWES CREDIT SERVICES	91150	Paint, glue, wood	01/08/2026	60.60		100-417-600 General Supplies	126
7650	LOWES CREDIT SERVICES	92703	Lumber	01/09/2026	55.24		100-417-600 General Supplies	126
7650	LOWES CREDIT SERVICES	97607	supplies for well 13	01/12/2026	40.96		510-810-614 Shop Supplies	126
7650	LOWES CREDIT SERVICES	98026/98027	PS Full Door Gearbox, 2 wrench sets	01/12/2026	581.34		510-840-614 Shop Supplies	126
7650	LOWES CREDIT SERVICES	99210	marking paint and gloves	01/13/2026	71.16		520-810-600 General Supplies	126
7650	LOWES CREDIT SERVICES	99862	PS Gladiator Full Door Gearbox (2)	01/13/2026	569.98		510-840-614 Shop Supplies	126
7650	LOWES CREDIT SERVICES	S2661WJA	hardware for well 13	01/13/2026	20.88		510-810-614 Shop Supplies	126
Total 7650:					2,705.73			
LUMOS & ASSOCIATES INC								
370	LUMOS & ASSOCIATES INC	129255	Shadow Lane Construction	09/23/2025	3,385.00	01/23/2026	100-475-745 RTC Reimbursable	925
370	LUMOS & ASSOCIATES INC	130169	Shadow Lane Construction	11/17/2025	2,687.50	01/23/2026	100-475-745 RTC Reimbursable	1125
370	LUMOS & ASSOCIATES INC	130169	Shadow Lane Construction	11/17/2025	390.00	01/23/2026	100-475-745 RTC Reimbursable	1125

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title	GL Period
370	LUMOS & ASSOCIATES INC	130861	SR828 Phase 3 Bike Path	01/15/2026	13,620.00	01/23/2026	100-475-730 Improve Other than Buildings	126
Total 370:					20,082.50			
LYON COUNTY								
1126	LYON COUNTY	FEB 2026	PUBLIC DEFENDER - FEB 2026	02/01/2026	10,000.00		100-413-322 Prof Serv-Other	226
Total 1126:					10,000.00			
LYON COUNTY RECORDER								
108	LYON COUNTY RECORDER	2044219	LIEN REL- 1725 JOHNS CIR 02044219	01/23/2026	43.00		510-810-322 Prof Serv-Other	126
108	LYON COUNTY RECORDER	2265309	LIEN REL- 1116 CHISHOLM TR 02265310	01/21/2026	43.00	01/23/2026	510-810-322 Prof Serv-Other	126
108	LYON COUNTY RECORDER	2265309	LIEN REL- 1149 CHISHOLM TR 02265304	01/21/2026	43.00	01/23/2026	510-810-322 Prof Serv-Other	126
108	LYON COUNTY RECORDER	2265309	LIEN REL- 1157 CHISHOLM TR 02265308	01/21/2026	43.00	01/23/2026	510-810-322 Prof Serv-Other	126
108	LYON COUNTY RECORDER	2265309	LIEN REL- 1143 CHISHOLM TR 02265301	01/21/2026	43.00	01/23/2026	510-810-322 Prof Serv-Other	126
108	LYON COUNTY RECORDER	2265309	LIEN REL- 1151 CHISHOLM TR 02265305	01/21/2026	43.00	01/23/2026	510-810-322 Prof Serv-Other	126
108	LYON COUNTY RECORDER	2265309	LIEN REL- 1145 CHISHOLM TR 02265302	01/21/2026	43.00	01/23/2026	510-810-322 Prof Serv-Other	126
108	LYON COUNTY RECORDER	2265309	LIEN REL- 1153 CHISHOLM TR 02265306	01/21/2026	43.00	01/23/2026	510-810-322 Prof Serv-Other	126
108	LYON COUNTY RECORDER	2265309	LIEN REL- 1114 CHISHOLM TR 02265309	01/21/2026	43.00	01/23/2026	510-810-322 Prof Serv-Other	126
108	LYON COUNTY RECORDER	2265309	LIEN REL- 1147 CHISHOLM TR 02265303	01/21/2026	43.00	01/23/2026	510-810-322 Prof Serv-Other	126
108	LYON COUNTY RECORDER	2265309	LIEN REL- 1155 CHISHOLM TR 02265307	01/21/2026	43.00	01/23/2026	510-810-322 Prof Serv-Other	126
Total 108:					473.00			
MATHEUS, SENIOR JUDGE LORI								
8042	MATHEUS, SENIOR JUDGE LORI	FEB 2026	MUNICIPAL COURT JUDGE	02/28/2026	7,916.67		100-425-322 Prof Serv-Other	226
Total 8042:					7,916.67			
METLIFE SMALL BUSINESS CENTER								
5387	METLIFE SMALL BUSINESS CENTER	FEB 2026	5952725 GROUP DENTAL INSURANCE	02/01/2026	7,005.90	01/23/2026	100-217100 Dental Insurance Payable MetL	226
5387	METLIFE SMALL BUSINESS CENTER	FEB 2026	5952725 GROUP VISION INSURANCE	02/01/2026	1,087.95	01/23/2026	100-217200 Vision Insurance Payable MetL	226
5387	METLIFE SMALL BUSINESS CENTER	FEB 2026	5952725 GROUP LIFE/ADD LTD/STD INSURANCE	02/01/2026	4,266.90	01/23/2026	100-217300 Life/ADD LTD/STD Anthem Payabl	226
Total 5387:					12,360.75			
MISCELLANEOUS ONE TIME VENDOR								
1111	MISCELLANEOUS ONE TIME VENDOR	012326	REIMB FOR CITY MANAGER CANDIDATE TRAVEL HOTEL	01/23/2026	113.55	01/23/2026	100-413-420 Outside Services	126
1111	MISCELLANEOUS ONE TIME VENDOR	11326	REFUND FOR LIQUOR LICENSE INVESTIGATION FEES	01/13/2026	83.75	01/16/2026	100-416-322 Prof Serv-Other	126
1111	MISCELLANEOUS ONE TIME VENDOR	12326	REIMB FOR CITY MANAGER CANDIDATE, FUEL, PARKIN	01/23/2026	100.94	01/23/2026	100-413-420 Outside Services	126
1111	MISCELLANEOUS ONE TIME VENDOR	TTR2600057	CONDITION OF TITLE GUARANTEE - RESEARCH ON MILL	01/22/2026	500.00		100-475-322 Prof Serv-Other	126
Total 1111:					798.24			

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title	GL Period
MME - MUNICIPAL MAINTENANCE EQUIP								
6635	MME - MUNICIPAL MAINTENANCE EQUIP	45289	Hose for Vac-con suction boom	01/09/2026	764.25	01/23/2026	510-810-610 Automotive Supplies	126
6635	MME - MUNICIPAL MAINTENANCE EQUIP	45603	valve for w/w vac-con	01/20/2026	444.22	01/23/2026	510-810-610 Automotive Supplies	126
6635	MME - MUNICIPAL MAINTENANCE EQUIP	45840	VacCon leader hose	01/27/2026	130.37		520-810-610 Automotive Supplies	126
Total 6635:					1,338.84			
MOFFITT ANIMAL CLINIC								
6660	MOFFITT ANIMAL CLINIC	190492	Warren Way Cat 01/06/26 (# XD)	01/08/2026	104.00	01/23/2026	100-525-322 Prof Serv-Other	126
Total 6660:					104.00			
MOSS & SONS LANDSCAPING & CONCRETE LLC								
8948	MOSS & SONS LANDSCAPING & CONCRETE LLC	2072	Sidewalk Completion N. Side of soccer field.	01/20/2026	15,665.00		100-575-420 Outside Services	126
Total 8948:					15,665.00			
NAPA AUTO & TRUCK PARTS								
58	NAPA AUTO & TRUCK PARTS	442427	receiver hitch insert for Dons truck	01/13/2026	22.09	01/23/2026	520-810-610 Automotive Supplies	126
58	NAPA AUTO & TRUCK PARTS	442514	Shop Floor Dry	01/14/2026	14.49	01/23/2026	520-810-600 General Supplies	126
58	NAPA AUTO & TRUCK PARTS	442529	part for animal control truck	01/14/2026	109.37	01/23/2026	100-480-610 Automotive Supplies	126
58	NAPA AUTO & TRUCK PARTS	442622	antifreeze for fleet	01/16/2026	20.98	01/23/2026	100-480-610 Automotive Supplies	126
58	NAPA AUTO & TRUCK PARTS	443013	Nitrile gloves	01/24/2026	27.47		520-810-600 General Supplies	126
58	NAPA AUTO & TRUCK PARTS	443151	PARTS FOR FLEET- Air filters & fuse	01/27/2026	109.34		100-480-610 Automotive Supplies	126
58	NAPA AUTO & TRUCK PARTS	443208	PARTS FOR FLEET- Connector	01/28/2026	26.76		100-480-610 Automotive Supplies	126
Total 58:					330.50			
NCE								
7617	NCE	675242503	QA Inspections Permits	12/05/2025	18,769.43	01/23/2026	100-529-320 Prof Serv-Engineering	1225
7617	NCE	675242503	QA Inspections Permits - Mark IV	12/05/2025	5,006.57	01/23/2026	100-228309 Project Plan Review - Mark IV	1225
Total 7617:					23,776.00			
NEVADA COMMISSION ON ETHICS								
707	NEVADA COMMISSION ON ETHICS	N327-26-2	NCOE FY2026-27 Jan 26 Assessment	01/09/2026	4,702.91	01/23/2026	100-413-348 Tech Services-Comm on Ethics	126
Total 707:					4,702.91			
NEVADA DEPT PUBLIC SAFETY - DPS								
7405	NEVADA DEPT PUBLIC SAFETY - DPS	6293	REF # 25T0124374	01/02/2026	39.00		510-810-322 Prof Serv-Other	126
Total 7405:					39.00			

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title	GL Period
NEVADA VETERAN'S COALITION								
8594	NEVADA VETERAN'S COALITION	NNVC Final R1 FY25-26	NNVC Final R1FY25-26	12/31/2025	9,158.28	01/23/2026	225-575-650 Community Support	1225
Total 8594:					9,158.28			
NEW YORK LIFE INSURANCE COMPANY								
9061	NEW YORK LIFE INSURANCE COMPANY	20260203	SUPPLEMENTAL INSURANCE - NEW YORK LIFE	02/01/2026	1,674.93		100-218200 New York Life	226
Total 9061:					1,674.93			
NORTHERN NEVADA CHAPTER ICC								
904	NORTHERN NEVADA CHAPTER ICC	INV379	Membership for the NNICC for Bld dept	01/13/2026	200.00	01/23/2026	100-605-581 Dues and Memberships	126
904	NORTHERN NEVADA CHAPTER ICC	INV379	Membership for the NNICC for Code Enf dept	01/13/2026	80.00	01/23/2026	100-615-581 Dues and Memberships	126
Total 904:					280.00			
NSB - BANKCARD CENTER								
8649	NSB - BANKCARD CENTER	DEC 25	STAMPLI; NOV 2025	12/31/2025	1,059.00	01/10/2026	100-418-342 Tech Services-Other	1225
8649	NSB - BANKCARD CENTER	DEC 25	AMAZON; WATER DIST. STUDY BOOK & EXAMS FOR GRA	12/31/2025	117.89	01/10/2026	510-810-580 Training	1225
8649	NSB - BANKCARD CENTER	DEC 25	ITE; MEMBERSHIP FOR M. PAZ FERNANDEZ ENG	12/31/2025	342.00	01/10/2026	100-529-581 Dues and Memberships	1225
8649	NSB - BANKCARD CENTER	DEC 25	ASCE; MEMBERSHIP B. FERIDO ENG	12/31/2025	206.16	01/10/2026	100-529-581 Dues and Memberships	1225
8649	NSB - BANKCARD CENTER	DEC 25	ICC; BLDG INSPECTOR I EXAM G. HALL BLD	12/31/2025	240.00	01/10/2026	100-605-580 Training	1225
8649	NSB - BANKCARD CENTER	DEC 25	CHURCHILL COUNTY RECORDER; OFFICIAL COPY OF D	12/31/2025	6.00	01/10/2026	100-413-322 Prof Serv-Other	1225
8649	NSB - BANKCARD CENTER	DEC 25	ISI; ENVISION SUSTAINABILITY FAC	12/31/2025	5.00	01/10/2026	100-417-580 Training	1225
8649	NSB - BANKCARD CENTER	DEC 25	AMAZON; BAC DEVICES FMC	12/31/2025	1,899.90	01/10/2026	100-425-600 General Supplies	1225
8649	NSB - BANKCARD CENTER	DEC 25	ZOOM; FMC SUBSCRIPTION	12/31/2025	100.00	01/10/2026	100-425-322 Prof Serv-Other	1225
8649	NSB - BANKCARD CENTER	DEC 25	NNDA; STATE OF THE COUNTIES FANDANGO CARSON C	12/31/2025	150.00	01/10/2026	100-412-580 Training	1225
8649	NSB - BANKCARD CENTER	DEC 25	SOUTHWEST AIRLINES; FLIGHT TO PHEONIX FOR PUMP	12/31/2025	71.74	01/10/2026	510-810-582 Travel	1225
8649	NSB - BANKCARD CENTER	DEC 25	DEPT. HEALTH & HUMAN SVCS; DEPOT CONCESSION ST	12/31/2025	923.32	01/10/2026	100-417-642 Licenses and Permits	1225
8649	NSB - BANKCARD CENTER	DEC 25	NDEP; D3 RENEWAL M. GOTHAN WD	12/31/2025	51.25	01/10/2026	510-810-580 Training	1225
8649	NSB - BANKCARD CENTER	DEC 25	BADGE & WALLET; CODE ENFORCEMENT BADGE AND B	12/31/2025	168.35	01/10/2026	100-615-600 General Supplies	1225
8649	NSB - BANKCARD CENTER	DEC 25	ASCE; MEMBERSHIP M. PAZ FERNANDEZ ENG	12/31/2025	296.00	01/10/2026	100-529-581 Dues and Memberships	1225
8649	NSB - BANKCARD CENTER	DEC 25	NNDA; STATE OF THE COUNTIES, FANDANGO CARSON	12/31/2025	100.00	01/10/2026	100-413-580 Training	1225
8649	NSB - BANKCARD CENTER	DEC 25	CAR KEYS EXPRESS; KEY REPLACEMENT FL	12/31/2025	101.98	01/10/2026	100-480-610 Automotive Supplies	1225
8649	NSB - BANKCARD CENTER	DEC 25	AMAZON; LAPTOP AND DOCKING STATION FOR ENG I & I	12/31/2025	811.67	01/10/2026	510-810-605 Minor Equipment	1225
8649	NSB - BANKCARD CENTER	DEC 25	FRANK OLSEN CO; VALVE ACTUATOR REPLACEMENT C	12/31/2025	3,783.41	01/10/2026	510-840-614 Shop Supplies	1225
8649	NSB - BANKCARD CENTER	DEC 25	AMERICAN AIRLINES; FLIGHT TO DC FOR NLC CONGRE	12/31/2025	1,232.36	01/10/2026	100-412-582 Travel	1225
8649	NSB - BANKCARD CENTER	DEC 25	TEAMVIEWER; ANNUAL RENEWAL FOR PAC LICENSE W	12/31/2025	1,344.21	01/10/2026	520-810-642 Licenses and Permits	1225
8649	NSB - BANKCARD CENTER	DEC 25	SOUTHWEST AIRLINES; FLIGHT TO PHEONIX FOR PUMP	12/31/2025	71.74	01/10/2026	510-840-582 Travel	1225
8649	NSB - BANKCARD CENTER	DEC 25	AMAZON; LIGHT BULB RETURN CREDIT	12/31/2025	61.59	01/10/2026	100-417-612 Building Maint Supplies	1225
8649	NSB - BANKCARD CENTER	DEC 25	NDEP; D3 RENEWAL T. HARRIS WD	12/31/2025	51.25	01/10/2026	510-810-580 Training	1225
8649	NSB - BANKCARD CENTER	DEC 25	CONSTRUCTION EXAM CENTER; BLDG INSPECTOR I CO	12/31/2025	850.00	01/10/2026	100-605-580 Training	1225
8649	NSB - BANKCARD CENTER	DEC 25	ICC; EDUCODE SEMINAR C. BIRKEL BLD	12/31/2025	750.00	01/10/2026	100-605-580 Training	1225
8649	NSB - BANKCARD CENTER	DEC 25	NNDA; STATE OF THE COUNTIES, FANDANGO CARSON	12/31/2025	100.00	01/10/2026	100-412-580 Training	1225

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title	GL Period
8649	NSB - BANKCARD CENTER	DEC 25	NACA; ANIMAL CONTROL OFFICER III COURSE R. GAHR	12/31/2025	550.00	01/10/2026	100-525-580 Training	1225
8649	NSB - BANKCARD CENTER	DEC 25	AMAZON; LAPTOP AND DOCKING STATION FOR ENG I & I	12/31/2025	811.67	01/10/2026	510-840-605 Minor Equipment	1225
8649	NSB - BANKCARD CENTER	DEC 25	AMAZON; ENVELOPES, TAPE MEASURES, LAPTOP COOL	12/31/2025	115.14	01/10/2026	100-615-601 Office Supplies	1225
8649	NSB - BANKCARD CENTER	DEC 25	GFOA; CERT OF ACHIEVEMENT REVIEW FEE FY2025	12/31/2025	590.00	01/10/2026	100-415-322 Prof Serv-Other	1225
8649	NSB - BANKCARD CENTER	DEC 25	SOUTHWEST AIRLINES; FLIGHT TO PHEONIX FOR PUMP	12/31/2025	143.48	01/10/2026	520-810-582 Travel	1225
8649	NSB - BANKCARD CENTER	DEC 25	DOLLAR TREE; TREE LIGHTING DECORATIONS	12/31/2025	72.00	01/10/2026	100-417-600 General Supplies	1225
8649	NSB - BANKCARD CENTER	DEC 25	ITE; MEMBERSHIP FOR B. FERIDO ENG	12/31/2025	32.37	01/10/2026	100-529-581 Dues and Memberships	1225
8649	NSB - BANKCARD CENTER	DEC 25	APA; MEMBERSHIP M. RAMBO PLN	12/31/2025	894.50	01/10/2026	100-610-581 Dues and Memberships	1225
8649	NSB - BANKCARD CENTER	DEC 25	NV BOARD OF PROF. ENG; PE STAMP RENEWAL M. PAZ	12/31/2025	100.00	01/10/2026	100-529-581 Dues and Memberships	1225
8649	NSB - BANKCARD CENTER	DEC 25	DMV; REGISTRATION FOR 2026 CHEV. TRAVERSE & 2026	12/31/2025	12.00	01/10/2026	100-480-642 Licenses and Permits	1225
8649	NSB - BANKCARD CENTER	DEC 25	360 TRAINING; BUILDING MAINTENCE AND MGMT G. GO	12/31/2025	195.00	01/10/2026	100-417-580 Training	1225
8649	NSB - BANKCARD CENTER	DEC 25	AMAZON; LAPTOP AND DOCKING STATION FOR ENG I & I	12/31/2025	1,623.34	01/10/2026	520-810-605 Minor Equipment	1225
8649	NSB - BANKCARD CENTER	DEC 25	ZOOM; CMO MONTHLY SUBSCRIPTION	12/31/2025	217.00	01/10/2026	100-418-342 Tech Services-Other	1225
8649	NSB - BANKCARD CENTER	DEC 25	SOUTHWEST AIRLINES; FLIGHT TO DC FOR NLC CONGR	12/31/2025	504.60	01/10/2026	100-412-582 Travel	1225
Total 8649:					20,632.74			
NUTRIEN AG SOLUTIONS								
3033	NUTRIEN AG SOLUTIONS	58391570	Soil Testing	01/14/2026	1,700.00	01/23/2026	100-575-420 Outside Services	126
Total 3033:					1,700.00			
NV ENERGY								
167	NV ENERGY	10601 JAN 26	80865908610601 ACH	01/03/2026	37.54	01/21/2026	100-475-622 Electricity	126
167	NV ENERGY	12019 JAN 26	34596505012019 ACH	01/17/2026	5,580.05	02/05/2026	510-810-622 Electricity	126
167	NV ENERGY	13050 JAN 26	48768103613050 ACH	01/10/2026	1,860.05	01/28/2026	100-417-622 Electricity	126
167	NV ENERGY	14319 JAN 26	34596405214319 ACH	01/09/2026	40.20	01/27/2026	100-575-622 Electricity	126
167	NV ENERGY	26093 JAN 26	34596402626093 ACH	01/08/2026	2,023.09	01/26/2026	100-575-622 Electricity	126
167	NV ENERGY	26100 JAN 26	34596502626100 ACH	01/08/2026	17,007.81	01/26/2026	510-810-622 Electricity	126
167	NV ENERGY	26100 JAN 26	34596502626100 ACH	01/08/2026	43.54	01/26/2026	520-810-622 Electricity	126
167	NV ENERGY	30037 JAN 26	34596403630037 ACH	01/17/2026	39.88	02/05/2026	100-576-622 Electricity	126
167	NV ENERGY	34991 JAN 26	34596407734991 ACH	01/13/2026	37.54	01/29/2026	510-810-622 Electricity	126
167	NV ENERGY	37594 JAN 26	80865904937594 ACH	01/13/2026	37.54	01/29/2026	100-475-622 Electricity	126
167	NV ENERGY	41110 JAN 26	82190403641110 ACH	01/08/2026	81.29	01/26/2026	520-810-622 Electricity	126
167	NV ENERGY	42683 JAN 26	82190404842683 ACH	01/08/2026	438.95	01/26/2026	100-575-622 Electricity	126
167	NV ENERGY	42683 JAN 26	82190404842683 ACH	01/08/2026	7,585.91	01/26/2026	520-810-622 Electricity	126
167	NV ENERGY	42683 JAN 26	82190404842683 ACH	01/08/2026	68.54	01/26/2026	100-475-622 Electricity	126
167	NV ENERGY	42683 JAN 26	82190404842683 ACH	01/08/2026	418.02	01/26/2026	510-810-622 Electricity	126
167	NV ENERGY	50573 JAN 26	34596508750573 ACH	01/10/2026	98.35	01/28/2026	100-417-622 Electricity	126
167	NV ENERGY	52067 JAN 26	82190407952067ACH	01/13/2026	121.51	01/29/2026	520-810-622 Electricity	126
167	NV ENERGY	65197 JAN 26	34596407565197 ACH	01/10/2026	37.54	01/28/2026	510-810-622 Electricity	126
167	NV ENERGY	67463 JAN 26	34596404867463 ACH	01/13/2026	101.07	01/29/2026	100-575-622 Electricity	126
167	NV ENERGY	68387 JAN 26	34596408268387 ACH	01/13/2026	37.54	01/29/2026	100-475-622 Electricity	126
167	NV ENERGY	84389 JAN 26	34596503684389 ACH	01/10/2026	297.82	01/28/2026	100-417-622 Electricity	126

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title	GL Period
167	NV ENERGY	97899 JAN 26	80865904797899 ACH	01/08/2026	10,552.83	01/26/2026	100-475-622 Electricity	126
167	NV ENERGY	98954 JAN 26	82190405098954 ACH	01/08/2026	2,429.55	01/26/2026	520-810-622 Electricity	126
Total 167:					48,976.16			
OAKES, JUSTIN EDWARD								
8908	OAKES, JUSTIN EDWARD	22CR00048/22CR00044	22CR 0048 3K/22CR 00044 3K Serv July-25 thru Current	12/29/2025	664.00	01/23/2026	100-413-315 Prof Serv-Conflict Council	1225
Total 8908:					664.00			
OFFICE DEPOT								
133	OFFICE DEPOT	452295790001	Paper Clips- CMO	01/06/2026	2.19	01/23/2026	100-413-600 General Supplies	126
133	OFFICE DEPOT	452295790001	Post its CMO	01/06/2026	14.52	01/23/2026	100-413-600 General Supplies	126
133	OFFICE DEPOT	452295790001	Calendar Mayor	01/06/2026	7.67	01/23/2026	100-412-600 General Supplies	126
133	OFFICE DEPOT	452297710001	CMO Calendars	01/06/2026	32.98	01/23/2026	100-413-600 General Supplies	126
133	OFFICE DEPOT	452667048001	ENG I and ENG II, notebooks, pens, post its, staples	01/16/2026	12.59	01/23/2026	510-810-601 Office Supplies	126
133	OFFICE DEPOT	452667048001	ENG I and ENG II, notebooks, pens, post its, staples	01/16/2026	6.29	01/23/2026	510-840-601 Office Supplies	126
133	OFFICE DEPOT	452667048001	ENG I and ENG II, notebooks, pens, post its, staples	01/16/2026	6.29	01/23/2026	520-810-601 Office Supplies	126
133	OFFICE DEPOT	452669581001	Eng I & ENG II, gel mouse pad	01/16/2026	13.49	01/23/2026	520-810-601 Office Supplies	126
133	OFFICE DEPOT	452669581001	Eng I & ENG II, gel mouse pad	01/16/2026	6.75	01/23/2026	510-840-601 Office Supplies	126
133	OFFICE DEPOT	452669581001	Eng I & ENG II, gel mouse pad	01/16/2026	6.74	01/23/2026	510-810-601 Office Supplies	126
133	OFFICE DEPOT	452690611001	Mayor-Council Card Stock	01/06/2026	46.98	01/23/2026	100-412-550 Printing and Postage	126
133	OFFICE DEPOT	452694535001	CMO Gen Scissors	01/06/2026	6.67	01/23/2026	100-413-600 General Supplies	126
133	OFFICE DEPOT	453492839001	AA Batteries, Desk top doc holder, folders	01/12/2026	50.85	01/23/2026	100-415-600 General Supplies	126
133	OFFICE DEPOT	453505312001	Mouse pad	01/09/2026	26.09	01/23/2026	100-415-600 General Supplies	126
133	OFFICE DEPOT	454661669001	heater for util mgr	01/08/2026	22.50	01/23/2026	520-810-601 Office Supplies	126
133	OFFICE DEPOT	454661669001	heater for util mgr	01/08/2026	11.25	01/23/2026	510-840-601 Office Supplies	126
133	OFFICE DEPOT	454661669001	heater for util mgr	01/08/2026	11.24	01/23/2026	510-810-601 Office Supplies	126
133	OFFICE DEPOT	454662133001	Heater for Lina	01/08/2026	8.32	01/23/2026	510-810-601 Office Supplies	126
133	OFFICE DEPOT	454662133001	Heater for Lina	01/08/2026	16.65	01/23/2026	520-810-601 Office Supplies	126
133	OFFICE DEPOT	454662133001	Heater for Lina	01/08/2026	8.32	01/23/2026	510-840-601 Office Supplies	126
133	OFFICE DEPOT	454706265001	CITY WIDE PAPER	01/09/2026	25.85	01/23/2026	100-415-600 General Supplies	126
133	OFFICE DEPOT	454706265001	CITY WIDE PAPER	01/09/2026	25.85	01/23/2026	100-525-600 General Supplies	126
133	OFFICE DEPOT	454706265001	CITY WIDE PAPER	01/09/2026	25.85	01/23/2026	520-810-601 Office Supplies	126
133	OFFICE DEPOT	454706265001	CITY WIDE PAPER	01/09/2026	25.85	01/23/2026	100-419-600 General Supplies	126
133	OFFICE DEPOT	454706265001	CITY WIDE PAPER	01/09/2026	25.85	01/23/2026	100-418-600 General Supplies	126
133	OFFICE DEPOT	454706265001	CITY WIDE PAPER	01/09/2026	25.85	01/23/2026	100-414-600 General Supplies	126
133	OFFICE DEPOT	454706265001	CITY WIDE PAPER	01/09/2026	25.85	01/23/2026	510-840-601 Office Supplies	126
133	OFFICE DEPOT	454706265001	CITY WIDE PAPER	01/09/2026	25.85	01/23/2026	100-615-601 Office Supplies	126
133	OFFICE DEPOT	454706265001	CITY WIDE PAPER	01/09/2026	25.85	01/23/2026	100-575-600 General Supplies	126
133	OFFICE DEPOT	454706265001	CITY WIDE PAPER	01/09/2026	25.85	01/23/2026	100-605-600 General Supplies	126
133	OFFICE DEPOT	454706265001	CITY WIDE PAPER	01/09/2026	25.85	01/23/2026	100-416-600 General Supplies	126
133	OFFICE DEPOT	454706265001	CITY WIDE PAPER	01/09/2026	25.85	01/23/2026	510-810-601 Office Supplies	126
133	OFFICE DEPOT	454706265001	CITY WIDE PAPER	01/09/2026	25.85	01/23/2026	100-413-600 General Supplies	126

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title	GL Period
133	OFFICE DEPOT	454706265001	CITY WIDE PAPER	01/09/2026	25.85	01/23/2026	100-610-600 General Supplies	126
133	OFFICE DEPOT	454706265001	CITY WIDE PAPER	01/09/2026	25.85	01/23/2026	100-475-600 General Supplies	126
133	OFFICE DEPOT	454706265001	CITY WIDE PAPER	01/09/2026	25.85	01/23/2026	100-529-600 General Supplies	126
133	OFFICE DEPOT	455502963001	Eng I & ENG II headsets, post its, staplers	01/14/2026	23.20	01/23/2026	510-810-601 Office Supplies	126
133	OFFICE DEPOT	455502963001	Eng I & ENG II headsets, post its, staplers	01/14/2026	46.41	01/23/2026	520-810-601 Office Supplies	126
133	OFFICE DEPOT	455502963001	Eng I & ENG II headsets, post its, staplers	01/14/2026	23.21	01/23/2026	510-840-601 Office Supplies	126
133	OFFICE DEPOT	455797386001	ENG I & ENG II headsets, post its, staplers	01/14/2026	23.21	01/23/2026	510-840-601 Office Supplies	126
133	OFFICE DEPOT	455797386001	ENG I & ENG II headsets, post its, staplers	01/14/2026	23.20	01/23/2026	510-810-601 Office Supplies	126
133	OFFICE DEPOT	455797386001	ENG I & ENG II headsets, post its, staplers	01/14/2026	46.41	01/23/2026	520-810-601 Office Supplies	126
Total 133:					917.62			
OLSON, JUSTIN G								
9108	OLSON, JUSTIN G	1312	Alia Walker 25-0118968 / 24-CR-078	11/03/2025	350.00	01/23/2026	100-413-315 Prof Serv-Conflict Council	1125
9108	OLSON, JUSTIN G	1313	Hyman 25-0129759 / 25-CR-0174	11/03/2025	220.00	01/23/2026	100-413-315 Prof Serv-Conflict Council	1125
Total 9108:					570.00			
O'REILLY AUTO PARTS								
6230	O'REILLY AUTO PARTS	3599-392304	PARTS FOR FLEET	01/12/2026	23.22	01/23/2026	100-480-610 Automotive Supplies	126
6230	O'REILLY AUTO PARTS	3599-392436	PARTS FOR FLEET	01/13/2026	27.60	01/23/2026	100-480-610 Automotive Supplies	126
6230	O'REILLY AUTO PARTS	3599-392708	parts for w/w vac-con	01/15/2026	124.14	01/23/2026	100-480-610 Automotive Supplies	126
Total 6230:					174.96			
PACIFIC OFFICE AUTOMATION								
8929	PACIFIC OFFICE AUTOMATION	7R03056-13	CMO	01/05/2026	347.94	01/23/2026	100-413-550 Printing and Postage	126
8929	PACIFIC OFFICE AUTOMATION	7R03056-13	Main	01/05/2026	695.88	01/23/2026	100-417-550 Printing and Postage	126
8929	PACIFIC OFFICE AUTOMATION	7R03056-13	HR	01/05/2026	347.94	01/23/2026	100-419-550 Printing and Postage	126
8929	PACIFIC OFFICE AUTOMATION	7R03056-13	Utilities	01/05/2026	347.94	01/23/2026	520-810-550 Printing and Postage	126
8929	PACIFIC OFFICE AUTOMATION	7R03056-13	Clerk	01/05/2026	695.88	01/23/2026	100-416-550 Printing and Postage	126
8929	PACIFIC OFFICE AUTOMATION	7R03056-13	CAO	01/05/2026	695.88	01/23/2026	100-414-550 Printing and Postage	126
8929	PACIFIC OFFICE AUTOMATION	7R03056-13	Utilities	01/05/2026	347.94	01/23/2026	510-810-550 Printing and Postage	126
8929	PACIFIC OFFICE AUTOMATION	7R03056-13	FMC	01/05/2026	695.88	01/23/2026	100-417-550 Printing and Postage	126
Total 8929:					4,175.28			
PEEK BROTHERS CONSTRUCTION								
8503	PEEK BROTHERS CONSTRUCTION	PCIN - 000282	Infiltration Basin Cleanup	11/04/2025	37,000.00	01/23/2026	510-840-430 Outside Serv-Repair & Maint	1125
Total 8503:					37,000.00			
PITNEY BOWES, INC.								
2840	PITNEY BOWES, INC.	3321948978	LEASE - WATER	01/09/2026	34.85	02/25/2026	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
2840	PITNEY BOWES, INC.	3321948978	LEASE - COURT	01/09/2026	34.84	02/25/2026	100-425-550 Printing and Postage	126
2840	PITNEY BOWES, INC.	3321948978	LEASE - FINANCE	01/09/2026	34.84	02/25/2026	100-415-550 Printing and Postage	126
2840	PITNEY BOWES, INC.	3321948978	LEASE - CITY ATTORNEY	01/09/2026	34.84	02/25/2026	100-414-550 Printing and Postage	126
2840	PITNEY BOWES, INC.	3321948978	LEASE - PLANNING	01/09/2026	34.84	02/25/2026	100-610-550 Printing and Postage	126
2840	PITNEY BOWES, INC.	3321948978	LEASE - BUILDING	01/09/2026	34.84	02/25/2026	100-605-550 Printing and Postage	126
2840	PITNEY BOWES, INC.	3321948978	LEASE - JUSTICE COURT	01/09/2026	34.84	02/25/2026	100-126000 Intergovernmental Receivable	126
2840	PITNEY BOWES, INC.	3321948978	LEASE - PARKS	01/09/2026	34.84	02/25/2026	100-575-550 Printing and Postage	126
2840	PITNEY BOWES, INC.	3321948978	LEASE - SEWER	01/09/2026	34.84	02/25/2026	520-810-550 Printing and Postage	126
2840	PITNEY BOWES, INC.	3321948978	LEASE - CITY MANAGER	01/09/2026	34.85	02/25/2026	100-413-550 Printing and Postage	126
2840	PITNEY BOWES, INC.	3321948978	LEASE - ANIMAL CONTROL	01/09/2026	34.84	02/25/2026	100-525-550 Printing and Postage	126
2840	PITNEY BOWES, INC.	3321948978	LEASE - STREETS	01/09/2026	34.84	02/25/2026	100-475-550 Printing and Postage	126
2840	PITNEY BOWES, INC.	3321948978	LEASE - CODE ENFORCEMENT	01/09/2026	34.84	02/25/2026	100-615-550 Printing and Postage	126
2840	PITNEY BOWES, INC.	3321948978	LEASE - CLERK	01/09/2026	34.85	02/25/2026	100-416-550 Printing and Postage	126
2840	PITNEY BOWES, INC.	3321948978	LEASE - MAYOR	01/09/2026	34.84	02/25/2026	100-412-550 Printing and Postage	126
Total 2840:					522.63			
PUBLIC EMPLOYEES BENEFITS PROG								
143	PUBLIC EMPLOYEES BENEFITS PROG	JAN 2026	RETIREE INSURANCE - #819	01/08/2026	73.92	01/23/2026	100-605-240 Group Insurance	126
143	PUBLIC EMPLOYEES BENEFITS PROG	JAN 2026	RETIREE INSURANCE - #819	01/08/2026	170.86	01/23/2026	100-415-240 Group Insurance	126
143	PUBLIC EMPLOYEES BENEFITS PROG	JAN 2026	RETIREE INSURANCE - #819	01/08/2026	204.94	01/23/2026	520-810-240 Group Insurance	126
143	PUBLIC EMPLOYEES BENEFITS PROG	JAN 2026	RETIREE INSURANCE - #819	01/08/2026	.85	01/23/2026	510-810-240 Group Insurance	126
Total 143:					450.57			
PUBLIC EMPLOYEES RETIREMENT SYSTEM								
144	PUBLIC EMPLOYEES RETIREMENT SYSTEM	DEC 2025	#621 RETIREMENT CONTRIBUTIONS	12/31/2025	211,297.91	01/15/2026	100-216000 RETIREMENT PAYABLE	1225
Total 144:					211,297.91			
PURCHASE POWER								
3155	PURCHASE POWER	69812 JAN 26	POSTAGE - PLANNING	01/31/2026	247.39	02/01/2026	100-610-550 Printing and Postage	126
3155	PURCHASE POWER	69812 JAN 26	POSTAGE - CLERK	01/31/2026	676.88	02/01/2026	100-416-550 Printing and Postage	126
3155	PURCHASE POWER	69812 JAN 26	POSTAGE - SEWER	01/31/2026	2.24	02/01/2026	520-810-550 Printing and Postage	126
3155	PURCHASE POWER	69812 JAN 26	POSTAGE - BUILDING	01/31/2026	1.04	02/01/2026	100-605-550 Printing and Postage	126
3155	PURCHASE POWER	69812 JAN 26	POSTAGE - FINANCE	01/31/2026	192.54	02/01/2026	100-415-550 Printing and Postage	126
3155	PURCHASE POWER	69812 JAN 26	POSTAGE - STREETS	01/31/2026	.52	02/01/2026	100-475-550 Printing and Postage	126
3155	PURCHASE POWER	69812 JAN 26	POSTAGE - COURT	01/31/2026	212.61	02/01/2026	100-425-550 Printing and Postage	126
3155	PURCHASE POWER	69812 JAN 26	POSTAGE - ANIMAL CONTROL	01/31/2026	52.97	02/01/2026	100-575-550 Printing and Postage	126
3155	PURCHASE POWER	69812 JAN 26	POSTAGE - FERNLEY JUSTICE	01/31/2026	307.44	02/01/2026	100-126000 Intergovernmental Receivable	126
3155	PURCHASE POWER	69812 JAN 26	POSTAGE - WATER	01/31/2026	137.00	02/01/2026	510-810-550 Printing and Postage	126
3155	PURCHASE POWER	69812 JAN 26	POSTAGE - CITY MANAGER	01/31/2026	2.38	02/01/2026	100-413-550 Printing and Postage	126
3155	PURCHASE POWER	69812 JAN 26	POSTAGE - CITY ATTORNEY	01/31/2026	40.25	02/01/2026	100-414-550 Printing and Postage	126
3155	PURCHASE POWER	69812 JAN 26	POSTAGE - TLT	01/31/2026	18.73	02/01/2026	225-575-550 Printing and Postage	126

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title	GL Period
Total 3155:					1,891.99			
RENOWN HEALTH								
190	RENOWN HEALTH	4810041	MRN 3120110	01/12/2026	159.30		100-419-322 Prof Serv-Other	126
190	RENOWN HEALTH	4810041	MRN 1032994	01/12/2026	186.00		510-840-322 Prof Serv-Other	126
190	RENOWN HEALTH	4810041	MRN 3120110	01/12/2026	35.63		520-810-322 Prof Serv-Other	126
190	RENOWN HEALTH	4810041	MRN 3120110	01/12/2026	67.07		510-810-322 Prof Serv-Other	126
Total 190:					448.00			
RESOURCE DEVELOPMENT COMPANY, LLC								
668	RESOURCE DEVELOPMENT COMPANY, LLC	PAY NO. 14	1.5MG water reservoir	07/01/2025	100,000.00	01/23/2026	510-166100 Construction In Progress	725
Total 668:					100,000.00			
SECTRAN SECURITY, INC.								
8629	SECTRAN SECURITY, INC.	26010620	ARMORED SERVICES-GF	01/15/2026	242.57	01/23/2026	100-415-322 Prof Serv-Other	126
8629	SECTRAN SECURITY, INC.	26010620	ARMORED SERVICES-WATER	01/15/2026	242.58	01/23/2026	510-810-342 Tech Services-Other	126
8629	SECTRAN SECURITY, INC.	26010620	ARMORED SERVICES-SEWER	01/15/2026	242.58	01/23/2026	520-810-342 Tech Services-Other	126
Total 8629:					727.73			
SHAW ENGINEERING								
1897	SHAW ENGINEERING	187656	COF H2 Parcel Victory Logistics	12/18/2025	320.00	01/23/2026	100-529-320 Prof Serv-Engineering	1225
1897	SHAW ENGINEERING	187660	COF H2 Parcel Victory Logistics Flow Data	12/18/2025	320.00	01/23/2026	100-529-320 Prof Serv-Engineering	1225
Total 1897:					640.00			
SILVER STATE ANALYTICAL LABORATORIES								
7856	SILVER STATE ANALYTICAL LABORATORIES	RN337780	jaunuary monthly samples	01/08/2026	286.00	01/23/2026	510-810-423 Outside Serv-Analytical	126
7856	SILVER STATE ANALYTICAL LABORATORIES	RN337781	raw water quarterly samples	01/08/2026	66.00	01/23/2026	510-810-423 Outside Serv-Analytical	126
7856	SILVER STATE ANALYTICAL LABORATORIES	RN337841	WWTP Samples	01/09/2026	202.00	01/23/2026	520-810-423 Outside Serv-Analytical	126
7856	SILVER STATE ANALYTICAL LABORATORIES	RN337939	WWTP Samples	01/13/2026	115.00	01/23/2026	520-810-423 Outside Serv-Analytical	126
7856	SILVER STATE ANALYTICAL LABORATORIES	RN338042	WWTP Samples	01/15/2026	202.00	01/23/2026	520-810-423 Outside Serv-Analytical	126
7856	SILVER STATE ANALYTICAL LABORATORIES	RN338117	PS lab samples	01/19/2026	136.00	01/23/2026	510-840-423 Outside Serv-Analytical	126
7856	SILVER STATE ANALYTICAL LABORATORIES	RN338232	PS compliance lab sample	01/22/2026	20.00		510-840-423 Outside Serv-Analytical	126
7856	SILVER STATE ANALYTICAL LABORATORIES	RN338233	quarterly hardness and TDS sampling	01/22/2026	348.00		510-810-423 Outside Serv-Analytical	126
7856	SILVER STATE ANALYTICAL LABORATORIES	RN338282	January monthly samples	01/22/2026	264.00		510-810-423 Outside Serv-Analytical	126
7856	SILVER STATE ANALYTICAL LABORATORIES	RN338391	Loves diesel spill samples	01/26/2026	150.00		520-810-423 Outside Serv-Analytical	126
Total 7856:					1,789.00			

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title	GL Period
SILVER STATE BARRICADE								
170	SILVER STATE BARRICADE	106043	DOT Tape	01/21/2026	810.00	01/23/2026	100-475-615 Sign & Stripe Supplies	126
Total 170:					810.00			
SILVER STATE INTERNATIONAL TRUCKS								
265	SILVER STATE INTERNATIONAL TRUCKS	P109001266 : 01	pump for water truck	01/20/2026	1,232.25	01/23/2026	520-810-430 Outside Serv-Repair & Maint	126
Total 265:					1,232.25			
SMITH & LOVELESS, INC								
213	SMITH & LOVELESS, INC	201728	Loves lift replacement check valves	01/13/2026	1,169.42		520-810-614 Shop Supplies	126
Total 213:					1,169.42			
SOSU TV CORP								
8909	SOSU TV CORP	WC1659	Fernley focus Videos Jan 26	01/01/2026	1,580.00	01/23/2026	100-413-322 Prof Serv-Other	126
Total 8909:					1,580.00			
SOUTHWEST GAS CORP								
204	SOUTHWEST GAS CORP	29586 JAN 26	910005029586 ACH	01/16/2026	30.24	02/04/2026	520-810-621 Natural Gas	126
204	SOUTHWEST GAS CORP	86744 JAN 26	910001086744 ACH	01/13/2026	2,268.16	02/02/2026	510-840-621 Natural Gas	126
Total 204:					2,298.40			
STANTEC CONSULTING SERVICES INC								
9049	STANTEC CONSULTING SERVICES INC	2507099	HWY 50 Water Main Loop to FDR	01/08/2026	20,730.75	01/23/2026	510-166100 Construction In Progress	126
Total 9049:					20,730.75			
STATE COLLECTION & DISB. UNIT (SCaDU)								
176	STATE COLLECTION & DISB. UNIT (SCaDU)	JAN 2026-2	CHILD SUPPORT	01/23/2026	319.84	01/23/2026	100-219900 OTHER PAYROLL PAYABLES	126
Total 176:					319.84			
TAGGART & TAGGART LTD								
3275	TAGGART & TAGGART LTD	497	Water Right Contract FY25/26 NOV 25	11/30/2025	2,550.00	01/23/2026	510-810-698 Water Rights Protection	1125
3275	TAGGART & TAGGART LTD	558	Water Right Contract FY25/26 DEC 25	12/31/2025	4,024.80	01/23/2026	510-810-698 Water Rights Protection	1225
Total 3275:					6,574.80			
THATCHER COMPANY, INC.								
8646	THATCHER COMPANY, INC.	2026400100088	WWTP Chlorine	01/08/2026	14,085.00	01/23/2026	520-810-617 Chemical Supplies	126

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title	GL Period
Total 8646:					14,085.00			
USA BLUEBOOK								
464	USA BLUEBOOK	INV00931534	Flow testing equipment and anti-seize	01/12/2026	918.42	01/23/2026	510-810-614 Shop Supplies	126
464	USA BLUEBOOK	INV00936386	fire hydrant oil and anti-sieze	01/15/2026	393.11	01/23/2026	510-810-614 Shop Supplies	126
Total 464:					1,311.53			
UTILITY DEPOSITS								
2202	UTILITY DEPOSITS	106744.16	CREDIT REFUND	01/23/2026	55.82		010-115100 Cash Clearing-Utilities	126
2202	UTILITY DEPOSITS	10674416	WATER DEPOSIT REFUND	01/16/2026	75.00		510-228200 Customer Deposits	126
2202	UTILITY DEPOSITS	10674416	SEWER DEPOSIT REFUND	01/16/2026	80.00		520-228200 Customer Deposits	126
2202	UTILITY DEPOSITS	10964502	CREDIT REFUND	01/14/2026	95.16	01/23/2026	010-115100 Cash Clearing-Utilities	126
2202	UTILITY DEPOSITS	10967602	CREDIT REFUND	01/14/2026	15.34	01/23/2026	010-115100 Cash Clearing-Utilities	126
2202	UTILITY DEPOSITS	1122401	CREDIT REFUND	01/07/2026	281.50	01/23/2026	010-115100 Cash Clearing-Utilities	126
2202	UTILITY DEPOSITS	1136607	CREDIT REFUND	01/12/2026	208.79	01/23/2026	010-115100 Cash Clearing-Utilities	126
2202	UTILITY DEPOSITS	113772.12	CREDIT REFUND	01/14/2026	65.01	01/23/2026	010-115100 Cash Clearing-Utilities	126
2202	UTILITY DEPOSITS	11391111	CREDIT REFUND	01/12/2026	245.90	01/23/2026	010-115100 Cash Clearing-Utilities	126
2202	UTILITY DEPOSITS	13348007	SEWER DEPOSIT REFUND	01/05/2026	16.24	01/23/2026	520-228200 Customer Deposits	126
2202	UTILITY DEPOSITS	13481518	SEWER DEPOSIT REFUND	01/22/2026	72.42		520-228200 Customer Deposits	126
2202	UTILITY DEPOSITS	13483214	SEWER DEPOSIT REFUND	01/08/2026	10.13	01/23/2026	520-228200 Customer Deposits	126
2202	UTILITY DEPOSITS	13522110	WATER DEPOSIT REFUND	01/20/2026	3.32		510-228200 Customer Deposits	126
2202	UTILITY DEPOSITS	13522110	SEWER DEPOSIT REFUND	01/20/2026	80.00		520-228200 Customer Deposits	126
2202	UTILITY DEPOSITS	13563309	CREDIT REFUND	01/13/2026	139.94	01/23/2026	010-115100 Cash Clearing-Utilities	126
2202	UTILITY DEPOSITS	1374502	CREDIT REFUND	01/22/2026	1,924.26		010-115100 Cash Clearing-Utilities	126
2202	UTILITY DEPOSITS	13953102	CREDIT REFUND	01/13/2026	197.54	01/23/2026	010-115100 Cash Clearing-Utilities	126
2202	UTILITY DEPOSITS	14288621	CREDIT REFUND	01/08/2026	227.82	01/23/2026	010-115100 Cash Clearing-Utilities	126
2202	UTILITY DEPOSITS	14323428	CREDIT REFUND	01/13/2026	45.07	01/23/2026	010-115100 Cash Clearing-Utilities	126
2202	UTILITY DEPOSITS	14462308	CREDIT REFUND	01/13/2026	182.43	01/23/2026	010-115100 Cash Clearing-Utilities	126
2202	UTILITY DEPOSITS	14638106	CREDIT REFUND	01/13/2026	115.73	01/23/2026	010-115100 Cash Clearing-Utilities	126
2202	UTILITY DEPOSITS	16374104	CREDIT REFUND	01/26/2026	113.91		010-115100 Cash Clearing-Utilities	126
2202	UTILITY DEPOSITS	16416614	WATER DEPOSIT REFUND	01/05/2026	53.97	01/23/2026	510-228200 Customer Deposits	126
2202	UTILITY DEPOSITS	16416614	SEWER DEPOSIT REFUND	01/05/2026	80.00	01/23/2026	520-228200 Customer Deposits	126
2202	UTILITY DEPOSITS	16524122	SEWER DEPOSIT REFUND	01/02/2026	26.49	01/23/2026	520-228200 Customer Deposits	126
2202	UTILITY DEPOSITS	166137.14	CREDIT REFUND	01/14/2026	105.67	01/23/2026	010-115100 Cash Clearing-Utilities	126
2202	UTILITY DEPOSITS	166213.07	CREDIT REFUND	01/08/2026	31.85	01/23/2026	010-115100 Cash Clearing-Utilities	126
2202	UTILITY DEPOSITS	16621307	WATER DEPOSIT REFUND	01/06/2026	75.00	01/23/2026	510-228200 Customer Deposits	126
2202	UTILITY DEPOSITS	16621307	SEWER DEPOSIT REFUND	01/06/2026	80.00	01/23/2026	520-228200 Customer Deposits	126
2202	UTILITY DEPOSITS	16631409	WATER DEPOSIT REFUND	01/08/2026	61.49	01/23/2026	510-228200 Customer Deposits	126
2202	UTILITY DEPOSITS	16631409	SEWER DEPOSIT REFUND	01/08/2026	80.00	01/23/2026	520-228200 Customer Deposits	126
2202	UTILITY DEPOSITS	16725015	CREDIT REFUND	01/12/2026	209.91	01/23/2026	010-115100 Cash Clearing-Utilities	126
2202	UTILITY DEPOSITS	16893105	CREDIT REFUND	01/14/2026	83.17	01/23/2026	010-115100 Cash Clearing-Utilities	126
2202	UTILITY DEPOSITS	16895411	WATER DEPOSIT REFUND	01/16/2026	20.97		510-228200 Customer Deposits	126

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title	GL Period
2202	UTILITY DEPOSITS	16895411	SEWER DEPOSIT REFUND	01/16/2026	80.00		520-228200 Customer Deposits	126
2202	UTILITY DEPOSITS	16973802	SEWER DEPOSIT REFUND	01/23/2026	77.32		520-228200 Customer Deposits	126
2202	UTILITY DEPOSITS	16980901	SEWER DEPOSIT REFUND	01/12/2026	8.68	01/23/2026	520-228200 Customer Deposits	126
2202	UTILITY DEPOSITS	169811.01	CREDIT REFUND	01/13/2026	111.65	01/23/2026	010-115100 Cash Clearing-Utilities	126
2202	UTILITY DEPOSITS	16981103	SEWER DEPOSIT REFUND	01/20/2026	80.00		520-228200 Customer Deposits	126
2202	UTILITY DEPOSITS	16981103	WATER DEPOSIT REFUND	01/20/2026	31.09		510-228200 Customer Deposits	126
2202	UTILITY DEPOSITS	169815.01	CREDIT REFUND	01/13/2026	111.65	01/23/2026	010-115100 Cash Clearing-Utilities	126
2202	UTILITY DEPOSITS	16983501	SEWER DEPOSIT REFUND	01/02/2026	42.57	01/23/2026	520-228200 Customer Deposits	126
2202	UTILITY DEPOSITS	16983601	CREDIT REFUND	01/13/2026	82.86	01/23/2026	010-115100 Cash Clearing-Utilities	126
2202	UTILITY DEPOSITS	16983701	CREDIT REFUND	01/13/2026	105.67	01/23/2026	010-115100 Cash Clearing-Utilities	126
2202	UTILITY DEPOSITS	169838.01	CREDIT REFUND	01/13/2026	105.67	01/23/2026	010-115100 Cash Clearing-Utilities	126
2202	UTILITY DEPOSITS	169839.01	CREDIT REFUND	01/13/2026	111.65	01/23/2026	010-115100 Cash Clearing-Utilities	126
2202	UTILITY DEPOSITS	16984101	CREDIT REFUND	01/13/2026	109.69	01/23/2026	010-115100 Cash Clearing-Utilities	126
2202	UTILITY DEPOSITS	169842.01	CREDIT REFUND	01/13/2026	105.67	01/23/2026	010-115100 Cash Clearing-Utilities	126
2202	UTILITY DEPOSITS	16989701	WATER DEPOSIT REFUND	01/20/2026	7.46		510-228200 Customer Deposits	126
2202	UTILITY DEPOSITS	16989701	SEWER DEPOSIT REFUND	01/20/2026	80.00		520-228200 Customer Deposits	126
2202	UTILITY DEPOSITS	17405702	WATER DEPOSIT REFUND	01/05/2026	58.11	01/23/2026	510-228200 Customer Deposits	126
2202	UTILITY DEPOSITS	17405702	SEWER DEPOSIT REFUND	01/05/2026	80.00	01/23/2026	520-228200 Customer Deposits	126
2202	UTILITY DEPOSITS	17659904	CREDIT REFUND	01/13/2026	193.73	01/23/2026	010-115100 Cash Clearing-Utilities	126
2202	UTILITY DEPOSITS	176903.16	CREDIT REFUND	01/13/2026	113.71	01/23/2026	010-115100 Cash Clearing-Utilities	126
2202	UTILITY DEPOSITS	18640903	CREDIT REFUND	01/26/2026	27.95		010-115100 Cash Clearing-Utilities	126
2202	UTILITY DEPOSITS	207136.04	CREDIT REFUND	01/13/2026	121.75	01/23/2026	010-115100 Cash Clearing-Utilities	126
2202	UTILITY DEPOSITS	219763.01	CREDIT REFUND	01/13/2026	8.91	01/23/2026	010-115100 Cash Clearing-Utilities	126
2202	UTILITY DEPOSITS	219766.01	CREDIT REFUND	01/13/2026	105.67	01/23/2026	010-115100 Cash Clearing-Utilities	126
2202	UTILITY DEPOSITS	219861.01	CREDIT REFUND	01/20/2026	82.91		010-115100 Cash Clearing-Utilities	126
2202	UTILITY DEPOSITS	21986101	WATER DEPOSIT REFUND	01/01/2026	75.00		510-228200 Customer Deposits	126
2202	UTILITY DEPOSITS	21986101	SEWER DEPOSIT REFUND	01/01/2026	80.00		520-228200 Customer Deposits	126
2202	UTILITY DEPOSITS	219863.01	CREDIT REFUND	01/13/2026	109.69	01/23/2026	010-115100 Cash Clearing-Utilities	126
2202	UTILITY DEPOSITS	21986501	WATER DEPOSIT REFUND	01/02/2026	36.90	01/23/2026	510-228200 Customer Deposits	126
2202	UTILITY DEPOSITS	21986501	SEWER DEPOSIT REFUND	01/02/2026	80.00	01/23/2026	520-228200 Customer Deposits	126
2202	UTILITY DEPOSITS	21988601	WATER DEPOSIT REFUND	01/02/2026	36.90	01/23/2026	510-228200 Customer Deposits	126
2202	UTILITY DEPOSITS	21988601	SEWER DEPOSIT REFUND	01/02/2026	80.00	01/23/2026	520-228200 Customer Deposits	126
2202	UTILITY DEPOSITS	4159912	CREDIT REFUND	01/09/2026	109.80	01/23/2026	010-115100 Cash Clearing-Utilities	126
2202	UTILITY DEPOSITS	4163703	CREDIT REFUND	01/12/2026	300.00	01/23/2026	010-115100 Cash Clearing-Utilities	126
2202	UTILITY DEPOSITS	41759.10	CREDIT REFUND	01/13/2026	125.77	01/23/2026	010-115100 Cash Clearing-Utilities	126
2202	UTILITY DEPOSITS	5432017	CREDIT REFUND	01/13/2026	154.43	01/23/2026	010-115100 Cash Clearing-Utilities	126
2202	UTILITY DEPOSITS	5570103	CREDIT REFUND	01/13/2026	113.71	01/23/2026	010-115100 Cash Clearing-Utilities	126
2202	UTILITY DEPOSITS	7225704	CREDIT REFUND	01/14/2026	53.64	01/23/2026	010-115100 Cash Clearing-Utilities	126
2202	UTILITY DEPOSITS	7340828	CREDIT REFUND	01/12/2026	276.77	01/23/2026	010-115100 Cash Clearing-Utilities	126
2202	UTILITY DEPOSITS	77146.13	CREDIT REFUND	01/13/2026	113.71	01/23/2026	010-115100 Cash Clearing-Utilities	126
2202	UTILITY DEPOSITS	9152509	WATER DEPOSIT REFUND	01/15/2026	38.07		510-228200 Customer Deposits	126
2202	UTILITY DEPOSITS	9197131	WATER DEPOSIT REFUND	01/02/2026	68.24	01/23/2026	510-228200 Customer Deposits	126
2202	UTILITY DEPOSITS	9197131	SEWER DEPOSIT REFUND	01/02/2026	80.00	01/23/2026	520-228200 Customer Deposits	126
2202	UTILITY DEPOSITS	9203005	CREDIT REFUND	01/23/2026	286.91		010-115100 Cash Clearing-Utilities	126

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title	GL Period
2202	UTILITY DEPOSITS	9735512	WATER DEPOSIT REFUND	01/09/2026	44.60	01/23/2026	510-228200 Customer Deposits	126
2202	UTILITY DEPOSITS	9735512	SEWER DEPOSIT REFUND	01/09/2026	80.00	01/23/2026	520-228200 Customer Deposits	126
Total 2202:					9,548.36			
VERIZON WIRELESS								
8495	VERIZON WIRELESS	6132356677	Facilities	01/01/2026	391.25	01/23/2026	100-417-530 Communications	126
8495	VERIZON WIRELESS	6132356677	Fleet	01/01/2026	52.02	01/23/2026	100-480-530 Communications	126
8495	VERIZON WIRELESS	6132356677	Parks	01/01/2026	19.99	01/23/2026	100-575-530 Communications	126
8495	VERIZON WIRELESS	6132356677	Sewer	01/01/2026	682.76	01/23/2026	520-810-530 Communications	126
8495	VERIZON WIRELESS	6132356677	Mayor/Council	01/01/2026	220.18	01/23/2026	100-412-530 Communications	126
8495	VERIZON WIRELESS	6132356677	IT	01/01/2026	38.91	01/23/2026	100-418-530 Communications	126
8495	VERIZON WIRELESS	6132356677	Animal Control	01/01/2026	144.05	01/23/2026	100-525-530 Communications	126
8495	VERIZON WIRELESS	6132356677	Building	01/01/2026	286.12	01/23/2026	100-605-530 Communications	126
8495	VERIZON WIRELESS	6132356677	Code Enf	01/01/2026	77.82	01/23/2026	100-615-530 Communications	126
8495	VERIZON WIRELESS	6132356677	City Attorney	01/01/2026	240.06	01/23/2026	100-414-530 Communications	126
8495	VERIZON WIRELESS	6132356677	FMC	01/01/2026	56.17	01/23/2026	100-425-530 Communications	126
8495	VERIZON WIRELESS	6132356677	Vector	01/01/2026	92.03	01/23/2026	100-528-530 Communications	126
8495	VERIZON WIRELESS	6132356677	Water Dist	01/01/2026	434.74	01/23/2026	510-810-530 Communications	126
8495	VERIZON WIRELESS	6132356677	City Treasurer	01/01/2026	64.12	01/23/2026	100-415-530 Communications	126
8495	VERIZON WIRELESS	6132356677	Streets	01/01/2026	52.02	01/23/2026	100-475-530 Communications	126
8495	VERIZON WIRELESS	6132356677	Engineering	01/01/2026	52.02	01/23/2026	100-529-530 Communications	126
8495	VERIZON WIRELESS	6132356677	WTP	01/01/2026	467.52	01/23/2026	510-840-530 Communications	126
8495	VERIZON WIRELESS	6132447760	Router Waste Water	01/01/2026	40.01	01/23/2026	520-810-530 Communications	126
Total 8495:					3,411.79			
VINNIE'S ELECTRIC INC.								
9050	VINNIE'S ELECTRIC INC.	7612	Parking lot light repair	01/20/2026	630.00	01/23/2026	100-417-428 Outside Serv-Electrical	126
Total 9050:					630.00			
VOYA FINANCIAL								
8591	VOYA FINANCIAL	JAN 2026-2	DEFERRED COMPENSATION, 457	01/23/2026	4,562.30	01/23/2026	100-215000 457 PAYABLE	126
8591	VOYA FINANCIAL	JAN 2026-2	ROTH IRA	01/23/2026	240.00	01/23/2026	100-215000 457 PAYABLE	126
Total 8591:					4,802.30			
WEDCO								
3350	WEDCO	S100216730.001	PS emergency backup compressor electrical components	01/16/2026	2,490.05	01/23/2026	510-840-614 Shop Supplies	126
3350	WEDCO	S100217892.001	Parts for well 13 heater replacement	01/08/2026	688.07	01/23/2026	510-810-614 Shop Supplies	126
Total 3350:					3,178.12			

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title	GL Period
WESTERN INDUSTRIAL PARTS, INC.								
8571	WESTERN INDUSTRIAL PARTS, INC.	2601-147515	SHOP SUPPLIES- Heat shrink, Gloves, Battery lugs, straps	01/22/2026	182.27		100-480-610 Automotive Supplies	126
8571	WESTERN INDUSTRIAL PARTS, INC.	2601-147516	gloves and safety glasses	01/22/2026	598.67		510-810-616 Safety Supplies	126
Total 8571:					780.94			
WESTERN INSURANCE SPECIALTIES								
881	WESTERN INSURANCE SPECIALTIES	FEB 2026	SUPPLEMENTAL INSURANCE	02/01/2026	90.35		100-218100 Western Insurance Payable	226
Total 881:					90.35			
WESTERN NEVADA DEV DISTRICT								
325	WESTERN NEVADA DEV DISTRICT	612	CEDS Committee Mtg Lunch Sponsorship 2/13/26	02/13/2026	900.00	01/23/2026	100-412-650 Community Support	226
Total 325:					900.00			
WESTERN NEVADA SUPPLY CO.								
195	WESTERN NEVADA SUPPLY CO.	12005484	PS MF butterfly valves	01/15/2026	198.98	01/23/2026	510-840-614 Shop Supplies	126
195	WESTERN NEVADA SUPPLY CO.	12068489	PS MF Filtrate valves	01/15/2026	1,875.80	01/23/2026	510-840-614 Shop Supplies	126
195	WESTERN NEVADA SUPPLY CO.	12079110	bin stock	01/09/2026	2,005.70	01/23/2026	510-810-613 Meter Service Supplies	126
195	WESTERN NEVADA SUPPLY CO.	12088887	PS compressor hose	01/15/2026	168.86	01/23/2026	510-840-614 Shop Supplies	126
195	WESTERN NEVADA SUPPLY CO.	12088888	PS pipe fittings	01/15/2026	39.17	01/23/2026	510-840-614 Shop Supplies	126
195	WESTERN NEVADA SUPPLY CO.	12098269	PS HTHC tablets	01/22/2026	34.10		510-840-614 Shop Supplies	126
195	WESTERN NEVADA SUPPLY CO.	12106320	955 Jessica Hit and Run	01/23/2026	1,131.54		510-840-614 Shop Supplies	126
Total 195:					5,454.15			
WHITE CAP, L.P.								
8852	WHITE CAP, L.P.	50035016114	Concrete Vibrator	01/15/2026	533.49	01/23/2026	100-575-605 Minor Equipment	126
8852	WHITE CAP, L.P.	50035016114	Sonotube, Drill Bits	01/15/2026	501.93	01/23/2026	100-575-600 General Supplies	126
Total 8852:					1,035.42			
WOOD RODGERS, INC.								
2454	WOOD RODGERS, INC.	199911	Fed Lands Con Services rendered thru12/31/25	12/31/2025	2,970.00		100-413-322 Prof Serv-Other	1225
2454	WOOD RODGERS, INC.	199912	Corridor Action Plan	12/31/2025	3,807.50		100-475-320 Prof Serv-Engineering	1225
Total 2454:					6,777.50			
Grand Totals:					889,458.23			

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

Mayor: _____

City Treasurer: _____

Report Criteria:

Detail report.

Invoice detail records above \$0 included.

Paid and unpaid invoices included.

Vendor.Vendor Number = {<>} 2201

Report Criteria:

License.Status = "Active"

Business.Orignation date = 1/19/2026-1/28/2026

Business Name	DBA	Name	Location	City	State	Zip	Business Tel	Description	Occupation
Enterprise Leasing Company-West, L	Enterprise Rent-A-Car	Enterprise Leasing	250 Logan Lane	Fernley	NV	89408	702-897-3429	Automotive Sales/Part	
NJB Electric LLC		Nathan Byers	5250 Palo Alto Circle	Sparks	NV	89436	775-685-9516	Contractor	
Three96 LLC	Jet Plumbing & Drain Services	Jim Walker	1553 Hymer Avenue	Sparks	NV	89431	775-331-3933	Contractor	
Roland Ketelsen Architect		Roland Ketelsen	2277 Fair Oaks Blvd. Suite	Sacramento	CA	95825	916-569-8346	Architect Design/Servi	
Spectrum Pacific West, LLC		Charter Communic	12405 Powerscourt Dr., AT	St. Louis	MO	63131	314-288-3049	Telecommunication Sa	
Johnsion Controls Building Solutions,		None	5757 N. Green Bay Avenu	Glendale	WI	53209	561-912-6917	Contractor	
Battle Born Geckos LLC		Jeremy Elsmore	338 Garden Lane	Fernley	NV	89408	775-302-8891	Animal/Pet Services, g	
Silver State Energy		Aaron & Melissa Jo	10450 Sutters Mill Lane	Reno	NV	89508	775-221-5880	Handyman	
Guinn Consulting Engineers, LLC		Thomas Guinn	267 Stirling Bridge Drive	Ormond Beach	FL	32174	775-722-5095	Counseling and coachi	
Driven Off-Road NV LLC		Jeremy Porter	90 West Main Street	Fernley	Nev	89408	775-217-3839	Automotive Sales/Part	
JNTC Vending		Jeremiah Ketchersi	406 Wasatch Circle	Fernley	NV	89408	775-881-8679	Vending & Video Mach	
Fernley Newlands, LLC		None	2200 East Newlands Drive	Fernley	NV	89408	775-357-3608	Property Management	
Heart & Soul Builders LLC		Sean M. Johnson	1185 Farm Lane	Fernley	NV	89408	775-338-8984	Contractor	
Deadeye Dirtworks LLC		Clayton and Joleen	3205 Brookside Circle	Fallon	NV	89406	775-427-2842	Contractor	
Grand Totals:									14

Report Criteria:

License.Status = "Active"

Business.Orignation date = 1/19/2026-1/28/2026



CITY OF FERNLEY

City Council AGENDA REPORT

Meeting Date: February 4, 2026

REPORT TO: Mayor and City Council

REPORT FROM: Lydia Altick, Acting City Manager

FINANCIAL IMPACT:

Yes:X

No:

CURRENTLY BUDGETED:

Yes:X

No:

FUND/ACCOUNT:

100-413, 510-810, 520-810

ACTION REQUESTED: Consent

AGENDA ITEM:

Possible action to approve the New Classification for the Grant Administrator.

AGENDA ITEM BRIEF:

Discussion and possible Action to approve the new classification for Grant Administrator.

RECOMMENDED MOTION:

"Move to approve the new classification of the Grant Administrator with the job description and salary range as presented."

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:

Council may approve the new classification or provide staff with further direction.

BACKGROUND:

The Management Analyst position was vacated by a former City employee in late December. Management is taking the opportunity to restructure the vacancy with a position that fulfills the needs of what the department

requires in order to streamline grants management.

RELEVANT LAWS, STATUTES, AND REGULATIONS:

There are none.

FINANCIAL IMPLICATIONS:

The salary range for the Grant Administrator classification is \$30.61 - \$44.23, hourly (\$63,670.43 - \$92,000.00 annually). While this is a new position within the department, it realigns the existing budgeted Management Analyst position.

ATTACHMENTS:

1. Grant Administrator_20260204 Clean Draft

CITY OF FERNLEY
Grant Administrator
Salary Range: \$30.61/\$63,670.43 - \$44.23/\$92,000.00

DEFINITION

Under direction, the Grant Administrator is responsible for researching and coordinating the grant application process including pre-award planning, organization, preparation, and the post-award administration of various grants to the City of Fernley. This position identifies citywide needs, develops funding opportunity lists, works with elected officials, the City Manager's Office, and department heads to compile financial and data requirements for effective grant proposals, and ensures compliance with all grant agency requirements and state and federal laws. The Grant Administrator maintains specialized databases and systems to record and track grant proposals, awards, and related statistical information, and ensures proper management, reporting, and close out of all grants.

DISTINGUISHING CHARACTERISTICS

This is a single class, middle management position responsible for assisting in the oversight of and participation in assigned activities of the City Manager's office.

ESSENTIAL FUNCTIONS: (Performance of these functions is the reason the job exists. Assigned job tasks/duties are not limited to the essential functions).

- Identify citywide needs and develop a list of potential funding opportunities;
- Work with elected officials and department heads to compile financials and data required to develop effective grant proposals;
- Coordinate and perform research and evaluate budgets for grant proposals;
- Manage the proposal submission process to ensure timely submission of all required materials;
- Develop and maintain a proposal calendar for recurring grant opportunities;
- Conduct prospect research to identify, cultivate, and solicit new grants;
- Maintain lists of private foundations/donors to assist with funding various projects;
- Work with departments to have grant applications and awards approved by City Council;
- Develop and maintain specialized database and systems for recording and tracking of grant proposals, awards, and related statistical information;
- Create and distribute standard and special reports, studies, summaries, and analyses as required;
- Maintain a variety of files and records related to grant activities;
- Prepare financial, statistical, and operational reports for compliance with grant requirements;
- Work with the City Manager's Office, department head, or elected official for whom the grant was initiated to ensure proper management, reporting of the grant, and grant closeout;
- Ensure compliance with all aspects of granting agency requirements and state and federal law;

- Maintain grant files in order to meet requirements of [Uniform Guidance \(2 CFR Part 200\)](#) and A-133 audit;
- Track match requirements including necessary documentation for various types of match agreements;
- Work independently with purpose and accuracy in a fast-paced environment;
- Communicate effectively orally and in writing;
- Work well with others including department heads, elected officials, staff, granting agencies, and the public.

KNOWLEDGE AND ABILITIES

Knowledge of:

- Grant writing process;
- Grant management;
- Laws and audit requirements as they apply to state and federal grants;
- Tracking of match requirements including necessary documentation for various types of match agreements;
- State and federal grant compliance requirements;
- A-133 audit requirements;
- Budget development and analysis;
- Financial reporting requirements for grants;
- Research methods and techniques;
- Database management systems;
- City operations and departmental functions;
- Operational characteristics, services, and activities of the City Manager's office.
- Organizational policies and procedures;
- Report writing and presentation techniques;
- Ability to interpret and apply laws, codes, ordinances, regulations, policies, and procedures;
- Ability to coordinate and arrange multiple projects effectively to be completed within deadlines;
- Principles of city government administration, organization, budget, and personnel management.

Skill to:

- Write successful grant proposals;
- Demonstrate detail-oriented, organized, deadline-driven work habits;
- Communicate with clear, precise, and compelling writing skills;
- Function as a motivated self-starter;
- Demonstrate high proficiency in all areas of Microsoft Office to include Outlook, Word, Excel, and PowerPoint;
- Conduct online research effectively;

- Manage multiple grant applications and awards simultaneously;
- Develop and maintain tracking systems and databases;
- Prepare comprehensive financial and statistical reports;
- Prioritize tasks and meet strict deadlines; and
- Establish and maintain effective working relations with department heads, elected officials, staff, granting agencies, and the public.

Ability to:

- Work independently with purpose and accuracy in a fast-paced environment;
- Conduct online research effectively;
- Communicate effectively orally and in writing;
- Work well with others including department heads, elected officials, staff, grant writing agencies, and the public;
- Identify funding opportunities that align with City needs;
- Analyze and evaluate complex grant requirements and budgets;
- Ensure compliance with granting agency requirements and state and federal law;
- Maintain accurate and comprehensive grant files and records;
- Coordinate with multiple departments and stakeholders simultaneously;
- Prepare and submit grant proposals and reports on time;
- Track and document match requirements;
- Interact positively with others including the general public, elected officials, other organizational staff, and coworkers;
- Understand and apply policies, procedures, and written and oral directions to specific situations;
- Handle confidential and sensitive information appropriately;
- Adapt to changing priorities and requirements; and
- Maintain composure under deadline pressure.

QUALIFICATIONS

Applicants must possess the following minimum qualifications to continue in the recruitment process:

Education and Experience:

Any combination of training, education, and experience that would provide the required knowledge, skills, and abilities. A typical way to gain the required knowledge, skills, and abilities is:

Applicant must be 18 years or older and have a high school diploma or equivalent. Position requires four or more years of experience in grant writing or grant management. Associates degree or higher is preferred but not required.

PHYSICAL DEMANDS AND WORKING ENVIRONMENT

The physical and mental requirements described here are representative of those an

employee must meet to successfully perform the essential functions of the job.

Strength, dexterity, and coordination to use a keyboard and video display terminal for prolonged periods. Cognitive ability to operate a computer using word processing, spreadsheets, databases, and Microsoft Office applications. Mental capacity to analyze complex grant requirements, prepare comprehensive proposals, manage multiple grants simultaneously, and make sound decisions. Strength and stamina to sit for long periods of time while performing desk work. Dexterity and coordination to handle files and single pieces of paper; occasional lifting of files, stacks of paper or reports, references, and other materials. Must be able to occasionally lift up to 50 pounds. Some reaching for items above and below desk level. Some reaching, bending, squatting, and stooping are necessary to access files and records. The ability to interact professionally, communicate effectively, and exchange information accurately with all internal and external customers. Ability to appropriately handle stress and interact with others, including department heads, elected officials, granting agencies, coworkers, and the public. Regular and consistent punctuality and attendance.

In compliance with applicable disability laws, reasonable accommodations may be provided to qualified individuals with disabilities who request them. Incumbents and applicants are encouraged to discuss potential accommodations with the employer.

Working Conditions:

Work is performed under the following conditions:

Position functions indoors in an office type environment where most work is performed at a desk. Position requires frequent attendance at City Council meetings, budget hearings, and other public meetings which may occur during evening hours. Environment is generally clean with limited exposure to conditions such as dust, fumes, noise, or odors. Office environment working with routine office equipment including computers, faxes, copiers, scanners, and phones. Frequent interruptions to planned work activities occur. Work involves managing multiple deadlines, particularly during grant application and reporting periods, which can be demanding. Position may occasionally require attendance at meetings or travel for grant-related purposes.

EMPLOYEES ACKNOWLEDGEMENT: I acknowledge that I have read and understand the above job description and have received a copy for my records.

This job description does not constitute an employment agreement between the City and the employee. It is subject to change at any time by the City at its sole discretion.

Signature: _____ Date: _____

Printed name: _____



CITY OF FERNLEY

City Council AGENDA REPORT

Meeting Date: February 4, 2026

REPORT TO: Mayor and City Council

REPORT FROM: Aaron Mouritsen, City Attorney

FINANCIAL IMPACT:

Yes: No: X

CURRENTLY BUDGETED:

Yes: X No:

FUND/ACCOUNT:

100-412-000 - 77.70%, 510-810-000
- 14.70%, 520-810-000 - 7.70%

ACTION REQUESTED: Resolution

AGENDA ITEM:

Discussion and Possible Action to approve Resolution 26-002, addressing the expulsion and permanent exclusion of Stan Lau from all future Council Meetings.

AGENDA ITEM BRIEF:

Discussion and possible action to approve the expulsion and exclusion of Council Member Stan Lau.

RECOMMENDED MOTION:

Approve Resolution No. 26-002 for the expulsion and exclusion of Stan Lau from Council Meetings to the extent permitted by law.

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:

I move not to approve the proposed Resolution 26-002 for the Expulsion and Exclusion of Stan Lau from City Council Meetings.

BACKGROUND:

Council Member Stan Lau has engaged in conduct that disrupted City Council meetings and interfered with the conduct of public business as determined by an outside and independent investigation and is in violation of the City of Fernley's Personnel Policies and Procedures Fair Employment Practices, Sections 2.2.1.; 2.2.; 2.3.; 2.10.; and 2.12., and City of Fernley Resolution No. 17-011, Section 1; Section V.D.; Section VI.C, and VI. H; and such conduct constitutes ground for permanent expulsion, pursuant to NRS 266.240.

RELEVANT LAWS, STATUTES, AND REGULATIONS:

NRS 266.240

FINANCIAL IMPLICATIONS:

The vacancy shall be filled in accordance with 266.225, including any applicable appointment or special election requirements.

ATTACHMENTS:

1. 26-002 Resolution for Exulsion of Councilman Lau

CITY OF FERNLEY, NEVADA
RESOLUTION NO. 26-002

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FERNLEY, NEVADA, MAKING FINDINGS OF MISCONDUCT BY A CITY COUNCILMEMBER, PROVIDING FOR EXPULSION AND PERMANENT EXCLUSION FROM COUNCIL MEETINGS TO THE EXTENT PERMITTED BY LAW, AND AUTHORIZING FURTHER ACTION CONSISTENT WITH NEVADA LAW.

WHEREAS, Councilmember Stan Lau was duly elected to serve as a member of the City Council of the City of Fernley, Nevada; and

WHEREAS, the City of Fernley is a general-law municipality organized under NRS Chapter 266; and

WHEREAS, the Fernley City Council is charged with conducting the City's legislative business in an orderly, lawful, and ethical manner; and

WHEREAS, on one or more occasions, Councilmember Stan Lau engaged in conduct that disrupted City Council meetings and interfered with the conduct of public business as determined by an outside and independent investigation making the following findings:

1. Violation of City of Fernley Personnel Policies and Procedures Fair Employment Practices §§ 2.2.1; 2.2; 2.3; 2.10; 2.12; and
2. City of Fernley Resolution No. 17-011, Section 1; Section V.D; Section VI.C and VI.H; and

WHEREAS, such conduct constitutes grounds for permanent expulsion, pursuant to NRS. 266.240; and

WHEREAS, the City Council provided written notice and an opportunity to be heard at a duly-noticed public meeting on February 4, 2026, at 5 p.m. at the City of Fernley City Hall Council Chambers, consistent with due process; along with legal authority relied upon; and

WHEREAS, the City Council finds that disciplinary action is warranted; and

WHEREAS, after consideration of the evidence, testimony, and argument presented, the City Council finds by a vote of _____, that the grounds for permanent expulsion are established and that continued service by the Councilmember is consistent with the lawful and effective governance of the City:

///

///

///

RESOLUTION

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

Section 1. Findings.

The foregoing recitals are adopted as findings of the City Council.

Section 2. Permanent Expulsion

Pursuant to NRS 266.240, Councilmember Lau is hereby permanently expelled from the City Council effective immediately.

Section 3. Declaration of Vacancy

The seat formerly held by Councilmember Lau is declared vacant as of February 4, 2026.

Section 4. Filling the Vacancy

The vacancy shall be filled in accordance with **266.225**, including any applicable appointment or special election requirements.

Section 5. Ministerial Acts

The City Clerk is directed to update the official records of the City, provide all required notices, and take any ministerial actions necessary to effectuate this Resolution.

Section 6. Severability

If any provision of this Resolution is held invalid, such invalidity shall not affect the remaining provisions.

Section 7. Authorization

The City Attorney is authorized to take further lawful action.

Section 8. Effective Date

This Resolution is effective immediately upon adoption.

PASSED AND ADOPTED this _____ day of _____, 2026.

AYES: _____

NOES: _____

ABSTAIN: _____

Absent: _____



CITY OF FERNLEY

City Council AGENDA REPORT

Meeting Date: February 4, 2026

REPORT TO: Mayor and City Council

REPORT FROM: Lisa Warner

FINANCIAL IMPACT:

Yes: No: X

CURRENTLY BUDGETED:

Yes: No: X

FUND/ACCOUNT:

N/A

ACTION REQUESTED: Motion
Ordinance

AGENDA ITEM:

(For Possible Action) Discussion and possible action to approve Bill #363 (associated with CA25006) to amend the Fernley Development Code dealing with Day Care to implement the following: 1) Amend Title 32, Chapter 2, Section 030 (Definitions) to update the Definitions of "Child Care Facility" and "Child Care, In Home" and add a definition for Adult Day Care; 2) Amend Title 32, Chapter, 7, Section 150 (Day Care/Child Care) to make minor grammatical corrections and amend Table 32.07.150-1 (Day Care/Child Care Use Standards) to update and expand on development standards; 3) Amend Title 32, Chapter 9, Section 120, Table 32.09.120-2 (Parking Ratios) to make minor grammatical corrections; and 4) Amend Title 32, Chapter 6, Section 150 (Unlisted Uses and Use Table) and amend Table 32.06.150-2 (Use Table) to make minor grammatical corrections, adjust where Day Care uses are allowed, and update required application types to establish this use type in appropriate zoning districts.

AGENDA ITEM BRIEF:

After discussion with local child advocacy groups, Planning Department staff have deemed it necessary to update the Fernley Development Code for Day Care/Child Care to update the Definitions, add requirements for Development Standards, make minor grammatical corrections, and update required application types.

On November 12, 2025, the Planning Commission voted to recommend the City Council approve this Code Amendment with one modification. The modification is to update the Use Table further and allow adult day care in the TC, EC, I, and PF zones to match the Day Care Facility Use.

First reading of this item was held at the January 21, 2026 City Council meeting.

RECOMMENDED MOTION:

"I move to pass, approve, and adopt Bill #363 associated with CA25006 as presented by staff."

BUSINESS IMPACT (per NRS Chapter 237):

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

See attached report for background, analysis, alternatives.

ALTERNATIVES:

"I move to deny Bill #363 associated with CA25006 because _____."

Note: Though no further language has been provided, City Council may make any other motion consistent with City of Fernley City Council Rules of Procedure.

BACKGROUND:

The Planning Department has had several discussions with local day care providers and representatives of The Children's Cabinet who have expressed frustration with current Development Code regulations that make providing day care in Fernley difficult. Specifically, the difficulty of providing day care during the overnight hours when a large portion of parents are working. Therefore, staff have deemed it necessary to update the Fernley Development Code dealing with day care to address these concerns and do a comprehensive update of the day care use in general.

There are multiple proposed changes throughout several sections of the Development Code including Definitions, Use Standards, Use Table, and Parking Ratios.

The Definitions section is being amended to update the "Day Care" and "Child Care, In Home" definitions and add a definition for Adult Day Care. The Day Care/Child Care section is being amended to make minor grammatical corrections. The Day Care/Child Care Use Standard Table is being amended to remove the requirement for a Conditional Use Permit for overnight hours and add additional development standards meant to mitigate overnight day care concerns. These include standards such as outdoor play hours, fencing to limit noise, and client parking. Additional standards address new stand-alone buildings, signage, and business licenses. The Parking Ratios section is being amended to make minor grammatical corrections. The Use Table is being amended to make minor grammatical corrections, adjust where Day Care uses are allowed, and update required application types.

Planning Commission voted 7 to 0 on November 12, 2025, to recommend City Council approve this Code Amendment with one modification. The modification is to update the Use Table further and allow adult day care in the TC, EC, I, and PF zones to match the Day Care Facility Use.

FINDINGS:

In order to be approved, the following findings must be met:

1. The code amendment is consistent with the city's Master Plan and is otherwise consistent with state and federal law.

The Master Plan does not specifically address Definitions, Use Standards, or the Use Table; therefore, the proposed Code Amendment does not violate any specific Master Plan requirement.

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

Public notices were given through the Reno Gazette Journal on December 3, 2025, and a public hearing was held at the Planning Commission meeting and will be held at the City Council meeting.

RELEVANT LAWS, STATUTES, AND REGULATIONS:

Fernley Development Code Section 32.02.030

Fernley Development Code Section 32.07.150

Fernley Development Code Table 32.07.150-1

Fernley Development Code Section 32.09.120

Fernley Development Code Table 32.09.120-2

Fernley Development Code Section 32.06.150

Fernley Development Code Table 32.06150-2

FINANCIAL IMPLICATIONS:

N/A

ATTACHMENTS:

1. Day Care Code Original
2. Day Care Red line_CC
3. Day Care Proposed_CC
4. Bill #363

Sec. 32.02.030. - Definitions.

Child care facility. A "child care facility" as defined by NRS ch. 432A.

Child care, in-home. A child care facility located in a dwelling unit that includes no more than the number of children two care givers may care for in accordance with the Nevada Division of Public and Behavioral Health, Child Care Licensing Regulations for Child Care Facilities (staff-to-child ratio).

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
	Fraternal club/lodge/community service facility	Reference chapter 32.07												P	P	P				P
Day Care																				
	Adult day care	Reference chapter 32.07										P	P	P	P	P				
	Child care facility	Reference chapter 32.07										C	C	C	C	C		A	A/L	P
	Child care, in-home	Reference chapter 32.07	A	A	A	A	A	A	A	A	A	A	A	A						

Sec. 32.07.150. - Day care/child care.

(a) *Generally.* The standards below apply to each use listed where indicated by a check mark (✓).

TABLE 32.07.150-1 - Day Care/Child Care Use Standards

Standards	Adult Day Care	Child Care Facility	Child Care, In-home
If the facility serves at least 12 children or adults at any time, facility must be adjacent to, and accessed from, a collector or arterial street.	✓	✓	
The site shall be designed so that all discharging or loading of passengers from a vehicle is accomplished on the site.	✓	✓	
Where the facility abuts a single-family ("SF") zoning district:	✓	✓	
• The building entrance and access shall be oriented away from residential uses on local streets.			
• Outdoor lighting shall be designed so as to not shine directly onto any abutting residential property.			
The hours of operation shall not extend beyond the hours of 6:00 a.m. to 8:00 p.m., unless a different time period is approved by a Conditional Use Permit.	✓	✓	✓

TABLE 32.09.120-2 - Parking Ratios

<i>Day Care:</i>	Adult day care	1 per 1,000 sf
	Child care facility	1 per 350 sf
	Child care, In-home	n/a

Section 32.02.030 Definitions

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

Adult Day Care. A licensed establishment operated and maintained to provide care or supervision during the day, such as social activities, minor health care assessments, meals, and recreation, for five or more persons 18 years of age or older. The facility may not be used as a residence. The definition does not include halfway houses for recovering alcohol and drug abusers.

Child Care facility. Defined by NRS Chapter 432A. Includes any place, home, institution, business, or establishment in which five or more children under 18 years of age are received, cared for, or maintained for any period of time. Does not include accessory, in-home child care as defined in this Chapter.

Child Care, in-home. Child care services offered within the permanent residence of the provider for the purpose of providing care for not more than four children under 18 years of age for a period of less than 24 hours.

Section 32.07.150 Day Care/Child Care

(a) *Generally.* In addition to compliance with all relevant state statutes, the standards below apply to each use listed where indicated by a check mark (✓).

TABLE 32.07.150-1 Day Care/Child Care Use Standards

Standards	Adult Day Care	Child Care Facility	Child Care, In-home
If the facility serves at least 12 children or adults at any time, facility must be adjacent to, and accessed from, a collector or arterial street.	✓	✓	
The site shall be designed so that all discharging or loading of passengers from a vehicle is accomplished on the site.	✓	✓	
New stand-alone buildings shall be made compatible with the surrounding buildings through use of massing, architectural features, materials, or other design choices.	✓	✓	
Where the facility abuts a single-family ("SF") zoning district:			
The building entrance and access shall be oriented away from residential uses on local streets.	✓	✓	
Outdoor lighting shall be designed so as to not shine directly onto any abutting residential property.	✓	✓	
Outdoor play shall be limited to daylight hours.		✓	✓

Outdoor play areas shall be enclosed by perimeter fencing composed of opaque materials six (6) feet in height.		✓	✓
Client parking shall not adversely affect adjacent residents.			✓
Signage allowed.	✓	✓	
Business License Required	✓	✓	✓

TABLE 32.09.120-2 Parking Ratios

	Use	Parking Spaces Required
	See Chapter 32.06 (Use Table)	(sf = building gross floor area unless otherwise provided)
Public/Civil/ Institutional		
Day Care:	Adult Day Care	1 per 1,000 sf
	Child Care facility	1 per 350 sf
	Child Care, In-home	N/A

TABLE 32.06.150-2 – Use Table

Use Category	Use Type	Additional Use Standards	GR20	RR5	RR1	RR1/2	SF20	SF12	SF9	SF6	MDR14	MF21	MF30	MU	C1	C2	TC	EC	I	PF
Day Care																				
	Adult Day Care	Reference chapter 32.07	C	C	C	C	C	C	C	C	C	AR	AR	P	P	P	<u>P</u>	<u>A</u>	<u>A</u>	<u>P</u>
	Child Care facility	Reference chapter 32.07	C	C	C	C	C	C	C	C	C	AR	AR	P	P	P	P	A	A	P
	Child Care, in-home	Reference chapter 32.07	A	A	A	A	A	A	A	A	A	A	A	A						

Section 32.02.030 Definitions

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

Adult Day Care. A licensed establishment operated and maintained to provide care or supervision during the day, such as social activities, minor health care assessments, meals, and recreation, for five or more persons 18 years of age or older. The facility may not be used as a residence. The definition does not include halfway houses for recovering alcohol and drug abusers.

Child Care facility. Defined by NRS Chapter 432A. Includes any place, home, institution, business, or establishment in which five or more children under 18 years of age are received, cared for, or maintained for any period of time. Does not include accessory, in-home child care as defined in this Chapter.

Child Care, in-home. Child care services offered within the permanent residence of the provider for the purpose of providing care for not more than four children under 18 years of age for a period of less than 24 hours.

Section 32.07.150 Day Care/Child Care

(a) *Generally.* In addition to compliance with all relevant state statutes, the standards below apply to each use listed where indicated by a check mark (✓).

TABLE 32.07.150-1 Day Care/Child Care Use Standards

Standards	Adult Day Care	Child Care Facility	Child Care, In-home
If the facility serves at least 12 children or adults at any time, facility must be adjacent to, and accessed from, a collector or arterial street.	✓	✓	
The site shall be designed so that all discharging or loading of passengers from a vehicle is accomplished on the site.	✓	✓	
New stand-alone buildings shall be made compatible with the surrounding buildings through use of massing, architectural features, materials, or other design choices.	✓	✓	
Where the facility abuts a single-family ("SF") zoning district:			
• The building entrance and access shall be oriented away from residential uses on local streets.	✓	✓	
• Outdoor lighting shall be designed so as to not shine directly onto any abutting residential property.	✓	✓	
Outdoor play shall be limited to daylight hours.		✓	✓

Outdoor play areas shall be enclosed by perimeter fencing composed of opaque materials six (6) feet in height.		✓	✓
Client parking shall not adversely affect adjacent residents.			✓
Signage allowed.	✓	✓	
Business License Required	✓	✓	✓

TABLE 32.09.120-2 Parking Ratios

	Use	Parking Spaces Required
	See Chapter 32.06 (Use Table)	(sf = building gross floor area unless otherwise provided)
Public/Civil/ Institutional		
Day Care:	Adult Day Care	1 per 1,000 sf
	Child Care facility	1 per 350 sf
	Child Care, In-home	N/A

TABLE 32.06.150-2 – Use Table

Use Category	Use Type	Additional Use Standards	GR20	RR5	RR1	RR1/2	SF20	SF12	SF9	SF6	MDR14	MF21	MF30	MU	C1	C2	TC	EC	I	PF
Day Care																				
	Adult Day Care	Reference chapter 32.07	C	C	C	C	C	C	C	C	C	AR	AR	P	P	P	P	A	A	P
	Child Care facility	Reference chapter 32.07	C	C	C	C	C	C	C	C	C	AR	AR	P	P	P	P	A	A	P
	Child Care, in-home	Reference chapter 32.07	A	A	A	A	A	A	A	A	A	A	A	A						

BILL #363
CITY OF FERNLEY
ORDINANCE # _____

AN ORDINANCE AMENDING SEVERAL SECTIONS OF THE FERNLEY DEVELOPMENT CODE DEALING WITH DAY CARE AS FOLLOWS: 1) AMEND TITLE 32, CHAPTER 2, SECTION 030 (DEFINITIONS) TO UPDATE THE DEFINITIONS OF “CHILD CARE FACILITY” AND “CHILD CARE, IN HOME” AND ADD A DEFINITION FOR ADULT DAY CARE; 2) AMEND TITLE 32, CHAPTER 7, SECTION 150 (DAY CARE/CHILD CARE) TO MAKE MINOR GRAMMATICAL CORRECTIONS AND AMEND TABLE 32.07.150-1 (DAY CARE/CHILD CARE USE STANDARDS) TO UPDATE AND EXPAND ON DEVELOPMENT STANDARDS; 3) AMEND TITLE 32, CHAPTER 9, SECTION 120, TABLE 32.09.120-2 (PARKING RATIOS) TO MAKE MINOR GRAMMATICAL CORRECTIONS; AND 4) AMEND TITLE 32, CHAPTER 6, SECTION 150 (UNLISTED USES AND USE TABLE) AND AMEND TABLE 32.06.150-2 (USE TABLE) TO MAKE MINOR GRAMMATICAL CORRECTIONS, ADJUST WHERE DAY CARE USES ARE ALLOWED, AND UPDATE REQUIRED APPLICATION TYPES IN APPROPRIATE ZONING DISTRICTS.

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

Section 1. Title 32, Chapter 32.02, Section 32.09.030, Title 32, Chapter 32.07, Section 32.07.150 and Table 32.07.150-1, Title 32, Chapter 32.09, Section 32.09.120 and Table 32.09.120-2, and Title 32, Chapter 32.06, Section 32.06.150 and Table 32.06.150-2 are hereby amended as follows:

Sec. 32.02.030 – Definitions.

Section 32.02.030 Definitions

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

Adult Day Care. A licensed establishment operated and maintained to provide care or supervision during the day, such as social activities, minor health care assessments, meals, and recreation, for five or more persons 18 years of age or older. The facility may not be used as a residence. The definition does not include halfway houses for recovering alcohol and drug abusers.

Child Care Facility. Defined by NRS Chapter 432A. Includes any place, home, institution, business, or establishment in which five or more children under 18 years of age are received, cared for, or maintained for any period of time. Does not include accessory, in-home child care as defined in this Chapter.

Child Care, in-home. Child care services offered within the permanent residence of the provider for the purpose of providing care for not more than four children under 18 years of age for a period of less than 24 hours.

Sec. 32.07.150 – Day Care/Child Care

Section 32.07.150 Day Care/Child Care

(a) *Generally.* In addition to compliance with all relevant state statutes, the standards below apply to each use listed where indicated by a check mark (✓).

TABLE 32.07.150-1 Day Care/Child Care Use Standards

Standards	Adult Day Care	Child Care Facility	Child Care, In-home
If the facility serves 12 or more children or adults at any time, the facility must be adjacent to, and accessed from, a collector or arterial street.	✓	✓	
The site shall be designed so that all loading and unloading of passengers from a vehicle is accomplished onsite.	✓	✓	
Newly constructed buildings shall be compatible with the surrounding buildings through use of massing, architectural features, materials, or other design choices.	✓	✓	
Outdoor play shall be limited to daylight hours.		✓	✓
Outdoor play areas shall be enclosed by perimeter fencing composed of opaque materials six (6) feet in height.		✓	✓
Client parking shall not adversely affect adjacent residents.			✓
Signage allowed.	✓	✓	
Business License Required	✓	✓	✓
Where a facility located in a commercial or industrial zoning district abuts a single-family ("SF") zoning district:			
The building entrance and access shall be oriented away from residential uses.	✓	✓	
Outdoor lighting shall be designed so as to not shine directly onto any abutting residential property.	✓	✓	

Sec. 32.09.120 – Parking and Loading

Table 32.09.120-2 Parking Ratios

TABLE 32.09.120-2 Parking Ratios

	Use	Parking Spaces Required
	See Chapter 32.06 (Use Table)	(sf = building gross floor area unless otherwise provided)
Public/Civil/ Institutional		
Day Care:	Adult Day Care	1 per 1,000 sf
	Child Care facility	1 per 350 sf
	Child Care, In-home	N/A

Sec. 32.06.150 – Unlisted Uses and Use Table

TABLE 32.06.150-2 – Use Table

Use Category	Use Type	Additional Use Standards	GR20	RR5	RR1	RR1/2	SF20	SF12	SF9	SF6	MDR14	MF21	MF30	MU	C1	C2	TC	EC	I	PF
Day Care																				
	Adult Day Care	Reference chapter 32.07	C	C	C	C	C	C	C	C	C	AR	AR	P	P	P				
	Child Care facility	Reference chapter 32.07	C	C	C	C	C	C	C	C	C	AR	AR	P	P	P	P	A	A	P
	Child Care, in-home	Reference chapter 32.07	A	A	A	A	A	A	A	A	A	A	A	A						

- 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 #363 BEING HEREBY PROPOSED on the 21st day of January, 2026.

BILL #362 BEING HEREBY PASSED, APPROVED, and ADOPTED this 4th day of February, 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: February 4, 2026

REPORT TO: Mayor and City Council

REPORT FROM: Lisa Warner

FINANCIAL IMPACT:

Yes: No: X

CURRENTLY BUDGETED:

Yes: No: X

FUND/ACCOUNT:

N/A

ACTION REQUESTED: Motion
Ordinance

AGENDA ITEM:

(For Possible Action) Discussion and possible action to approve Bill #374 (associated with CA25008) to amend Section 32.06.070 of the Fernley Development Code to amend Table 070-1 (Residential – Single-Family Density/Intensity Standards) to remove the 20' side combined setback for the SF6 zone and make minor grammatical corrections to the section as a whole.

AGENDA ITEM BRIEF:

After discussion with developers and builders on various subdivision developments, the Planning Department staff have deemed it necessary to update the Fernley Development Code to remove the 20' side combined setback for the SF6 zone.

The Planning Commission voted 6 to 0 on December 10, 2025, to recommend City Council approve this Code Amendment.

First reading of this item was held at the January 21, 2026 City Council meeting.

RECOMMENDED MOTION:

"I move to pass, approve, and adopt Bill #374 associated with CA25008 as presented by staff."

BUSINESS IMPACT (per NRS Chapter 237):

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

See attached report for background, analysis, alternatives.

ALTERNATIVES:

"I move to deny Bill #374 associated with CA25008 because

."

Note: Though no further language has been provided, the City Council may make any other motion consistent with Fernley City Council Rules of Procedure.

BACKGROUND:

After discussion with developers and builders on various subdivision developments, the Planning Department staff have deemed it necessary to update the Fernley Development Code to remove the 20' side combined setback for the SF6 zone. The 20' side combined setback is very restrictive, especially for 6,000 square foot lots.

Removing this 20' side combined setback requirement will enable developers and builders to have more options in the placement of single-family residences on SF6 zoned lots and will also enable them to have additional square footage options for single-family residences.

Although the primary change in this Code Amendment is the removal of the 20' side combined setback requirement for the SF6 zone, there were other minor grammatical corrections that were made.

The Planning Commission voted 6 to 0 on December 10, 2025, to recommend City Council approve this Code Amendment.

FINDINGS:

In order to be approved, the following findings must be met:

1) The code amendment is consistent with the city's Master Plan and is otherwise consistent with state and federal law.

The Master Plan does not specifically address Development Standards and Zoning District Density and Intensity Standards; therefore, the proposed Code Amendment does not violate any specific Master Plan requirement.

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

Public notices were given, and a public hearing will be held at both the Planning Commission and the City Council meetings.

RELEVANT LAWS, STATUTES, AND REGULATIONS:

Fernley Development Code Section 32.06.070

Fernley Development Code Table 32.06.070-1

FINANCIAL IMPLICATIONS:

N/A

ATTACHMENTS:

1. SF6 Setbacks Original
2. SF6 Setbacks V1_LW_PC Redlined

3. SF6 Setbacks V1_LW_PC Proposed
4. Bill #374

Sec. 32.06.070. - Residential - Single-family (SF20, SF12, SF9, SF6).

Purpose: These districts are intended primarily for single family detached homes with varied lot sizes and a mix of low to medium densities. The districts encourage new development to provide buffering, lot matching or transition of density when adjacent to existing residential. The districts require municipal services can be provided, and accommodate a range of development types, from conventional large lot subdivisions to smaller lots with a more urban setting. This section establishes two development options: (1) conventional development that incorporates minimum lot size, setback, and coverage standards, and (2) design development that incorporates design and density standards.

(a) *Uses.* Refer to section 32.06150(c) (use table).

(b) *Dimensional standards.*

(1) Alley loaded garages may be constructed within the rear setback and may utilize up to a four-foot drive apron, whereas alley loaded driveways are prohibited.

(c) *Design standards.*

Purpose: These design standards maximize flexibility in the design of residential lots and encourage a variety of product types, while protecting of the community and its environmental resources. These standards encourage well-designed developments that: (1) reduce the prominence of garages in the front elevation, (2) promote pedestrian activity, (3) create functional and visual diversity, (4) provide community open space; and (5) protect significant features of the natural environment.

(1) *Generally.*

a. New subdivisions that comply with these design standards are subject to the density standards, the minimum lot size and coverage requirements of this district (see subsection (b) above).

b. The city's review of a single-family residential project will consider the following criteria:

1. Proportional size, mix and arrangement of lots;

2. Placement of dwelling unit on lot;
3. Varied garage placement and orientation;
4. Provisions of amenities (entrance treatment, landscaping, open space, etc.);
5. Preservation of natural features;
6. Treatment of grading drainage courses, and;
7. Treatment of walls.

(2) *Architectural standards.*

a. *Building design.*

1. There is no specific architectural "style" required for residential structures. Within a development, the architecture shall include building style, form, size, color, materials and roof line that are complementary. Attached or detached garages or carports shall match the main structure in architecture, building material and roof pitch.
2. Any building addition or additional building(s) (over 200 square feet) on a property shall match the main structure in building design, building materials, roof pitch and architectural character.
3. At least three distinctive floor plans are required within each subdivision. A subdivision with 20 or less lots may have less than three distinctive floor plans, upon approval of the administrator.
4. The architectural character (i.e., exterior materials, window trims, cornices, arches, etc.) of the front elevations shall be utilized on all sides of the home.
5. Roofs shall have variations in plane accomplished by use of dormers (pitched, shed-roof or eyebrow), gables, hipped roofs and variations in pitch. Pitched roofs are preferred and when a

flat roof is used, it must relate to the architectural style as approved by the administrator. All roofs shall be articulated. This may be achieved by changes in plane or by the use of traditional roof forms such as hips, gables, and dormers.

6. In order to encourage front porches as a dominant feature for the street facade, and the connectivity of this space into the street neighborhood:

A. The roof of the porch shall be solid.

B. The porch shall be a minimum of 36 square feet with a minimum dimension of four feet in width.

b. *Building materials.*

1. Exterior elevation shall demonstrate a logical use of materials and a unified appearance. The design between the home and the garage shall use complementary materials and/or colors. The materials shall be architecturally related. Large expanses of uninterrupted, single exterior materials without window trim, plane or color changes shall not be allowed.

2. Change of materials or color shall occur at changes in plane or at a logical break on that façade, so as not to give the appearance of "tacked-on" quality. Accent colors can be used for shutters, trim, balcony rail, columns, stucco recesses, or cornice bands and shall relate to the architectural character of the building. Accent materials utilized on the front façade corners shall extend and continue around the corners a minimum of two feet or a logical break on side façade.

3. Building materials and color schemes shall be consistent with the chosen architectural style. For example, with Spanish style homes, the design is consistent with stucco buildings and mission tile roof.

4. Exterior color elevations for all sides with proposed materials shall be provided for review and consideration by the administrator prior to the issuance of a building permit.

c. *Garage frontage and location.* The intent of the garage standards are to ensure that the garage is not the dominant feature of the street façade.

1. *Street loading garages.* To prevent the design of street loading garages as a dominant front visual street element of the building façade, houses with street loading garages shall not exceed 60 percent of the total overall length of the street building façade, and shall incorporate at least a two-foot offset as part of the front façade.

2. *Side loading garages.* To prevent the side of the garage towards the street from being a blank wall, houses with side loading garages shall incorporate architectural features, windows, faux windows, or other details on the façade of the garage facing the street.

3. *Alley loading garages.* To ensure compatibility, the garage off the alley shall have architectural features that complement the main structure and shall be oriented so as to not block they alley.

4. *Driveway length.* The length of a driveway to the front of a garage door shall be a minimum of 20 feet. The driveway length shall be designed to prevent an automobile parked in the driveway from blocking the sidewalk and to accommodate off street parking.

[\(Ord. No. 2020-005, § 1\(Exh. A\), 3-4-2020\)](#)

TABLE 32.06.070-1 - Residential - Single-Family Density/Intensity Standards

	SF20	SF12	SF9	SF6
Lot				
Lot size (min) (square feet)	20,000	12,000	9,000	6,000
Lot coverage (max)	30%	35%	40%	50%
Lot frontage (min)	35'	35'	35'	35'
Lot width (min)	80'	70'	65'	60'
Lot width - corner	80'	70'	65'	65'
Setbacks (principal buildings)				
Front (livable space or side load garage)	20'	20'	15'	15'
- garage/carport	25'	25'	20'	20'
Side	10'	10'	7.5'	5'
side combined			20'	20'
Exterior Side	20'	20'	10'	10'
Rear	20'	20'	20'	10'
Alley loaded garage ¹				
Density (maximum)				
Residential (du/ac)	2.2	3.6	4.8	7.2
Height (structures)				
Residential	35'	35'	35'	35'
Nonresidential	35'	35'	35'	35'

Sec. 32.06.070. - Residential - Single-Family (SF20, SF12, SF9, SF6).

Purpose: These districts are intended primarily for single family detached homes with varied lot sizes and a mix of low to medium densities. The districts encourage new development to provide buffering, lot matching or transition of density when adjacent to existing residential. The districts require municipal services can be provided, and accommodate a range of development types, from conventional large lot subdivisions to smaller lots with a more urban setting. This section establishes two development options: (1) conventional development that incorporates minimum lot size, setback, and coverage standards, and (2) design development that incorporates design and density standards.

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a. New subdivisions that comply with these design standards are subject to the density standards, the minimum lot size and coverage requirements of this district (see subsection (b) above).

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flat roof is used, it must relate to the architectural style as approved by the administrator. All roofs shall be articulated. This may be achieved by changes in plane or by ~~the use of~~ traditional roof forms such as hips, gables, and dormers.

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B. The porch shall be a minimum of 36 square feet with a minimum dimension of four feet in width.

b. Building materials.

1. Exterior elevation shall demonstrate a logical use of materials and a unified appearance. The design between the home and the garage shall use complementary materials and/or colors. The materials shall be architecturally related. Large expanses of uninterrupted, single exterior materials without window trim, plane or color changes shall not be allowed.

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Lot width (min)	80'	70'	65'	60'
Lot width - corner	80'	70'	65'	65'
Setbacks (principal buildings)				
Front (livable space or side load garage)	20'	20'	15'	15'
- garage/carport	25'	25'	20'	20'
Side	10'	10'	7.5'	5'
side combined			20'	20'
Exterior Side	20'	20'	10'	10'
Rear	20'	20'	20'	10'
Alley loaded garage ¹				
Density (maximum)				
Residential (du/ac)	2.2	3.6	4.8	7.2
Height (structures)				
Residential	35'	35'	35'	35'
Nonresidential	35'	35'	35'	35'

Commented [LW1]: Removing the side setback requirement for SF6

Sec. 32.06.070. - Residential - Single-Family (SF20, SF12, SF9, SF6).

Purpose: These districts are intended primarily for single family detached homes with varied lot sizes and a mix of low to medium densities. The districts encourage new development to provide buffering, lot matching or transition of density when adjacent to existing residential. The districts require municipal services can be provided, and accommodate a range of development types, from conventional large lot subdivisions to smaller lots with a more urban setting. This section establishes two development options: (1) conventional development that incorporates minimum lot size, setback, and coverage standards, and (2) design development that incorporates design and density standards.

(a) *Uses.* Refer to section 32.06.150(c) (use table).

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(1) *Generally.*

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b. Building materials.

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([Ord. No. 2020-005, § 1\(Exh. A\), 3-4-2020](#))

TABLE 32.06.070-1 - Residential - Single-Family Density/Intensity Standards

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Density (maximum)				
Residential (du/ac)	2.2	3.6	4.8	7.2
Height (structures)				
Residential	35'	35'	35'	35'
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Commented [LW1]: Removing the side setback requirement for SF6

BILL #374
CITY OF FERNLEY
ORDINANCE # _____

AN ORDINANCE AMENDING SECTION 32.06.070 OF THE FERNLEY DEVELOPMENT CODE TO AMEND TABLE 070-1 (RESIDENTIAL – SINGLE-FAMILY DENSITY/INTENSITY STANDARDS) TO REMOVE THE 20' SIDE COMBINED SETBACK FOR THE SF6 ZONE AND MAKE MINOR GRAMMATICAL CORRECTIONS TO THE SECTION AS A WHOLE.

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

Section 1. Title 32, Chapter 32.06, Section 32.06.070 and Title 32, Chapter 32.06, Section 32.07.070-1 are hereby amended as follows:

Sec. 32.06.070 – Residential – Single-family (SF20, SF12, SF9, SF6).

Purpose: These districts are intended primarily for single family detached homes with varied lot sizes and a mix of low to medium densities. The districts encourage new development to provide buffering, lot matching or transition of density when adjacent to existing residential. The districts require municipal services can be provided, and accommodate a range of development types, from conventional large lot subdivisions to smaller lots with a more urban setting. This section establishes two development options: (1) conventional development that incorporates minimum lot size, setback, and coverage standards, and (2) design development that incorporates design and density standards.

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5. Roofs shall have variations in plane accomplished by use of dormers (pitched, shed, or eyebrow), gables, hipped roofs and variations in pitch. Pitched roofs are preferred and when a flat roof is used, it must relate to the architectural style as approved by the administrator. All roofs shall be articulated. This may be achieved by changes in plane or by using traditional roof forms such as hips, gables, and dormers.
6. To encourage front porches as a dominant feature for the street facade, and the connectivity of this space into the street neighborhood:
 - A. The roof of the porch shall be solid.

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

Sec. 32.06.070-1 – Residential – Single-Family Density/Intensity Standards

TABLE 32.06.070-1 - Residential - Single-Family Density/Intensity Standards

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Exterior Side	20'	20'	10'	10'
Rear	20'	20'	20'	10'
Alley loaded garage ¹				
Density (maximum)				
Residential (du/ac)	2.2	3.6	4.8	7.2
Height (structures)				
Residential	35'	35'	35'	35'
Nonresidential	35'	35'	35'	35'

- 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 #374 BEING HEREBY PROPOSED on the 21st day of January, 2026.

BILL #374 BEING HEREBY PASSED, APPROVED, and ADOPTED this 4th day of February, 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: February 4, 2026

REPORT TO: Mayor and City Council

REPORT FROM: Alisa Johansson

FINANCIAL IMPACT:

Yes: No: X

CURRENTLY BUDGETED:

Yes: No: X

FUND/ACCOUNT:

N/A.

ACTION REQUESTED: Ordinance
Motion

AGENDA ITEM:

(For Possible Action) Discussion and possible action regarding CA25007 and Bill #373, a request from the Planning Department and City Manager's Office to amend the definitions, use table entries, use standards, and parking supply requirements for the animal services land use as contained in Fernley Municipal Code, Title 32, Chapters 2, 6, 7, and 9 (FMC 32.02.030; FMC 32.06.150, Table 2; FMC 32.07.060; and FMC 32.09.120, Table 2).

AGENDA ITEM BRIEF:

The City's existing regulations for animal service uses are cumbersome and inflexible—in the current iteration of the code, many routine activities are prohibited unless associated with a veterinary practice, limiting the community's access to important animal care services unless the particular business model envisioned by the code is employed. In consultation with the City Manager's Office and the Animal Control Program Manager, Planning staff have developed additional definitions, use allowances, and development standards to enhance the feasibility of such businesses.

The proposed changes include:

1. New animal service use definitions that create additional flexibility for project proponents and easier regulatory responsibilities for City staff by separating this land use classification into four distinct uses with one additional defined accessory use,
2. New or updated entries in the City's use table, increasing allowances for animal service uses in many zoning districts,
3. New use standards intended to enhance operational efficacy, simplify enforcement, and ensure compatibility with other uses, and
4. Updated parking supply requirements intended to more adequately support the needs of these business types.

At the December 10th Planning Commission meeting, the Commission unanimously recommended approval of this development code text amendment. First reading of this proposed ordinance was conducted at the January 21st City Council meeting.

RECOMMENDED MOTION:

"Considering the information provided by staff presentations and in the staff report, I move approve and adopt Bill #373 associated with CA25007 amending the definitions, use table entries, use standards, and parking supply requirements for the animal services land uses, FMC 32.02.030; FMC 32.06.150, Table 2; FMC 32.07.060; and FMC 32.09.120, Table 2."

BUSINESS IMPACT (per NRS Chapter 237):

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

See attached report for background, analysis, alternatives.

ALTERNATIVES:

Denial:

"Considering the information provided in public testimony and considering the facts of the case, I move to deny Bill #373 associated with CA25007 amending the definitions, use table entries, use standards, and parking supply requirements for the animal services land uses, FMC 32.02.030; FMC 32.06.150, Table 2; FMC 32.07.060; and FMC 32.09.120, Table 2 because I am unable to make the following required finding(s):
(*State finding and supporting analysis—repeat for each applicable finding*)."

Modification:

"Considering the information provided by staff presentations and in the staff report, I move approve and adopt Bill #373 associated with CA25007 amending the definitions, use table entries, use standards, and parking supply requirements for the animal services land uses, FMC 32.02.030; FMC 32.06.150, Table 2; FMC 32.07.060; and FMC 32.09.120, Table 2 with the following modifications:
(*Identify proposed modification and supporting rationale—repeat for each desired modification*)."

BACKGROUND:

Title 32, Development Code presently categorizes animal service land uses into two types: "indoor" and "overnight and/or outdoor." The use standards for this use furthermore require that any animal boarding or daycare associated with an "animal service, indoor" use must be associated with a veterinary clinic, and only to the extent that it is part of medical care. Over the years, these definitions and the application of the associated use standards have effectively limited the presence of any animal boarding or shelter services within the City of Fernley. In working to correct this clear regulatory error, additional clarification needs were discovered. This proposal now includes a complete overhaul of the animal service land use and all associated references in the City's Development Code as noted above.

Analysis: Development Code Text Amendment

A development code text amendment is committed to the City Council's legislative discretion. A development code text amendment may be approved if it meets the following criteria.

1. Consistent with the city's master plan and otherwise consistent with state and federal law.

The proposed development code text amendment is consistent with the City of Fernley's Comprehensive Master Plan in that it establishes regulations that support the Plan's overarching goals of effective growth management, land use compatibility, and fostering feasible projects that can provide a range of services to the community.

Additionally, the following specific community goals are also supported by this code change.

LU.1.4.2 Projects shall be evaluated with the intent to promote land use compatibility; community design measures can increase compatibility among adjoining land uses.

This code amendment includes several new stipulations regarding outdoor confinement and play areas—the component most likely to constitute an adverse impact to adjoining uses and developments. By enacting strict regulations regarding this accessory use, land use compatibility can be promoted while use allowances are relaxed or adjusted.

LU.1.6 Create a growth pattern that assures flexible, feasible and efficient projects.

By adopting this code amendment, the City provides new feasibility and flexibility for animal service uses—flexibility and feasibility that were previously absent from the Development Code. This amendment opens the door for new business models and project types while enhancing operational efficacy through increased parking supply requirements and use-specific standards.

PSF.3.3 Ensure appropriate levels of public services and facilities are continually provided.

In Fernley, where agriculture and outdoor culture predominate, pet and livestock ownership is a key component of the Fernley lifestyle. Shelters and other animal service uses provide an important public service to the community. Presently, many of Fernley's animal service needs, particularly impoundment, are provided in nearby communities. This is not only an inefficient arrangement but provides inadequate levels of service for community members. City regulations must be continually adapted to the growing and evolving needs of the community—this code amendment ensures that the demand for shelter, kennel, and other animal services can be provided at appropriate levels within the City.

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

A public hearing was held in accordance with Fernley Municipal Code and Nevada Revised Statutes on December 10th, 2025. Legal notice was published in the Reno-Gazette Journal on November 25, 2025. Additional public notice was provided in late January for a public hearing at the February 4th City Council meeting.

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 (2018, 3rd Update)

Specific References

NRS 266.105-118 – Ordinances and Resolutions

NRS 268.014 – Codification of Ordinances; Publication of Code

FMC 1.01.03 – Official Municipal Code, Amendments

FMC 32.03.040(d) – Development Code, Administration, Development Code Text Amendments

FMC 32.02.020 – Definitions

FMC 32.06.150, Table 2 – Use Table

FMC 32.07.060 – Animal Services

FMC 32.09.120, Table 2 – Parking Supply

FINANCIAL IMPLICATIONS:

None.

ATTACHMENTS:

1. Exhibit 1 - Bill 373
2. Exhibit 2 - Animal Services - Original Code
3. Exhibit 3 - Animal Services - Amended Code

BILL #373
CITY OF FERNLEY
ORDINANCE # _____

AN ORDINANCE AMENDING TITLE 32, CHAPTER 2, SECTION 030 (DEFINITIONS); CHAPTER 6, SECTION 150, TABLE 2 (USE TABLE), CHAPTER 7, SECTION 060 (ANIMAL SERVICES), AND CHAPTER 9, SECTION 120, TABLE 2 (PARKING AND LOADING) OF THE FERNLEY DEVELOPMENT CODE TO IMPROVE COMPATIBILITY, REDUCE ADVERSE IMPACTS, RELAX USE ALLOWANCES, AND SIMPLIFY REGULATIONS FOR ANIMAL SERVICE USES IN THE CITY OF FERNLEY.

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

Section 1. Title 32, Chapter 2, Section 030 (Definitions) is hereby amended as follows:

Animal Service, Veterinary. An animal medical service use offering routine, diagnostic, emergency, surgical, and rehabilitative care. May include mobile call-out services, grooming, and short-term boarding offered as incidental services.

Animal Service, General. A commercial establishment offering animal grooming, breeding, or similar general services at a fixed location. May include mobile call-out services as an incidental service.

Animal Boarding or Training. A commercial establishment offering short-term or temporary boarding and/or training for domestic animals.

Animal Shelter. A commercial or public facility establishment primarily providing care and custody for animals. May include incidental veterinary, grooming, temporary boarding for a fee, and training services.

Outdoor confinement/play. Any outdoor area devoted to the confinement, exercise, training, or recreation of domestic animals associated with a commercial animal service use.

Title 32, Chapter 6, Section 150, Table 2 (Use Table) is hereby amended as follows:

Use Category	Use Type	Use Standards	GR20	RR5	RR1	RR1/2	SF20	SF12	SF9	SF6	MDR14	MF21	MF30	MU	C1	C2	TC	EC	I	PF
Animal Services	Animal Services, Veterinary	Chapter 32.07	C	C	C									P	P	P		P	P	
	Animal Services, General	Chapter 32.07	C	C	C									P	P	P		P	P	
	Animal Boarding or Training	Chapter 32.07	C											C	C	P		P	P	
	Animal Shelter	Chapter 32.07														C			P	P
	Outdoor confinement/play	Chapter 32.07	C	C										C	C	P			P	P

Title 32, Chapter 7, Section 060 (Animal Services) is hereby amended as follows:

Sec. 32.07.060. - Animal services.

- (a) The following standards apply to any animal service use:
- i. Solid waste collection service is required for any commercial animal service use.
 - ii. 10' separation shall be provided between all feeding and relief areas, unless a guillotine or animal door and separating wall are provided.
 - iii. Animal bedding shall be provided when the floors of confinement areas are hard-surfaced.
- (b) The following standards apply to any animal service use that includes outdoor confinement or play areas:
- i. Animals shall have access to an area sheltered from adverse climactic conditions at all times.
 - ii. Outdoor confinement/play areas shall be located at least 500' from any surrounding residential lots and shall be located away from public streets and/or property frontages.
 - iii. For the purpose of providing visual and auditory screening from other developments and from public view, outdoor animal confinement or play areas shall be fenced with solid materials at least 6' in height along the perimeter of any outdoor area where it abuts any other lot, tenant space, or public or private roadway.
 - iv. Noise resulting from outdoor exercise, play, or confinement areas shall not create an adverse impact for adjoining properties and uses. A noise impact study may be required to demonstrate that noise levels do not exceed acceptable levels, with or without mitigation measures.
 - v. Outdoor animal confinement or play areas shall not result in odors detectable beyond the boundaries of the subject lot. Waste receptacles are required in or near the outdoor area in a sufficient quantity to contain all animal waste between collection days.

Title 32, Chapter 9, Section 120, Table 2 (Parking Supply Requirements) are hereby amended as follows:

	Use	Parking Spaces Required
	See Chapter 32.06 (Use Table)	(sf = building gross floor area unless otherwise provided)
Commercial		
Animal Services:	General Animal Services	1 per 1,000 sf and 1 space per employee ¹
	Veterinary Services	1 per 750 sf and 1 space per employee ¹
	Boarding or Training	1 per 750 sf and 1 space per employee ¹
	Shelters	1 per 750 sf and 1 space per employee ¹
	All Animal Services	1 per 4 animals for loading/unloading, computed based on facility capacity

¹Employee counts shall be based on the maximum number of employees working at one time with the facility is operating at full capacity.

- Section 2.** All ordinances or parts of ordinances in conflict herewith are hereby repealed.
- Section 3.** The City Clerk is instructed and authorized to publish the title of this ordinance as provided by law.
- Section 4.** This ordinance shall become effective upon passage, approval, and publication.
- Section 5.** The provisions of this ordinance shall be liberally construed to effectively carry out its purposes in the interest of the public health, safety, welfare, and convenience.
- Section 6.** In any subsection, phrase, sentence, or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions.
- Section 7.** The City Council finds that this ordinance is not likely to impose a direct and significant economic burden upon a business or directly restrict the formation, operation, or expansion of a business, or is otherwise exempt from Nevada Revised Statutes Chapter 237.

BILL #364 BEING HEREBY PROPOSED on the 21st day of January, 2026.

BILL #364 BEING HEREBY PASSED, APPROVED, and ADOPTED this 4th day of February, 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

Sec. 32.02.030 - Definitions

Animal services. A building or area where animals are boarded, groomed, bred, or trained, or given medical care or recreational activities. This includes any kennel, animal hospital, animal grooming, veterinarian, animal spa, or animal shelter that provides temporary housing of stray, abandoned, abused, neglected or unwanted domestic animals.

Animal services, indoor. An animal service (including a veterinary services) that occurs entirely within an enclosed building, and where animals are not boarded overnight.

Animal services, overnight and/or outdoor. Any animal service (including veterinary service or kennel) that has overnight boarding or outdoor confinement or exercise areas.

Sec. 32.06.150, Table 2

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
	Animal Services																			
	Animal services, indoor	Reference chapter 32.07	P	P	P									P	P	P		P	P/L	
	Animal services, overnight and/or outdoor	Reference chapter 32.07	P	C	C									C	C	AR		P	P/L	

Sec. 32.07.060 - Animal services.

This section applies to any animal service:

(a) Animal boarding or daycare is permitted within the animal services, indoor use only as part of a veterinary clinic, and only to the extent that it is part of medical care.

(b) Outdoor animal exercise or containment areas are limited to 20 percent of the lot and shall be located at least 500 feet from any residential zoning district, except for the GR20 and RR5 residential districts.

Sec. 32.09.120, Table 2

<i>Animal Services:</i>	Animal services, indoor	1 per 1,500 sf
	Animal services, overnight and/or outdoor	1 per 1,500 sf

Sec. 32.02.030 - Definitions

Animal Service, Veterinary. An animal medical service use offering routine, diagnostic, emergency, surgical, and rehabilitative care. May include mobile call-out services, grooming, and short-term boarding offered as incidental services.

Animal Service, General. A commercial establishment offering animal grooming, breeding, or similar general services at a fixed location. May include mobile call-out services as an incidental service.

Animal Boarding or Training. A commercial establishment offering short-term or temporary boarding and/or training for domestic animals.

Animal Shelter. A commercial or public facility establishment primarily providing care and custody for animals. May include incidental veterinary, grooming, temporary boarding for a fee, and training services.

Outdoor confinement/play. Any outdoor area devoted to the confinement, exercise, training, or recreation of domestic animals associated with a commercial animal service use.

Animal services. A building or area where animals are boarded, groomed, bred, or trained, or given medical care or recreational activities. This includes any kennel, animal hospital, animal grooming, veterinarian, animal spa, or animal shelter that provides temporary housing of stray, abandoned, abused, neglected or unwanted domestic animals.

Animal services, indoor. An animal service (including a veterinary services) that occurs entirely within an enclosed building, and where animals are not boarded overnight.

Animal services, overnight and/or outdoor. Any animal service (including veterinary service or kennel) that has overnight boarding or outdoor confinement or exercise areas.

Sec. 32.07.060 - Animal services.

(a) The following standards apply to any animal service use:

- i. Solid waste collection service is required for any commercial animal service use.
- ii. 10' separation shall be provided between all feeding and relief areas, unless a guillotine or animal door and separating wall are provided.
- iii. Animal bedding shall be provided when the floors of confinement areas are hard-surfaced.

(b) The following standards apply to any animal service use that includes outdoor confinement or play areas:

- i. Animals shall have access to an area sheltered from adverse climactic conditions at all times.

- ii. Outdoor confinement/play areas shall be located at least 500' from any surrounding residential lots and shall be located away from public streets and/or property frontages.
- iii. For the purpose of providing visual and auditory screening from other developments and from public view, outdoor animal confinement or play areas shall be fenced with solid materials at least 6' in height along the perimeter of any outdoor area where it abuts any other lot, tenant space, or public or private roadway.
- iv. Noise resulting from outdoor exercise, play, or confinement areas shall not create an adverse impact for adjoining properties and uses. A noise impact study may be required to demonstrate that noise levels do not exceed acceptable levels, with or without mitigation measures.
- v. Outdoor animal confinement or play areas shall not result in odors detectable beyond the boundaries of the subject lot. Waste receptacles are required in or near the outdoor area in a sufficient quantity to contain all animal waste between collection days.

This section applies to any animal service:

(a) ~~Animal boarding or daycare is permitted within the animal services, indoor use only as part of a veterinary clinic, and only to the extent that it is part of medical care.~~

(b) ~~Outdoor animal exercise or containment areas are limited to 20 percent of the lot and shall be located at least 500 feet from any residential zoning district, except for the GR20 and RR5 residential districts.~~

Sec. 32.09.120, Table 2

	Use	Parking Spaces Required
	See Chapter 32.06 (Use Table)	(sf = building gross floor area unless otherwise provided)
Commercial		
Animal Services:	Animal services, indoor <u>Animal Services,</u> <u>General</u>	1 per 1,500-sf <u>1,000 sf</u> and 1 space per <u>employee</u> ¹
	Animal services, overnight and/or outdoor <u>Animal Services, Veterinary</u>	1 per 1,500-sf <u>750 sf</u> and 1 space per <u>employee</u> ¹
	<u>Animal Boarding or Training</u>	1 per 750 sf and 1 space per <u>employee</u> ¹
	<u>Shelters</u>	1 per 750 sf and 1 space per <u>employee</u> ¹

	<u>All Animal Service Uses</u>	<u>1 per 4 animals, computed based on maximum facility capacity</u>
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¹Employee counts shall be based on the maximum number of employees working at one time when the facility is operating at full capacity.

Sec. 32.06.150, Table 2

Use Category	Use Type	Additional Standards	GR 20	RR5	RR1	RR 1/2	SF20	SF12	SF9	SF6	MDR 14	MF21	MF30	MU	C1	C2	TC	EC	I	PF
Animal Services																				
	Animal services Services, indoor Veterinary	32.07	PC	PC	PC									P	P	P		P	P/L	
	Animal services Services, overnight and/or outdoor General	32.07	P	C	C									GP	GP	ARP		P	P/L	
	Animal Boarding or Training	32.07	C											C	C	P		P	P	
	Animal Shelter	32.07														C			P	P
	Outdoor Confinement/Play	32.07	C	C										C	C	P			P	P



CITY OF FERNLEY

City Council AGENDA REPORT

Meeting Date: February 4, 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:

Discussion and possible action to adopt Bill #375, 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.

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:

"I move to adopt Bill 375 amending the Fernley Municipal Code, Chapter 2, Section 4 (Powers and duties of the city manager) (b) Exceptions to authority; updating the evaluation process.

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: February 4, 2026

REPORT TO: Mayor and City Council

REPORT FROM: Lisa Warner

FINANCIAL IMPACT:

Yes: No: X

CURRENTLY BUDGETED:

Yes: No: X

FUND/ACCOUNT:

N/A

ACTION REQUESTED: Ordinance

AGENDA ITEM:

(For Possible Action) Introduction and First Reading of Bill #376 (associated with CA25010) to amend Section 32.03.030, Section 32.07.220, Table 32.09.120-2, and Table 32.06.150 of the Fernley Development Code to allow stand-alone gaming establishments of any size without a resort hotel component.

AGENDA ITEM BRIEF:

The Development Code currently requires any gaming establishment with more than 16 slot machines and any number of table games to include a resort hotel component. The Code also only allows non-restricted gaming operations. These two requirements make it impossible for developers and/or property owners to create a new stand-alone gaming establishment similar to Pioneer Crossing or the Nugget. This Code Amendment would eliminate these barriers and bring the Development Code into closer alignment with NRS regulations on gaming establishments.

At their meeting of January 14, 2026, the Planning Commission voted unanimously 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:

Though no motion is required, City Council may request changes to the bill as put forth, request staff provide specific information or make any other motion consistent with Fernley City Council Rules of Procedure.ules of Procedure.

BACKGROUND:

Over the past year, some developers have expressed frustration with the current resort hotel requirement for the gaming establishment (non-restrictive) use. Our current code only allows for a gaming establishment (non-restrictive) use, which is defined as a resort hotel and 16 or more slot machines, or the operation of any number of slot machines together with any game, gaming device, race book, or sports pool at one establishment.

The code as currently written is very restrictive; therefore, planning staff have decided to amend the Development Code to remove the resort hotel requirement and to remove the "non-restrictive" text which will allow for any number of slot machines in a gaming establishment.

By amending the Development Code it will make the gaming establishment use less restrictive, allowing applicants the option to apply for a gaming establishment use consisting of any number of slot machines, together with any game, gaming device, race book, sports pool, or other accessory use such as food services or ATM at one establishment.

To establish this amended definition/use in Section 32.02.030 (Definitions), Planning staff have updated the gaming establishment definition by removing the resort hotel requirement and changing the number of slot machines allowed from 16 to any number, thus, removing the non-restricted definition entirely. To ensure completeness throughout the Code, staff have also removed the "non-restricted" text from other tables in the Code including: Section 32.07.220 (Live/work dwellings), Table 32.09.120-2 (Parking Ratios), and Table 32.06.150 (Unlisted uses and use table).

The Planning Commission voted 5 to 0 to have City Council approve this Code Amendment as presented by staff.

FINDINGS:

In order to be approved, the following findings must be met:

1. The code amendment is consistent with the city's Master Plan is otherwise consistent with state and federal law.

The Master Plan does not specifically address Development Standards; therefore, the proposed Code Amendment does not violate any specific Master Plan requirement.

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

Public notices were given, and a public hearing will be held at both the Planning Commission and the City Council meetings.

RELEVANT LAWS, STATUTES, AND REGULATIONS:

Fernley Development Code Section 32.02.030 – Definitions
Fernley Development Code Section 32.07.220 – Live/work dwellings
Fernley Development Code Table 32.09.120-2 – Parking Ratios
Fernley Development Code Table 32.06.150 – Unlisted use and use table

FINANCIAL IMPLICATIONS:

N/A

ATTACHMENTS:

1. Original
2. Original_redlineV1_PC
3. Bill #376_Final

Section 32.02.030 – Definitions

Gaming establishment (non-restricted). A resort hotel as defined in NRS 463.01865 and consisting of 16 or more slot machines or operation of any number of slot machines together with any game, gaming device, race book or sports pool at one establishment. A "nonrestricted gaming operation" in existence in Fernley as of January 1, 2020, need not meet the resort hotel requirement of this section.

Section 32.06.150 – Unlisted uses and use table

Use Category	Use Type	Additional Standards	GR20	RR5	RR1	RR1/2	SF20	SF12	SF9	SF6
Animal Services										
	Gaming Establishment (non-restricted)									

Section 32.07.220 – Live/work dwellings

(a) Applicability.

(1) This section applies to any live/work dwelling.

(2) A live/work dwelling may occupy a building originally designed for industrial or commercial occupancy.

(b) Standards.

(1) A live-work dwelling shall include one dwelling unit, and any nonresidential use except the following (see use table):

Adult business

Alternative financial services/payday loan establishment

Animal services

Assembly uses

Auction house

Auto and truck repair (heavy)

Auto and truck repair (light)

Automated teller machine, stand alone

Autopawn

Bail bond services

Bar/lounge

Building material sales and services

Car wash

Contractor shop

Crematorium

Cultural institution

Data processing, hosting, and related services (including data centers)

Entertainment facility/theater

Gaming establishment (non-restricted)

Gas station

Health/fitness club

Hospital

Industrial services

Liquor store

Lodging/short-term rental

Manufactured home dealers

Media production

Medical marijuana dispensary

Medical marijuana production or cultivation

Medical office, clinic, or laboratory

Medical office, clinic, or laboratory (more than 50,000 square feet gross floor area)

Mining and quarrying

Mobile vendor

Nursery (commercial, retail and wholesale)

Outdoor processing

Park/open space

Production, general

Recreational facility, major

Recreational facility, minor

Restaurant

Truck stop/Travel Center

Vehicle or equipment sales and rentals

Warehousing, storage and distribution

(2) The total number of dwelling units on the subject property shall not exceed the maximum number of dwelling units permitted by the zoning district.

(3) The conversion to a live/work dwelling of a building or part of a building that was originally designed for non-residential occupancy is not subject to the requirements for off-street parking in [chapter 32.09](#) and is not subject to the open space requirements for new residential dwelling units contained in the applicable zoning district or districts. If the building is converted from an existing building designed for non-residential occupancy, existing parking spaces or open space shall be retained.

([Ord. No. 2020-005, § 1\(Exh. A\), 3-4-2020](#))

TABLE [32.09.120](#)-2 - Parking Ratios

Use	Parking Spaces Required
See Chapter 32.06 (Use Table)	(sf = building gross floor area unless otherwise provided)
Cultural Institution	1 per 400 sf
Gaming establishment (non restricted)	1 per 100 square feet of gaming floor, plus 1 per 300 sf for accessory uses such as shops, bars, restaurants, showrooms, meeting rooms, and hotel rooms

Section 32.02.030 – Definitions

Gaming establishment. ~~(non-restricted). A resort hotel as defined in NRS 463.01865 and consisting of 16 or more slot machines or~~ Operation of any number of slot machines together with any game, gaming device, race book, ~~or~~ sports pool, ~~or other accessory uses such as food services and ATM~~ at one establishment. ~~A "nonrestricted gaming operation" in existence in Fernley as of January 1, 2020, need not meet the resort hotel requirement of this section.~~

Section 32.07.220 – Live/work dwellings

(a) *Applicability.*

(1) This section applies to any live/work dwelling.

(2) A live/work dwelling may occupy a building originally designed for industrial or commercial occupancy.

(b) *Standards.*

(1) A live-work dwelling shall include one dwelling unit, and any nonresidential use except the following (see use table):

Adult business

Alternative financial services/payday loan establishment

Animal services

Assembly uses

Auction house

Auto and truck repair (heavy)

Auto and truck repair (light)

Automated teller machine, stand alone

Autopawn

Bail bond services

Bar/lounge

Building material sales and services

Car wash

Contractor shop

Crematorium

Cultural institution

Data processing, hosting, and related services (including data centers)

Entertainment facility/theater

Gaming establishment (~~non-restricted~~)

Gas station

Health/fitness club

Hospital

Industrial services

Liquor store

Lodging/short-term rental

Manufactured home dealers

Media production

Medical marijuana dispensary

Medical marijuana production or cultivation

Medical office, clinic, or laboratory

Medical office, clinic, or laboratory (more than 50,000 square feet gross floor area)

Mining and quarrying

Mobile vendor

Nursery (commercial, retail and wholesale)

Outdoor processing

Park/open space

Production, general

Recreational facility, major

Recreational facility, minor

Restaurant

Truck stop/Travel Center

Vehicle or equipment sales and rentals

Warehousing, storage and distribution

(2) The total number of dwelling units on the subject property shall not exceed the maximum number of dwelling units permitted by the zoning district.

(3) The conversion to a live/work dwelling of a building or part of a building that was originally designed for non-residential occupancy is not subject to the requirements for off-street parking in [chapter 32.09](#) and is not subject to the open space requirements for new residential dwelling units contained in the applicable zoning district or districts. If the building is converted from an existing building designed for non-residential occupancy, existing parking spaces or open space shall be retained.

[\(Ord. No. 2020-005, § 1\(Exh. A\), 3-4-2020\)](#)

TABLE 32.09.120-2 - Parking Ratios

Use	Parking Spaces Required
See Chapter 32.06 (Use Table)	(sf = building gross floor area unless otherwise provided)
Cultural Institution	1 per 400 sf
Gaming establishment (non-restricted)	1 per 100 square feet of gaming floor, plus 1 per 300 sf for accessory uses such as shops, bars, restaurants, showrooms, meeting rooms, and hotel rooms

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Section 32.06.150 - Unlisted uses and use table

Use Categor y	Use Type	Addition al Standar ds	GR 20	R R5	R R1	RR 1/2	SF 20	SF 12	SF 9	SF 6	MDR 14	MF 21	MF 30	M U	C 1	C 2	T C	E C	I	P F
Animal Services																				
	Gaming Establishment (non-restricted)													C		C	C			

BILL #376
CITY OF FERNLEY
ORDINANCE # _____

AN ORDINANCE AMENDING SECTION 32.03.030, SECTION 32.07.220, TABLE 32.09.120-2, AND TABLE 32.06.150 OF THE FERNLEY DEVELOPMENT CODE TO ALLOW STAND-ALONE GAMING ESTABLISHMENTS OF ANY SIZE WITHOUT A RESORT HOTEL COMPONENT.

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

Section 1. Title 32, Chapter 32.03, Section 32.03.030, Title 32, Chapter 32.07, Section 32.07.220, Title 32, Chapter 32.09, Section 32.09.120-2 Table, and Title 32, Chapter 32.06, Section 32.06.150 Table are hereby amended as follows:

Sec. 32.03.030 – Definitions

Gaming establishment. Operation of any number of slot machines together with any game, gaming device, race book, sports pool, or other accessory uses such as food services and ATM at one establishment.

Sec. 32.07.220 – Live/work dwellings

(a) Applicability.

(1) This section applies to any live/work dwelling.

(2) A live/work dwelling may occupy a building originally designed for industrial or commercial occupancy.

(b) Standards.

(1) A live-work dwelling shall include one dwelling unit, and any nonresidential use except the following (see use table):

Adult business

Alternative financial services/payday loan establishment

Animal services

Assembly uses

Auction house

Auto and truck repair (heavy)

Auto and truck repair (light)

Automated teller machine, stand alone

Autopawn

Bail bond services

Bar/lounge

Building material sales and services

Car wash

Contractor shop

Crematorium

Cultural institution

Data processing, hosting, and related services (including data centers)

Entertainment facility/theater

Gaming establishment

Gas station

Health/fitness club

Hospital

Industrial services

Liquor store

Lodging/short-term rental

Manufactured home dealers

Media production

Medical marijuana dispensary

Medical marijuana production or cultivation

Medical office, clinic, or laboratory

Medical office, clinic, or laboratory (more than 50,000 square feet gross floor area)

Mining and quarrying

Mobile vendor

Nursery (commercial, retail and wholesale)

Outdoor processing

Park/open space

Production, general

Recreational facility, major

Recreational facility, minor

Restaurant

Truck stop/Travel Center

Vehicle or equipment sales and rentals

Warehousing, storage and distribution

(2) The total number of dwelling units on the subject property shall not exceed the maximum number of dwelling units permitted by the zoning district.

(3) The conversion to a live/work dwelling of a building or part of a building that was originally designed for non-residential occupancy is not subject to the requirements for off-street parking in [chapter 32.09](#) and is not subject to the open space requirements for new residential dwelling units contained in the applicable zoning district or districts. If the building is converted from an existing building designed for non-residential occupancy, existing parking spaces or open space shall be retained.

[\(Ord. No. 2020-005, § 1\(Exh. A\), 3-4-2020\)](#)

Section 32.09.120-2 Table – Parking Ratios

Use	Parking Spaces Required
See Chapter 32.06 (Use Table)	(sf = building gross floor area unless otherwise provided)
Cultural Institution	1 per 400 sf
Gaming establishment	1 per 100 square feet of gaming floor, plus 1 per 300 sf for accessory uses such as shops, bars, restaurants, showrooms, meeting rooms, and hotel rooms

Section 32.06.150 – Unlisted uses and use table

Use Category	Use Type	Additional Standards	GR20	RR5	RR1	RR 1/2	SF20	SF12	SF9	SF6	MDR14	MF21	MF30	MU	C1	C2	TC	EC	I	PF
Animal Services																				
	Gaming Establishment													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 #376 BEING HEREBY PROPOSED on the 4th day of February, 2026.

BILL #376 BEING HEREBY PASSED, APPROVED, and ADOPTED this 18th day of February, 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: February 4, 2026

REPORT TO: Mayor and City Council

REPORT FROM: Alisa Johansson

FINANCIAL IMPACT:

Yes: No: X

CURRENTLY BUDGETED:

Yes: No: X

FUND/ACCOUNT:

N/A.

ACTION REQUESTED: Ordinance
Receive/File

AGENDA ITEM:

Introduction and first reading of Bill #378 associated with CA25013, a request from the Planning Department to add definitions and development standards and to amend the public facility requirements pertaining to non-residential development in remote portions of the City (FMC 32.02.030, FMC 32.09.125, and FMC 32.12.010).

AGENDA ITEM BRIEF:

Constrained by codified requirements to connect to public water and sewer infrastructure, non-residential sites on the periphery of Fernley remain largely undeveloped and underutilized. Although potentially suitable for a range of district-appropriate uses, these properties are located too far from City infrastructure for connection to be feasible or reasonable. This code amendment seeks to add flexibility for these unserved non-residential sites by allowing connection to private facilities, or no facilities at all. Also included are adjustments to landscaping, screening, and street improvement requirements to better fit the remote locations in which affected projects will be proposed.

The changes include:

1. New definition for "unserved," identifying sites not mapped within an Area Plan and not within 1/4 mile of any City utility infrastructure,
2. New definition for "xeriscaping," as a landscaping method intended to reduce water needs,
3. A limited suite of new non-residential development standards for "unserved sites" for landscaping, screening, and street improvements, and
4. Updates to the Development Code's chapter concerning adequate public facilities allowing for private facilities under certain circumstances.

At the January 14th Planning Commission meeting, the Fernley Planning Commission unanimously recommended approval of this development code text amendment.

RECOMMENDED MOTION:

None.

BUSINESS IMPACT (per NRS Chapter 237):

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

See attached report for background, analysis, alternatives.

ALTERNATIVES:

None.

BACKGROUND:

Infrastructure development is a critical but slow component of community development. Planning, prioritization, funding, design, construction—each step takes much time and effort before results can be realized. In the City of Fernley, development interest has long outpaced the City’s expansion of public infrastructure networks including roads, water, stormwater, and sewer systems. While this condition sometimes directs development to infill sites, it also constrains growth in the community, particularly on the periphery of the developed community core, where developable land often sits vacant in wait. This development code text amendment seeks to relax public facility, screening, landscaping, and street improvement requirements in the newly defined “unserved” portions of the City—sites not within an Area Plan and not within one-quarter mile of existing infrastructure—where some non-residential uses can be compatibly sited. Uses most likely to take advantage of this amendment include those uses with low visitation and staffing levels, low utility needs, and larger spatial needs—all of which indicate appropriate siting in the more remote parts of the City.

The proposed changes include:

1. New definitions for “unserved” and “xeriscaping,”
2. A suite of new non-residential development standards for unserved sites, and
3. Updates to the Development Code’s chapter concerning adequate public facilities.

Analysis: Development Code Text Amendment

A development code text amendment is committed to the City Council’s legislative discretion. A development code text amendment may be approved if it meets the following criteria.

1. *Consistent with the city’s master plan and otherwise consistent with state and federal law.*

The proposed code amendment is consistent with the Master Plan’s overall goal of orderly growth of the community, appropriate flexibility for development, and land use compatibility. Although the Master Plan’s specific stipulations regarding public services for each zoning district are, in places, in conflict with these proposed changes, the community’s clear need for relaxed regulations and additional flexibility in the more remote portions of the City outweigh this discrepancy. Staff also note that the City’s Comprehensive Master Plan is currently undergoing an update, where this conflict will be resolved and where additional flexibility for remote sites may be incorporated and ultimately adopted.

This amendment is further supported by the following specific goals and action strategies:

LU.1.3 Provide a balanced distribution of employment and population.

LU.1.3.2 Maintain adequate supplies of developable land for both residential and commercial land uses.

This development code text amendment directly supports these community goals by increasing feasibility for non-residential projects on Fernley's periphery. Enhanced feasibility in the Development Code adds land previously deemed infeasible back into the City's stock of developable sites. Uses and sites that will now become feasible combinations attract new business types to the City, increasing the variety of employment opportunities within the community.

LU.1.4.2 Projects shall be evaluated with the intent to promote land use compatibility; community design measures can increase compatibility among adjoining land uses.

The development standards proposed through this amendment seek to retain land use compatibility while reducing overall requirements on project proponents in more remote portions of the City. Screening and surfacing requirement, while necessary in denser parts of the community, are less impactful in the outskirts of Fernley. This proposed amendment acknowledges the nexus between the cost burden and positive impact of such requirements and adjusts standards in the unserved portions of the City accordingly.

LU.1.5.4 Adopt development regulations that recognize the relationship between land use timing and the provision of services and facilities.

This community goal is perhaps most directly supported by this code amendment. The City is sensitive to the timing discrepancy between development and the provision of services and facilities, particularly in the outer reaches of the community. This amendment seeks to provide short-, mid-, and potentially long-term alternatives while the City's infrastructure remains distant and inaccessible to remote properties.

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

Public notice was provided via published legal advertisement in the Reno-Gazette Journal on December 31st, 2025. A public hearing was held at the January 14th Planning Commission meeting where the Commission unanimously recommended approval of the proposed amendment. An additional public hearing with associated legal ad is scheduled for February.

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 (2018, 3rd Update)

Specific References

NRS 266.105-118 – Ordinances and Resolutions

NRS 268.014 – Codification of Ordinances; Publication of Code

FMC 1.01.03 – Official Municipal Code, Amendments

FMC 32.03.040(d) – Development Code, Administration, Development Code Text Amendments

FMC 32.02.030 – Definitions

FMC 32.09.125 – Non-Residential Standards for Unserviced Sites (New)

FMC 32.12.010 – Adequate Public Facilities

FINANCIAL IMPLICATIONS:

None.

ATTACHMENTS:

1. Exhibit 1 - Bill 378
2. Exhibit 2 - Original Code - Non-Residential Standards for Unserviced Sites
3. Exhibit 3 - Amended Code - Non-Residential Standards for Unserviced Sites

BILL #378
CITY OF FERNLEY
ORDINANCE # _____

AN ORDINANCE AMENDING TITLE 32, CHAPTER 2, SECTION 030 (DEFINITIONS); CHAPTER 9, SECTION 125 (NON-RESIDENTIAL STANDARDS FOR UNSERVICED SITES); AND CHAPTER 12, SECTION 10 (ADEQUATE PUBLIC FACILITIES) OF THE FERNLEY DEVELOPMENT CODE TO IMPROVE FLEXIBILITY AND FEASIBILITY FOR NON-RESIDENTIAL PROJECTS IN THE UNSERVICED PORTIONS OF THE CITY OF FERNLEY.

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

Section 1. Title 32, Chapter 2, Section 030 (Definitions) is hereby amended as follows:

Unserviced. Unserviced sites are those sites that are not mapped within an adopted Area Plan and that are more than one quarter mile from any public utility infrastructure.

Xeriscaping. The process of landscaping that significantly reduces or eliminates the need for irrigation.

Title 32, Chapter 9, Section 125 is hereby added as follows:

Purpose: This section provides less restrictive regulations for non-residential developments in remote portions of the City where public facilities or utilities are not readily available and where adverse impacts to adjoining properties are less likely.

(a) *Applicability.* This section applies to development projects meeting all of the following locational requirements:

- 1) The site is not mapped within an adopted Area Plan, and
- 2) The site is not within ¼ mile of any public utility infrastructure.

(b) *Landscaping.*

- 1) Xeriscaping shall be provided to the approval of the Administrator. Native vegetation shall be retained to the extent practicable.

(c) *Screening.*

- 1) Opaque screening shall be provided along any street frontage and between non-residential and residential uses.
- 2) Where use standards require screen fences or masonry walls, any opaque material acceptable to the Administrator may be used.

(d) *Street Improvements.*

- 1) Streets adjoining the development boundary shall be improved to the GR20 standards per Sec. 32.09.140, Table 1.

Title 32, Chapter 12, Section 10 is hereby amended as follows:

Purpose. The purpose of this section is to ensure that the public infrastructure necessary to support a development project will be available concurrently with the impacts of that

development without causing the level of service at which the infrastructure is provided to fall below adopted standards.

(a) *Applicability.* These regulations shall apply to all development projects requiring installation of public facilities on-site, adjacent, or off-site to the project.

(b) *Definitions.*

TABLE 32.12.010-1 - Definitions

Applicable Public Facility Plans	Adopted plans for the provision of water supply, sanitary sewer, storm drainage and flood management, transportation (streets, transit, pedestrian, bicycle), public safety (fire and law enforcement), parks, and schools that ensures necessary public facilities will be provided concurrent with the impacts from any land use entitlement for development.
Adequate Public Facilities	Facilities which have the capacity to serve development without decreasing levels of service below the established minimum Level of Service.
Development Project	Any land use permit required by the city for a project action, including but not limited to building permits, subdivisions, parcel maps, planned unit developments, conditional uses, administrative reviews, zoning map amendments, and amendments to the city's comprehensive master plan which request an increase in the extent or density of development on the subject property.
Level of Service (LOS)	An established minimum capacity of public facilities or services that must be provided per unit of demand or other appropriate measure of need. Level of service standards are synonymous with locally established minimum standards.

(c) *General standards.*

- 1) Any subdivision of land or other development project, unless located in a GR (general rural) or RR (rural residential) zone, shall be required to connect to the city's water and wastewater systems except as otherwise provided in this section.
- 2) No development project which includes the subdivision or intensification of land shall be approved until such time as all applicable public facility plans are in place to serve the development, including a financing plan for the construction and long-term maintenance of the necessary public facilities.

- 3) Any development project application which includes the subdivision or intensification of land shall be required to submit a fiscal impact analysis to the approval of the administrator.
 - 4) Areas within the general rural land use designation shall not be subdivided or intensified until adequate public facility plans for the area have been adopted by the city council.
 - 5) Notwithstanding paragraph (1) of this subsection, any existing parcel not within 300 feet of the city's water and wastewater systems may utilize a well and/or septic system pursuant to applicable regulations and subject to all other requirements of the city's development code.
- (d) *Determination of adequate public facilities.* Prior to the approval of any development project, the administrator shall determine whether:
- 1) Adequate public facilities exist;
 - 2) Applicable public facility plans are in place to serve the development and the public facilities will be constructed concurrently with the development project;
or
 - 3) Private facilities should be allowed pursuant to this section and based on current and future availability of public facilities in the area.

The administrator's determination of adequate public facilities shall be based on adopted levels of service and/or available capacity.

- (e) *Future development areas.* Future development areas identified in the City of Fernley Comprehensive Master Plan shall be required to have an area plan developed by the city, property owner(s), and/or developer(s) to create a unified vision for the area and cumulatively address development impacts including land use, transportation, drainage facilities, community infrastructure (water and waste water), community services (police and fire), physical constraints, conservation, and parks and open space. The existing zoning or land use shall not be intensified in any of these areas until an area plan has been approved and adopted by the City of Fernley to ensure concurrency management, and the provision of new infrastructure and city services can be provided concurrently with new development. At a minimum, an area plan shall consider the following:
- 1) Transportation and traffic.
 - a. Roadways.
 - b. Bike and pedestrian connectivity.
 - c. Future transit opportunities.
 - d. Park and ride lots.
 - 2) Land use and zoning.
 - 3) Development standards.
 - 4) Flooding and regional drainage facilities.

- 5) Community infrastructure.
 - a. Water.
 - b. Wastewater.
 - c. Reclaimed water.
- 6) Community services.
 - a. Police.
 - b. Fire.
 - c. Schools.
- 7) Parks and open space.
- 8) Fiscal impacts to the city.
- 9) Funding and financing for public infrastructure.

- Section 2.** All ordinances or parts of ordinances in conflict herewith are hereby repealed.
- Section 3.** The City Clerk is instructed and authorized to publish the title of this ordinance as provided by law.
- Section 4.** This ordinance shall become effective upon passage, approval, and publication.
- Section 5.** The provisions of this ordinance shall be liberally construed to effectively carry out its purposes in the interest of the public health, safety, welfare, and convenience.
- Section 6.** In any subsection, phrase, sentence, or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions.
- Section 7.** The City Council finds that this ordinance is not likely to impose a direct and significant economic burden upon a business or directly restrict the formation, operation, or expansion of a business, or is otherwise exempt from Nevada Revised Statutes Chapter 237.

BILL #364 BEING HEREBY PROPOSED on the 4th day of February, 2026.

BILL #364 BEING HEREBY PASSED, APPROVED, and ADOPTED this 18th day of February, 2026, by the following vote of the Council:

Ayes: _____ Nays: _____ Abstentions: _____ Absent: _____

FERNLEY CITY COUNCIL

By: _____ Date: _____
Neal E. McIntyre, Mayor

Attest By: _____
Kim Swanson, City Clerk

Date: _____

Sec. 32.12.010. - Adequate public facilities required.

Purpose. The purpose of this section is to ensure that the public infrastructure necessary to support a development project will be available concurrently with the impacts of that development without causing the level of service at which the infrastructure is provided to fall below adopted standards.

(a) *Applicability.* These regulations shall apply to all development projects requiring installation of public facilities on-site, adjacent, or off-site to the project.

(b) *Definitions.*

TABLE 32.12.010-1 - Definitions

Applicable Public Facility Plans	Adopted plans for the provision of water supply, sanitary sewer, storm drainage and flood management, transportation (streets, transit, pedestrian, bicycle), public safety (fire and law enforcement), parks, and schools that ensures necessary public facilities will be provided concurrent with the impacts from any land use entitlement for development.
Adequate Public Facilities	Facilities which have the capacity to serve development without decreasing levels of service below the established minimum Level of Service.
Development Project	Any land use permit required by the city for a project action, including but not limited to building permits, subdivisions, parcel maps, planned unit developments, conditional uses, administrative reviews, zoning map amendments, and amendments to the city's comprehensive master plan which request an increase in the extent or density of development on the subject property.
Level of Service (LOS)	An established minimum capacity of public facilities or services that must be provided per unit of demand or other appropriate measure of need. Level of service standards are synonymous with locally established minimum standards.

(c) *General standards.*

- 1) Except on parcels zoned GR (general rural) and RR (residential - rural), any subdivision of land or other development project shall be required to connect to the city's water and wastewater systems.
- 2) No development project which includes the subdivision or intensification of land shall be approved until such time as all applicable public facility plans are in place to serve the development, including a financing plan for the construction and long-term maintenance of the necessary public facilities.

- 3) Any development project application which includes the subdivision or intensification of land shall be required to submit a fiscal impact analysis to the approval of the administrator.
 - 4) Areas within the general rural land use designation shall not be subdivided or intensified until adequate public facility plans for the area have been adopted by the city council.
 - 5) Any existing parcel not within 300 feet of the city's water and wastewater systems may utilize a well and/or septic system pursuant to applicable regulations subject to the requirements of the city's development code.
- (d) *Determination of adequate public facilities.* Prior to the approval of any development project, the administrator shall determine whether:
- 1) Adequate public facilities exist or;
 - 2) Applicable public facility plans are in place to serve the development and the public facilities will be constructed concurrently with the development project.

The administrator's determination of adequate public facilities shall be based on adopted levels of service and/or available capacity.

- (e) *Future development areas.* Future development areas identified in the City of Fernley Comprehensive Master Plan shall be required to have an area plan developed by the city, property owner(s), and/or developer(s) to create a unified vision for the area and cumulatively address development impacts including land use, transportation, drainage facilities, community infrastructure (water and waste water), community services (police and fire), physical constraints, conservation, and parks and open space. The existing zoning or land use shall not be intensified in any of these areas until an area plan has been approved and adopted by the City of Fernley to ensure concurrency management, and the provision of new infrastructure and city services can be provided concurrently with new development. At a minimum, an area plan shall consider the following:
- 1) Transportation and traffic.
 - a. Roadways.
 - b. Bike and pedestrian connectivity.
 - c. Future transit opportunities.
 - d. Park and ride lots.
 - 2) Land use and zoning.
 - 3) Development standards.
 - 4) Flooding and regional drainage facilities.
 - 5) Community infrastructure.

- a. Water.
 - b. Wastewater.
 - c. Reclaimed water.
- 6) Community services.
 - a. Police.
 - b. Fire.
 - c. Schools.
- 7) Parks and open space.
- 8) Fiscal impacts to the city.
- 9) Funding and financing for public infrastructure.

Sec. 32.12.010. - Adequate public facilities required.

Purpose. The purpose of this section is to ensure that the public infrastructure necessary to support a development project will be available concurrently with the impacts of that development without causing the level of service at which the infrastructure is provided to fall below adopted standards.

(a) *Applicability.* These regulations shall apply to all development projects requiring installation of public facilities on-site, adjacent, or off-site to the project.

(b) *Definitions.*

TABLE 32.12.010-1 - Definitions

Applicable Public Facility Plans	Adopted plans for the provision of water supply, sanitary sewer, storm drainage and flood management, transportation (streets, transit, pedestrian, bicycle), public safety (fire and law enforcement), parks, and schools that ensures necessary public facilities will be provided concurrent with the impacts from any land use entitlement for development.
Adequate Public Facilities	Facilities which have the capacity to serve development without decreasing levels of service below the established minimum Level of Service.
Development Project	Any land use permit required by the city for a project action, including but not limited to building permits, subdivisions, parcel maps, planned unit developments, conditional uses, administrative reviews, zoning map amendments, and amendments to the city's comprehensive master plan which request an increase in the extent or density of development on the subject property.
Level of Service (LOS)	An established minimum capacity of public facilities or services that must be provided per unit of demand or other appropriate measure of need. Level of service standards are synonymous with locally established minimum standards.

(c) *General standards.*

- 1) ~~Except on parcels zoned GR (general rural) and RR (residential—rural), any~~Any subdivision of land or other development project, ~~unless located in a GR (general rural) or RR (rural residential) zone,~~ shall be required to connect to the city's water and wastewater systems ~~except as otherwise provided in this section.~~
- 2) No development project which includes the subdivision or intensification of land shall be approved until such time as all applicable public facility plans

are in place to serve the development, including a financing plan for the construction and long-term maintenance of the necessary public facilities.

- 3) Any development project application which includes the subdivision or intensification of land shall be required to submit a fiscal impact analysis to the approval of the administrator.
- 4) Areas within the general rural land use designation shall not be subdivided or intensified until adequate public facility plans for the area have been adopted by the city council.
- 5) ~~Any~~Notwithstanding paragraph (1) of this subsection, any existing parcel not within 300 feet of the city's water and wastewater systems may utilize a well and/or septic system pursuant to applicable regulations and subject to ~~the~~all other requirements of the city's development code.

(d) *Determination of adequate public facilities.* Prior to the approval of any development project, the administrator shall determine whether:

- 1) Adequate public facilities exist ~~or~~;
- 2) Applicable public facility plans are in place to serve the development and the public facilities will be constructed concurrently with the development project ~~;~~ or
- 3) Private facilities should be allowed pursuant to this section and based on current and future availability of public facilities in the area.

The administrator's determination of adequate public facilities shall be based on adopted levels of service and/or available capacity.

(e) *Future development areas.* Future development areas identified in the City of Fernley Comprehensive Master Plan shall be required to have an area plan developed by the city, property owner(s), and/or developer(s) to create a unified vision for the area and cumulatively address development impacts including land use, transportation, drainage facilities, community infrastructure (water and waste water), community services (police and fire), physical constraints, conservation, and parks and open space. The existing zoning or land use shall not be intensified in any of these areas until an area plan has been approved and adopted by the City of Fernley to ensure concurrency management, and the provision of new infrastructure and city services can be provided concurrently with new development. At a minimum, an area plan shall consider the following:

- 1) Transportation and traffic.
 - a. Roadways.
 - b. Bike and pedestrian connectivity.
 - c. Future transit opportunities.

- d. Park and ride lots.
- 2) Land use and zoning.
- 3) Development standards.
- 4) Flooding and regional drainage facilities.
- 5) Community infrastructure.
 - a. Water.
 - b. Wastewater.
 - c. Reclaimed water.
- 6) Community services.
 - a. Police.
 - b. Fire.
 - c. Schools.
- 7) Parks and open space.
- 8) Fiscal impacts to the city.
- 9) Funding and financing for public infrastructure.

Sec 32.09.125 –Non-Residential Standards for Unserved Sites

Purpose: This section provides less restrictive regulations for non-residential developments in remote portions of the City where public facilities or utilities are not readily available and where adverse impacts to adjoining properties are less likely.

(a) *Applicability.* This section applies to development projects meeting all of the following locational requirements:

- 1) The site is not located within an adopted Area Plan, and
- 2) The site is not within ¼ mile of any public utility infrastructure.

(b) *Landscaping.*

- 1) Xeriscaping shall be provided to the approval of the Administrator. Native vegetation shall be retained to the extent practicable.

(c) *Screening.*

- 1) Opaque screening shall be provided along any street frontage and between non-residential and residential uses.
- 2) Where use standards require screen fences or masonry walls, any opaque material acceptable to the Administrator may be used.

(d) *Street Improvements.*

- 1) Streets adjoining the development boundary shall be improved to the GR20 standards per Sec. 32.09.140, Table 1.

Sec 32.02.030

Unserviced. Unserved sites are those sites that are not mapped within an adopted Area Plan and that are more than one quarter mile from any public utility infrastructure.

Xeriscaping. The process of landscaping that significantly reduces or eliminates the need for irrigation.