



N E V A D A

AGENDA
Regular Meeting
City Council

Wednesday, September 2, 2026 • 5:00 PM

Mayor
Neal E. McIntyre

City Council
Ward 1 - Ryan Hanan
Ward 2 - Felicity Zoberski
Ward 3 -
Ward 4 - Albert Torres
Ward 5 - Joe Mendoza

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

Zoom information:

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

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

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

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

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

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

1. INTRODUCTORY ITEMS

1.1. Pledge of Allegiance

1.2. Roll Call

1.3. Public Forum

1.4. (For Possible Action) Approval of Agenda

2. CONSENT AGENDA

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

2.1. (Possible Action) Approval of Voucher Report

2.2. (Possible Action) Approval of Minutes

2.3. (Possible Approval) Approval of Business Licenses

2.4. Discussion and Possible Action to approve Amendment No.1 to the Shaw Engineering agreement for additional construction management and special inspection services for the Water Treatment Plant Microfiltration Reverse Flow (MFRF) project for an amount not to exceed \$22,910.

2.5. Possible Action to add newly negotiated CBA language to the COF Personnel Policies and Procedures, Section 1. General, and Section 1.2. Scope

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

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

4. PROCLAMATIONS BY THE MAYOR

5. ORDINANCES

5.1. (For Possible Action) Introduction and First Reading of Bill #383 (CA26003), an Ordinance to amend the Fernley Development Code to add a definition for short-term rentals to Section 32.02.030, to add short-term rental use standards as Section 32.07.382, and to add a short-term rental use to Section 32.06.150.

6. STAFF REPORTS

6.1. (For Possible Action) Discussion and possible action regarding TSM26002, a Tentative Subdivision Map request by Rubicon Design Group on behalf of ICON Group, LLC to construct a 49-lot single-family residential community and one (1) right-of-way parcel on a ± 32.44-acre site (APN: 022-571-27) located east of Browne Ln, south of Highway 50A, and west of Nevada Pacific Parkway at the extension of Westward Ln in a Rural Residential (RR1/2) zone.

7. PUBLIC FORUM

8. ADJOURNMENT

Next Meeting: September 16th @ 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	885041	SUPPLEMENTAL INSURANCE	08/25/2026	526.88	08/21/2026	100-217400 AFLAC Insurance Payable	826
Total 5690:					526.88			
AIT ADVANCED INTERPRETING & TRANSLATION								
8498	AIT ADVANCED INTERPRETING & TRANSLATION	202608-FMC-	Spanish - 25TR00239, 25TR00453, 25TR00493, 26CR00063,	08/05/2026	510.00	08/21/2026	100-425-330 Prof Serv-Interpreter	826
Total 8498:					510.00			
ALLDATA LLC								
8930	ALLDATA LLC	INVC07306038	ALL DATA AUTOMOTIVE SERVICES	08/13/2026	361.60	08/14/2026	100-480-342 Tech Services-Other	826
Total 8930:					361.60			
ASPEN DEVELOPERS CORP								
8671	ASPEN DEVELOPERS CORP	Pay Req #3	Fernley EWWTP Pond 4A & 4B Relining Project	08/13/2026	777,235.50	08/21/2026	520-166100 Construction In Progress	826
Total 8671:					777,235.50			
AT&T								
13	AT&T	3330868114	07048 WTP Ethernet JUL 26	07/31/2026	2,575.28	08/14/2026	100-417-530 Communications	726
13	AT&T	53740 JUL 26	775-835-8598 165 0	07/26/2026	2,924.71	08/19/2026	100-417-530 Communications	726
13	AT&T	53740 JUL 26	775-575-5455 374 0	07/26/2026	1,263.09	08/19/2026	100-417-530 Communications	726
13	AT&T	96145 AUG 26	131 252-8129 614 5	08/02/2026	230.00	08/25/2026	100-417-530 Communications	826
13	AT&T	96145 AUG 26	131 252-7192 857 4	08/02/2026	308.16	08/25/2026	100-417-530 Communications	826
Total 13:					7,301.24			
AT&T LONG DISTANCE								
448	AT&T LONG DISTANCE	815519343 AUG26	815519343 JUL 2026	08/04/2026	1,031.44	08/21/2026	100-417-530 Communications	826
Total 448:					1,031.44			
AUTO & TRUCK ELECTRIC, INC								
8868	AUTO & TRUCK ELECTRIC, INC	50841	DEKA GRP 94R AGM BATTERY	08/06/2026	245.00	08/21/2026	100-480-610 Automotive Supplies	826

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title	GL Period
Total 8868:					245.00			
AUTOZONE STORES LLC								
4473	AUTOZONE STORES LLC	3742594590	A/C Freon for fleet	07/23/2026	424.99	08/14/2026	100-480-610 Automotive Supplies	726
Total 4473:					424.99			
BATTERIES PLUS								
16	BATTERIES PLUS	P94095115	SCADA Battery	08/18/2026	199.90		520-810-600 General Supplies	826
Total 16:					199.90			
BIG R OF FERNLEY								
20	BIG R OF FERNLEY	24829/5	Proof coil chain, fuel mix, and 3-piece socket adapter set	08/12/2026	69.86	08/14/2026	100-575-600 General Supplies	826
20	BIG R OF FERNLEY	24830/5	Riser (3/4) fittings and Hori Hori soil knife	08/12/2026	28.22	08/14/2026	100-480-600 General Supplies	826
20	BIG R OF FERNLEY	24833/5	Drip watering hose 50', double hole plugs, 5/8" compression	08/12/2026	31.90	08/14/2026	100-575-600 General Supplies	826
20	BIG R OF FERNLEY	24838/5	Nylon seine rope, utility and putty knife, wood filler, and wood	08/13/2026	41.91	08/14/2026	100-417-600 General Supplies	826
20	BIG R OF FERNLEY	24839/5	PVC Schedule 40 pipe and 2" PVC couplings	08/14/2026	67.96	08/14/2026	100-575-600 General Supplies	826
20	BIG R OF FERNLEY	24840/5	Annual Boot Allowance J. Lopez - 9M moc toe wedge 6" wat	08/14/2026	179.99	08/21/2026	100-475-616 Safety Supplies	826
20	BIG R OF FERNLEY	24843/5	Spray bottles and 360 upside down sprayers	08/14/2026	42.32	08/21/2026	100-475-600 General Supplies	826
20	BIG R OF FERNLEY	24849/5	Mobil 1 10W-30 motor oil (2 quarts)	08/17/2026	21.98	08/21/2026	510-840-610 Automotive Supplies	826
20	BIG R OF FERNLEY	24855/5	Timothy hay	08/17/2026	6.95	08/21/2026	100-525-600 General Supplies	826
20	BIG R OF FERNLEY	24857/5	Construction adhesive, brush, and concrete patch	08/17/2026	31.97	08/21/2026	100-417-600 General Supplies	826
20	BIG R OF FERNLEY	24871/5	PG hex bit sockets (3/8 x 4mm)	08/18/2026	5.96	08/21/2026	100-475-600 General Supplies	826
20	BIG R OF FERNLEY	24874/5	Fire extinguisher signage and brackets	08/19/2026	105.26	08/21/2026	510-810-614 Shop Supplies	826
20	BIG R OF FERNLEY	24876/5	V-belt (47"), cooler oil (4 oz), and (2) spyder bearings (3/4)	08/19/2026	40.96	08/21/2026	520-810-614 Shop Supplies	826
20	BIG R OF FERNLEY	24881/5	Scraper (1-3/4), floor & wall scraper, FG tarp replacement hoo	08/20/2026	21.67	08/21/2026	520-810-614 Shop Supplies	826
20	BIG R OF FERNLEY	24883/5	Plumbing risers, picture hangers, and Hillman fasteners (asst)	08/20/2026	28.70		100-417-600 General Supplies	826
20	BIG R OF FERNLEY	24888/5	Guinea pig food and flea & tick powder for small animals	08/20/2026	21.90		100-525-600 General Supplies	826
20	BIG R OF FERNLEY	24901/5	Annual boot allowance - 12D mens dark brown Activatr H2O	08/24/2026	199.95		510-810-616 Safety Supplies	826
20	BIG R OF FERNLEY	24903/5	Boot credit/issue for Michael Gothan - 12D mens dark brown	08/24/2026	199.95-		510-810-616 Safety Supplies	826
20	BIG R OF FERNLEY	24904/5	Trash can (32 gallon) and shovel (LHSP)	08/24/2026	47.98		100-417-600 General Supplies	826
20	BIG R OF FERNLEY	24906/5	Cleaning brushes, scour pads, wheel cleaner, lime/calcium re	08/24/2026	83.21		510-840-614 Shop Supplies	826
20	BIG R OF FERNLEY	24907/5	Niagara water (16.9oz) (24pk) - 2 cases	08/24/2026	8.50		100-575-600 General Supplies	826
Total 20:					887.20			
BOB'S PRINTING AND SIGNAGE								
6970	BOB'S PRINTING AND SIGNAGE	80426-1	Nameplate - Aaron Mouritsen, City Attorney	08/13/2026	28.44		100-416-550 Printing and Postage	826
6970	BOB'S PRINTING AND SIGNAGE	81926-2	4' x 5' foamcore poster - City of Fernley Street Map 2026	08/25/2026	77.15		100-475-550 Printing and Postage	826
Total 6970:					105.59			

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title	GL Period
BRADY INDUSTRIES OF NEVADA LLC								
8837	BRADY INDUSTRIES OF NEVADA LLC	1196073570	Drain cleaner, kitchen roll towels	08/14/2026	136.48	08/21/2026	100-417-612 Building Maint Supplies	826
Total 8837:					136.48			
BULBMAN - RENO								
5513	BULBMAN - RENO	387887	LED bulbs	07/29/2026	595.50	08/14/2026	100-417-612 Building Maint Supplies	726
Total 5513:					595.50			
CDW GOVERNMENT INC.								
27	CDW GOVERNMENT INC.	AK6DG5K	Credit LUXOR 72X40 MOUNTED DRY ERASE BOARD-retur	08/14/2026	258.34-		100-418-600 General Supplies	826
Total 27:					258.34-			
CHARTER COMMUNICATIONS								
4479	CHARTER COMMUNICATIONS	175969701080126	69701 595 Silver Lace AUG 2026	08/01/2026	1,397.70	08/14/2026	100-417-530 Communications	826
4479	CHARTER COMMUNICATIONS	175970201080126	70201 355 Cottonwood 08/01-08/31/26	08/01/2026	417.70	08/14/2026	100-417-530 Communications	826
Total 4479:					1,815.40			
CIVIL SOLUTIONS ASSOCIATES INC								
9158	CIVIL SOLUTIONS ASSOCIATES INC	260727	Good Earth Subdivision Design	07/31/2026	41,517.50	08/21/2026	100-475-745 RTC Reimbursable	726
Total 9158:					41,517.50			
COLONIAL INSURANCE								
3520	COLONIAL INSURANCE	31039340601071	E3103934 SUPPLEMENTAL INSURANC	06/01/2026	55.16	08/14/2026	100-218000 COLONIAL INSURANCE PAYABL	626
3520	COLONIAL INSURANCE	31039340801070	E3103934 SUPPLEMENTAL INSURANC	08/01/2026	55.16	08/14/2026	100-218000 COLONIAL INSURANCE PAYABL	826
Total 3520:					110.32			
DAHL, RACHEL								
9140	DAHL, RACHEL	6358	City of Fernley 4th Quarter 2026 Total Receipts & Expenses le	08/17/2026	145.00	08/21/2026	100-416-540 Advertising	826
Total 9140:					145.00			
DOWL, LLC								
8931	DOWL, LLC	7363.30292.03-20	GIS services July–Aug 2026	08/07/2026	418.00	08/21/2026	100-529-320 Prof Serv-Engineering	826
Total 8931:					418.00			
EDAWN								
5320	EDAWN	12671	City of Fernley Annual Support 26/27	08/03/2026	12,500.00	08/14/2026	100-410-581 Dues and Memberships	826

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title	GL Period
Total 5320:					12,500.00			
EMPLOYEES, CITY OF FERNLEY								
8639	EMPLOYEES, CITY OF FERNLEY	21-AUG-26	REIMB FOR TUITION- PERSPECT IN SUSTAINABILITY & FI	08/21/2026	1,177.00		100-419-580 Training	826
8639	EMPLOYEES, CITY OF FERNLEY	8132026	REIMB FOR ANNUAL BOOTS- K. KNIGHT FY 26-27	08/13/2026	210.35	08/14/2026	520-810-616 Safety Supplies	826
8639	EMPLOYEES, CITY OF FERNLEY	AUG 2026	RELOCATION COST PER EMPLOYEMNT OFFER C. ROSE	08/19/2026	1,398.00	08/21/2026	100-529-582 Travel	826
8639	EMPLOYEES, CITY OF FERNLEY	AUG 2026	RELOCATION COST PER EMPLOYEMNT OFFER C. ROSE	08/19/2026	334.00	08/21/2026	510-850-582 Travel	826
8639	EMPLOYEES, CITY OF FERNLEY	AUG 2026	RELOCATION COST PER EMPLOYEMNT OFFER C. ROSE	08/19/2026	268.00	08/21/2026	520-850-582 Travel	826
Total 8639:					3,387.35			
FASTENAL COMPANY								
4860	FASTENAL COMPANY	NVFER56912	Bolts / fasteners	08/10/2026	19.24	08/21/2026	520-810-600 General Supplies	826
Total 4860:					19.24			
FERNLEY CHAMBER OF COMMERCE								
513	FERNLEY CHAMBER OF COMMERCE	7785	Ambassador Breakfast - Kim Swanson Ticket 8/13/26	08/13/2026	10.00	08/21/2026	100-416-582 Travel	826
Total 513:					10.00			
FIGUEROA CRIMINAL DEFENSE GROUP LLC								
9168	FIGUEROA CRIMINAL DEFENSE GROUP LLC	1	Indigent Fee Inv 1 25CR00079 FMC E. Geddes 2/05/26-6/14/	06/16/2026	796.50	08/14/2026	100-414-322 Prof Serv-Other	626
9168	FIGUEROA CRIMINAL DEFENSE GROUP LLC	2	Indigent Fee Inv 2 25CR00079 FMC E. Geddes 7/27/26	07/27/2026	442.50	08/14/2026	100-414-322 Prof Serv-Other	726
Total 9168:					1,239.00			
FLYERS ENERGY, LLC								
18	FLYERS ENERGY, LLC	CFS-4697595	GASOLINE-WD	08/15/2026	1,724.16		510-810-626 Gasoline	826
18	FLYERS ENERGY, LLC	CFS-4697595	GASOLINE-UT ADMIN SEWER	08/15/2026	413.07		520-850-626 Gasoline	826
18	FLYERS ENERGY, LLC	CFS-4697595	GASOLINE-FLEET	08/15/2026	105.21		100-480-626 Gasoline	826
18	FLYERS ENERGY, LLC	CFS-4697595	GASOLINE-CODE ENFORCEMENT	08/15/2026	56.60		100-615-626 Gasoline	826
18	FLYERS ENERGY, LLC	CFS-4697595	GASOLINE-PARKS	08/15/2026	559.50		100-575-626 Gasoline	826
18	FLYERS ENERGY, LLC	CFS-4697595	GASOLINE-WW	08/15/2026	2,135.01		520-810-626 Gasoline	826
18	FLYERS ENERGY, LLC	CFS-4697595	GASOLINE- UT BILLING SEWER	08/15/2026	105.61		520-860-626 Gasoline	826
18	FLYERS ENERGY, LLC	CFS-4697595	GASOLINE-ANIMAL CONTROL	08/15/2026	548.50		100-525-626 Gasoline	826
18	FLYERS ENERGY, LLC	CFS-4697595	GASOLINE-ENG	08/15/2026	56.60		100-529-626 Gasoline	826
18	FLYERS ENERGY, LLC	CFS-4697595	GASOLINE-VECTOR	08/15/2026	81.60		100-528-626 Gasoline	826
18	FLYERS ENERGY, LLC	CFS-4697595	GASOLINE-UT ADMIN WATER	08/15/2026	530.17		510-850-626 Gasoline	826
18	FLYERS ENERGY, LLC	CFS-4697595	GASOLINE-STREETS	08/15/2026	2,104.10		100-475-626 Gasoline	826
18	FLYERS ENERGY, LLC	CFS-4697595	GASOLINE-BUILDING	08/15/2026	247.93		100-605-626 Gasoline	826
18	FLYERS ENERGY, LLC	CFS-4697595	GASOLINE-WTP	08/15/2026	413.02		510-840-626 Gasoline	826
18	FLYERS ENERGY, LLC	CFS-4697595	GASOLINE- UT BILLING WATER	08/15/2026	105.61		510-860-626 Gasoline	826

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title	GL Period
18	FLYERS ENERGY, LLC	CFS-4697595	GASOLINE-COURT	08/15/2026	252.42		100-425-626 Gasoline	826
18	FLYERS ENERGY, LLC	CFS-4697595	GASOLINE-FACILITIES	08/15/2026	385.01		100-417-626 Gasoline	826
Total 18:					9,824.12			
GRAINGER								
252	GRAINGER	9039911152	Laptop bags, drill-driven pump kits, cleaning wipes	08/11/2026	394.34	08/21/2026	510-840-614 Shop Supplies	826
252	GRAINGER	9043224170	Flow switch, 18 mm stainless steel connection	08/13/2026	684.65	08/21/2026	510-840-614 Shop Supplies	826
252	GRAINGER	9051082635	Safety binders for well houses	08/20/2026	825.65	08/21/2026	510-810-616 Safety Supplies	826
Total 252:					1,904.64			
GUNDERSON LAW FIRM								
9105	GUNDERSON LAW FIRM	551	outside legal criminal	08/07/2026	950.00	08/21/2026	100-414-310 Prof Serv-Legal	826
Total 9105:					950.00			
HACH COMPANY								
406	HACH COMPANY	15127249	lab supplies	08/14/2026	867.13	08/21/2026	510-840-614 Shop Supplies	826
406	HACH COMPANY	15138169	lab supplies	08/21/2026	806.24		510-840-614 Shop Supplies	826
Total 406:					1,673.37			
HAMBLETON-ARMSTRONG, CATHERINE C								
9172	HAMBLETON-ARMSTRONG, CATHERINE C	110884	First aid and safety supplies - City of Fernley Public Works	08/18/2026	398.70	08/21/2026	100-417-420 Outside Services	826
Total 9172:					398.70			
HANNEMAN SERVICE								
70	HANNEMAN SERVICE	111984	Misc. Service Labor	08/03/2026	145.00	08/14/2026	100-615-420 Outside Services	826
70	HANNEMAN SERVICE	111985	Misc. Service Labor	08/01/2026	145.00	08/14/2026	100-615-420 Outside Services	826
70	HANNEMAN SERVICE	111986	Misc. Service Labor	08/07/2026	145.00	08/14/2026	100-615-420 Outside Services	826
70	HANNEMAN SERVICE	14920	2008 Jeep Liberty 1240 Shadow Lane	08/03/2026	55.00	08/14/2026	100-615-420 Outside Services	826
70	HANNEMAN SERVICE	14922	2005 Nissan Murano white No Plates 1012 Brierwood Fernley	08/01/2026	55.00	08/14/2026	100-615-420 Outside Services	826
70	HANNEMAN SERVICE	14925	2002 Chrysler Concord LX No Plates Gold	08/07/2026	55.00	08/14/2026	100-615-420 Outside Services	826
Total 70:					600.00			
HSA BANK								
9164	HSA BANK	AUG 2026-2	HSA EMPLOYEE CONTRIBUTIONS	08/21/2026	130.76	08/24/2026	100-218300 HSA Contribution Payable	826
Total 9164:					130.76			

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title		GL Period
IBEW Local 1245									
83	IBEW Local 1245	AUG 2026-2	UNION DUES, ONE HALF OF MONTH	08/21/2026	1,926.08	08/21/2026	100-219900	OTHER PAYROLL PAYABLES	826
Total 83:					1,926.08				
INTEGRITY PEST MANAGEMENT, LLC									
8662	INTEGRITY PEST MANAGEMENT, LLC	162934	Quarterly pest service – Facilities	08/19/2026	750.00	08/21/2026	100-417-420	Outside Services	826
Total 8662:					750.00				
INTERNAL REVENUE SERVICE									
7879	INTERNAL REVENUE SERVICE	AUG 2026-2	MED TAX PAYABLE, PAYROLL	08/21/2026	9,693.84	08/21/2026	100-211000	FICA PAYABLE	826
7879	INTERNAL REVENUE SERVICE	AUG 2026-2	W/HOLD TAX PAYABLE, PAYROLL	08/21/2026	36,313.29	08/21/2026	100-212000	FEDERAL WITHHOLDING PAYAB	826
7879	INTERNAL REVENUE SERVICE	AUG 2026-2	FICA TAX PAYABLE, PAYROLL	08/21/2026	161.60	08/21/2026	100-211000	FICA PAYABLE	826
Total 7879:					46,168.73				
INTERWEST CONSULTING GROUP, INC									
9035	INTERWEST CONSULTING GROUP, INC	4437658	City of Fernley Planning Services	07/31/2026	2,760.00	08/21/2026	100-610-322	Prof Serv-Other	726
Total 9035:					2,760.00				
JUB ENGINEERS, INC									
8846	JUB ENGINEERS, INC	199010	Cedar Street Waterline Design	08/11/2026	7,574.35	08/21/2026	100-475-745	RTC Reimbursable	826
Total 8846:					7,574.35				
LAXALT LAW GROUP LTD									
9152	LAXALT LAW GROUP LTD	3698	Lau vs. COF - WRIT	06/30/2026	4,612.00	08/21/2026	100-414-310	Prof Serv-Legal	626
9152	LAXALT LAW GROUP LTD	4297	Lau vs. COF - WRIT	06/30/2026	704.00		100-414-310	Prof Serv-Legal	626
9152	LAXALT LAW GROUP LTD	4510 Jul26	Lau vs COF - WRIT	08/05/2026	5,280.00		100-414-310	Prof Serv-Legal	826
9152	LAXALT LAW GROUP LTD	4510 Jun26	Lau vs. COF - WRIT	06/30/2026	653.00		100-414-310	Prof Serv-Legal	626
Total 9152:					11,249.00				
LOWES CREDIT SERVICES									
7650	LOWES CREDIT SERVICES	19895	Hand sanitizer and safety cones/sign hardware	08/19/2026	151.92		100-528-600	General Supplies	826
7650	LOWES CREDIT SERVICES	23240	Lumber, fasteners and hardware from Lowe's	08/24/2026	41.59		100-475-600	General Supplies	826
7650	LOWES CREDIT SERVICES	27474	lumber and exterior screws	08/24/2026	43.48		100-475-600	General Supplies	826
7650	LOWES CREDIT SERVICES	28109	Fire extinguisher decals – waste water	08/18/2026	13.24		520-810-616	Safety Supplies	826
7650	LOWES CREDIT SERVICES	41049	Wastewater – white nitrile gloves and blue hex bolts	08/19/2026	17.08		520-810-600	General Supplies	826
7650	LOWES CREDIT SERVICES	45814	WW Well 9 – washers and fender washers	08/12/2026	48.48		510-810-614	Shop Supplies	826
7650	LOWES CREDIT SERVICES	51239	Parks maintenance hardware and supplies	08/21/2026	149.74		100-575-600	General Supplies	826
7650	LOWES CREDIT SERVICES	56938	Parks – 400 lbs/24"" commercial ice maker at OTP shop	08/12/2026	854.99		100-575-605	Minor Equipment	826

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title	GL Period
7650	LOWES CREDIT SERVICES	73350	8-ft 16-ga T-posts and 4-pack LP SmartSide – Streets	08/17/2026	444.68		100-475-600 General Supplies	826
7650	LOWES CREDIT SERVICES	73428	Electrical/grounding hardware, clamp and copper wire supplie	08/07/2026	202.36		510-810-614 Shop Supplies	826
7650	LOWES CREDIT SERVICES	73829	Fiberglass measuring tape and marking paint - Cemetery	08/18/2026	50.29		100-576-600 General Supplies	826
7650	LOWES CREDIT SERVICES	73856	Paint and paint supplies – HANDY paint pail and Showcase e	08/07/2026	250.76	08/14/2026	100-417-600 General Supplies	826
7650	LOWES CREDIT SERVICES	75987	Supplies for Well 9	08/13/2026	5.75		510-810-614 Shop Supplies	826
7650	LOWES CREDIT SERVICES	79677	12-in Pro measuring – WD North East	08/10/2026	68.38		510-810-614 Shop Supplies	826
7650	LOWES CREDIT SERVICES	80357	Waste Water – Arrow T50 staple gun and 3/8"" staples	08/18/2026	25.61		520-810-614 Shop Supplies	826
7650	LOWES CREDIT SERVICES	80511	Street paint and paint supplies	08/10/2026	166.39	08/14/2026	100-475-615 Sign & Stripe Supplies	826
7650	LOWES CREDIT SERVICES	81955	Paper towels, dish soap, hand soap, caulk – office toiletries/cl	08/11/2026	51.97	08/14/2026	100-417-612 Building Maint Supplies	826
7650	LOWES CREDIT SERVICES	82781	Drill Battery	08/11/2026	274.33	08/14/2026	510-840-614 Shop Supplies	826
7650	LOWES CREDIT SERVICES	83938	impact driver and drill bits	08/24/2026	183.32		100-475-600 General Supplies	826
7650	LOWES CREDIT SERVICES	892990	Safety glasses – Utilities	08/19/2026	5.68		510-860-600 General Supplies	826
7650	LOWES CREDIT SERVICES	93040	Fire extinguisher brackets – Wastewater	08/19/2026	34.74		520-810-616 Safety Supplies	826
Total 7650:					3,084.78			
LP INSURANCE SERVICES, INC								
8746	LP INSURANCE SERVICES, INC	1200984	Policy EB FEE OCT 2026	10/01/2026	2,500.00		100-419-322 Prof Serv-Other	1026
Total 8746:					2,500.00			
LUMOS & ASSOCIATES INC								
370	LUMOS & ASSOCIATES INC	132416	Industrial Park Reconstruction	06/30/2026	2,016.00		100-475-745 RTC Reimbursable	626
370	LUMOS & ASSOCIATES INC	132487	Fernley EWWTP O & M Manual Updates	05/31/2026	4,616.25		520-810-320 Prof Serv-Engineering	526
370	LUMOS & ASSOCIATES INC	133227	Fernley Storm Drain Master Plan Professional Services	08/17/2026	11,050.00	08/21/2026	100-475-320 Prof Serv-Engineering	826
370	LUMOS & ASSOCIATES INC	133243	Farm District Lift Station CS	07/31/2026	1,492.50		520-810-320 Prof Serv-Engineering	726
370	LUMOS & ASSOCIATES INC	133334	Design - SR 828 Phase 3 Bike Path	08/18/2026	6,763.75		100-475-730 Improve Other than Buildings	826
Total 370:					25,938.50			
LYON COUNTY RECORDER								
108	LYON COUNTY RECORDER	2062101	LIEN REL- 100 SARIO DR 020-621-01	08/13/2026	43.00	08/14/2026	510-810-322 Prof Serv-Other	826
Total 108:					43.00			
MARSHALL'S SEPTIC CARE								
8509	MARSHALL'S SEPTIC CARE	133257	residual solids hauling	08/18/2026	49,346.40	08/21/2026	510-840-426 Outside Serv-Septic	826
Total 8509:					49,346.40			
MATRIX DESIGN GROUP INC								
9116	MATRIX DESIGN GROUP INC	51214	Master Plan Update	08/20/2026	30,608.90		100-610-322 Prof Serv-Other	826

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title	GL Period
Total 9116:					30,608.90			
MISCELLANEOUS ONE TIME VENDOR								
1111	MISCELLANEOUS ONE TIME VENDOR	81226	OVERPAYMENT ON BUSINESS LICENSE RENEWAL BL24-	08/12/2026	25.00	08/14/2026	100-320-100 Business License Fees	826
Total 1111:					25.00			
MSC INDUSTRIAL SUPPLY CO								
115	MSC INDUSTRIAL SUPPLY CO	71418471	portable eyewash for wastewater	08/18/2026	370.16	08/21/2026	520-810-616 Safety Supplies	826
115	MSC INDUSTRIAL SUPPLY CO	71418481	eyewash solution for wastewater	08/18/2026	56.56	08/21/2026	520-810-616 Safety Supplies	826
115	MSC INDUSTRIAL SUPPLY CO	71969741	axial blower, fall protection harnesses, lanyards, and gas dete	08/19/2026	2,490.10		510-810-616 Safety Supplies	826
Total 115:					2,916.82			
NAPA AUTO & TRUCK PARTS								
58	NAPA AUTO & TRUCK PARTS	454122	Fleet – wiper blades	08/13/2026	19.98	08/14/2026	100-480-610 Automotive Supplies	826
Total 58:					19.98			
NEVADA LEAGUE OF CITIES AND								
123	NEVADA LEAGUE OF CITIES AND	10000103	NV LOC Urban Planning - Mayor	08/20/2026	400.00		100-410-580 Training	826
Total 123:					400.00			
NEVADA SUPREME COURT								
8111	NEVADA SUPREME COURT	#ARINV170	NV Court System User Fees July 2026 - June 2027 Split Cost	08/03/2026	12,500.00	08/21/2026	100-425-342 Tech Services-Other	826
Total 8111:					12,500.00			
NV ENERGY								
167	NV ENERGY	13050 AUG 26	48768103613050 ACH	08/07/2026	3,327.05	08/25/2026	100-417-622 Electricity	826
167	NV ENERGY	14319 AUG 26	34596405214319 ACH	08/07/2026	39.43	08/25/2026	100-575-622 Electricity	826
167	NV ENERGY	34991 AUG 26	34596407734991 ACH	08/08/2026	37.54	08/26/2026	510-810-622 Electricity	826
167	NV ENERGY	37594 AUG 26	80865904937594 ACH	08/08/2026	37.54	08/26/2026	100-475-622 Electricity	826
167	NV ENERGY	50573 AUG 26	34596508750573 ACH	08/07/2026	85.73	08/25/2026	100-417-622 Electricity	826
167	NV ENERGY	5197 AUG 26	34596407565197 ACH	08/07/2026	37.54	08/25/2026	510-810-622 Electricity	826
167	NV ENERGY	52067 AUG 26	82190407952067ACH	08/08/2026	98.82	08/26/2026	520-810-622 Electricity	826
167	NV ENERGY	67463 AUG 26	34596404867463 ACH	08/08/2026	75.76	08/26/2026	100-575-622 Electricity	826
167	NV ENERGY	68387 AUG 26	34596408268387 ACH	08/08/2026	37.54	08/26/2026	100-475-622 Electricity	826
167	NV ENERGY	84389 AUG 26	34596503684389 ACH	08/07/2026	189.11	08/25/2026	100-417-622 Electricity	826
Total 167:					3,966.06			

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title	GL Period
OFFICE DEPOT								
133	OFFICE DEPOT	472683109001	Needle nose pliers with grip – office/tool supplies	08/05/2026	38.09	08/14/2026	100-605-601 Office Supplies	826
133	OFFICE DEPOT	477140445001	Office supplies - binder, correction tape, notes, paper clips	07/24/2026	58.00		100-529-601 Office Supplies	726
133	OFFICE DEPOT	479054781001	Monitor filter and mouse for City Hall front counter	08/19/2026	171.83		100-417-601 Office Supplies	826
133	OFFICE DEPOT	479107125001	TONER/COLOR/BLACK UB	08/19/2026	368.89		520-860-601 Office Supplies	826
133	OFFICE DEPOT	479107125001	TONER/COLOR/BLACK UB	08/19/2026	368.89		510-860-601 Office Supplies	826
133	OFFICE DEPOT	479177981001	Engineering business cards Rosetti- Andersen	08/18/2026	53.92		100-529-601 Office Supplies	826
Total 133:					1,059.62			
O'REILLY AUTO PARTS								
6230	O'REILLY AUTO PARTS	3599-427138	fuel pump for fleet	08/12/2026	99.55		100-480-610 Automotive Supplies	826
Total 6230:					99.55			
PACIFIC OFFICE AUTOMATION								
8929	PACIFIC OFFICE AUTOMATION	AR00672668	Copy Overages 5/1-7/31	08/07/2026	1,457.46		510-860-550 Printing and Postage	826
8929	PACIFIC OFFICE AUTOMATION	AR00672668	Copy Overages 5/1-7/31	08/07/2026	1,457.46		520-860-550 Printing and Postage	826
8929	PACIFIC OFFICE AUTOMATION	AR00672669	WTP Copy Overages 7/1/26-7/31/26	08/07/2026	85.21		510-840-550 Printing and Postage	826
Total 8929:					3,000.13			
PAPE KENWORTH								
3097	PAPE KENWORTH	17117730	Rim (Papé Inv 17117730 FLEET 8-19-26)	08/19/2026	474.53		100-480-610 Automotive Supplies	826
Total 3097:					474.53			
PLAYGROUND BOSS LLC								
9171	PLAYGROUND BOSS LLC	81326-51222 - IN	ADA playground ramp and delivery	08/18/2026	1,064.00	08/21/2026	100-575-600 General Supplies	826
Total 9171:					1,064.00			
PUBLIC EMPLOYEES RETIREMENT SYSTEM								
144	PUBLIC EMPLOYEES RETIREMENT SYSTEM	JUL 2026	#621 RETIREMENT CONTRIBUTIONS	07/31/2026	218,911.38	08/17/2026	100-216000 RETIREMENT PAYABLE	726
Total 144:					218,911.38			
PURCELL TIRE AND RUBBER COMPANY								
38	PURCELL TIRE AND RUBBER COMPANY	26184005	loose backhoe tire bead leak repair	08/19/2026	93.18		100-480-610 Automotive Supplies	826
Total 38:					93.18			
PURCHASE POWER								
3155	PURCHASE POWER	69812 JUL 26	POSTAGE - PLANNING	08/03/2026	426.81	08/30/2026	100-610-550 Printing and Postage	826

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title	GL Period
3155	PURCHASE POWER	69812 JUL 26	POSTAGE - FINANCE	08/03/2026	287.75	08/30/2026	100-415-550 Printing and Postage	826
3155	PURCHASE POWER	69812 JUL 26	POSTAGE - FERNLEY JUSTICE	08/03/2026	167.91	08/30/2026	100-126000 Intergovernmental Receivable	826
3155	PURCHASE POWER	69812 JUL 26	POSTAGE - BUILDING	08/03/2026	11.48	08/30/2026	100-605-550 Printing and Postage	826
3155	PURCHASE POWER	69812 JUL 26	POSTAGE - ANIMAL CONTROL	08/03/2026	26.37	08/30/2026	100-525-550 Printing and Postage	826
3155	PURCHASE POWER	69812 JUL 26	POSTAGE - TLT	08/03/2026	18.86	08/30/2026	225-575-550 Printing and Postage	826
3155	PURCHASE POWER	69812 JUL 26	POSTAGE - COURT	08/03/2026	488.77	08/30/2026	100-425-550 Printing and Postage	826
3155	PURCHASE POWER	69812 JUL 26	POSTAGE - CODE ENFORCEMENT	08/03/2026	7.93	08/30/2026	100-615-550 Printing and Postage	826
3155	PURCHASE POWER	69812 JUL 26	POSTAGE - HR	08/03/2026	2.11	08/30/2026	100-419-550 Printing and Postage	826
3155	PURCHASE POWER	69812 JUL 26	POSTAGE - WATER	08/03/2026	251.42	08/30/2026	510-850-550 Printing and Postage	826
3155	PURCHASE POWER	69812 JUL 26	POSTAGE - CLERK	08/03/2026	794.35	08/30/2026	100-416-550 Printing and Postage	826
3155	PURCHASE POWER	69812 JUL 26	POSTAGE - CITY ATTORNEY	08/03/2026	59.23	08/30/2026	100-414-550 Printing and Postage	826
Total 3155:					2,542.99			
PYE-BARKER FIRE & SAFETY COMPANY								
8814	PYE-BARKER FIRE & SAFETY COMPANY	8927670	Quarterly Alarm Monitoring/Maintenance	09/01/2026	2,162.88	08/21/2026	100-417-430 Outside Serv-Repair & Maint	926
Total 8814:					2,162.88			
RAFTELIS								
9163	RAFTELIS	47545	Municipal Electric Utility District Support – Professional Servic	07/31/2026	51,686.25	08/21/2026	100-610-322 Prof Serv-Other	726
Total 9163:					51,686.25			
RENOWN HEALTH								
190	RENOWN HEALTH	5452002	MRN 0413193	08/10/2026	20.00	08/21/2026	520-810-322 Prof Serv-Other	826
190	RENOWN HEALTH	5452002	MRN 4455808	08/10/2026	40.00	08/21/2026	510-840-322 Prof Serv-Other	826
190	RENOWN HEALTH	5452002	MRN 3115264	08/10/2026	31.80	08/21/2026	100-417-322 Prof Serv-Other	826
190	RENOWN HEALTH	5452002	MRN 4685447	08/10/2026	10.32	08/21/2026	510-850-342 Tech Services - Other	826
190	RENOWN HEALTH	5452002	MRN 4685447	08/10/2026	40.00	08/21/2026	100-475-322 Prof Serv-Other	826
190	RENOWN HEALTH	5452002	MRN 4620577	08/10/2026	24.36	08/21/2026	100-528-322 Prof Serv-Other	826
190	RENOWN HEALTH	5452002	MRN 3214699	08/10/2026	7.28	08/21/2026	510-850-342 Tech Services - Other	826
190	RENOWN HEALTH	5452002	MRN 3115264	08/10/2026	.92	08/21/2026	520-850-342 Tech Services - Other	826
190	RENOWN HEALTH	5452002	MRN 4504937	08/10/2026	266.00	08/21/2026	510-810-322 Prof Serv-Other	826
190	RENOWN HEALTH	5452002	MRN 3214699	08/10/2026	31.80	08/21/2026	100-417-322 Prof Serv-Other	826
190	RENOWN HEALTH	5452002	MRN 3115264	08/10/2026	7.28	08/21/2026	510-850-342 Tech Services - Other	826
190	RENOWN HEALTH	5452002	MRN 4685447	08/10/2026	10.32	08/21/2026	520-850-342 Tech Services - Other	826
190	RENOWN HEALTH	5452002	MRN 0413193	08/10/2026	20.00	08/21/2026	510-810-322 Prof Serv-Other	826
190	RENOWN HEALTH	5452002	MRN 4620577	08/10/2026	15.64	08/21/2026	510-810-322 Prof Serv-Other	826
190	RENOWN HEALTH	5452002	MRN 3214699	08/10/2026	.92	08/21/2026	520-850-342 Tech Services - Other	826
190	RENOWN HEALTH	5452002	MRN 4685447	08/10/2026	19.36	08/21/2026	100-480-322 Prof Serv-Other	826
Total 190:					546.00			

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title		GL Period
RESOURCE DEVELOPMENT COMPANY, LLC									
668	RESOURCE DEVELOPMENT COMPANY, LLC	Application No. 1	2025.002.1 - Ricci Tank No.2 and Tank No.1 Recoat, 510-166	06/30/2026	814,197.50	08/21/2026	510-166100	Construction In Progress	626
Total 668:					814,197.50				
RYAN PROCESS, INC									
2955	RYAN PROCESS, INC	2606015 - INV	MF Feed Strainer components	06/24/2026	516.07	08/21/2026	510-840-614	Shop Supplies	626
Total 2955:					516.07				
SECTRAN SECURITY, INC.									
8629	SECTRAN SECURITY, INC.	26080623	ARMORED SERVICES-GF	08/12/2026	258.17	08/21/2026	100-415-322	Prof Serv-Other	826
8629	SECTRAN SECURITY, INC.	26080623	ARMORED SERVICES-WATER	08/12/2026	258.17	08/21/2026	510-810-342	Tech Services-Other	826
8629	SECTRAN SECURITY, INC.	26080623	ARMORED SERVICES-SEWER	08/12/2026	258.17	08/21/2026	520-810-342	Tech Services-Other	826
Total 8629:					774.51				
SHAW ENGINEERING									
1897	SHAW ENGINEERING	188173	CoF WTP MFRF Improvements - Permitting and Construction	07/31/2026	1,140.00	08/21/2026	510-840-320	Prof Serv-Engineering	726
1897	SHAW ENGINEERING	188174	TWR1 Rehabilitation - Construction Management	07/31/2026	615.00	08/21/2026	510-166100	Construction In Progress	726
1897	SHAW ENGINEERING	188176	WTP Chemical System Upgrades - Design Phase	07/31/2026	1,660.00	08/21/2026	510-166100	Construction In Progress	726
1897	SHAW ENGINEERING	188177	CoF WTP Compressed Air System Improvements : Design Ph	07/31/2026	600.00	08/21/2026	510-166100	Construction In Progress	726
1897	SHAW ENGINEERING	188178	Ricci Tank 2 Construction Management	07/31/2026	21,150.30	08/21/2026	510-166100	Construction In Progress	726
1897	SHAW ENGINEERING	188198	CoF - FDR Pavement Patch Design and Permitting	07/31/2026	3,995.00		520-810-430	Outside Serv-Repair & Maint	726
1897	SHAW ENGINEERING	188226	South Arm Interceptor- Phase 1	07/31/2026	2,535.00		520-166100	Construction In Progress	726
Total 1897:					31,695.30				
SILVER STATE ANALYTICAL LABORATORIES									
7856	SILVER STATE ANALYTICAL LABORATORIES	RN345457	August monthly samples	08/18/2026	300.00	08/21/2026	510-810-423	Outside Serv-Analytical	826
7856	SILVER STATE ANALYTICAL LABORATORIES	RN345534	Truckee Canal samples	08/20/2026	2,217.00		510-840-423	Outside Serv-Analytical	826
7856	SILVER STATE ANALYTICAL LABORATORIES	RN345549	Lead and copper samples - NV0000062 / 624 Silver Lace Blv	08/20/2026	304.00	08/21/2026	510-810-423	Outside Serv-Analytical	826
7856	SILVER STATE ANALYTICAL LABORATORIES	RN345550	Lead and copper samples at 250 Johnson Lane	08/20/2026	304.00	08/21/2026	510-810-423	Outside Serv-Analytical	826
7856	SILVER STATE ANALYTICAL LABORATORIES	RN345551	lead and copper DW sampling	08/20/2026	304.00	08/21/2026	510-810-423	Outside Serv-Analytical	826
7856	SILVER STATE ANALYTICAL LABORATORIES	RN345552	Lead and copper drinking water samples – NV0000062 / 209	08/20/2026	228.00	08/21/2026	510-810-423	Outside Serv-Analytical	826
7856	SILVER STATE ANALYTICAL LABORATORIES	RN345660	Salvador drive shut down-day 1 samples	08/26/2026	106.00		510-810-423	Outside Serv-Analytical	826
7856	SILVER STATE ANALYTICAL LABORATORIES	RN345661	Salvador drive shut down- day 2 samples	08/26/2026	156.00		510-810-423	Outside Serv-Analytical	826
Total 7856:					3,919.00				
SILVER STATE BARRICADE									
170	SILVER STATE BARRICADE	123540	Striping/spray equipment & parts	08/14/2026	539.59	08/21/2026	100-475-615	Sign & Stripe Supplies	826
170	SILVER STATE BARRICADE	123578	Striping paint & spray tips	08/14/2026	1,017.80	08/21/2026	100-475-615	Sign & Stripe Supplies	826
170	SILVER STATE BARRICADE	123731	Arrow line guide kit & stripe-off	08/14/2026	243.89	08/21/2026	100-475-615	Sign & Stripe Supplies	826

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title	GL Period
170	SILVER STATE BARRICADE	124051	Street signs & parking sign	08/21/2026	1,145.65		100-475-615 Sign & Stripe Supplies	826
Total 170:					2,946.93			
SNAP-ON INDUSTRIAL								
8735	SNAP-ON INDUSTRIAL	ARV/68873321	tools for shop	08/13/2026	346.84	08/14/2026	100-480-600 General Supplies	826
Total 8735:					346.84			
SOUTHWEST GAS CORP								
204	SOUTHWEST GAS CORP	86744 AUG 26	910001086744 ACH	08/12/2026	146.21	08/31/2026	510-840-621 Natural Gas	826
Total 204:					146.21			
STANTEC CONSULTING SERVICES INC								
9049	STANTEC CONSULTING SERVICES INC	2604341	2025.003.1 - Hwy 50 Water Main Loop to FDR, 510-166100	08/19/2026	3,314.50		510-166100 Construction In Progress	826
Total 9049:					3,314.50			
STATE COLLECTION & DISB. UNIT (SCaDU)								
176	STATE COLLECTION & DISB. UNIT (SCaDU)	AUG 2026-2	CHILD SUPPORT	08/21/2026	319.84	08/21/2026	100-219900 OTHER PAYROLL PAYABLES	826
Total 176:					319.84			
STERTIL-KONI USA INC								
9169	STERTIL-KONI USA INC	192286	Heavy-duty Vehicle Mobile Lift	08/11/2026	63,284.98	08/21/2026	100-475-741 Machinery	826
Total 9169:					63,284.98			
TAGGART & TAGGART LTD								
3275	TAGGART & TAGGART LTD	1138	Water Right Contract FY26/27 JUL26	07/31/2026	15,483.80		510-810-698 Water Rights Protection	726
Total 3275:					15,483.80			
THATCHER COMPANY, INC.								
8646	THATCHER COMPANY, INC.	2026250102432	Ferric Chloride	08/11/2026	11,520.00		510-840-617 Chemical Supplies	826
8646	THATCHER COMPANY, INC.	2026400103933	sodium hypochlorite	08/20/2026	14,736.12		510-840-617 Chemical Supplies	826
Total 8646:					26,256.12			
TSK								
8714	TSK	110615	Facilities Master Plan Professional Services	08/11/2026	8,760.40	08/21/2026	100-417-320 Prof Serv-Engineering	826

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title	GL Period
Total 8714:					8,760.40			
ULINE, INC								
8965	ULINE, INC	211408544	72x84"" office L-desk- Brenda	08/03/2026	555.09	08/21/2026	510-850-601 Office Supplies	826
8965	ULINE, INC	211408544	72x84"" office L-desk- Brenda	08/03/2026	555.09	08/21/2026	520-850-601 Office Supplies	826
Total 8965:					1,110.18			
USA BLUEBOOK								
464	USA BLUEBOOK	INV01127561	MicroLevel submersible level transmitter for well 14	08/10/2026	1,196.50	08/21/2026	510-810-614 Shop Supplies	826
464	USA BLUEBOOK	INV01135741	Val-Matic 4"" wafer-style silent check valve for sage ranch boo	08/18/2026	697.11	08/21/2026	510-810-614 Shop Supplies	826
464	USA BLUEBOOK	INV01136423	Hach Free Chlorine SwifTest dispenser for wastewater sampli	08/18/2026	104.67	08/21/2026	520-810-614 Shop Supplies	826
Total 464:					1,998.28			
UTILITY DEPOSITS								
2202	UTILITY DEPOSITS	1103721	SEWER DEPOSIT REFUND	08/01/2026	13.80	08/21/2026	520-228200 Customer Deposits	826
2202	UTILITY DEPOSITS	136390.02	CREDIT BALANCE	08/11/2026	73.83	08/21/2026	010-115100 Cash Clearing-Utilities	826
2202	UTILITY DEPOSITS	14431314	WATER DEPOSIT REFUND	08/10/2026	37.08	08/21/2026	510-228200 Customer Deposits	826
2202	UTILITY DEPOSITS	14431314	SEWER DEPOSIT REFUND	08/10/2026	80.00	08/21/2026	520-228200 Customer Deposits	826
2202	UTILITY DEPOSITS	16550408	CREDIT BALANCE	08/11/2026	35.49	08/21/2026	010-115100 Cash Clearing-Utilities	826
2202	UTILITY DEPOSITS	17.9016	SERVICE FEE	06/04/2026	20.00		510-380-900 Miscellaneous Revenue	626
2202	UTILITY DEPOSITS	17.9016	WATER DEPOSIT REFUND	06/04/2026	75.00		510-228200 Customer Deposits	626
2202	UTILITY DEPOSITS	17.9016	SEWER DEPOSIT REFUND	06/04/2026	80.00		520-228200 Customer Deposits	626
2202	UTILITY DEPOSITS	17372810	CREDIT BALANCE	08/12/2026	155.00	08/21/2026	010-115100 Cash Clearing-Utilities	826
2202	UTILITY DEPOSITS	21990801	SEWER DEPOSIT REFUND	01/08/2026	80.00	08/21/2026	520-228200 Customer Deposits	126
2202	UTILITY DEPOSITS	21990801	WATER DEPOSIT REFUND	01/08/2026	15.19	08/21/2026	510-228200 Customer Deposits	126
2202	UTILITY DEPOSITS	30986911	WATER DEPOSIT REFUND	08/10/2026	1,544.38	08/21/2026	510-228200 Customer Deposits	826
2202	UTILITY DEPOSITS	9197132	CREDIT BALANCE	08/12/2026	111.52	08/21/2026	010-115100 Cash Clearing-Utilities	826
Total 2202:					2,321.29			
VAN BAVEL, MARK								
9167	VAN BAVEL, MARK	24TR00422	Indigent Fee 24TR00422 FMC S. Wood 9/18/25-3/22/26	05/24/2026	2,362.50	08/14/2026	100-414-322 Prof Serv-Other	526
Total 9167:					2,362.50			
VERIZON WIRELESS								
8495	VERIZON WIRELESS	6149950464	Planning	08/01/2026	12.80	08/21/2026	100-610-530 Communications	826
8495	VERIZON WIRELESS	6149950464	IT	08/01/2026	195.08	08/21/2026	100-418-530 Communications	826
8495	VERIZON WIRELESS	6149950464	Animal Control	08/01/2026	144.11	08/21/2026	100-525-530 Communications	826
8495	VERIZON WIRELESS	6149950464	Bldg.	08/01/2026	297.47	08/21/2026	100-605-530 Communications	826
8495	VERIZON WIRELESS	6149950464	Code Enf	08/01/2026	77.86	08/21/2026	100-615-530 Communications	826

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title	GL Period
8495	VERIZON WIRELESS	6149950464	Mayor	08/01/2026	64.15	08/21/2026	100-410-530 Communications	826
8495	VERIZON WIRELESS	6149950464	City Treasurer	08/01/2026	64.15	08/21/2026	100-415-530 Communications	826
8495	VERIZON WIRELESS	6149950464	Streets	08/01/2026	52.05	08/21/2026	100-475-530 Communications	826
8495	VERIZON WIRELESS	6149950464	Engineering	08/01/2026	184.84	08/21/2026	100-529-530 Communications	826
8495	VERIZON WIRELESS	6149950464	WTP	08/01/2026	354.60	08/21/2026	510-840-530 Communications	826
8495	VERIZON WIRELESS	6149950464	City Attorney	08/01/2026	240.06	08/21/2026	100-414-530 Communications	826
8495	VERIZON WIRELESS	6149950464	FMC	08/01/2026	56.20	08/21/2026	100-425-530 Communications	826
8495	VERIZON WIRELESS	6149950464	Vector	08/01/2026	92.06	08/21/2026	100-528-530 Communications	826
8495	VERIZON WIRELESS	6149950464	Water Dist.	08/01/2026	421.10	08/21/2026	510-810-530 Communications	826
8495	VERIZON WIRELESS	6149950464	City Council	08/01/2026	156.15	08/21/2026	100-412-530 Communications	826
8495	VERIZON WIRELESS	6149950464	Facilities	08/01/2026	392.23	08/21/2026	100-417-530 Communications	826
8495	VERIZON WIRELESS	6149950464	Fleet	08/01/2026	52.05	08/21/2026	100-480-530 Communications	826
8495	VERIZON WIRELESS	6149950464	Parks	08/01/2026	76.35	08/21/2026	100-575-530 Communications	826
8495	VERIZON WIRELESS	6149950464	Sewer	08/01/2026	740.99	08/21/2026	520-810-530 Communications	826
8495	VERIZON WIRELESS	6150039209	052267-Router Waste Water 7/2-8/1/26	08/01/2026	40.01	08/14/2026	520-810-530 Communications	826
Total 8495:					3,714.31			
VESTIS								
1895	VESTIS	5980395266	floor mat service	08/11/2026	40.21	08/14/2026	510-810-420 Outside Services	826
1895	VESTIS	5980396751	shirt contract	08/18/2026	119.06	08/21/2026	100-480-420 Outside Services	826
1895	VESTIS	5980396752	SHOP MAT SERVICE	08/18/2026	121.81	08/21/2026	100-475-420 Outside Services	826
1895	VESTIS	5980396753	Clothing/Mats	08/18/2026	70.27	08/21/2026	100-475-420 Outside Services	826
1895	VESTIS	5980396754	floor mat service	08/18/2026	40.21	08/21/2026	510-810-420 Outside Services	826
1895	VESTIS	5980396756	Floor Mats	08/18/2026	264.14	08/21/2026	100-417-420 Outside Services	826
1895	VESTIS	5980398193	floor mat service	08/25/2026	40.21		510-810-420 Outside Services	826
Total 1895:					695.91			
VOYA FINANCIAL								
8591	VOYA FINANCIAL	AUG 2026-2	ROTH IRA	08/21/2026	200.00	08/21/2026	100-215000 457 PAYABLE	826
8591	VOYA FINANCIAL	AUG 2026-2	DEFERRED COMPENSATION, 457	08/21/2026	5,177.30	08/21/2026	100-215000 457 PAYABLE	826
Total 8591:					5,377.30			
WALKER LAKE DISPOSAL								
6118	WALKER LAKE DISPOSAL	7497-1	WWTP dumpster	08/17/2026	312.00	08/21/2026	520-810-412 Utility Serv-Refuse	826
Total 6118:					312.00			
WEDCO, A DIVISION OF BORDER STATES								
3350	WEDCO, A DIVISION OF BORDER STATES	S100263747.001	North East tank electrical materials for Gabe	08/07/2026	538.31	08/21/2026	520-810-614 Shop Supplies	826
3350	WEDCO, A DIVISION OF BORDER STATES	S100263747.001	North East tank electrical materials for Gabe	08/07/2026	538.32	08/21/2026	510-810-614 Shop Supplies	826
3350	WEDCO, A DIVISION OF BORDER STATES	S100264474.001	WW-Donner EATON bolt-on GFI 20 AMP QB1020GF	08/12/2026	213.51		520-810-600 General Supplies	826

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title	GL Period
3350	WEDCO, A DIVISION OF BORDER STATES	S100267309.001	HOMFP SQD filler plate	08/24/2026	2.87		520-810-600 General Supplies	826
Total 3350:					1,293.01			
WESTERN NEVADA SUPPLY CO.								
195	WESTERN NEVADA SUPPLY CO.	12401266	Hoses - WT Plant	08/13/2026	604.58	08/21/2026	510-840-614 Shop Supplies	826
195	WESTERN NEVADA SUPPLY CO.	12401526	Irrigation supplies	08/10/2026	912.14	08/14/2026	100-575-600 General Supplies	826
195	WESTERN NEVADA SUPPLY CO.	12410127	waste water – 4 mega flg adapt w/blue hardware	08/13/2026	413.71	08/21/2026	520-810-614 Shop Supplies	826
195	WESTERN NEVADA SUPPLY CO.	12411709	Hoses - WT Plant	08/20/2026	222.30		510-840-614 Shop Supplies	826
195	WESTERN NEVADA SUPPLY CO.	12415365	Sloan VAC BRK kit for Water Treatment Plant	08/20/2026	39.90		510-840-614 Shop Supplies	826
Total 195:					2,192.63			
WOOD RODGERS, INC.								
2454	WOOD RODGERS, INC.	206795	Federal Lands Conveyance Services thru 07/31/2026	07/31/2026	2,622.50	08/21/2026	100-610-322 Prof Serv-Other	726
2454	WOOD RODGERS, INC.	206796	Corridor Action Plan - July 2026	07/31/2026	22,368.75	08/21/2026	100-475-320 Prof Serv-Engineering	726
2454	WOOD RODGERS, INC.	206797	BLM Conveyance Parcels Survey services thru 07/31/2026	07/31/2026	14,356.35	08/21/2026	100-610-322 Prof Serv-Other	726
Total 2454:					39,347.60			
Grand Totals:					2,382,051.50			

Dated: _____

Mayor: _____

City Treasurer: _____

Report Criteria:

Detail report.

Invoice detail records above \$0 included.

Paid and unpaid invoices included.

Vendor.Vendor Number = {<>} 2201

**MINUTES OF THE
FERNLEY CITY COUNCIL MEETING
JULY 15, 2026**

1. INTRODUCTORY ITEMS

1.1. Pledge of Allegiance

1.2. Roll Call

Present: Mayor Neal E. McIntyer, Councilwoman Felicity Zoberski, Councilman Albert Torres, Councilman Ryan Hanan, Councilman Joe Mendoza, City Attorney Aaron Mouritsen, City Clerk Kim Swanson, Admin Specialist II Rachael Goetz, City Treasurer Robert Carson, Building Official Charity Birkel, Planning Director Michele Rambo, Senior Planner Treston Rodriguez, City Engineer Salvador Pleitez, Deputy Public Works Director Olivia John, Utilities Director Ozzie Henke, Grant Administrator Trisha Livingston,

1.3. Public Forum

Becki Howlett thanked the community for the 4th of July turn out.

Guy Lane expressed concerns regarding the power district and Flock cameras in the neighborhood.

Tom Holmes questioned the new town homes going in Fremont Street. His neighbor received a letter about losing land, and he was concerned.

John Bogle, Vine Street and received an emanate domain letter. He questioned how the emanate domain will affect his financing for his house. He also opposes the flock cameras.

1.4. (For Possible Action) Approval of Agenda

Motion: I MOVE TO APPROVE THE AGENDA AS PRESENTED.

Action: Approve, **Moved by:** Councilman Ryan Hanan, **Seconded by:** Councilwoman Felicity Zoberski. **Vote:** Passed, **Summary:** Yes 4, **Yes:** Councilwoman Zoberski, Councilman Torres, Councilman Hanan, Councilman Mendoza.

2. CONSENT AGENDA

2.1. (Possible Action) Approval of Voucher Report

2.2. (Possible Action) Approval of Minutes

2.3. (Possible Approval) Approval of Business Licenses

Kim Swanson, City Clerk read the new business licenses.

2.4. Possible Action to Approve the Will-Serve Request from Lyon County School District - Fernley High School, Commons & Culinary Improvements for

0.11 ERC's for Water and 0.94 ERC's for Sewer for Lyon County Parcel 021-181-01 located at 1300 Hwy 95A, Fernley, NV 89408.

2.5. Possible Action to Approve the Will-Serve Request from Fernley QOZB, LLC – Final Parcel Map for 0.89 ERCs for Water for Lyon County Parcel 021-232-53 located at 305 Stanley Drive, Fernley, NV.

2.6. Discussion and Possible Action to approve a contract with A & K Earth Movers, Inc. for the Mesa Drive Water Main Extension Project in the amount not to exceed \$245,000.00.

2.7. Discussion and Possible action to approve the purchase of 15 ASPIRO Aspirator floating surface aerators from Komline Aerator Solutions in the amount of \$396,825.00, per Nevada Division of Environmental Protection (NDEP) requirement for the East Wastewater Treatment Plant.

2.8. Discussion and Possible Action to approve a contract with Lumos & Associates for Construction Management Services for the East Lift Station Improvements in the amount of \$47,400.00.

2.9. Possible Action to Approve the Will-Serve Request from Jones Development Company – Texcel Remodel for 0.075 ERCs and 0.399 ERCs of Sewer for Water for Lyon County Parcel 021-251-18 located at 2275 Newlands Drive, Suite 102, Fernley, NV.

2.10. Discussion and possible approval of a contract with Resource Development Company to construct and replace the Micro Filtration Reverse Flow Stainless Steel piping at the Water Treatment Plant for the price of \$521,150.00

2.11. (Possible Action) Approval of a grant application to the U.S. Department of Transportation's Bridge Investment Program for the Fernley Gustafson Road Bridge Replacement project.

2.12. Discussion and possible approval of a contract with Olympus and Associates Inc. for the Treatment Water Reservoir 1 Rehabilitation Project in the amount of \$931,750.00.

2.13. For Possible Action to purchase one (1) 3/4-ton, four-wheel drive pickup truck with service body for the City of Fernley's Wastewater Department for an amount not to exceed \$80,000.

2.14. For Possible Action to purchase one (1) 10-yard dump truck for the City of Fernley's Fleet Department for an amount not to exceed \$250,000.

2.15. For Possible Action to purchase one (1) 3/4-ton, four-wheel drive pickup truck with service body for the City of Fernley's Streets and Storm Drains Department for an amount not to exceed \$100,000.

2.16. For Possible Action to purchase one (1) 1-ton, four-wheel drive pickup truck with service body for the City of Fernley's Parks Department for an amount not to exceed \$100,000.

2.17. For Possible Action to purchase one (1) 3/4-ton, four-wheel drive pickup truck for the City of Fernley's Fleet Department for an amount not to exceed \$70,000.

2.18. For Possible Action to purchase one (1) 3/4-ton, four-wheel drive pickup truck with service body for the City of Fernley's Facilities Department for an amount not to exceed \$100,000.

2.19. For Possible Action to purchase one (1) 1/2-ton, four-wheel drive pickup truck for the City of Fernley's Parks Department for an amount not to exceed \$60,000.

2.20. For Possible Action to purchase one (1) 10-yard dump truck for the City of Fernley's Water Distribution Department for an amount not to exceed \$223,141.

2.21. For Possible Action to purchase one (1) full-size SUV for the City of Fernley's Animal Control Department for an amount not to exceed \$60,000.

2.22. Possible Action to Approve the Collective Bargaining Union Agreement between the City of Fernley and IBEW Local 1245 effective 7/1/26-6/30/28.

Moved to 8.5.2026

Motion: I MOVE TO APPROVE THE CONSENT AGENDA WITH ITEM 2.22 MOVED TO THE 8.5.2026 MEETING. **Action:** Approve, **Moved by:** Councilman Ryan Hanan, **Seconded by:** Councilwoman Felicity Zoberski. **Vote:** Passed, **Summary:** Yes 4, **Yes:** Councilwoman Zoberski, Councilman Torres, Councilman Hanan, Councilman Mendoza

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

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

Barry Williams Chief Operating Officer expressed his appreciation for the trust and confidence in him as he is serving role of Chief Operating Officer. He reported a Health and Wellness Fair taking place on July 22nd at the Fernley Senior Center. There is a microchip clinic on July 18th at City Hall.

Councilman Joe Mendoza thanked the team for the 4th of July event, and he attend the LEPSI meeting where they discussed earthquakes.

Councilman Albert Torres reported the FCTA will be sponsoring a few events this month including the Junior Rodeo. FSCSC will be having their ice cream social at the Senior Center during the Health and Wellness Fair. In June, FSCSC handed out 50 fans to seniors. Donations are still being accepted.

Councilwomen Felicity Zoberski thanked everyone for the 4th of July event.

Councilman Hanan, reported he on recent meetings and event he has attended.

Mayor McIntyre thanked the 4th of July committee for such a great 4th. He also congratulated the Junior Little League team for winning State. They've won district three years in a row and state twice. They will now advance to the regionals in Arizona. The mayor presented them with \$5,000 to help support them.

4. PROCLAMATIONS BY THE MAYOR

There were none.

5. PRESENTATIONS

5.1. Presentation by Kategos AI, on AI technologies.

Puneet Kalia, CEO and founder of Kategos AI explained they are a strategy-first AI consulting firm based out of Carson City. He presented how the future of AI can help government agencies, save time and increase productivity.

6. PUBLIC HEARINGS

6.1. (For Possible Action) Discussion and second reading of Bill #386, an Ordinance establishing the Fernley Power District as a municipal electric utility of the City of Fernley pursuant to NRS 266.290; setting forth the public utility proposed to be established, the estimated cost thereof, and the proposed manner and terms of payment; defining the initial service area within the victory logistics district; establishing the Fernley Power District board as the governing body of the district and prescribing its composition, member selection, and powers and duties; delegating to the board administrative and regulatory authority over the district; and other matters properly related thereto.

Michele Rambo, Planning Director, stated this is the second reading of this bill was continued from the June 17th meeting to this meeting to allow the City's Consultant additional time to review information and to answer questions.

City Attorney Mouritsen outlined the options available to the City Council regarding the Fernley Power District ordinance. He explained that the Council could adopt the ordinance as written, continue the matter until August 5 to allow time to review the consultants' findings following their July 21 final meeting, or adopt the ordinance with amendments.

Rick Nelson, Senior Vice President of Mark IV and leader of the Victory Project, urged the City Council to adopt the Fernley Power District ordinance on second reading without amendments. He stated that the district is projected to generate approximately \$126–\$157 million for the City's general fund during its first six years. Mr. Nelson emphasized that the 1% franchise fee and fixed power pricing with a 2% annual escalator provide predictability and competitiveness, while changes to the franchise fee or board structure at this stage could create uncertainty and reduce the project's attractiveness to large customers. He noted that the ordinance includes protections for the City, including no taxpayer funding, city debt, or credit exposure,

no impact on residential rates, and compliance with state law. He concluded by asking the Council to adopt the ordinance as published to preserve the anticipated revenue and provide regulatory certainty.

Bob Sweetin, representing the Energy Council, spoke in support of adopting the ordinance as published. He stated that the ordinance has been public for eight weeks without material public objections and that consultants are assisting with operational and utility-related considerations but are not reviewing the ordinance's legality or franchise-fee impacts. He cautioned against adopting proposed amendments, particularly to Section 17 and the franchise fee, noting potential legal concerns and emphasizing that the City retains the ability to amend the ordinance through the established process at a later date. Mr. Sweetin also explained the proposed organizational structure for the Fernley Power District, including a professionally managed board representing the primary developers and the City, and highlighted provisions designed to protect the City from financial liability through indemnification and financial assurances.

Councilman Mendoza clarified for the record that, although the ordinance had been published for several weeks without opposition, a recent public commenter had opposed the overall power plant project.

Rick Nelson responded that the comments were directed at the proposed natural gas generation facility, not the Fernley Power District ordinance, which is intended to incorporate multiple energy sources, including solar, wind, and other generations. Councilwoman Zaborski requested clarification regarding the proposed three-member Power District Board. Mr. Nelson explained that one member would be selected by the Pioneer Power Company, one by the primary developer, and one would be a City-selected at-large member with an electrical or power infrastructure background; all members would be subject to City Council review. He recommended that the fire department not serve as a board member but could participate in an advisory capacity through the conditional use permit and emergency action plan. The Board would provide updates to the City Council at least every six months, with an initial review of bylaws and electric service rules following formation, while the Council would retain authority to request additional meetings or updates as needed.

Councilwoman Zoberski questioned why the proposed franchise fee was set at 1% when national averages are generally higher.

Rick Nelson explained that the lower fee is intended to keep power costs competitive and attract large energy users to the Fernley Power District, with increased electricity sales generating additional revenue as the district expands.

Bob Sweetin stated that the 1% fee was modeled after Storey County and emphasized that the district's large-volume customers differ from typical residential and small-commercial utility users. He also noted that residential franchise fees associated with NV Energy would remain unchanged.

Councilwoman Zoberski acknowledged the explanation but remained uncertain about whether the Story County comparison was directly applicable to Fernley.

Councilman Torres questioned if the council would be giving up its authority by appointing a 3-person group.

Bob Sweetin responded that they would not be giving up these rights. The council would reserve the rights to bring back and amend district framework. However, if a long term contract has been signed, it could restrict changes down the road. The council has ultimate say on who the appointees are.

Councilman Torres asked if the city contracted consultants were requested months ago. Mr. Sweetin confirmed, yes there are consultants and Mark IV feels confident the report the consultants bring back won't change the legal analysis or the financial analysis.

It was then discussed as to why there wouldn't be a step increase in the franchise fees. Mr. Sweetin stated that property values are going to increase significantly while there isn't any inherent objection to a step process or discussion, they would request the cleanest method. Mr. Nelson stressed that if the change is made tonight, it will cause chaos and people will not want to develop here.

Councilman Hanan believed that about 50% of the revenue that is calculated here is for permits and property tax and those are further reaching that benefits the fire district and schools ect. When looking at just the property taxes themselves, it has nothing to do with trends or power, it has to do with using that component to encourage people to come here and having this property tax component that benefits the pool, the fire department, the county, the state. It gives everybody a large chunk of money. He wants on record, this is about encouraging people to come to a very prosperous opportunity by which they're drawn to our community, to invest billions of dollars into the city of Fernley, which will have a long-standing effect beyond the lifespan of a power plant if we came up with new generation in the future and everybody was producing their own power the City would still get that property tax.

Mayor McIntyre was in a favor and believed this is far reaching financial decision for the City of Fernley. He urged the council to pass this tonight.

There was a legal brief.

Cody Wagner, not here on behalf of the Planning Commission or any fellow Planning Commissioners. He stated the discussion tonight has been finances and he is more worried about safety and sustainability of our community.

Doug Larned encouraged the council to not be short-sited. In the past, the city has

missed out on a lot of money from the state and if the city wants the parks and fire departments, etc. we should approve the power district.

Owen Wergler requested clarity on any outstanding or existing NV Energy franchise agreements and any potential repercussions this may have.

Motion: I MOVE TO TABLE THIS ITEM ON BILL 386 UNTIL THE COMPLETION OF OUR THIRD-PARTY CONSULTANTS REPORT RETURNS AND THE APPROPRIATE CORRECTIONS ARE MADE. **Action:** Table, **Moved by:** Councilman Joe Mendoza, **Seconded by:** Councilman Albert Torres. **Vote:** Passed, **Summary:** Yes 3, No 1 **Yes:** Councilwoman Zoberski, Councilman Torres, Councilman Mendoza, **No:** Councilman Hanan

6.2. (For Possible Action) Discussion and second reading regarding DA22002AMD1, an amendment to a Development Agreement associated with Sherwood Village requested by 890 Fremont Street, LP to reflect changes in the project form and layout of the proposed development. The subject site consists of approximately ± 26.47 acres, is designated Mixed Residential in the Master Plan and zoned MDR14 (Medium Density Residential, maximum 14 du/ac), and is generally located north of Fremont Street, south of U.S. Interstate 80, west of Wildwood Drive, and east of Vine Street, Fernley, Nevada (APNs: 021-092-05, 021-092-23, 021-092-26, 021-092-27, 021-092-55, 021-092-58, 021-092-59, 021-092-60).

Senior Planner Treston Rodriguez presented the second reading of Bill No. 388. The amendment updates the project layout, infrastructure obligations, Fremont Street frontage improvements, secondary emergency access to Vine Street, right-of-way acquisition procedures, and related financial responsibilities.

Garrett Gordon and Brian Maloney of Lincoln Avenue Communities spoke in support of the project, noting the approximately 26.5-acre infill development will include two-, three-, and four-bedroom units ranging from 944 to 1,500 square feet, targeting workforce housing households at approximately 50%–70% AMI.

City staff clarified that compensation for affected property owners would include the value of the land as well as associated relocation costs. The representative also highlighted provisions requiring the developer to reimburse the City and provide financial security to ensure completion and payment of required improvements, emphasizing the project's goal of providing workforce and attainable housing.

Hector Gamboa asked about the extent of right-of-way acquisition, compensation, and potential impacts to existing structures and driveway access; staff stated that additional information would be provided during the following eminent-domain agenda item.

Motion: BASED ON THE ANALYSIS PRESENTED IN THE STAFF REPORT, I MOVE TO APPROVE BILL 388 AND DA22002AMD1 AN AMENDMENT TO THE DEVELOPMENT AGREEMENT DA 22002 ASSOCIATED WITH THE SHERWOOD

VILLAGE PROJECT AS PRESENTED BY STAFF. **Action:** Approve, **Moved by:** Councilman Ryan Hanan, **Seconded by:** Councilman Joe Mendoza. **Vote:** Passed, **Summary:** Yes 4 **Yes:** Councilwoman Zoberski, Councilman Torres, Councilman Hanan, Councilman Mendoza

6.3. (For Possible Action) Discussion and Possible Action Regarding Resolution No. 26-016, a Resolution declaring the City's intent to acquire certain real property interests by eminent domain for public street improvements to Fremont Street and a public emergency access road (Vine ROW) associated with the Sherwood Village development. APNs: 020-181-01, -04, -05, 021-092-16, -17, -22, -51, -52, -53.

Senior Planner Treston Rodriguez presented Resolution 26-016. The resolution would authorize the City to make the required public-use and necessity findings and allow the City Attorney and special counsel to pursue condemnation proceedings under NRS Chapter 37 if necessary. The Fremont Street interests are needed for frontage improvements, including curb, gutter, and sidewalk, while the Vine Street easement is required to provide emergency and evacuation access approved by the North Lyon County Fire Protection District. An ownership gap was identified beneath a portion of the existing Vine Street gravel roadway, making condemnation necessary to address known and unknown ownership interests. Mr. Rodriguez emphasized that adoption of the resolution would not immediately transfer property and that good-faith negotiations and just compensation would continue. The acquired interests would be held by the City for public use, and the developer would be responsible for acquisition costs and related City expenses under the development agreement. Staff recommended approval of Resolution 26-016.

Brian Maloney from Lincoln Avenue Communities confirmed this project was approved 3 years ago that is when discussions with the property owners began and there are currently 5 properties that have not been accessed. He also clarified after this meeting that they will communicate with the property owners before it comes to eminent domain and offer to come in with fair market value plus additional costs of fencing and moving sheds and avoid condemnation with one caveat you saw for Vine Street. There's a strip that has been identified with no clear owner. It will need to condemn that no matter what to ensure ownership.

Hector Gamboa, lives on Vine Street and he had questions about the fire department needed a 20-foot easement.

Brian Maloney from Lincoln Avenue Communities responded, it's an existing 20-foot road so the new and improved road will be on top of the existing road.

Motion: BASED ON THE ANALYSIS PRESENTED IN THE STAFF REPORT, I MOVE TO ADOPT RESOLUTION NUMBER 26-016, DECLARING THE CITIES INTENT TO ACQUIRE THE DESCRIBED PROPERTY INTEREST BY EMINENT DOMAIN, FINDING THAT THE ACQUISITIONS ARE FOR PUBLIC USE AND ARE NECESSARY AND AUTHORIZING THE CITY ATTORNEY AND THE CITY'S SPECIAL COUNSEL TO COMMENCE CONDEMNATION AND RELATED

PROCEEDINGS UNDER NRS CHAPTER 37. **Action:** Approve, **Moved by:** Councilwoman Felicity Zoberski, **Seconded by:** Councilman Ryan Hanan. **Vote:** Passed, **Summary:** Yes 4 **Yes:** Councilwoman Zoberski, Councilman Torres, Councilman Hanan, Councilman Mendoza

6.4. Discussion and Possible Action to approve Bill #389 amending Fernley Municipal Code Title 2, Chapter 8 to remove the City Manager and add new evaluation requirements.

Aaron Mouritsen City Attorney explained the new structure will require that the mayor evaluates the HR Director, the Chief Development Officer and the Chief Operations Officer. The mayor will continue evaluating the city attorney, the city clerk, and the city finance director. Additionally, when the mayor does these evaluations, he'll have an evaluation form that council approves.

Motion: I MOVE TO APPROVE BILL NUMBER 389 AMENDING THE FERNLEY MUNICIPAL CODE, TITLE II, CHAPTER 8, TO REMOVE THE CITY MANAGER. **Action:** Approve, **Moved by:** Councilman Albert Torres, **Seconded by:** Councilman Ryan Hanan. **Vote:** Passed, **Summary:** Yes 4 **Yes:** Councilwoman Zoberski, Councilman Torres, Councilman Hanan, Councilman Mendoza

Motion: I MOVE TO CONTINUE THE MEETING PAST 9:00 PM AND FINISH THE ITEMS ON THE AGENDA. **Action:** Approve **Moved by:** Councilman Ryan Hanan, **Seconded by:** Councilwoman Felicity Zoberski. **Vote:** Passed, **Summary:** Yes 4, **Yes:** Councilwoman Zoberski, Councilman Torres, Councilman Hanan, Councilman Mendoza.

7. STAFF REPORTS

7.1. Presentation, discussion, and possible action on the fiscal year 2027 Community Development Block Grant Program update, priorities, and citizen participation process.

Trisha Lovington, Grant Administrator presented. The Community Development Block Grant Program, or CDBG, is tasked with promoting and facilitating community development throughout rural Nevada. The city has used the funding for several phase projects in the past.

Motion: I MOVE TO ACCEPT THE ANNUAL COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM OVERVIEW PRESENTATION PRIORITIES AND SUPPORT THE CITIZEN PARTICIPATION PROCESS. **Action:** Approve **Moved by:** Councilwoman Felicity Zoberski, **Seconded by:** Councilman Albert Torres **Vote:** Passed, **Summary:** Yes 4, **Yes:** Councilwoman Zoberski, Councilman Torres, Councilman Hanan, Councilman Mendoza

7.2. Discussion and possible approval of a contract with CDM Smith for the engineering and design of the Surface Water Treatment Expansion project at the Water Treatment Plant. The contract amount will be \$10,899,764.00

Ozzie Hinke, Utilities Director, presented the proposal for design work for the Fernley

Treatment Plant Expansion Improvements for Surface Water Treatment Engineering and Design Services. This design enhance the treatment plant to treat surface water from the Truckee Canal in addition to its existing groundwater wells, expand the capacity of its wastewater plant from 20 million to 30 million gallons per day, and implements a PFAS.

Servando Molina with CDM Smith presented. The current drinking water treatment plant was constructed about 17 years ago in 2009. Its primary function is to remove arsenic from the groundwater. In the design, some provisions were included for modifications for the future treatment of surface water. Currently it only treats groundwater. The current plant capacity is 20 million gallons per day of groundwater treatment. The city does have rights to surface water from the Truckee Canal, approximately 9,700 acre feet annually, or 3,160 million gallons annually. Unfortunately, PFAS has been found above regulatory limits in your groundwater, and then PFAS has also been detected in the surface water from the Truckee Canal. The objective of the project is to add facilities to equip the plant to remove PFAS and comply with water quality regulations. Enabling the plant to treat surface water from the Truckee Canal and thus improve the city's overall water supply reliability and flexibility. The project will also expand the plant to 30 MGD and replace out-of-date equipment.

Motion: I MOVE TO APPROVE THIS CONTRACT WITH CDM SMITH FOR THE ENGINEERING AND DESIGN OF THE SURFACE WATER TREATMENT EXPANSION PROJECT. **Action:** Approve, **Moved by:** Councilman Albert Torres, **Seconded by:** Councilman Ryan Hanan. **Vote:** Passed, **Summary:** Yes 4, **Yes:** Councilwoman Zoberski, Councilman Torres, Councilman Hanan, Councilman Mendoza.

8. RESOLUTIONS

8.1. Possible Action to adopt Resolution 26-017, establishing low-cost spay/neuter fees for the City of Fernley Animal Control Program.

Randee Gahr, Animal Services Program Manager presented.

Motion: I MOVE TO APPROVE THE FEE SCHEDULE FOR THE LOW-COST SPAY/NEUTER FEES. **Action:** Approve, **Moved by:** Councilman Ryan Hanan, **Seconded by:** Councilwoman Felicity Zoberski. **Vote:** Passed, **Summary:** Yes 4, **Yes:** Councilwoman Zoberski, Councilman Torres, Councilman Hanan, Councilman Mendoza.

8.2. Discussion and Possible Action to adopt Resolution 26-019, updating the Business License Fee Schedule by adding a special event organizer and updating the special event licensing process.

Kim Swanson, City Clerk presented.

Motion: I MOVE TO APPROVE RESOLUTION 26-019, UPDATING THE BUSINESS LICENSE FEE SCHEDULE BY ADDING A SPECIAL EVENT ORGANIZER AND UPDATING THE SPECIAL EVENT LICENSING PROCESS.

Action: Approve, **Moved by:** Councilman Ryan Hanan, **Seconded by:** Councilman Albert Torres. **Vote:** Passed, **Summary:** Yes 4 **Yes:** Councilwoman Zoberski, Councilman Torres, Councilman Hanan, Councilman Mendoza.

9. PUBLIC FORUM

None.

10. ADJOURNMENT

There being no further business to come before it, the Fernley City Council meeting adjourned at 9:07 PM.

Approved by the Fernley City Council on September 2, 2026 by a vote of:

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

Mayor Neal E. McIntyre

ATTEST: City Clerk Kim Swanson

Report Criteria:

License.Status = "Active"

Business.Orignation date = 08/13/2026-08/26/2026

Business Name	DBA	Description	Occupation
D&P Striping, LLC	DP Striping	Contractor	Parking lot striping and pothole repairs - Cont 0095556
Tundra Construction LLC		Contractor	General Contractor
Tim Danenhower LLC		Contractor	Manufactured home repairs and remodeling
Frank A Olsen Company LLC		Wholesale and/or Retail Merchandise Sales	Manufacturer's Representative - Valves and Actuation
Northern NV Solutions for Renovation	Temporary Wall Systems North	Equipment Rentals, Supply Rentals, Linen & Uniform	Rental of construction equipment
Quality Safety & First Aid		Wholesale and/or Retail Merchandise Sales	Selling first aid supplies to city of Fernley
AR Electric, LLC		Contractor	Install, maintain and repair electric power
Cool Breeze Refrigeration Inc		Contractor	Residential & commercial HVAC and refrigeration
Spartan Consulting Services, LLC	Spartan Consulting Services	Consulting Services	Construction material testing and inspection. DBE certified
Summit Control Systems LLC		Contractor	Electrical construction and repair contracting - Cont #77471
Navarro Painting LLC		Handyman	Interior & Exteriir painting - Handyman
Mike Morgan Industrial LLC		Contractor	Industrial Maintenance - Contractor #0095913
Behavior Built LLC		Counseling and coaching services	Behavior assessment, parent coaching,treament implementation
Grand Totals:	13		

Report Criteria:

License.Status = "Active"

Business.Orignation date = 08/13/2026-08/26/2026



CITY OF FERNLEY

City Council AGENDA REPORT

Meeting Date: September 2, 2026

REPORT TO: Mayor and City Council

REPORT FROM: Filiga Farmer

FINANCIAL IMPACT:

Yes: X

No:

CURRENTLY BUDGETED:

Yes:

No: X

FUND/ACCOUNT:

510-840-320 - Professional Services
- Engineering

ACTION REQUESTED: Consent

AGENDA ITEM:

Discussion and Possible Action to approve Amendment No.1 to the Shaw Engineering agreement for additional construction management and special inspection services for the Water Treatment Plant Microfiltration Reverse Flow (MFRF) project for an amount not to exceed \$22,910.

AGENDA ITEM BRIEF:

The Council previously approved a not-to-exceed amount of \$34,800 for engineering services with Shaw Engineering for the Water Treatment Plant Microfiltration Reverse Flow (MFRF) Project. The previously approved amount has not been fully expended. The proposed Amendment No. 1 is for additional services outside the original scope, including certified payroll and labor compliance review, safety compliance inspections, and special welding inspections. The additional services are proposed in an amount not to exceed \$22,910, bringing the total authorized contract amount to \$57,710 if approved.

RECOMMENDED MOTION:

I move to approve Amendment No. 1 to the Shaw Engineering agreement for additional construction management and special inspection services for the Water Treatment Plant Microfiltration Reverse Flow (MFRF) Project in an amount not to exceed \$22,910.

BUSINESS IMPACT (per NRS Chapter 237):

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

See attached report for background, analysis, alternatives.

ALTERNATIVES:

City Council may choose not to approve Amendment No. 1 and provide alternative direction to staff.

BACKGROUND:

On August 27, 2025, the City entered into an agreement with Shaw Engineering for engineering, permitting and bidding support, construction management and inspections, and project closeout services for the Water Treatment Plant Microfiltration Reverse Flow (MFRF) Project in an amount not to exceed \$34,800. The original authorized amount has not been fully expended.

During the construction phase, additional services were identified that were not included in the original scope. Shaw Engineering submitted Amendment No. 1 in the amount of \$22,910 for certified payroll and labor compliance review, safety compliance inspections, and special welding inspections. Approval of Amendment No. 1 would increase the total not-to-exceed contract amount from \$34,800 to \$57,710.

RELEVANT LAWS, STATUTES, AND REGULATIONS:

There are none

FINANCIAL IMPLICATIONS:

Approval of Amendment No. 1 will result in an additional not-to-exceed amount of \$22,910, increasing the total authorized agreement with Shaw Engineering from \$34,800 to \$57,710.

ATTACHMENTS:

1. City of Fernley - MF Reverse Flow Replacement - Amendment 1



August 12, 2026

Mr. Ozwald Henke
City of Fernley
595 Silver Lace Blvd
Fernley, NV 89408

Ms. Lina Farmer
City of Fernley
595 Silver Lace Blvd
Fernley, NV 89408

Re: Amend. #1: City of Fernley Water Treatment Plant MFRF: Expanded CM Services Engineering Services Proposal

Dear Mr. Henke and Ms. Farmer:

Pursuant to your request for additional services, please find the scope and fee for certified payroll, safety, and labor compliance services for the CoF WTP MFRF Rehabilitation Project:

Scope:

In addition to construction inspections, Shaw Engineering will receive and review certified payroll reports (CPRs) and non performance reports for compliance with the prevailing wage rates provided in the project manual. Each CPR will be filed in an online shared folder for viewing and download by the City designated representative. In addition, Shaw will be performing half time inspections and will review active work practices for compliance with the City's Work Safety Plan.

Lastly, Shaw Engineering will utilize Construction Materials Engineers for Welding inspections. It was originally anticipated the special inspections (radiographic weld inspection) would be lumped in with the construction contract; however, the previous utility engineer wished to engage the services directly with the City.

Fee

The additional fee to provide the scope of services listed above is outlined below and if approved will be added to the existing contract amounts.

Task 3.1	Construction Management – Additional Services (CPRs, labor compliance and Safety)	\$	7,500
Task 3.2	Special Inspections	\$	15,410
Total		\$	22,910

If you have any questions, please email or call.

Sincerely,

SHAW ENGINEERING

Owen Wurgler, PE, MSc.
Principal Engineer
owen@shawengineering.com



CITY OF FERNLEY

City Council AGENDA REPORT

Meeting Date: September 2, 2026

REPORT TO: Mayor and City Council

REPORT FROM: Mitzi Carter, Human Resource Manager

FINANCIAL IMPACT:

Yes: No: X

CURRENTLY BUDGETED:

Yes: No:

FUND/ACCOUNT:

N/A

ACTION REQUESTED: Consent

AGENDA ITEM:

Possible Action to add newly negotiated CBA language to the COF Personnel Policies and Procedures, Section 1. General, and Section 1.2. Scope

AGENDA ITEM BRIEF:

Adding new language to the COF Personnel Policies and Procedures to incorporate newly negotiated and revised benefits for increased annual leave, revised longevity pay, new paid Parental Leave and introductory period to apply to all COF employees, including exempt personnel.

RECOMMENDED MOTION:

"I move to recommend adding the newly negotiated CBA language into the City of Fernley's Personnel Policies and Procedures."

BUSINESS IMPACT (per NRS Chapter 237):

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

See attached report for background, analysis, alternatives.

ALTERNATIVES:

Council may or may not approve adding language to incorporate the newly negotiated CBA language into the City of Fernley's Personnel Policies and Procedures.

BACKGROUND:

Union negotiations for the new Collective Bargaining Agreement (CBA) were completed in July 2026 with Council approving the new CBA on August 5, 2026. New language regarding certain benefits such as, increased annual leave accruals, paid parental leave and introductory period changes have an impact on the current COF Personnel Policies and Procedures, dated May 15, 2024. By adding a new paragraph to the Section 1. General Provisions, sub-Section 1.2. Scope, the interim language would incorporate the new CBA language into the Personnel Policies and Procedures until such time that the entire Personnel Policies and Procedures can be updated in its entirety and approved by Council.

RELEVANT LAWS, STATUTES, AND REGULATIONS:

N/A

FINANCIAL IMPLICATIONS:

N/A

ATTACHMENTS:

1. 2026.08 COF Personnel Policies & Procedures, Section 1.2. Scope Revision

1. GENERAL PROVISIONS

1.1. Purpose

These policies are established to carry out the **City of Fernley** personnel resolution, personnel ordinance, or intent of the governing board to adopt uniform personnel policies that will enable each employee to make his/her fullest contribution to the programs and services of the **City of Fernley**. Each employee is responsible for reviewing and complying with the **City of Fernley** personnel policies.

The **City of Fernley** retains the sole right to manage its affairs and direct its workforce within the existing framework of law (federal, state, and local), but not limited to the right to plan, direct, and control its operations; to determine the location of its facilities; to determine working hours; to decide the types of services to be provided and the manner of providing them; to decide the work to be performed; to decide the method and place of providing its services; to determine the schedules of work; to hire, layoff, assign, transfer, and promote employees; to determine the qualifications of employees; to determine and re-determine job content; to determine the starting and quitting times; to make such reasonable rules and regulations not in conflict with any collective bargaining agreement, as it may from time to time deem best for the purpose of maintaining order, safety, and/or effective operations of its facilities and to require compliance therewith by employees; to discipline and discharge employees for cause. These management rights are not subject to the dispute resolution/grievance procedure except as may be provided in a collective bargaining agreement.

1.2. Scope

In cases where the application of these policies would conflict with a collective bargaining agreement, employment contract, or at-will status, that is in effect between a recognized employee organization and the **City of Fernley**, the provisions of the collective bargaining agreement, employment contract, or at-will provisions, and limitations shall govern. In all other cases, these policies shall govern. Nothing in these policies is intended to supersede applicable state or federal laws or administrative regulations/ordinances related to personnel matters.

New Proposed Paragraph:

Retroactive to July 1, 2026, all new and revised benefits negotiated in the new collective bargaining agreement—including increased annual leave accruals, revised longevity pay, new paid parental leave, and introductory periods—will apply to all **City of Fernley** personnel, including exempt status personnel. This provision excludes part-time and seasonal employees. This will remain in effect until the **City of Fernley** Personnel Policies and Procedures are fully updated and approved by the City Council.



CITY OF FERNLEY

City Council AGENDA REPORT

Meeting Date: September 2, 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 #383 (CA26003), an Ordinance to amend the Fernley Development Code to add a definition for short-term rentals to Section 32.02.030, to add short-term rental use standards as Section 32.07.382, and to add a short-term rental use to Section 32.06.150.

AGENDA ITEM BRIEF:

In order to regulate short-term rentals, staff is updating the Development Code to create a definition for short-term rentals as well as use standards that will be the guide in regulating short-term rentals within the City of Fernley.

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.

BACKGROUND:

Due to short-term rentals becoming more popular within the City of Fernley, staff have determined that short-term rentals should be regulated. The City can regulate the short-term rentals by requiring approval of a Conditional Use Permit, requiring a business license, requiring them to follow use standards, and requiring them to pay lodging tax fees.

In order to regulate short-term rentals, staff must update the Development Code by first creating a definition for short-term rentals, second by developing and establishing use standards, and third by adding short-term rentals to the Use Table and designating appropriate zoning where short-term rentals are allowed.

The definition is “a residential dwelling unit, portion of a dwelling unit, bedroom within a residential dwelling unit or an accessory dwelling unit (ADU) rented to a guest or group of guests for a period of less than thirty (30) consecutive days.

The use standards will allow the regulation of the following:

Occupancy — Max 3 people per legal bedroom + 2 people per unit

Parking — Limited to established parking including driveway(s), garage(s), carport(s) and street frontage.

Trash Service — Collection is required once per week

Location — Anywhere within City limits

Smoke detectors — Functioning fire detectors must meet the current fire code

Since short-term rental is a conditional use, a Conditional Use Permit is required in each allowed zoning district. The Conditional Use Permit will be reviewed by the Planning Commission. City Council will make the final decision if the Planning Commission’s decision is appealed.

Planning Commission requested two (2) modifications to the proposed code amendment presented by staff.

The modifications included:

- 1) Increase the occupancy from 2 to 3 people per legal bedroom + 2 people per unit; and
- 2) Allow street parking within the perimeter of the short-term rental.

With the above modifications, the Planning Commission voted 7 to 0 at the August 12, 2026, Planning Commission meeting to recommend City Council approve this Code Amendment as presented by staff.

RELEVANT LAWS, STATUTES, AND REGULATIONS:

FMC - Development Code - Section 32.02.030 - Definitions and interpretations

FMC - Use Standards - Section 32.07.383 - Short-term rentals

FMC - Zoning Districts - Section 32.06.150 - Unlisted uses and use table

FINANCIAL IMPLICATIONS:

N/A

ATTACHMENTS:

1. Bill #383 v1
2. Original Version 1
3. Final Blackline Version for PC 7.14.26
4. Final with PC redline mods 8.13.26
5. FINAL with PC mods 8.13.26

BILL #383
CITY OF FERNLEY
ORDINANCE # _____

AN ORDINANCE AMENDING THE FERNLEY DEVELOPMENT CODE TO ADD A DEFINITION FOR SHORT-TERM RENTALS TO SECTION 32.02.030, TO ADD SHORT-TERM RENTAL USE STANDARDS AS SECTION 32.07.382, AND ADD SHORT-TERM RENTAL USE TO SECTION 32.06.150 OF THE FERNLEY DEVELOPMENT CODE.

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 32.07.382, and Title 32, Chapter 32.06, Section 32.06.150 are hereby amended as follows:

Section. 32.02.030 – Definitions.

Section 32.02.030 - Definitions

Short-term rental. A residential dwelling unit, portion of a dwelling unit, bedroom within a residential dwelling unit or an accessory dwelling unit (ADU) rented to a guest or group of guests for a period of less than thirty (30) consecutive days.

Section 32.07.383 – Short-term rentals

Section 32.07.382 – Short-term rentals

Purpose: The purpose of this section is to establish the standards for short-term rentals within the allowed zones in the City to ensure the public’s health, safety, and welfare.

(a) *Applicability.* This section applies to all short-term rentals within the City.

- 1) *Occupancy.* Maximum of two (2) people per legal bedroom, plus two (2) people per unit or portion of a unit when operated as a short-term rental.
- 2) *Parking.* Parking is limited to the established parking areas for vehicles as provided for the residential building on the property (driveway, garage, carport, etc.).
- 3) Special events are not permitted in a short-term rental. Examples of special events include, but are not limited to, weddings, receptions, anniversaries, private parties, fundraisers, and business seminars.
- 4) Short-term rental units are allowed in any structure established as a permanent residential dwelling including an accessory dwelling unit. Recreational vehicles, trailers, or other vehicles or structures not classified as permanent residential dwellings may not be used as short-term rentals.

- 5) All short-term rentals must comply with all applicable codes under Fernley Municipal Code 10.01.04 including obtaining a business license prior to operation and payment of Transient Lodging Taxes during operation.
- 6) Short-term rentals in residential zoning districts may be subject to denial or additional conditions based upon the City's findings on the following factors:
 - a) Inadequate parking infrastructure;
 - b) Substantial negative impact to surrounding properties;
 - c) Frequency or concentration of nearby licensed short-term rentals;
 - d) Prior zoning or other code violations on the property; and
- 7) Only one (1) short-term rental unit is allowed per property.
- 8) Trash collection service at least once per week is required.
- 9) No campers or camping tents shall be used to provide additional sleeping area.
- 10) There shall be functioning smoke detectors per current fire code. Approval from fire department is required prior to approval of a business license.
- 11) *Conditional use permit required. A short-term rental is a conditional use and requires approval of a conditional use permit in each district in which it is so designated in the use table (Section 32.06.150). The Planning Commission may impose conditions upon and may modify the standards of this section through the conditional use permit, except that the maximum-occupancy standard and the limit of one short-term rental unit per property may not be modified or waived.*
- 12) *Short-term rentals shall comply with all applicable laws, regulations, and codes of any federal, state, or local agency within jurisdiction.*

Section 32.06.150 – 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
Lodging/Short-Term Rental																				
	Bed and breakfast	Reference chapter 32.07	C	C										P		C	C			
	Hotel/motel (>20 units)													P		P	P	C		
	Hotel/motel (≥20 units)													C		C	P	C		
	Recreational vehicle park	Reference chapter 32.07														C	C			C
	Resort, dude/guest ranch		C	C																

		STR	32.07.382	C	C	C	C	C	C	C				C	C	C	C			

- Section 2.** All ordinances or parts of ordinances in conflict herewith are hereby repealed.
- Section 3.** The City Clerk is instructed and authorized to publish the title of this ordinance as provided by law.
- Section 4.** This ordinance shall become effective upon passage, approval, and publication.
- Section 5.** The provisions of this ordinance shall be liberally construed to effectively carry out its purposes in the interest of 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 #390 BEING HEREBY PROPOSED on the 2nd day of September, 2026.

BILL #390 BEING HEREBY PASSED, APPROVED, and ADOPTED this 16th day of September, 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 Cle

Short-term rental. A residential dwelling unit, portion of a dwelling unit, or bedroom within a residential dwelling unit; ~~leased and/or~~ rented to a guest~~(s)~~ or group of guests; for a period of less than thirty (30) consecutive days.

Short-term rental, Type 1. A short-term rental where in the principal use of the property remains ~~as a full-time residence~~ residential and. ~~The~~ property owner rents their primary residence as a short-term rental on an intermittent basis. ~~A copy of the deed for the subject property is required to be classified as a Type 1 rental.~~ The property owner must occupy the residence for nine (9) months ~~of the year~~ per calendar year. Accessory dwelling units (ADUs) as defined in Section 32.XX.XXX shall be considered a Type 1 short-term rental. A copy of the deed for the subject property is required in order for a short-term rental to be classified as a Type 1 rental.

Short-term rental, Type 2. A short-term rental wherein the principal use of the property becomes a lodging use that is not occupied by a permanent resident. The property owner ~~lists~~ registers this property full-time as a short-term rental and has no intention of having permanent residents living in the ~~property~~ dwelling unit.

Commented [AJ1]: Approval of landlord for for-rent properties?

- 1) *Occupancy.* Maximum of two (2) people per legal bedroom, plus two (2) people ~~for per~~ the unit or portion of a unit when operated as a short-term rental.
- 2) *Parking.* Parking is limited to the established parking areas for vehicles as provided for the residential building on the property (driveway, garage, carport, etc.).
- 3) Special events are not permitted in a short-term rental. Examples of special events include, but are not limited to, weddings, receptions, anniversaries, private parties, fundraisers, and business seminars.
- 4) Short-term rental units are allowed in any structure established as a permanent residential dwelling including an accessory dwelling unit. ~~No R~~ Recreational vehicles, trailers, or other vehicles or structures not classified as ~~a~~ permanent residential dwellings may not be used as ~~a~~ short-term rentals.
- ~~5) *Exceptions.* Exceptions to the short-term rental standards shall only be granted by the Planning Commission as a Conditional Use Permit.~~
- 6) All short-term rentals must comply with all applicable codes under Fernley Municipal Code XX.XX.XXX including obtaining a business license prior to operation and payment of Transient Lodging Taxes during operation.
- 7) Short-term rentals in residential zoning districts may be subject to denial or additional conditions based upon the City's findings on the following factors:

- a) Inadequate parking infrastructure;
- b) Substantial negative impact to surrounding properties;
- c) Frequency or concentration of nearby licensed short-term rentals;
- d) Prior zoning or other code violations on the property; and
- e) Proximity to public or private K-12 schools when the proposed property is within 1,000 feet of the school boundary line. ?

8) Only one (1) short-term rental ~~is~~ unit is allowed per property.

9) Trash ~~pick-up~~ collection service at least once ~~aper~~ week is required.

10) No campers or camping tents shall be used to provide additional sleeping area.

11) There shall be one functioning smoke detector in each bedroom and at least one functioning smoke detector in the common area.

~~11~~12) Exceptions. Exceptions to the short-term rental standards shall only be granted by the Planning Commission as a Conditional Use Permit.

Commented [AJ2]: MR: What are some potential reasons to apply this standard? Do we really need it? BG: Do motels have a similar requirement? (no) Could be a good safety consideration.

Commented [AJ3]: BG: Should we send to Fire Dept for input? They usually only get involved with child care home-based businesses.

Forward to Tim for review and comment.

Commented [AJ4]: Add some stipulations as to what a CUP cannot authorize.

Commented [AJ5R4]: Existing legally established licensees? Grace period for existing STRs that are not licensed? Article in the paper? Public meeting or workshop for education purposes might be good ideas.

Commented [AJ6R4]: 2/4: Grandfather allowance but only if the STR doesn't have compliance issues. Only applied to legally licensed.

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
Lodging/Short-Term Rental																				
	Bed and breakfast	Reference chapter 32.07	C	C										P		C	C			
	Hotel/motel (>20 units)													P		P	P	C		
	Hotel/motel (≥20 units)													C		C	P	C		
	Recreational vehicle park	Reference chapter 32.07														C	C			C
	Resort, dude/guest ranch		C	C																
	Type 1 STR	32.07.382	P	P	P	P	P	P	P	P	P	P	P	C?	?	?	?			
	Type 2 STR	32.07.382	C	C	C	C	C	C	C	C	C	C	C	C	C?	?	?	?		

Commented [AJ7]: The cost of a CUP may be prohibitive for many, however, the full lodging use designation may allow for additional revenue.

Commented [AJ8R7]: Minor CUP app type (future code update) could potentially move forward in concert with this effort (TBD).

Commented [AJ9R7]: Should Type 2 be allowed outright in the commercial zones (as a lodging use)? Type 1 should be conditional in the commercial zones.

Section 32.02.030 - Definitions

Short-term rental. A residential dwelling unit, portion of a dwelling unit, bedroom within a residential dwelling unit or an accessory dwelling unit (ADU) rented to a guest or group of guests for a period of less than thirty (30) consecutive days.

Section 32.07.382 – Short-term rentals

Purpose: The purpose of this section is to establish the standards for short-term rentals within the allowed zones in the City to ensure the public's health, safety, and welfare.

(a) *Applicability.* This section applies to all short-term rentals within the City.

- 1) *Occupancy.* Maximum of two (2) people per legal bedroom, plus two (2) people per unit or portion of a unit when operated as a short-term rental.
- 2) *Parking.* Parking is limited to the established parking areas for vehicles as provided for the residential building on the property (driveway, garage, carport, etc.).
- 3) Special events are not permitted in a short-term rental. Examples of special events include, but are not limited to, weddings, receptions, anniversaries, private parties, fundraisers, and business seminars.
- 4) Short-term rental units are allowed in any structure established as a permanent residential dwelling including an accessory dwelling unit. Recreational vehicles, trailers, or other vehicles or structures not classified as permanent residential dwellings may not be used as short-term rentals.
- 5) All short-term rentals must comply with all applicable codes under Fernley Municipal Code 10.01.04 including obtaining a business license prior to operation and payment of Transient Lodging Taxes during operation.
- 6) Short-term rentals in residential zoning districts may be subject to denial or additional conditions based upon the City's findings on the following factors:
 - a) Inadequate parking infrastructure;
 - b) Substantial negative impact to surrounding properties;

- c) Frequency or concentration of nearby licensed short-term rentals;
 - d) Prior zoning or other code violations on the property; and
- 7) Only one (1) short-term rental unit is allowed per property.
- 8) Trash collection service at least once per week is required.
- 9) No campers or camping tents shall be used to provide additional sleeping area.
- 10) There shall be functioning smoke detectors per current fire code. Approval from fire department is required prior to approval of a business license.
- 11) Conditional use permit required. A short-term rental is a conditional use and requires approval of a conditional use permit in each district in which it is so designated in the use table (Section 32.06.150). The Planning Commission may impose conditions upon and may modify the standards of this section through the conditional use permit, except that the maximum-occupancy standard and the limit of one short-term rental unit per property may not be modified or waived.*
- 12) Short-term rentals shall comply with all applicable laws, regulations, and codes of any federal, state, or local agency within jurisdiction.*

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
Lodging/Short-Term Rental																				
	Bed and breakfast	Reference chapter 32.07	C	C										P		C	C			
	Hotel/motel (>20 units)													P		P	P	C		
	Hotel/motel (≥20 units)													C		C	P	C		
	Recreational vehicle park	Reference chapter 32.07														C	C			C
	Resort, dude/guest ranch		C	C																
	STR	32.07.382	C	C	C	C	C	C	C	C				C	C	C	C			

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- 1) *Occupancy.* Maximum of ~~threetwo~~ (32) people per legal bedroom, plus two (2) people per unit or portion of a unit when operated as a short-term rental.
- 2) *Parking.* Parking is limited to the established parking areas for vehicles as provided for the residential building on the property including (driveway(s), garage(s), carport(s), and streetetc.).
- 3) Special events are not permitted in a short-term rental. Examples of special events include, but are not limited to, weddings, receptions, anniversaries, private parties, fundraisers, and business seminars.
- 4) Short-term rental units are allowed in any structure established as a permanent residential dwelling including an accessory dwelling unit. Recreational vehicles, trailers, or other vehicles or structures not classified as permanent residential dwellings may not be used as short-term rentals.
- 5) All short-term rentals must comply with all applicable codes under Fernley Municipal Code 10.01.04 including obtaining a business license prior to operation and payment of Transient Lodging Taxes during operation.
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 - a) Inadequate parking infrastructure;
 - b) Substantial negative impact to surrounding properties;

c) Frequency or concentration of nearby licensed short-term rentals;

d) Prior zoning or other code violations on the property; and

7) Only one (1) short-term rental unit is allowed per property.

8) Trash collection service at least once per week is required.

9) No campers or camping tents shall be used to provide additional sleeping area.

10) There shall be functioning smoke detectors per current fire code. Approval from fire department is required prior to approval of a business license.

11) Conditional use permit required. A short-term rental is a conditional use and requires approval of a conditional use permit in each district in which it is so designated in the use table (Section 32.06.150). The Planning Commission may impose conditions upon and may modify the standards of this section through the conditional use permit, except that the maximum-occupancy standard and the limit of one short-term rental unit per property may not be modified or waived.

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	Hotel/motel (≥20 units)													C		C	P	C		
	Recreational vehicle park	Reference chapter 32.07														C	C			C
	Resort, dude/guest ranch		C	C																
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Section 32.07.382 – Short-term rentals

Purpose: The purpose of this section is to establish the standards for short-term rentals within the allowed zones in the City to ensure the public's health, safety, and welfare.

(a) *Applicability.* This section applies to all short-term rentals within the City.

- 1) *Occupancy.* Maximum of three (3) people per legal bedroom, plus two (2) people per unit or portion of a unit when operated as a short-term rental.
- 2) *Parking.* Parking is limited to the established parking areas for vehicles as provided for the residential building on the property including driveway(s), garage(s), carport(s), and street.
- 3) Special events are not permitted in a short-term rental. Examples of special events include, but are not limited to, weddings, receptions, anniversaries, private parties, fundraisers, and business seminars.
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c) Frequency or concentration of nearby licensed short-term rentals;

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	Recreational vehicle park	Reference chapter 32.07														C	C			C
	Resort, dude/guest ranch		C	C																
	STR	32.07.382	C	C	C	C	C	C	C	C				C	C	C	C			



CITY OF FERNLEY

City Council AGENDA REPORT

Meeting Date: September 2, 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

AGENDA ITEM:

(For Possible Action) Discussion and possible action regarding TSM26002, a Tentative Subdivision Map request by Rubicon Design Group on behalf of ICON Group, LLC to construct a 49-lot single-family residential community and one (1) right-of-way parcel on a $\pm$ 32.44-acre site (APN: 022-571-27) located east of Browne Ln, south of Highway 50A, and west of Nevada Pacific Parkway at the extension of Westward Ln in a Rural Residential (RR1/2) zone.

AGENDA ITEM BRIEF:

Construction of a 49-lot single-family residential community with lots ranging from 21,780 to 38,945 square feet and one (1) right-of-way parcel to complete the Nelson Meadows subdivision. This community will be located east of Browne Ln, south of Highway 50A, and west of Nevada Pacific Parkway at the extension of Westward Ln.

Planning Commission voted 6-0-1 to approve the Nelson Meadows Tentative Subdivision Map at the August 12, 2026, Planning Commission meeting.

RECOMMENDED MOTION:

"Considering the information contained in the applicant's submittal package and based on the analysis presented in the staff report, I move to approve TSM26002 subdividing a $\pm$ 32.44-acre site into 49 single-family residential lots and one (1) right-of-way parcel."

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:

"I move to deny TSM26002 because I have determined the proposed subdivision is detrimental to the public's health, safety, welfare and I am unable to make the following

finding(s): _____

(State finding and supportive analysis - repeat for each applicable finding.)

Note:

No further alternative motions are provided. However, any other motion allowed with City Council Rules of Procedure is appropriate.

BACKGROUND:

Site and Vicinity:

Generally located east of Browne Ln, south of Highway 50A, and west of Nevada Pacific Parkway at the extension of Westward Ln. The site is zoned Rural Residential (RR1/2). Abutting sites are zoned as follows:

North: Single-family (SF6) — Donner Trails and Donner Meadows Subdivisions

South: Rural Residential (RR1/2) — Nelson Meadows Phase 2 Subdivision

East: Rural Residential (RR1/2) — Nelson Meadows Phase 1 and 2 Subdivision

West: Single-family (SF20) and Rural Residential (RR5) — single-family homes

The project site is vacant and is largely flat with no topographic features that limit development potential. Road connection points are in place on three sides of the site.

Zoning/ Land Use:

The site is zoned as Rural Residential (RR1/2). The intention of the Rural Residential zoning district is designed to accommodate larger lot residential uses. This project fully meets this zoning designation. The land use designation for the site is simple and consistent - the project site as well as the entire area surrounding the project site is designated as single-family residential.

Condition #18 in the Conditions of Approval was updated to reflect the correct language regarding the proposed sanitary sewer system for the project. This change was highlighted and brought to the attention of the Planning Commission prior to them making a motion and taking a vote. The updated Conditions of Approval are attached to this staff report.

Analysis - Tentative Subdivision Map:

1. Compliance with environmental and health laws and regulations concerning water and air pollution, solid waste disposal, water supply facilities, community or public sewage disposal, and, where applicable, individual systems for sewage disposal;

The subdivision has been designed to conform to applicable environmental and health laws and regulations. Onsite drainage and public sewage disposal will address any ongoing water pollution risk resulting from the development. Significant air pollution resulting from the proposed residential development is not anticipated. Temporary measures to control dust, spills, and sediment will be required as part of any approvals for construction improvements. Solid waste disposal will be provided by a waste disposal company.

2. Availability of water that meets applicable health standards and is sufficient for the reasonably foreseeable needs of the subdivision;

The project owner has already secured water rights and will dedicate 1.12-acre feet per lot to the City of Fernley.

3. Availability and accessibility of utilities;

The site is surrounded by utilities and there are no geographic factors preventing installation of utilities on the site. This final phase was previously approved as part of the earlier Nelson Meadows permitting process; therefore, utilities in the area were designed to accommodate this phase. Westward Ln is in place to the north and south of the site and utilities currently terminate within Westward Ln.

4. Availability and accessibility of public services such as schools, police and fire protection, transportation, recreation facilities, and parks;

The subject subdivision is proposed in an area already served by public services such as schools, police and fire protection, recreation facilities, and parks. Students residing in the proposed development will attend East Valley Elementary School, Fernley Intermediate School, and Fernley High School. The Lyon County Sheriff's Office and North Lyon County Fire Protection District already serve the community surrounding the proposed subdivision.

4. Availability and accessibility of public services such as schools, police and fire protection, transportation, recreation facilities, and parks;

The subject subdivision is proposed in an area already served by public services such as schools, police and fire protection, recreation facilities, and parks. Students residing in the proposed development will attend East Valley Elementary School, Fernley Intermediate School and Fernley High School. The Lyon County Sheriff's Office and North Lyon County Fire Protection District already serve the community surrounding the proposed subdivision and no changes to operations are anticipated to be needed to support the development. The main fire station is located 3.2 miles west of the site and an additional fire station located at 1300 Red Rock Rd is 2.2 miles east of the site. Autumn Winds Park, Ponderosa Park, and Out of Town Park are all nearby. Transportation network connectivity will be provided through construction and dedication of roadway improvements within the project as well as the completed construction of Westward Ln.

5. Consistency with the zoning district regulations;

The proposed subdivision has been examined for consistency with the RR1/2 zoning district dimensional standards and no apparent correction items were found. This includes, but is not limited to, lot width, minimum lot size, and a conceptual evaluation of setbacks. The smallest lot size is 21,780 square feet and the largest lot size is 38,945 square feet with an average lot size of 23,745 square feet. Adjacency standards are also met per FMC 32.09.030, as the project uses the buffering standards to the west with Browne Ln being the buffer, and uses yard matching to the north, south, and east with adjacent subdivisions.

6. Conformity with the master streets and highways plan;

As designed and conditioned, the project will conform to the City's Design Standards. The proposed project is surrounded by streets. Construction of the project will allow for the completion of Westward Ln, which is currently in place to the north and south of the site.

7. Effect of the proposed subdivision on existing public streets and the need for new streets or highways to serve the subdivision;

A traffic impact letter was included with this application. Streets in the area were installed recently and therefore were built to current City Design Standards. Given the moderate size of the project, it is not anticipated that substantial traffic impacts will occur.

8. Physical land characteristics, such as floodplain, slope, soil, and elevation differentials with abutting properties;

The site is not mapped within any FEMA floodplain zones. The site is generally flat and there are no geographic obstacles to development. There are no significant elevation changes between this site and adjoining sites.

Per the soils report provided with the application, the on-site soils consist of Juva sandy loam, Swinger clay loam, and Swinger sandy loam. These soils vary in their suitability for construction but do not appear to pose any hazard to development, nor any adverse impacts to neighboring properties anticipated.

9. Recommendations and comments of review bodies;

At the time of this report, there are no outstanding comments from review bodies. Comments from reviewing departments and agencies not addressed through corrected plans have been incorporated into the Conditions of Approval attached hereto.

10. Conformity to the master sewer and water utility plan; and

As conditioned, the proposed project is designed to conform to the City's master sewer and water utility plans. Final improvement plans for the project will be required to adhere to City and state regulations regarding sanitary sewer and public water supply and installation of all infrastructure will be inspected to ensure compliance.

11. Compliance with this Code and all other applicable regulations.

As conditioned, the project is anticipated to meet all applicable requirements contained in Fernley Municipal Code and state

Planning Commission voted 6-0-1 to approve the Nelson Meadows Tentative Subdivision Map at the August 12, 2026, Planning Commission meeting.

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

General References:

Nevada Revised Statutes (NRS) Chapter 278 – Planning and Zoning

Fernley Municipal Code (FMC) – Development Code

City of Fernley Master Plan

Specific References:

NRS 278.330-278.353 – Subdivision of Land: Tentative Maps

FMC 32.03.060(f)(1) – Tentative Subdivision Maps

FMC 32.06.060 – General Rural (GR20) and residential rural (RR5, RR1, and RR1/2)

FMC 32.06.070 – Residential -Single-family (SF20, SF12, SF9, and SF6)

FMC32.09 – Development Standards

FINANCIAL IMPLICATIONS:

N/A

ATTACHMENTS:

1. Cof Approval_FINAL
2. Color Site Exhibit 6_16_26
3. Nelson Meadows Final Phase Application report
4. NELSON MEADOWS FINAL PHASE TM
5. Kimley Horn - Fernley Subdivision Trip Generation Letter - Signed

Conditions of Approval for TSM26002
TENTATIVE SUBDIVISION MAP – NELSON MEADOWS

SCOPE AND DURATION OF APPROVAL

1. APPROVAL:

The project is approved as conditioned and described below. Any substantive change shall require approval from the City of Fernley and shall be processed as outlined in the Development Code.

2. PROJECT DESCRIPTION:

The project approval is limited to the Tentative Subdivision Map application request by Rubicon Design Group on behalf of ICON Group, LLC to construct a 49-lot single-family residential community on a ± 32.44-acre site (APN: 022-571-27) located east of Browne Ln and west of Nevada Pacific Parkway at the extension of Westward Ln in a Rural Residential (RR1/2) zone.

3. EXPIRATION DATE:

The Tentative Subdivision Map shall expire within four (4) years of the date of City Council approval, unless an extension of time of up to two (2) years has been approved by the Planning Commission or the Final Subdivision Map or a phase of the Final Subdivision Map has been recorded.

4. GOVERNING DOCUMENTS:

All City of Fernley Municipal Code (FMC) references herein pertain to the most recent version of the code unless otherwise noted. The developer may substitute requirements established in future FMC updates, if approved by the Administrator.

The developer shall also comply with all standards found within the “City of Fernley Department of Public Works Design Standards & Review Guidelines” as updated March 2024, the City of Fernley Standard Details for Public Works Construction” as updated July 2022, and the “City of Fernley Comprehensive Master Plan” as updated April 2024.

DESIGN STANDARDS

5. DESIGN STANDARDS:

The developer shall comply with the design standards and regulation as set forth in the City of Fernley Development Code and Public Works Manual unless in conflict with the local, state, or federal regulations, in which case the more stringent regulation will take precedence.

6. ENGINEERING DEPARTMENT:

The developer shall comply with all Engineering Department requirements within the City of Fernley Municipal Code Title 32, including but not limited to, compliance with site development standards, floodplain management, roadways, undergrounding of utilities, and water and wastewater facilities to the approval of the Administrator, the City Engineer, and the Public Works Director prior to the recordation of any Final Subdivision Map for the project.

Conditions of Approval for TSM26002
TENTATIVE SUBDIVISION MAP – NELSON MEADOWS

7. LEGAL ACCESS:

The developer shall demonstrate that legal access is provided to each proposed parcel to the approval of the Administrator, the City Engineer, and the Public Works Director prior to the recordation of the Final Subdivision Map for the project.

GRADING PERMIT CONDITIONS

8. GEOTECHNICAL REPORT:

The developer shall provide a final geotechnical report for the project in conformance with the requirements of the Development Code for review and approval by the City Engineer prior to issue of a grading permit or building permit for any portion of the project.

9. GRADING PERMIT:

Prior to issue of a grading permit for the development, the developer shall post a surety bond for regrading and reclamation of the site. The developer shall comply with all grading requirements set forth in the City of Fernley Development Code, as well as all state and federal regulations including, but not limited to, storm water pollution prevention and air quality.

The developer shall provide verification of a Storm Water Discharge Permit from the Nevada Division of Environmental Protection as well as a Surface Area Disturbance Permit, prior to issue of a grading permit.

10. DRAINAGE AND GRADING:

The developer shall comply with all requirements of the City of Fernley Municipal Code Chapter 32 (Drainage and Grading) and Chapter 10 of the City of Fernley Public Works Design Manual to the approval of the Administrator, the City Engineer, and the Public Works Director.

The developer shall provide a drainage report for the project in conformance with the City of Fernley Development Code, Municipal Code, and the Public Works Design Manual for the review and approval by the City Engineer.

Each successive phase of the project shall submit an updated drainage report for review and approval by the City Engineer showing the cumulative effect of the developed portion of the project along with the proposed phase's effect on the total discharge into the drainage system. The drainage report and grading plans for any phase of the development shall be reviewed and approved by the Administrator, the City Engineer, and the Public Works Director prior to the issuance of a grading permit.

Conditions of Approval for TSM26002
TENTATIVE SUBDIVISION MAP – NELSON MEADOWS

CIVIL PERMIT CONDITIONS

11. STREET IMPROVEMENTS:

The developer shall construct any roadway improvements deemed necessary to serve the project to the approval of the Administrator, the City Engineer, and the Public Works Director.

12. IMPROVEMENTS SECURITY:

With the submittal of any Final Subdivision Map application for the project, the developer shall construct all required public improvements or provide a security in accordance with the provisions set forth in Title 32, (Improvements and Agreements) of the City of Fernley Municipal Code and complete the minimum improvements identified in Title 32.03.060 of the City of Fernley Municipal Code.

13. NEVADA DIVISION OF WATER RESOURCES (WATER RIGHTS):

The developer shall comply with all City of Fernley Municipal Code requirements regarding the dedication of water rights and all associated fees for the connection to the City of Fernley municipal water system in the amount that is required prior to the recordation of a Final Subdivision Map. No Certificate of Occupancy may be issued until dedication of water rights has been finalized for the project as a whole or if phased, each phase of the project.

14. UTILITY MAINS AND SERVICES:

The developer shall comply with all standards, codes, and requirements regarding connection to the City of Fernley sanitary sewer and potable water systems, including but not limited to, associated fees, easements, design standards, system looping, development code requirements, and state requirements.

Along with the submittal of a Final Subdivision Map for any phase of the project, the developer shall provide the City of Fernley with a utility plan for water, sanitary sewer, and storm drain that is in conformance with the Nevada Administrative Code 445A, the City of Fernley Municipal Code, and the Public Works Design Manual to the approval of the Administrator, the City Engineer, and the Public Works Director.

15. WATER AND SEWER SYSTEM MODELING:

Prior to issue of a building permit, the developer shall complete water and sewer modeling and construct any improvements identified as necessary to serve the project in accordance with state and local regulations. This requirement is subject to approval of the City Engineer and the Public Works Director.

16. WATER SYSTEM LOOPING:

Through the Public Infrastructure Permit process, the developer shall provide the City of Fernley with a utility plan for the water system that demonstrates adequate system looping. The plan shall be in conformance with the City of Fernley Municipal

Conditions of Approval for TSM26002
TENTATIVE SUBDIVISION MAP – NELSON MEADOWS

Code, Nevada Administrative Code, and the Public Works Design Manual. This requirement is subject to the approval of the City Engineer and the Public Works Director.

17. UTILITY EASEMENTS:

The developer shall provide the necessary easements to the City of Fernley required for maintenance of any public infrastructure installed located on private property. The easements shall adhere to the City of Fernley standard easement language and must be recorded prior to acceptance of public infrastructure.

18. SANITARY SEWER SYSTEM:

The developer shall be responsible for constructing all improvements deemed necessary to serve the project, subject to the approval of the City Engineer, City Utilities Director, and the Administrator. The developer shall adhere to the City of Fernley Public Works Design Standards Chapter 8 for design and construction of the public sanitary sewer on the project.

19. SANITARY SEWER REPORT:

Prior to issue of a building permit, the developer shall provide a final sanitary sewer report for the project in conformance with the City of Fernley Municipal Code and the Public Works Design Manual for review and approval by the City Engineer.

20. STORM WATER DRAINAGE:

The developer shall provide a final drainage report for the project in conformance with City of Fernley Municipal Code and the Public Works Design Manual for review and approval by the City Engineer. The developer shall utilize structural controls for the treatment of storm water runoff, in accordance with best management practices.

Prior to issue of a building permit for any phase of the project, drainage conveyance facilities and other improvements must be constructed and functional. The developer shall make any improvements to the existing storm water retention basin deemed necessary by the City of Fernley. Design and construction of all drainage conveyance facilities is subject to approval of the Administrator, the City Engineer, and the Public Works Director.

CONSTRUCTION PHASE

21. CONSTRUCTION MAINTENANCE:

The developer shall locate and utilize a sufficient number of trash containers on-site to be used during the construction of the project and shall maintain the project site in a clean and orderly state, to the approval of the Administrator.

22. PROJECT CONTACT:

The developer shall designate to the administrator a project contact person responsible/authorized to correct problems regarding the project on a 24-hour, seven-day-per-week basis. The developer shall designate the project contact person

Conditions of Approval for TSM26002
TENTATIVE SUBDIVISION MAP – NELSON MEADOWS

to the administrator prior to issue of a grading permit for the project.

23. CONSTRUCTION HOURS:

Prior to the start of any construction-related activity, the developer shall install signs at all access points to the project that clearly indicate the hours of activity on-site. The developer shall limit all construction-related activities to between the hours of seven am and seven pm, seven days per week. Once construction is finished, the developer shall remove these signs.

BUILDING PERMIT REQUIREMENTS

24. BUILDING PERMIT:

The developer shall submit a building permit application for review and approval by the Building Official prior to beginning construction.

REGULATORY AGENCIES

25. NORTH LYON COUNTY FIRE PROTECTION DISTRICT:

The developer shall comply with all requirements of the most recent fire code adopted by the North Lyon County Fire Protection District, to the approval of the Fire Chief and the Fire Marshal, or designee.

26. FEDERAL, STATE, AND LOCAL AGENCIES:

The developer shall comply with all requirements of any federal, state, local agency, department, or licensed professional with jurisdiction over the project including, but not limited to: the Bureau of Reclamation (BOR), the Nevada Department of Transportation (NDOT), the Nevada Division of Environmental Protection (NDEP), the Nevada Division of Water Resources (NDWR), the Nevada Bureau of Water Pollution Control, the Nevada Bureau of Safe Drinking Water, the Nevada State Environmental Commission, the Truckee Carson Irrigation District (TCID), the City of Fernley Building Official, the City of Fernley Engineer, the City of Fernley Planning Department, and the City of Fernley Public Works Department.

27. POSTAL SERVICE:

Prior to issue of a building permit for each phase, the developer shall comply with all requirements of the United States Postal Service for mail delivery, mailbox design, and mailbox location for that phase. This requirement is subject to approval of the Administrator, the City Engineer, the Fernley Postmaster, and the Public Works Director.

28. ADDRESSING:

The developer shall submit a request for address form to the City of Fernley Engineering Department for review and approval. All addressing shall be completed by the City of Fernley prior to issue of a building permit.

29. NEVADA DIVISION OF ENVIRONMENTAL PROTECTION:

Conditions of Approval for TSM26002
TENTATIVE SUBDIVISION MAP – NELSON MEADOWS

The developer shall comply with all requirements of the Nevada Division of Environmental Protection, Bureau of Safe Drinking Water (BSDW), and Bureau of Water Pollution Control (BWPC) for the water and sewer infrastructure design and construction to the approval of the Administrator, the City Engineer, and the Public Works Director.

30. NEVADA REVISED STATUTES 278 COMPLIANCE:

The Tentative Subdivision Map shall conform to the form and contents of a Tentative Subdivision Map as required by NRS 278.

31. SOLID WASTE DISPOSAL:

The developer shall provide a will-serve from a waste disposal company subject to approval of the Administrator, prior to recording any Final Subdivision Map.

32. STREETS AND SIGNAGE:

Street identification signs must be in place and streets within the subdivision must be complete, to the approval of the City Engineer and the Fire Chief, prior to submitting the Final Subdivision Map application.

33. COMPLIANCE WITH TRAFFIC STUDY:

The developer shall comply with all NDOT standards and specific recommended improvements outlined in the traffic study approved by NDOT.

NELSON MEADOWS FINAL PHASE SITE EXHIBIT

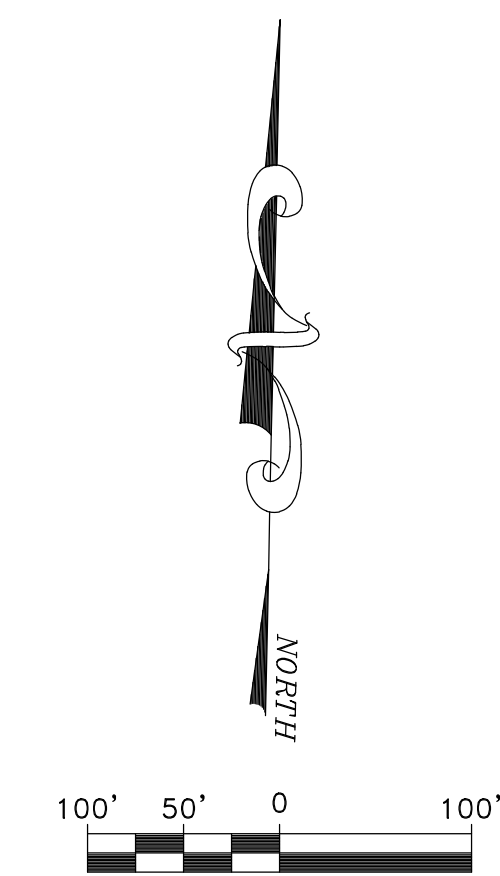


APPLICANT

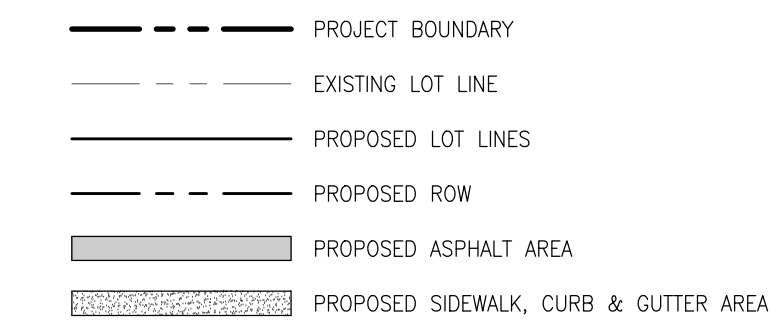
ICON GROUP, LLC
3 LANCEPINE PLACE
THE WOODLANDS, TX 77382

ENGINEER

TEC CIVIL ENGINEERING CONSULTANTS
9429 DOUBLE DIAMOND PARKWAY, SUITE A
RENO, NEVADA 89521

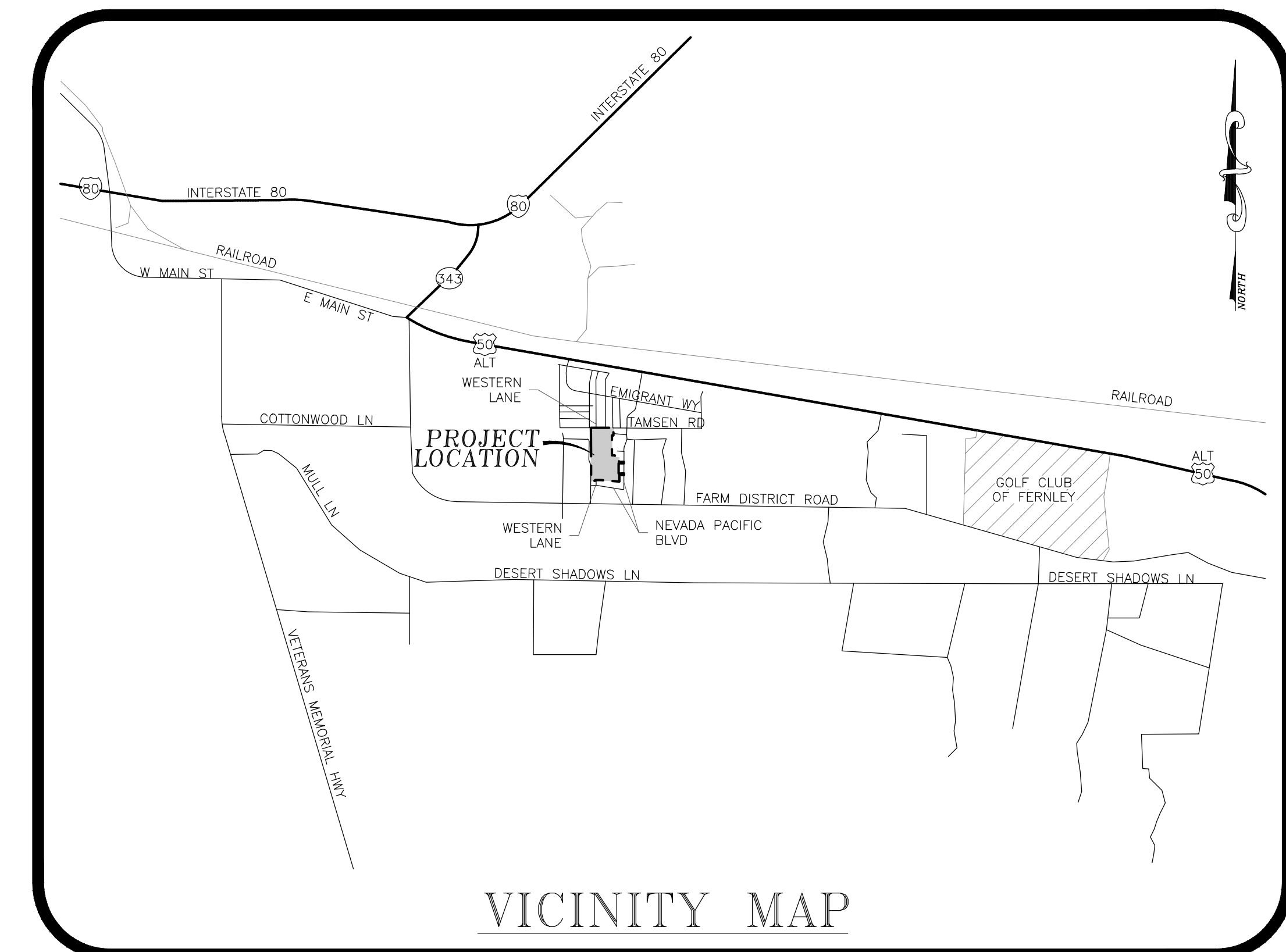


LEGEND



PROJECT DATA

TOTAL NUMBER OF LOTS	49
LOT AREA	26.71 ACRES
RIGHT-OF-WAY AREA	5.71 ACRES
TOTAL PROJECT AREA	32.42 ACRES
APN 022-571-27	32.42 ACRES
SMALLEST LOT SIZE	21,780 S.F.
LARGEST LOT SIZE	58,945 S.F.
AVERAGE LOT SIZE	23,745 S.F.
CURRENT ZONING (APN 022-571-27)	RR1/2
PROPOSED ZONING	RR1/2



NELSON MEADOWS FINAL PHASE TENTATIVE MAP

Prepared by:



June 16, 2026

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Accompanying Documents

Tentative Subdivision Map Application Form
Owner Affidavit
Engineering Plans
Sanitary Sewer Report
Hydrology Report
Traffic Impact Letter
Geotechnical Report

Introduction

This application includes the following request:

- A **Tentative Subdivision Map** to create a total of 49 single family lots and 1 ROW parcel within the City of Fernley.

Project Location

The project site is a single parcel (APN 022-571-27) of 32.44± acres located to the west of Nevada Pacific Blvd, south of Highway 50A. Figure 1 shows the project location.



Figure 1 – Vicinity Map

Existing Conditions

The project site is vacant and does not appear to have contained formal uses in the past. There has been informal grading on site and there are remnants of defunct irrigation/drainage channels on the site. The site does not now contain any drainage infrastructure.

Surrounding uses include single-family development on all sides.

The site is largely flat with no topographic features that limit development potential. Road connection points are in place on three sides of the site.

The Fernley Comprehensive Master Plan designates the site and all adjacent parcels Single Family Residential (SFR).

Figure 2 shows the existing site conditions.



View of site looking southwest from Meadows Lane

Figure 2 – Existing Conditions



View of site looking south from Westward Lane

Figure 2 (continued) – Existing Conditions

Zoning and Land Use Designations

Land use designations for the site and surrounding area are simple and consistent – the entire area is designated single family residential.

Zoning for the site is RR1/2. Surrounding the site is a mix of residential zones. The table below shows the zoning for all adjacent property. Figure 3 on the following page shows zoning for the site and surrounding area.

Direction from Site	Zoning
North	SF6
East	RR1/2 and SF6
South	RR1/2
West	RR5 and SF20

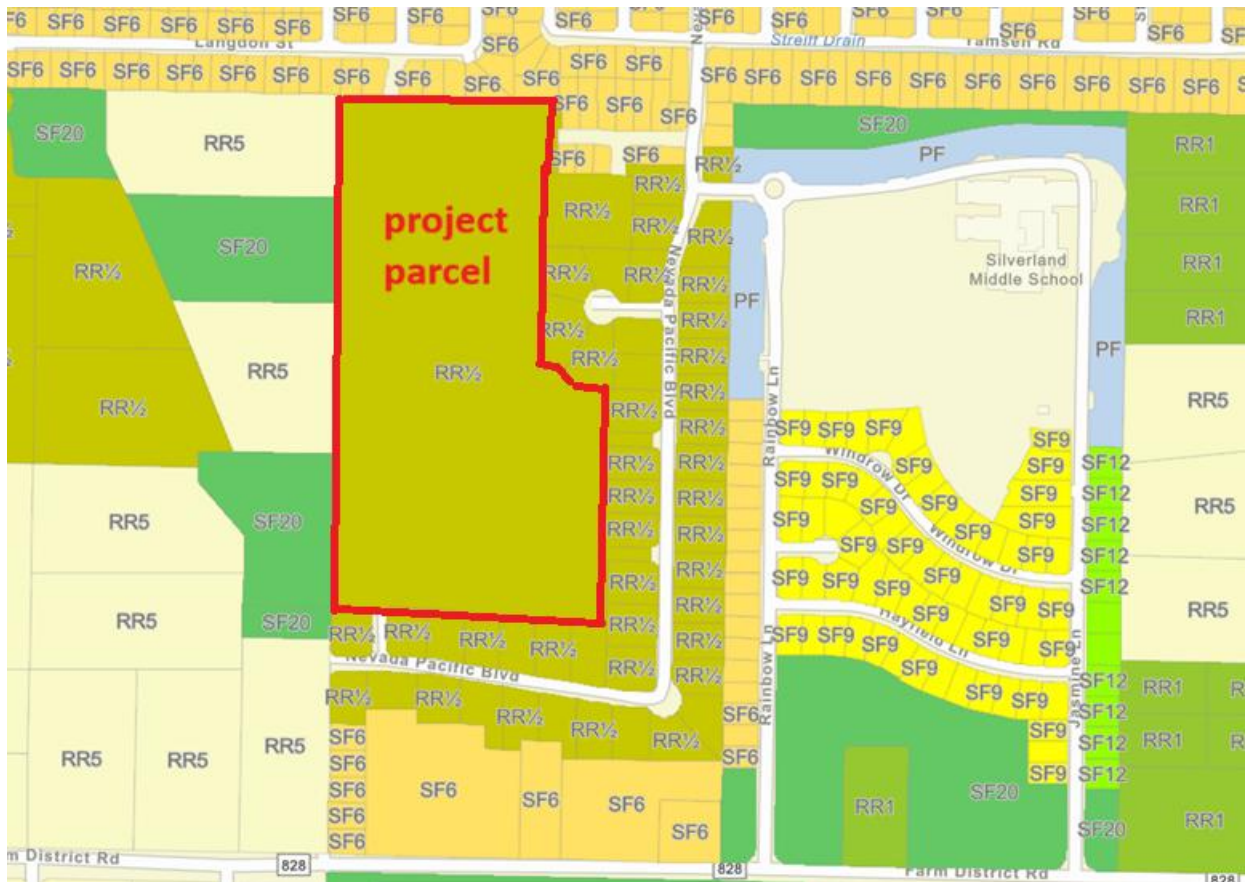


Figure 3 – Zoning

No change to the zoning is required for this project. The project design conforms to the standards for the RR1/2 zone.

Figure 4 shows the Land Use designations for the area, as contained in the Comprehensive Master Plan. No change to the Master Plan is required for this project.

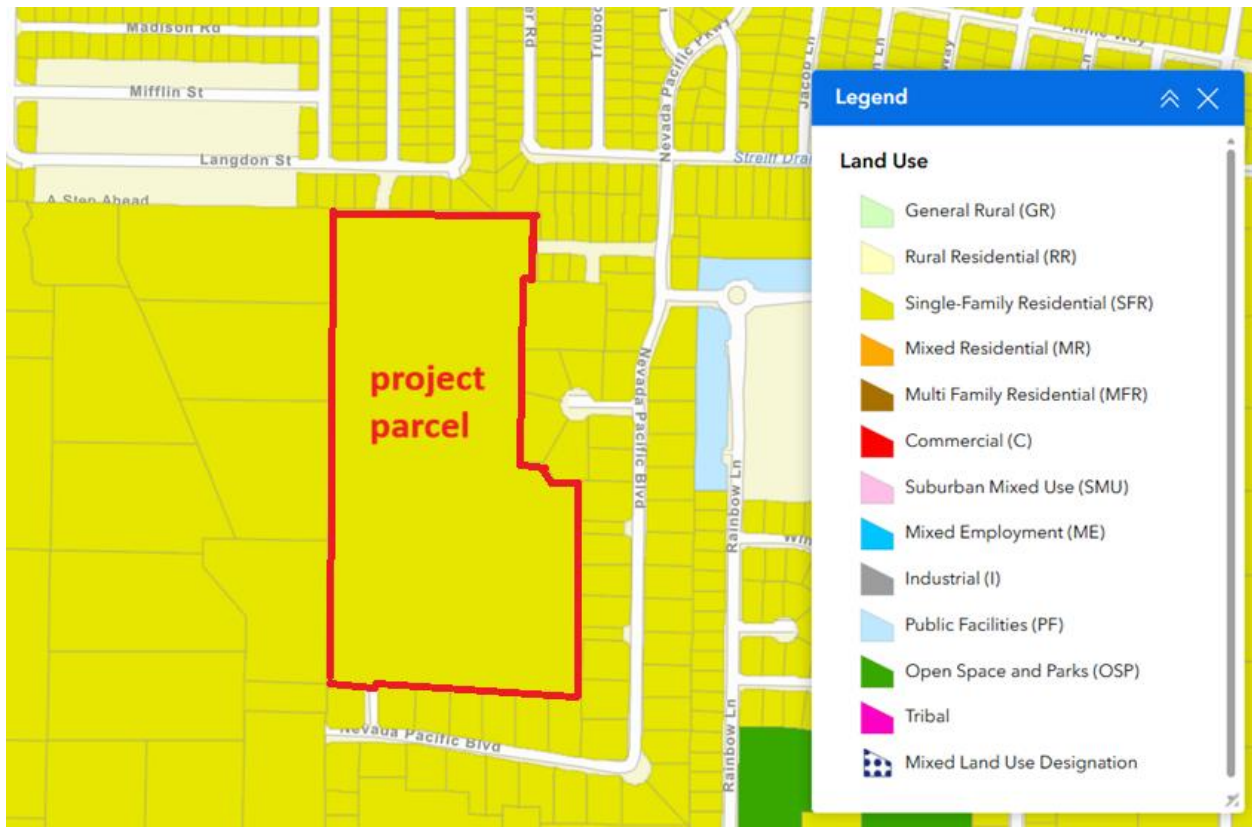


Figure 4 – Master Plan Designations

Project Description

This application includes a Tentative Subdivision Map request to create 49 single family lots and 1 ROW parcel, for a total of 50 new parcels.

The project area is surrounded by comparable residential development and there are no obstacles to completion of this tentative map.

Road Access

Road access points are in place from:

- the north side of the site from Westward Lane
- the east side of the site from Meadows Lane/Nevada Pacific Blvd.
- the south side of the site from Westward Lane

Project Areas and Lot Description

Project area is divided as follows:

Item	Area	Project Percentage	Use
49 Housing Lots	26.71 acres	82%	Single family housing
Road ROW	5.71 acres	18%	Roads, sidewalks, gutters
Total	32.42 acres	100%	

Housing lots fall within a size range between 21,780 square feet – 38,745 square feet. These lots fit the overall pattern of development for the area. They are larger than the SF6 lots to the north, are comparable to the RR1/2 lots to the east and south and are smaller than the four larger lots to the west.

Item	Totals
Housing Lots	49
Smallest House Lot	21,780 square feet
Largest House Lot	38,945 square feet
Average Lot Size	23,745 square feet

Figure 5 shows the proposed site plan. Note that the application package contains full-size copies of all exhibits.

NELSON MEADOWS FINAL PHASE TENTATIVE MAP



Figure 5 – Preliminary Site Plan

Utilities

Utilities are present in the subdivisions adjacent to the project. There are no engineering obstacles to continuing utilities across the site.

There may be a benefit to the public and utility providers by completing the neighborhood road and utility network. Westward Lane is in place north and south of the site. This project will allow for the completion of Westward Lane and also for the completion of the utilities that currently terminate within Westward.

Phasing

The project is proposed to be constructed as a single phase with work beginning as soon as possible given mapping, design, and permitting requirements. Road and utility improvements will be installed concurrent with the project.

Maintenance

The Nelson Meadows area has been designed from the beginning to dedicate streets and drainage infrastructure to the city. This Final Phase tentative map is designed to follow this pattern.

Road Design

The project site can be accessed from 4 existing connections. These include Westward Lane on the north and south and Meadows Lane, Nye Street, and White Pine Lane on the east.

Roadways within the project will be built to city standards and dedicated to the city at completion. Their design meets or exceeds the standards established by the City. All roadways within the project will be built to a single standard design as described in the city's 50' ROW. This matches the ROW in the area.

Sidewalks will be provided within the project area, on one side of each street. Curbs and gutters will be installed at the edge of all travel lanes, designed to City standards.

House and Lot Design

Architectural plans for the project are still being developed but the goal is to provide a design that integrates into the existing neighborhood aesthetic. House colors will blend with and complement the attractive high desert scenery of the area. Houses will have a recognizable classic residential look while simultaneously including modern materials that look good, insulate properly, and minimize fire risk.

Lot design will allow for single family houses in a style that is found throughout the existing neighborhood. Garages, house entrances, and side yards can easily be accommodated on the proposed lots. Minimum lot width is greater than 100' on all lots.

Architecture

Home design will be comparable to the style seen in numerous Fernley neighborhoods, with colors and materials that complement the area. Figure 7 is meant to provide a general impression of the design goal and intended form of the project although specific features and appearance are subject to change. Architectural detail will be provided during the final map phase of the project.

All houses are to be site-built.



Figure 6 – Representative Architectural Theme

Fencing

Individual house lots will include fencing on the side and rear yards. Side yard fencing may be open rail design or may be opaque six-foot wood privacy fencing.

Management of Project Impacts

Overall, the project does not generate undue impacts to the area. The site is already zoned residential so this tentative map does not introduce any land uses not already envisioned by the public and by the city.

Traffic

Streets within the project will be constructed using a cross section that is approved by the City. Existing

streets in the area are recently constructed and meet current standards. Intersections surrounding the project also meet current standards. Given the moderate size of this project, it is not expected that significant traffic impacts will be generated.

A traffic impact letter, from a licensed traffic engineer, is attached to this application. The project is estimated to generate 34 AM peak hour trips, 45 PM peak hour trips, and a daily total of 436 trips.

Public Facilities/Infrastructure

The project site is located adjacent to existing infrastructure. All municipal services (i.e. water, sewer, storm drain, etc.) can easily be extended (at the developer's expense) to serve the site. Power, natural gas, cable television, and high-speed internet service are all adjacent to the project site. Analysis of infrastructure requirements is included with the preliminary engineering plans and reports submitted with this application.

Public Services

The property is within the City of Fernley boundary. Police and fire services are already provided to the area. The main North Lyon County Fire Station is 3.2 miles west of the site and an additional station at 1300 Red Rock Road is 2.2 miles east, allowing for quick response times from two directions.

The project is an infill site, surrounded on all sides by existing residential development. Providing police and fire services to this site is not an expansion of city services. The area is already provided with these services. There does not appear to be any obstacle to continuing to provide public services to this area.

Grading

The site is essentially flat and has been informally graded in the past. Additional grading of the site is therefore minimal. No large cuts or fills are required and no retaining walls are required.

A project on this site will allow for a formalized grading design that corrects any deficiencies that may exist from previous grading. Soil erosion, loose dirt, and dust issues can be corrected with this project.

Cuts and Fills

The project does not require substantial grading. Project design and grading will conform to current Fernley code. No cuts or fills will be in excess of 10'.

Given the limited grading, dirt import and export for the site will balance.

Stormwater

Based on extensive engineering review, the remnants of the manmade water course visible within the site is no longer active and is not a drainageway. This water course served as an intermittent irrigation channel in

the past and did not serve to manage stormwater.

This old irrigation channel will be regraded with this tentative map. In place of this old channel, the project will install modern engineered stormwater control.

Nelson Meadows was planned as a multi-phase subdivision. This map is the last portion of the previously planned site to be built. A retention pond was installed with previous phases. This final map will connect to this existing retention pond, in conformance with the original design.

This pond is located near the northeast corner of this tentative map, on parcel 022-571-02, totaling 1.75 acres. This pond was designed to serve this final phase and has capacity to serve this project. Please see included engineering analyses for a complete technical review of drainage facilities.

The site is not within a flood zone. The FEMA designation for the site is Zone X.

Code Compliance and Findings

Fernley code section 32.03.60 Land Division Applications includes criteria that must be satisfied for a Tentative Subdivision Map application. These criteria are listed below and responses are provided in **bold** type.

Code Section 32.03.60 f. Recommendations and decisions. Recommendations and decisions on tentative maps shall be based on consideration of all of the following criteria:

1.Compliance with environmental and health laws and regulations concerning water and air pollution, solid waste disposal, water supply facilities, community or public sewage disposal, and, where applicable, individual systems for sewage disposal;

Response: The project is surrounded by city services and utilities and will connect to these utilities in the same manner as other residential development. The project is not a significant generator of water or air pollution.

2.Availability of water that meets applicable health standards and is sufficient for the reasonably foreseeable needs of the subdivision;

Response: The project owner has already secured water rights for the project. The site will connect to adjacent water facilities.

3.Availability and accessibility of utilities;

Response: The site is surrounded by utilities and there are no geographic factors preventing installation of utilities on the site. This final phase was previously approved as part of the earlier Nelson Meadows permitting process. Utilities in the area were therefore designed to accommodate this phase.

4.Availability and accessibility of public services such as schools, police and fire protection, transportation, recreation facilities, and parks;

Response: This is an infill site and therefore is not an expansion of city service areas. The project will contribute to the local tax base without expanding existing service areas.

5.Consistency with the zoning district regulations;

Response: The project conforms to the existing zoning in terms of lot size and intensity of development. No change to the existing zoning is required.

6.Conformity with the master streets and highways plan;

Response: The project is surrounded by city streets. Constructing this project will allow for the completion of a city street that is already in place both north and south of the site.

7.Effect of the proposed subdivision on existing public streets and the need for new streets or highways to serve the subdivision;

Response: A traffic impact letter is included with this application. Streets in the area were installed recently and are therefore built to existing city standards. Given the moderate size of the project, it is not anticipated that substantial traffic impacts will occur.

8.Physical land characteristics, such as floodplain, slope, soil, and elevation differentials with abutting properties;

Response: The area is largely flat and there are no geographic obstacles to development. The site is not in a flood zone.

9.Recommendations and comments of review bodies;

Response: The project team will be happy to review any comments received.

10.Conformity to the master sewer and water utility plan; and

Response: Complete engineering analyses are included with this application. The project team is familiar with utility design standards in Fernley and has designed the project accordingly.

11.Compliance with this Code and all other applicable regulations.

Response: The project conforms to the existing zoning and master plan regulations as well as all engineering and design standards.

Compliance with NRS 278.335

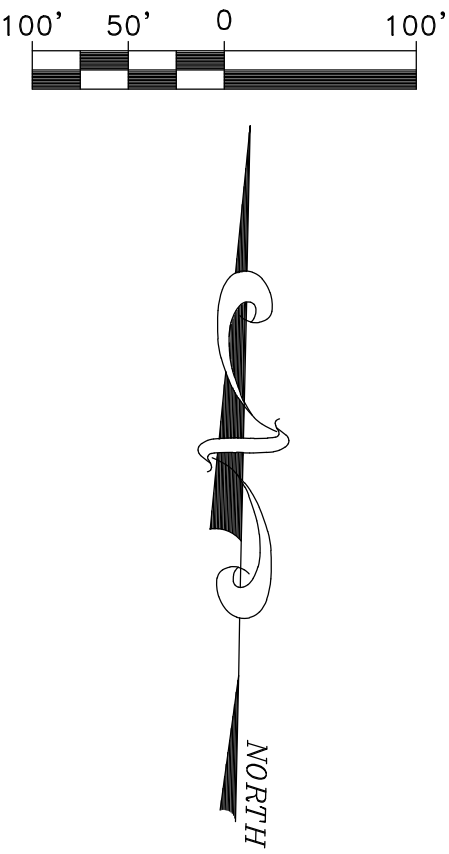
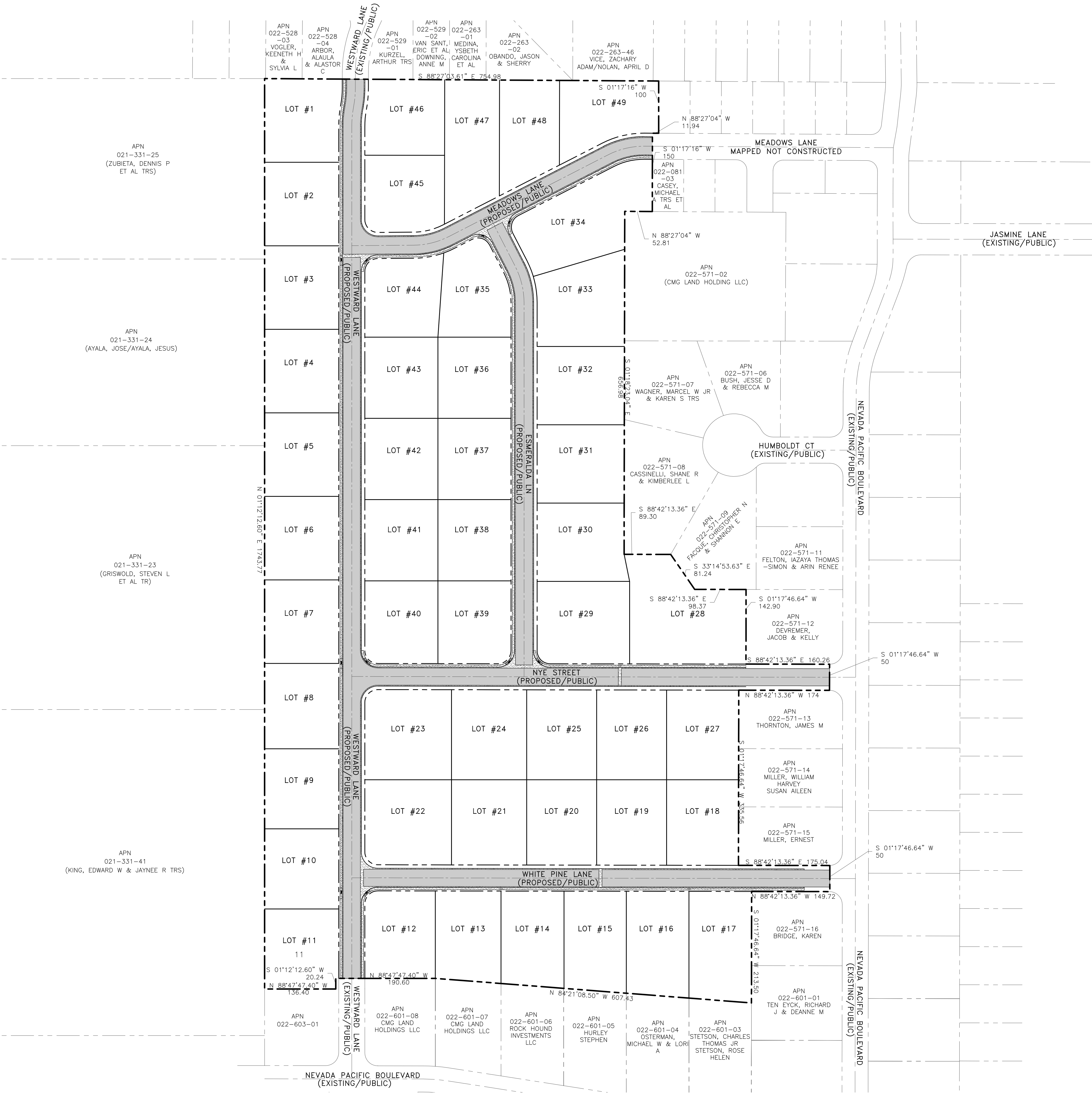
City of Fernley application forms reference the requirement to comply with NRS section 278.335. This project complies with both the intent and the letter of this section.

Specifically, the project site has been reviewed in the past and approved for residential development. The project proposed now conforms to existing zoning and master plan designations.

The project will be submitted to all agencies identified in NRS 278.335 and the project team will work with these agencies to address any questions raised.

In general, the project is in a infill site that is surrounded by development. The project team is familiar with the requirements listed in both NRS and City Code and has designed the project accordingly.

NELSON MEADOWS FINAL PHASE TENTATIVE MAP



APPLICANT

ICON GROUP, LLC
3 LANCEPINE PLACE
THE WOODLANDS, TX 77382

ENGINEER

TEC CIVIL ENGINEERING CONSULTANTS
9429 DOUBLE DIAMOND PARKWAY, SUITE A
RENO, NEVADA 89521

SHEET INDEX

1	.....	PRELIMINARY COVER SHEET
2	.....	PRELIMINARY SITE PLAN
3	.....	PRELIMINARY SITE PLAN
4	.....	PRELIMINARY UTILITY SHEET
5		PRELIMINARY UTILITY PLAN
6		PRELIMINARY GRADING PLAN
7		PRELIMINARY GRADING PLAN

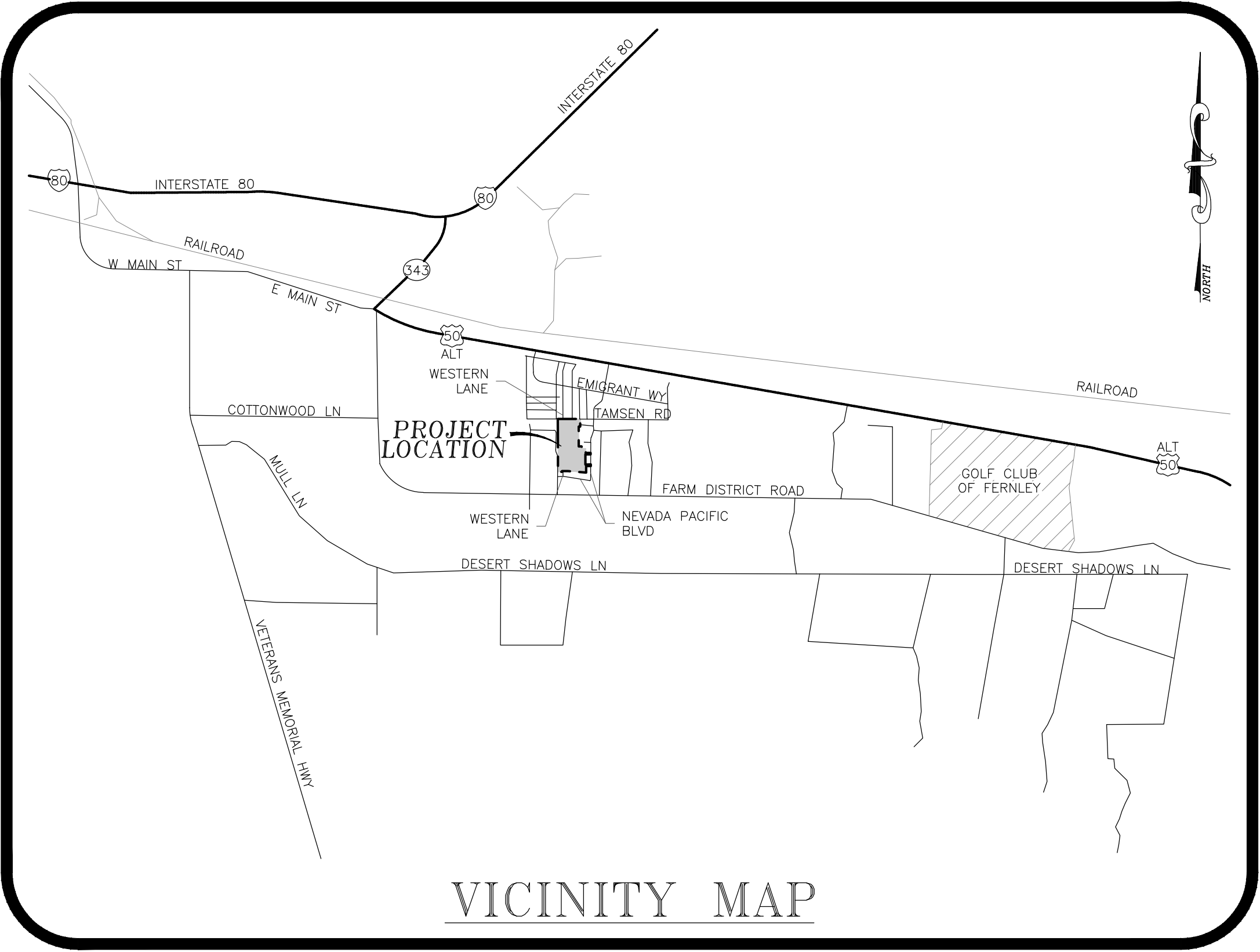


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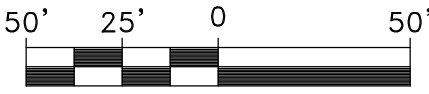
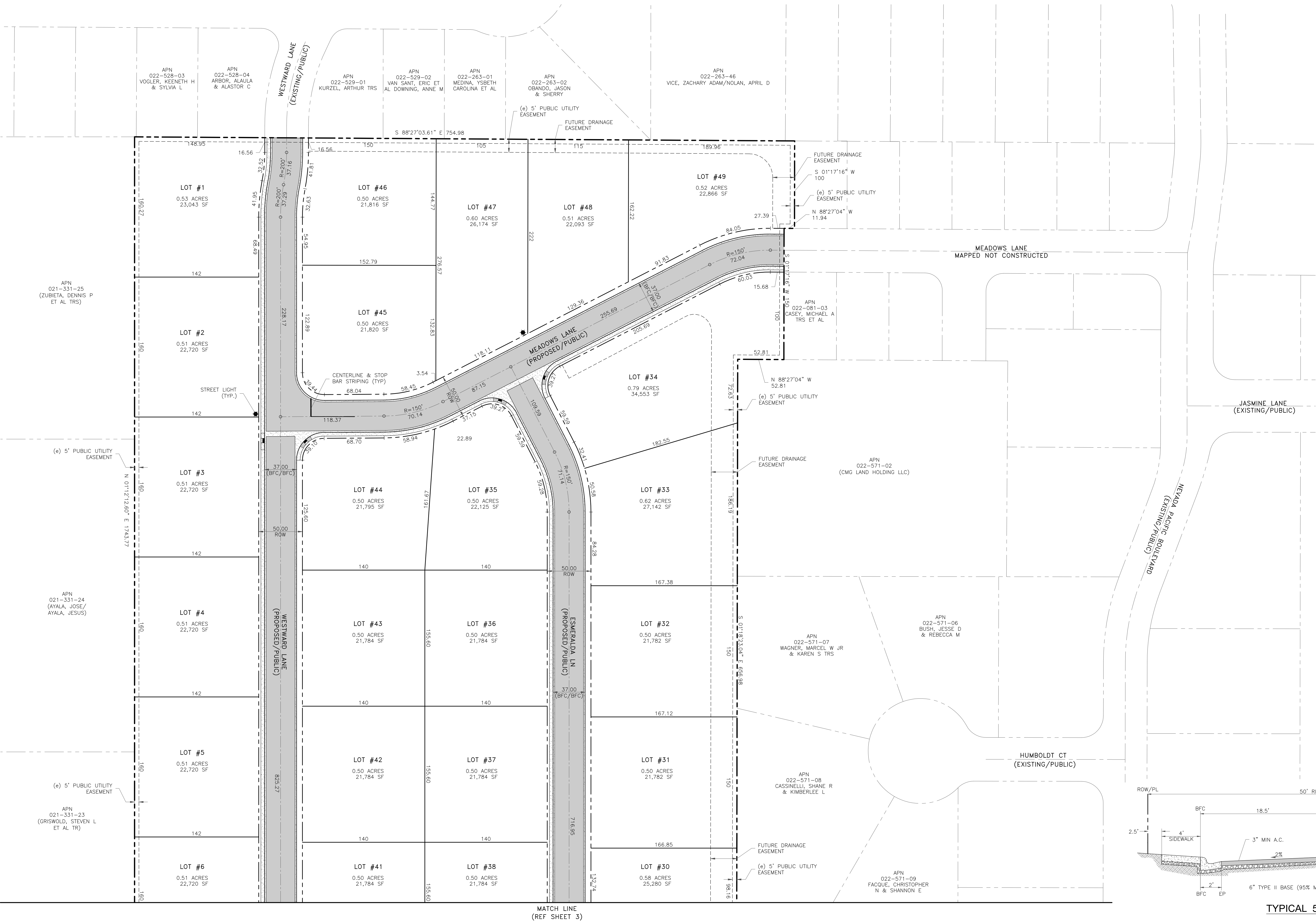
- PROJECT BOUNDARY
- EXISTING LOT LINE
- PROPOSED LOT LINES
- PROPOSED ROW
- PROPOSED ASPHALT AREA
- PROPOSED SIDEWALK, CURB & CUTTER AREA

PROJECT DATA

TOTAL NUMBER OF LOTS	.....	49
LOT AREA	.....	28.71 ACRES
RIGHT-OF-WAY AREA	.....	5.71 ACRES
TOTAL PROJECT AREA	.....	32.42 ACRES
APN 022-571-27	.....	32.42 ACRES
SMALLEST LOT SIZE	.....	21,780 S.F.
LARGEST LOT SIZE	.....	38,945 S.F.
AVERAGE LOT SIZE	.....	23,745 S.F.
CURRENT ZONING (APN 022-571-27)	.....	RR1/2
PROPOSED ZONING	.....	RR1/2



NELSON MEADOWS FINAL PHASE TENTATIVE MAP



LEGEND

- PROJECT BOUNDARY
- PROPOSED LOT LINES
- PROPOSED ROW
- EASEMENTS (SEE DESCRIPTION)
- PROPOSED A.C. PAVEMENT AREA
- PROPOSED CONCRETE AREA
- STREET LIGHT (HOLLOW IF EXISTING)

TYPICAL SETBACKS

FRONT (HOUSE)	30'
SIDE	10'
REAR	20'
CORNER	10'

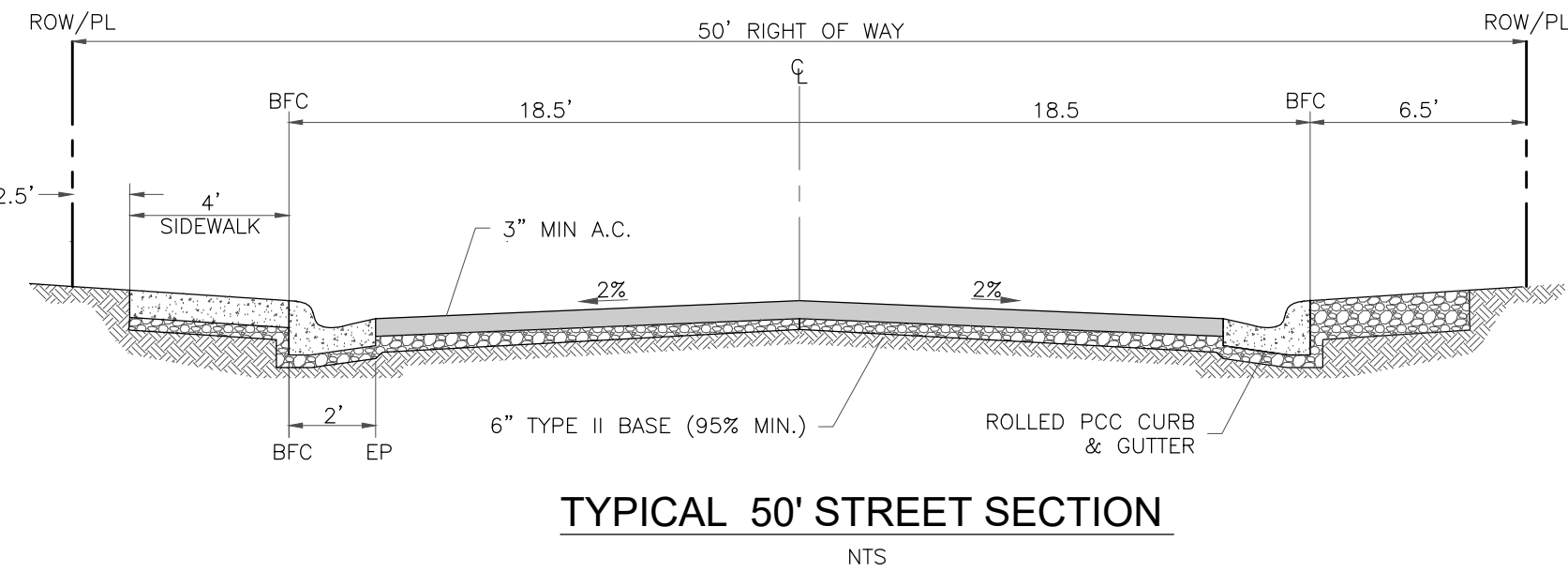
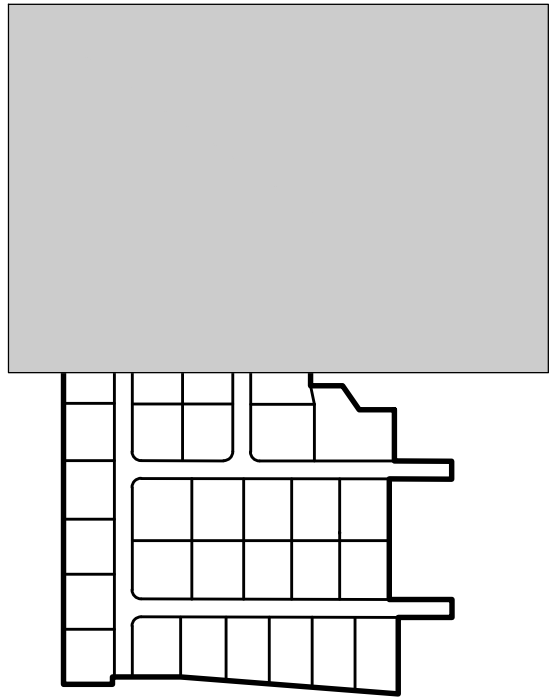
TYPICAL EASEMENTS

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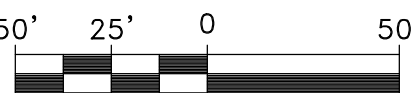
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SHEET INDEX



NELSON MEADOWS FINAL PHASE TENTATIVE MAP



LEGEND

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- PROPOSED LOT LINES
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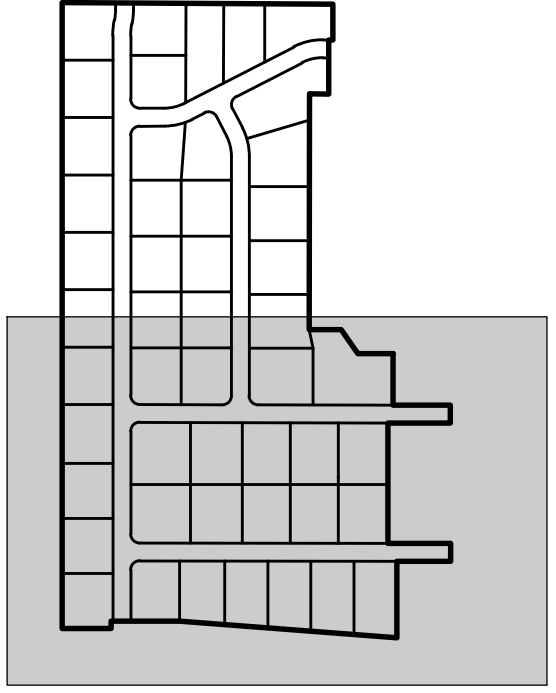
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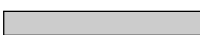
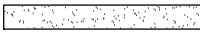
SHEET INDEX



NELSON MEADOWS FINAL PHASE TENTATIVE MAP



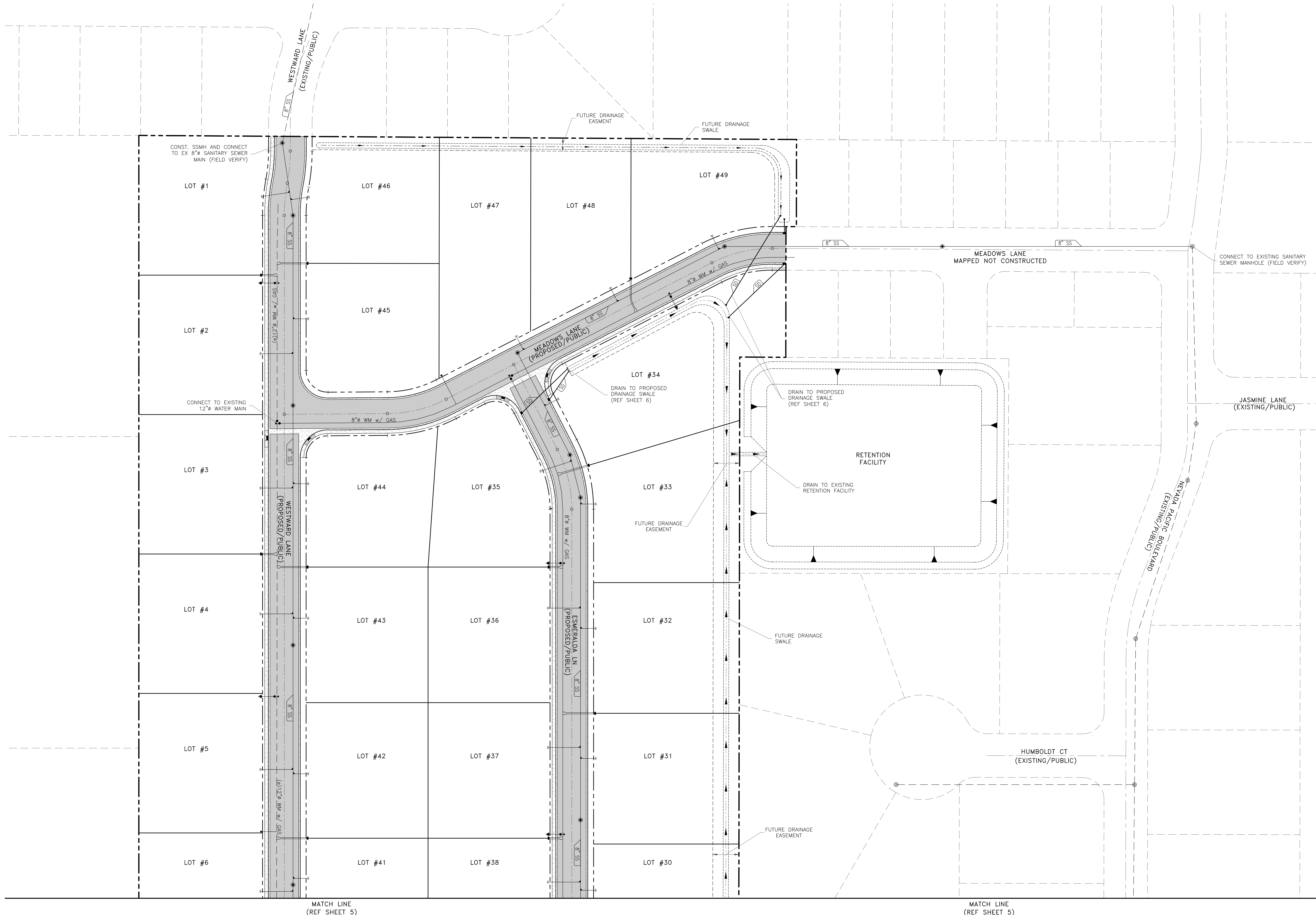
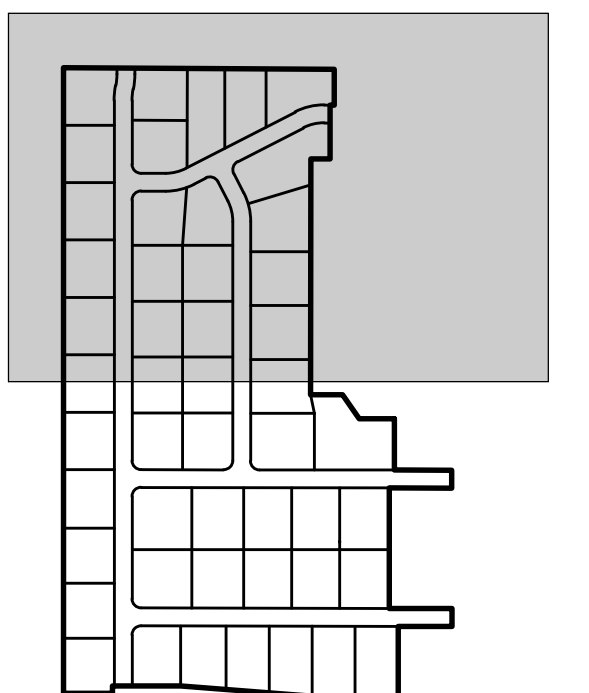
LEGEND

- | | |
|---|---|
|  | PROJECT BOUNDARY |
|  | PROPOSED LOT LINE |
|  | EXISTING LOT LINE |
|  | PROPOSED A.C. PAVEMENT AREA |
|  | PROPOSED CONCRETE AREA |
|  | STORM DRAIN w/ DIRECTION
(DASHED IF EXISTING) |
|  | SANITARY SEWER MAIN w/ DIAMETER & DIRECTION
(DASHED IF EXISTING) |
|  | PROPOSED WATER MAIN w/ DIAMETER (SEE DESCRIPTION)
(DASHED IF EXISTING) |
|  | PROPOSED WATER TEE w/ GATE VALVES
(DASHED IF EXISTING) |
|  | PROPOSED FIRE HYDRANT (SEE DESCRIPTION)
(HOLLOW IF EXISTING) |

UTILITY DATA

CABLE CHARTER COMMUNICATIONS
ELECTRIC NV ENERGY
GAS SOUTHWEST GAS
SANITARY SEWER CITY OF FERNLEY
STORM DRAIN TCID
POTABLE WATER CITY OF FERNLEY
TELEPHONE AT&T NEVADA

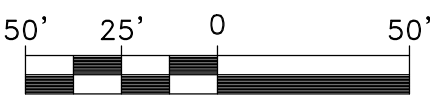
SHEET INDEX



MATCH LINE
(REF SHEET 5)

MATCH LINE
(REF SHEET 5)

NELSON MEADOWS FINALE PHASE TENTATIVE MAP



LEGEND

- PROJECT BOUNDARY
- PROPOSED LOT LINE
- EXISTING LOT LINE
- PROPOSED A.C. PAVEMENT AREA
- PROPOSED CONCRETE AREA
- STORM DRAIN w/ DIRECTION (DASHED IF EXISTING)
- SANITARY SEWER MAIN w/ DIAMETER & DIRECTION (DASHED IF EXISTING)
- PROPOSED WATER MAIN w/ DIAMETER (SEE DESCRIPTION) (DASHED IF EXISTING)
- PROPOSED WATER TEE w/ GATE VALVES (DASHED IF EXISTING)
- PROPOSED FIRE HYDRANT (SEE DESCRIPTION) (HOLLOW IF EXISTING)

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CABLE CHARTER COMMUNICATIONS

ELECTRIC NV ENERGY

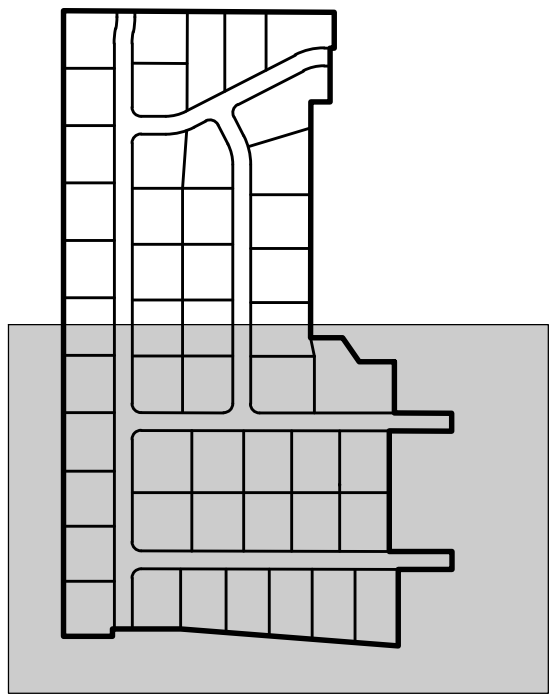
GAS SOUTHWEST GAS

SANITARY SEWER CITY OF FERNLEY

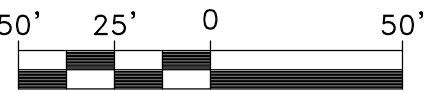
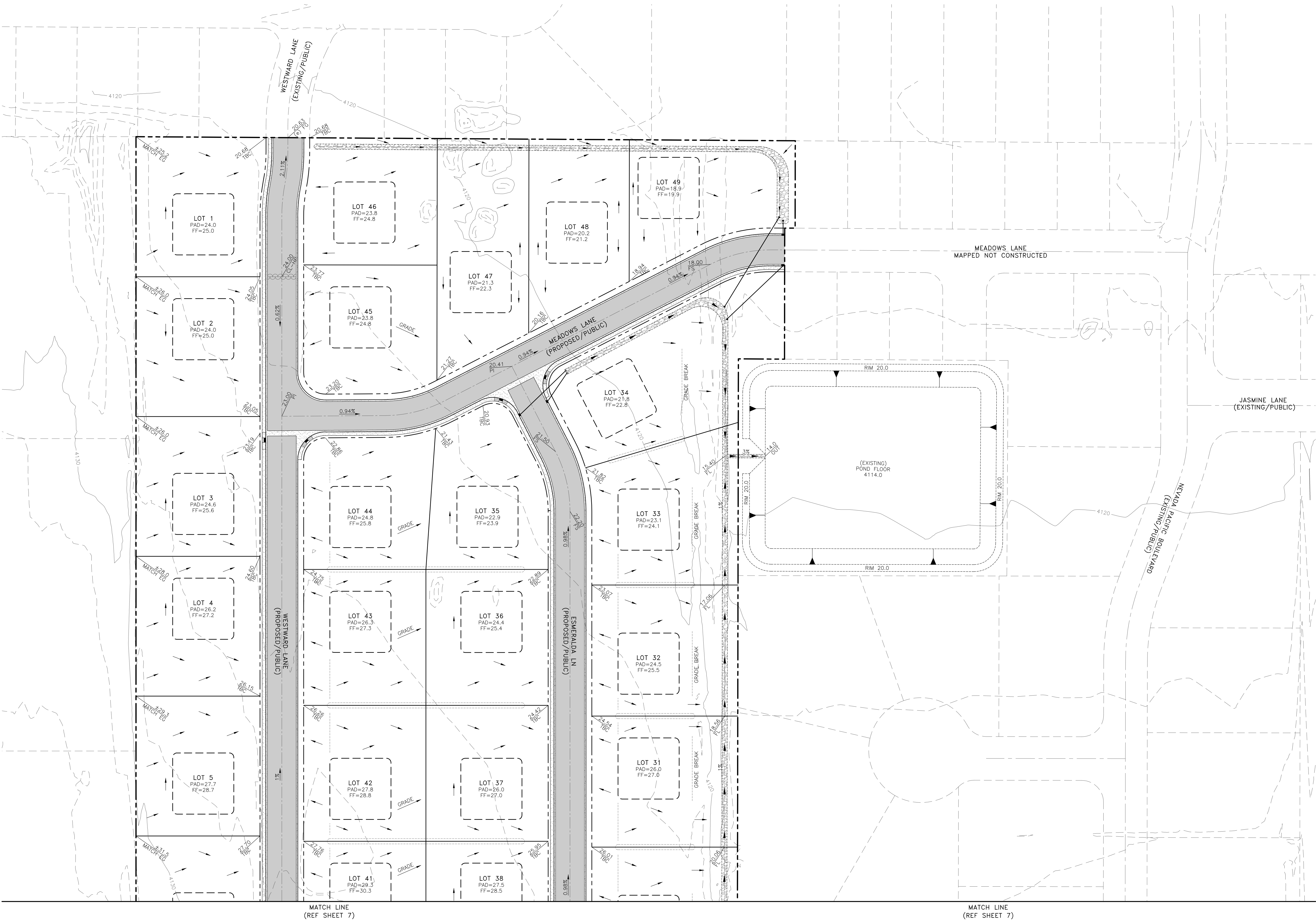
POTABLE WATER CITY OF FERNLEY

TELEPHONE AT&T NEVADA

SHEET INDEX



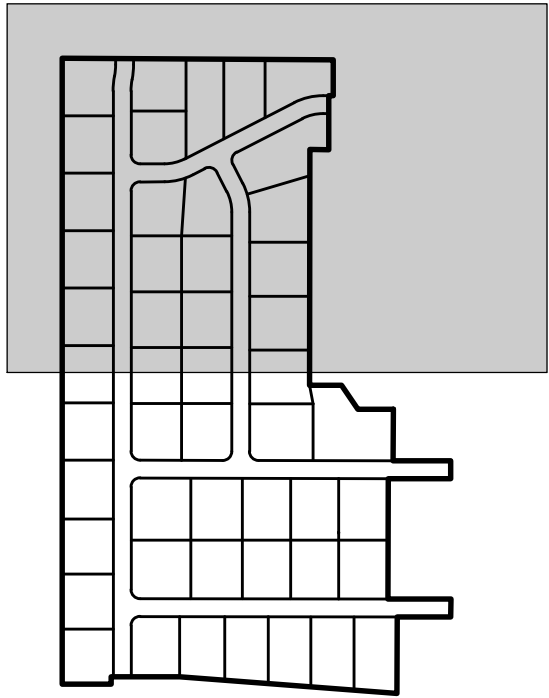
NELSON MEADOWS FINAL PHASE TENTATIVE MAP



LEGEND

- PROJECT BOUNDARY
- STORM DRAIN (SEE DESCRIPTION)
(DASHED IF EXISTING)
- FLOWLINES
- CATCH BASIN (HOLLOW IF EXISTING)
- STORM DRAIN MANHOLE
(HOLLOW IF EXISTING)
- A.C. PAVEMENT AREA
- CONCRETE AREA
- RIPRAP AREAS (>3:1 SLOPES)
- PROPOSED ELEVATION @ FINISHED GRADE
- PROPOSED ELEVATION @ GRADE BREAK
- PROPOSED ELEVATION @ HIGH POINT (CENTERLINE)
- PROPOSED ELEVATION @ FLOWLINE
- PROPOSED ELEVATION @ LOW POINT (CENTERLINE)
- EXISTING CONTOUR LINE
- EXISTING LOT LINE
- LOT #3
- LOT NUMBERS

SHEET INDEX



NOTES:

- 1) ADD 4100 TO ALL SPOT ELEVATIONS.
- 2) ENTIRE PROJECT LOCATED WITH FEMA UNSHADED ZONE X

NELSON MEADOWS FINAL PHASE TENTATIVE MAP



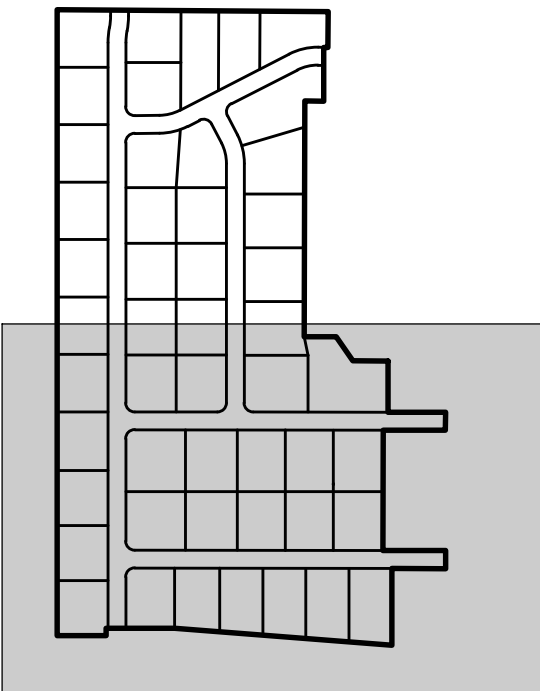
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NORTH

LEGEND

- PROJECT BOUNDARY
- STORM DRAIN (SEE DESCRIPTION)
(DASHED IF EXISTING)
- FLOWLINES
- CATCH BASIN (HOLLOW IF EXISTING)
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SHEET INDEX



- NOTES:**
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June 16, 2026

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TEC Civil Engineering Consultants
9429 Double Diamond Pkwy, Suite A
Reno NV, 89521

Fernley, NV Subdivision Trip Generation

This letter has been prepared to provide trip generation calculations for a proposed residential development located in the northeast corner of Farm District Road (SR-828) and Browne Lane within the APN 022-571-27 in Fernley, Nevada. The development will consist of 48 single-family residential houses. The existing site is undeveloped. A site plan is provided in **Attachment A**. The following section describes the anticipated trip generation for the residential development.

SINGLE-FAMILY RESIDENTIAL TRIP GENERATION

For purposes of estimating the new vehicle trips that are anticipated to be generated by the proposed residential development, the Transportation Engineers (ITE) *Trip Generation Manual*, 12th Edition (ITE Land Use Code 210 - Single Family Detached Housing) was used. The ITE *Trip Generation Manual* informational report is a standard reference used by jurisdictions throughout the country and is based on actual trip generation studies performed at numerous locations in areas of various populations throughout the US.

Table 1 summarizes the estimated trips for a single-family detached housing subdivision using ITE trip generation rates. Per the ITE *Trip Generation Manual*, the proposed subdivision would be expected to generate 34 AM peak hour trips and 45 PM peak hour trips based on a total of 49 dwelling units. The estimated daily trip totals is 436 vehicles per day. A detailed breakdown of trip generation calculations is available in **Attachment B**.

Table 1 – ITE Trip Generation Estimate

ITE Code	Land Use	Size (Units)	AM Peak Hour Trips	PM Peak Hour Trips	Daily Trips
210	Single-Family Detached Housing	48 Dwelling Units	34	45	436

Source: ITE *Trip Generation Manual*, 12th Edition

The existing site was previously studied as part of the *Nelson Meadows Traffic Analysis* (dated February 2016 and prepared by Solaegui Engineers, Ltd.) included in **Attachment C**, for the development of 93 single-family residential houses. As evaluated in the *Nelson Meadows Traffic Analysis*, the subdivision was expected to generate 70 AM and 93 PM peak hour trips. As summarized in **Table 2**, the proposed subdivision is expected to generate 36 less AM trips and 48 less PM peak hour trips, as compared to the previously evaluated trip generation for the site.

Table 2 – Trip Generation Comparison

Land Use	AM Peak Hour Trips	PM Peak Hour Trips	Daily Trips
Single-Family Detached Housing (48 D.U.) (Previously Studied)	34	45	436
Single-Family Detached Housing (93 D.U) (Proposed)	70	93	885
Net Change	-36	-48	-449

Please contact me at 775-200-1981 or david.giacomin@kimley-horn.com should you have any questions regarding this analysis.

Sincerely,



David Giacomini, P.E., PTOE, RSP₁
Project Engineer

Attachments

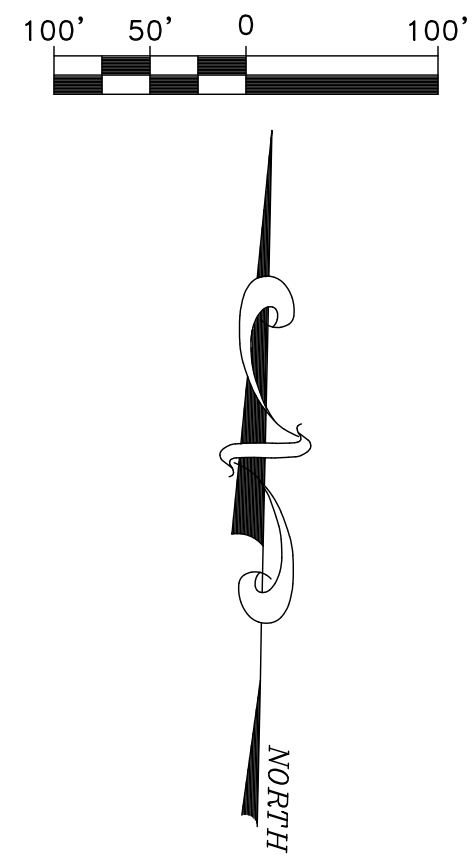
Attachment A – Site Plan

Attachment B – Trip Generation Calculations

Attachment C – Nelson Meadows Traffic Analysis

Attachment A
Site Plan

WILDCREEK RIDGE TENTATIVE MAP



OWNER

ICON GROUP, LLC
3 LANCEPINE PLACE
THE WOODLANDS, TX 77382

ENGINEER

TEC CIVIL ENGINEERING CONSULTANTS
9429 DOUBLE DIAMOND PARKWAY, SUITE A
RENO, NEVADA 89521

SHEET INDEX

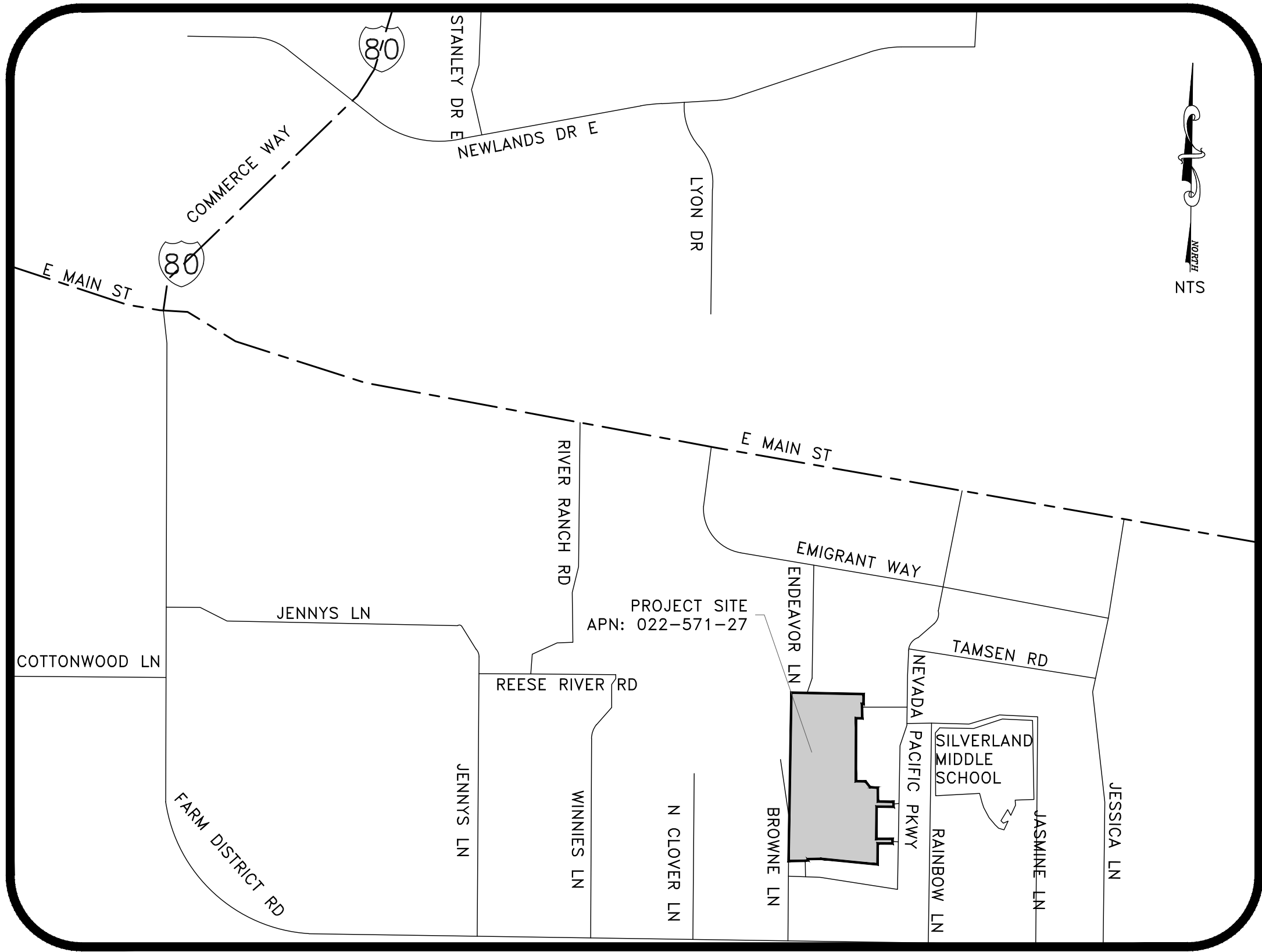
1	.....	PRELIMINARY COVER SHEET
2	.....	PRELIMINARY SITE & UTILITY PLAN
3	.....	PRELIMINARY GRADING PLAN
L.1	.....	PRELIMINARY LANDSCAPE PLAN

LEGEND

	PROJECT BOUNDARY
	EXISTING LOT LINE
	PROPOSED ROW/ LOT LINES
	PROPOSED ASPHALT AREA
	PROPOSED SIDEWALK, CURB & GUTTER AREA

PROJECT DATA

TOTAL NUMBER OF LOTS	.....	48
LOT AREA	.....	6.67 ACRES
RIGHT-OF-WAY AREA	.....	2.09 ACRES
OPEN SPACE	.....	34.21 ACRES
TOTAL PROJECT AREA	.....	32.44 ACRES
APN 022-571-27	.....	32.44 ACRES
SMALLEST LOT SIZE	.....	6,000 S.F.
LARGEST LOT SIZE	.....	7,295 S.F.
AVERAGE LOT SIZE	.....	6,312 S.F.
CURRENT ZONING (APN 022-571-27)	.....	RR1/2
PROPOSED ZONING	.....	RR1/2



Attachment B
Trip Generation Calculations

Single-Family Detached Housing (210)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 153

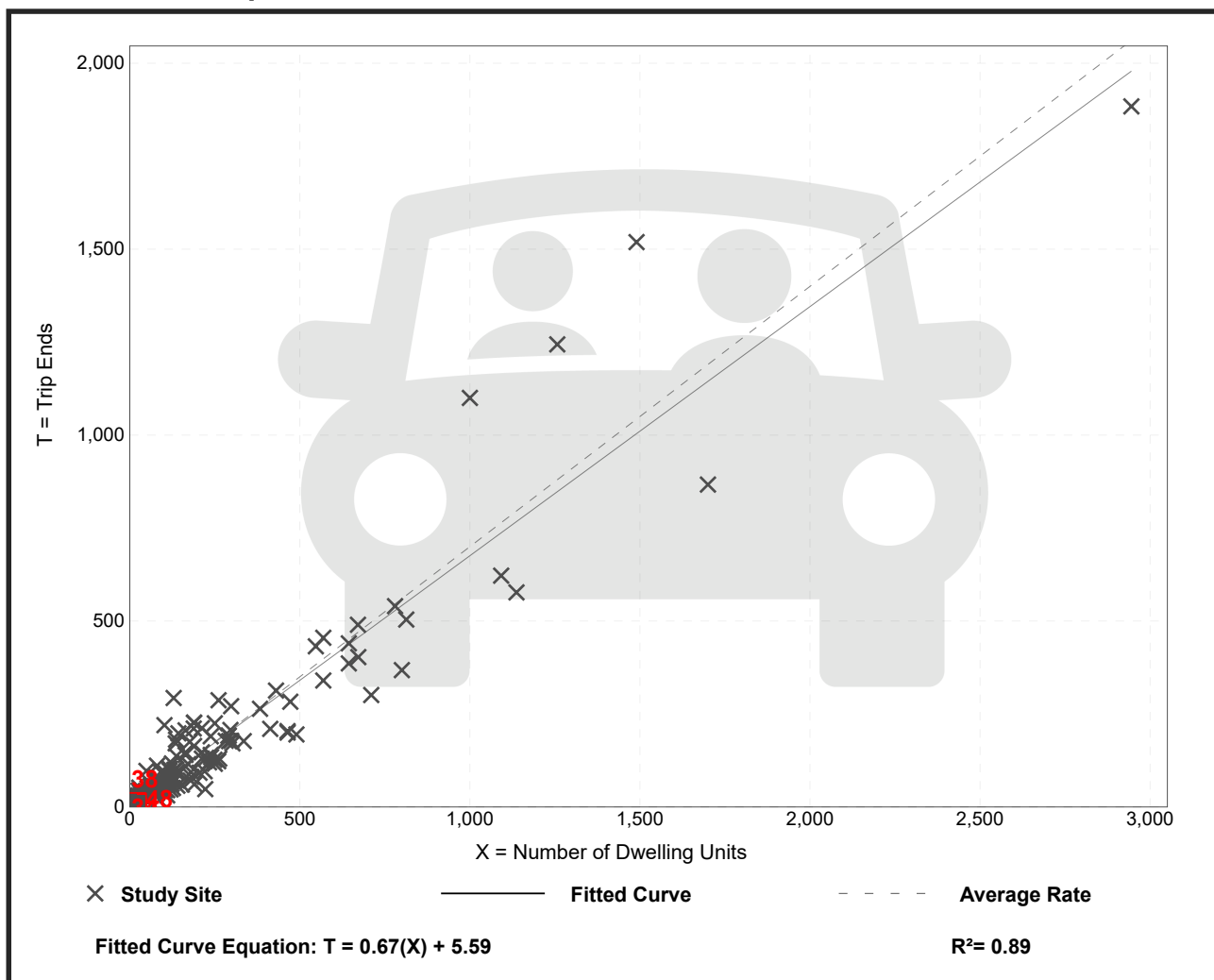
Avg. Num. of Dwelling Units: 239

Directional Distribution: 27% entering, 73% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.70	0.22 - 2.27	0.26

Data Plot and Equation



Single-Family Detached Housing (210)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 166

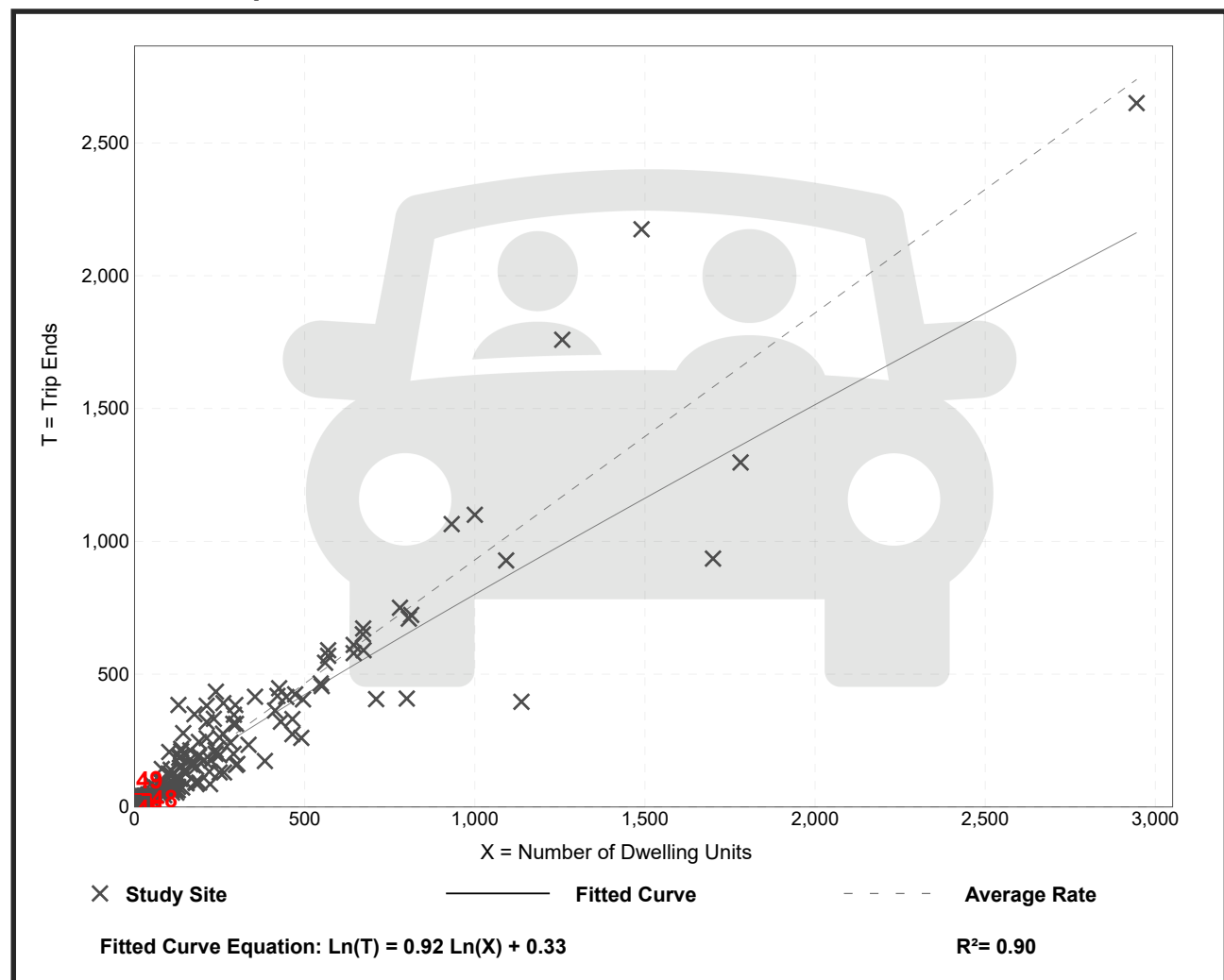
Avg. Num. of Dwelling Units: 266

Directional Distribution: 62% entering, 38% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.93	0.35 - 2.98	0.33

Data Plot and Equation



Single-Family Detached Housing (210)

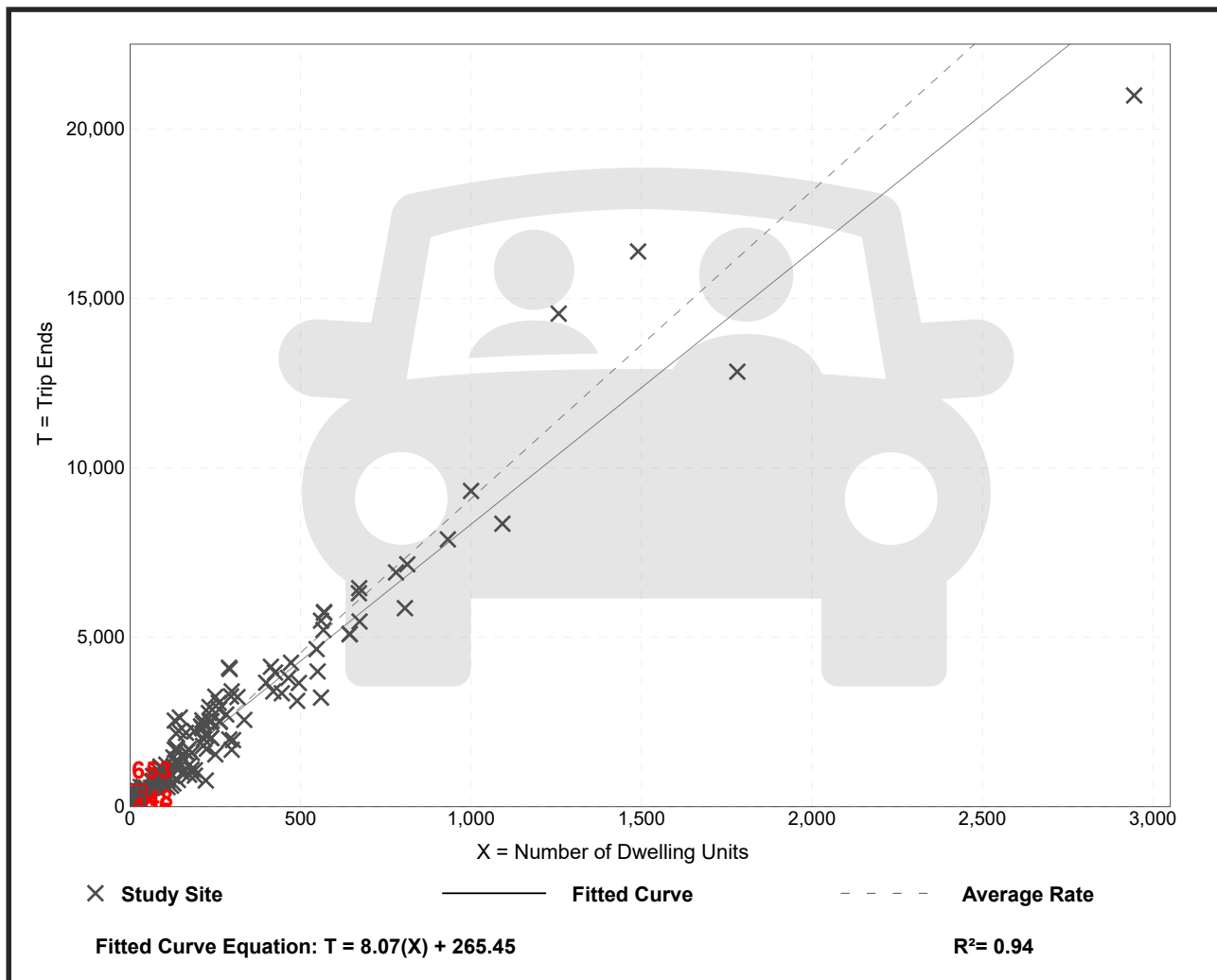
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 155
Avg. Num. of Dwelling Units: 261
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
9.09	3.47 - 23.80	2.29

Data Plot and Equation



Attachment C
Nelson Meadows Traffic Analysis

NELSON MEADOWS TRAFFIC ANALYSIS

FEBRUARY, 2016



Prepared by:
Solaegui Engineers, Ltd.
715 H Street
Sparks, Nevada 89431
(775) 358-1004

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NELSON MEADOWS

TRAFFIC ANALYSIS

EXECUTIVE SUMMARY

The proposed Nelson Meadows subdivision will be located in the City of Fernley, Nevada. The project site is generally located south of US-50A, north of Farm District Road, east of Browne Lane, and west of Rainbow Lane. Project access will be provided from US-50A to the north via Nevada Pacific Boulevard and Westward Lane/Emigrant Way and from Farm District Road to the south via a new project roadway intersecting Browne Lane. The project site is currently undeveloped land.

The purpose of this study is to address the project's impact upon the adjacent street network. The US-50A intersections with Nevada Pacific Boulevard and Emigrant Way and the Farm District Road/Browne Lane intersection have been identified for AM and PM peak hour capacity analysis for the existing, existing plus project, 2036 base, and 2036 base plus project scenarios.

The proposed Nelson Meadows subdivision will include the construction of 93 single family detached homes. The project is anticipated to generate 885 average weekday trips with 70 trips occurring during the AM peak hour and 93 trips occurring during the PM peak hour.

Traffic generated by the proposed Nelson Meadows subdivision will have some impact on the adjacent street network. The following recommendations are made to mitigate project traffic impacts.

It is recommended that any required signing, striping or traffic control improvements comply with Nevada Department of Transportation and City of Fernley requirements.

It is recommended that all new internal subdivision streets and cul-de-sacs be constructed per City of Fernley standards.

INTRODUCTION

STUDY AREA

The proposed Nelson Meadows subdivision will be located in the City of Fernley, Nevada. The project site is generally located south of US-50A, north of Farm District Road, east of Browne Lane, and west of Rainbow Lane. Project access will be provided from US-50A to the north via Nevada Pacific Boulevard and Westward Lane/Emigrant Way and from Farm District Road to the south via a new project roadway from Browne Lane. Figure 1 shows the approximate location of the project site. The purpose of this study is to address the project's impact upon the adjacent street network. The US-50A intersections with Nevada Pacific Boulevard and Emigrant Way and the Farm District Road/ Browne Lane intersection have been identified for AM and PM peak hour capacity analysis for the existing, existing plus project, 2036 base, and 2036 base plus project scenarios.

EXISTING AND PROPOSED LAND USES

The project site is currently undeveloped. Adjacent properties generally includes a residential subdivision to the north and single family dwelling units and undeveloped land to the south, east and west. The proposed Nelson Meadows subdivision will include the construction of 93 single family detached homes.

EXISTING AND PROPOSED ROADWAYS AND INTERSECTIONS

US-50A is a four-lane roadway with two through lanes in each direction in the vicinity of the site. The speed limit is posted for 65 miles per hour in the vicinity of the site. Roadway improvements include paved shoulders with a raised center median containing left turn pockets at some intersections.

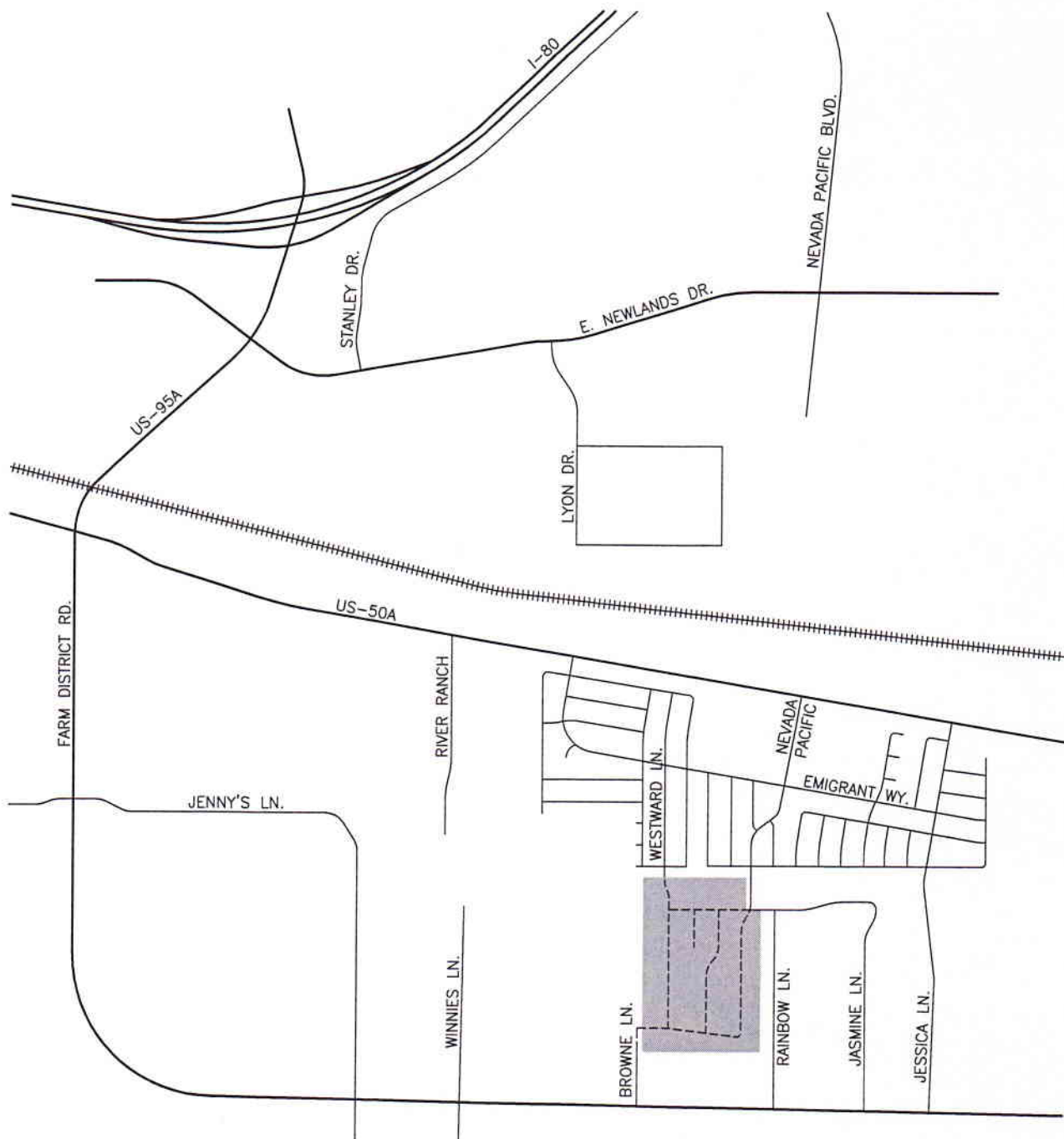
Nevada Pacific Boulevard is a four-lane roadway with two through lanes in each direction between US-50A and Emigrant Way and a two-lane roadway with one lane in each direction south of Emigrant Way to the project site. The speed limit is not posted but is anticipated to be 25 miles per hour. Roadway improvements include curb, gutter, and sidewalk on both sides of the street. A raised center median exists between US-50A and Emigrant Way.

Emigrant Way is a two-lane roadway with one through lane in each direction south of US-50A. The speed limit is not posted but is anticipated to be 25 miles per hour. Roadway improvements include curb, gutter, and sidewalk on both sides of the street.

Farm District Road is a two-lane roadway with one through lane in each direction in the vicinity of the site. The speed limit is posted for 45 miles per hour. Roadway improvements include graded shoulders with white edgelines and a yellow centerline.

LEGEND

 PROJECT SITE



NELSON MEADOWS
VICINITY MAP
FIGURE 1

Browne Lane is a two-lane roadway with one through lane in each direction north of Farm District Road to the project's south property line. The speed limit is not posted but is anticipated to be 25 miles per hour. Roadway improvements include curb, gutter and sidewalk on the east side of the road and graded shoulders on the west side of the road.

The US-50A/Nevada Pacific Boulevard intersection is an unsignalized three-leg, high-tee intersection with stop sign control at the south approach. The east approach contains one left turn lane and two through lanes. The west approach contains two through lanes and one right turn lane. The south approach contains one left turn lane and one right turn lane. A median acceleration lane and taper exists for the northbound to westbound left turn movement.

The US-50A/Emigrant Way intersection is an unsignalized four-leg intersection with stop sign control at the north and south approaches. The north leg is a driveway serving a mini-storage facility. The east approach contains two through lanes and a tapered right turn lane. The west approach contains two through lanes and one full-width right turn lane. The north and south approaches each contain one right turn lane.

The Farm District Road/Browne Lane intersection is an unsignalized three-leg intersection with stop sign control at the north approach. The north approach contains one shared left turn-right turn lane. The east approach contains one shared through-right turn lane. The west approach contains one shared left turn-through lane.

TRIP GENERATION

In order to assess the magnitude of traffic impacts of the proposed development on the key intersections, trip generation rates and peak hours had to be determined. Trip generation rates were obtained from the Institute of Transportation Engineers' (ITE) *Trip Generation Manual* (9th Edition). Land Use 210 "Single Family Detached Housing" was used to calculate trips generated by the proposed subdivision.

The proposed Nelson Meadows subdivision will include the construction of 93 single family homes. The site was originally studied and approved for 318 single family lots. That approval expired. The developer now seeks to make larger lots and reduce the number of dwelling units. Trip generation was also calculated for the original subdivision in order to provide a comparison.

The trip generation for the development was calculated for the peak hours occurring between 7:00 AM and 9:00 AM and 4:00 PM and 6:00 PM, which correspond to the peak hours of adjacent street traffic. The trip generation worksheets are included in the Appendix. Table 1 on the following page shows a summary of the average daily traffic (ADT) volumes and peak hour volumes generated by the proposed and original developments.

TABLE 1 TRIP GENERATION							
LAND USE	ADT	AM PEAK HOUR			PM PEAK HOUR		
		IN	OUT	TOTAL	IN	OUT	TOTAL
PROPOSED SUBDIVISION Single Family (93 D.U.)	885	18	52	70	59	34	93
ORIGINAL SUBDIVISION Single Family (318 D.U.)	3,027	60	179	239	200	118	318
Difference	-2,142	-42	-127	-169	-141	-84	-225

As shown in Table 1 the proposed subdivision is anticipated to generate 885 average weekday trips with 70 trips occurring during the AM peak hour and 93 trips occurring during the PM peak hour. These volumes are 2,142 fewer average daily trips, 169 fewer AM peak hour trips, and 225 fewer PM peak hour trips than the original subdivision.

TRIP DISTRIBUTION AND ASSIGNMENT

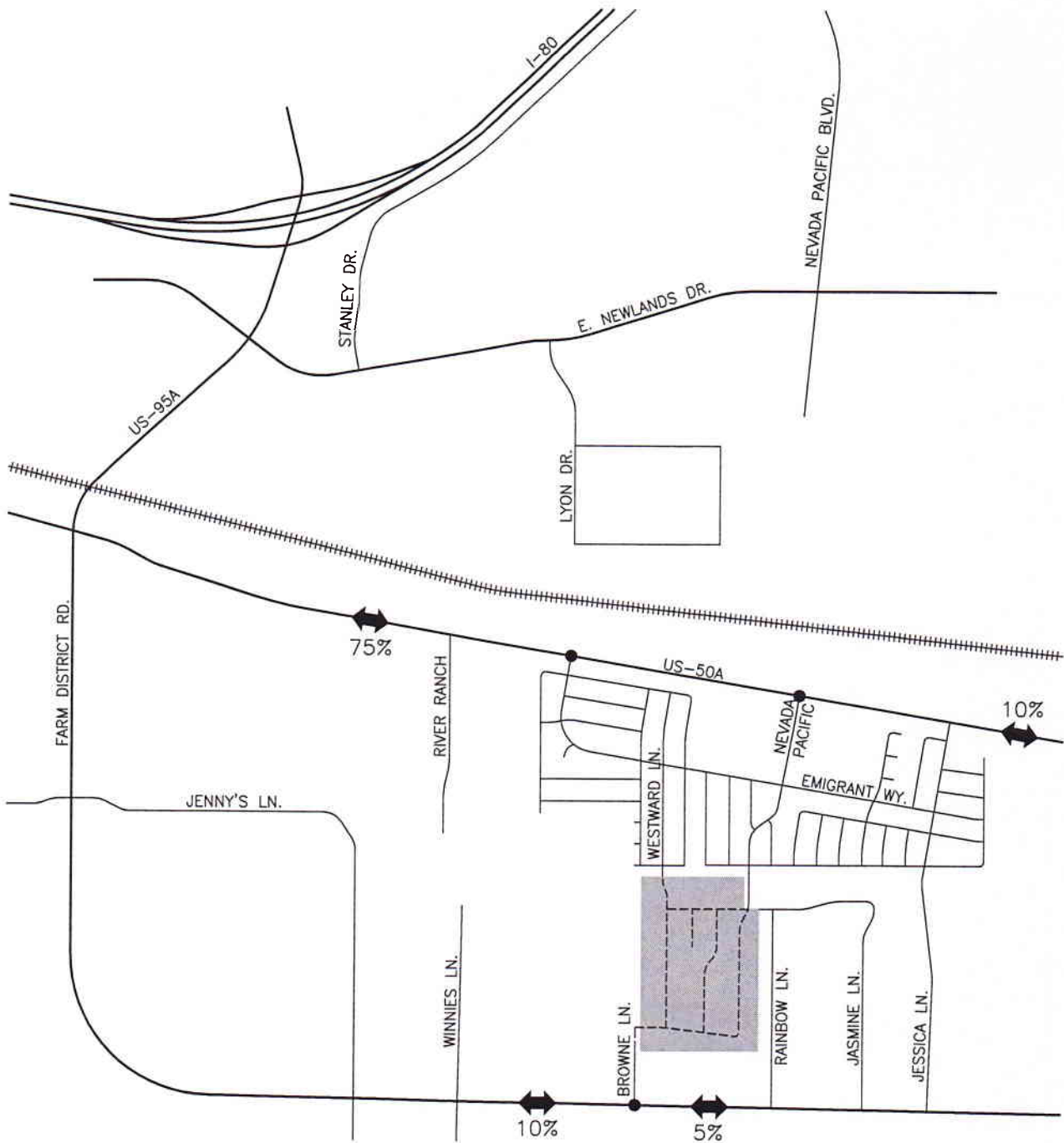
The distribution of project traffic to the key intersections was based on existing peak hour traffic patterns and the locations of existing and future attractions and productions. The anticipated trip distribution for the project trips is shown on Figure 2. The project trips shown in Table 1 were subsequently assigned to the key intersections based on this anticipated trip distribution. Figure 3 shows the AM and PM peak hour trip assignment at the key intersections.

EXISTING AND PROJECTED TRAFFIC VOLUMES

Figure 4 shows the existing traffic volumes at the key intersections for the AM and PM peak hours. The existing volumes were obtained from traffic counts taken in June of 2015 and February of 2016. Figure 5 shows the existing plus project traffic volumes at the key intersections during the AM and PM peak hours. Figure 6 shows the 2036 base traffic volumes at the key intersections for the AM and PM peak hours. The 2036 base volumes at the US-50A intersections with Nevada Pacific Boulevard and Emigrant Way were estimated by applying a 4% average annual growth rate to the existing volumes. The 2036 base volumes at the Farm District Road/Browne Lane intersection were estimated by applying a 5% average annual growth rate to the existing volumes. These growth rates were derived from 20-year historic traffic count data obtained from the Nevada Department of Transportation's Annual Traffic Reports for count station 0190034 on US-50A and count stations 0190033 and 0190035 on Farm District Road. Figure 7 shows the 2036 base plus project volumes during the AM and PM peak hours.

LEGEND

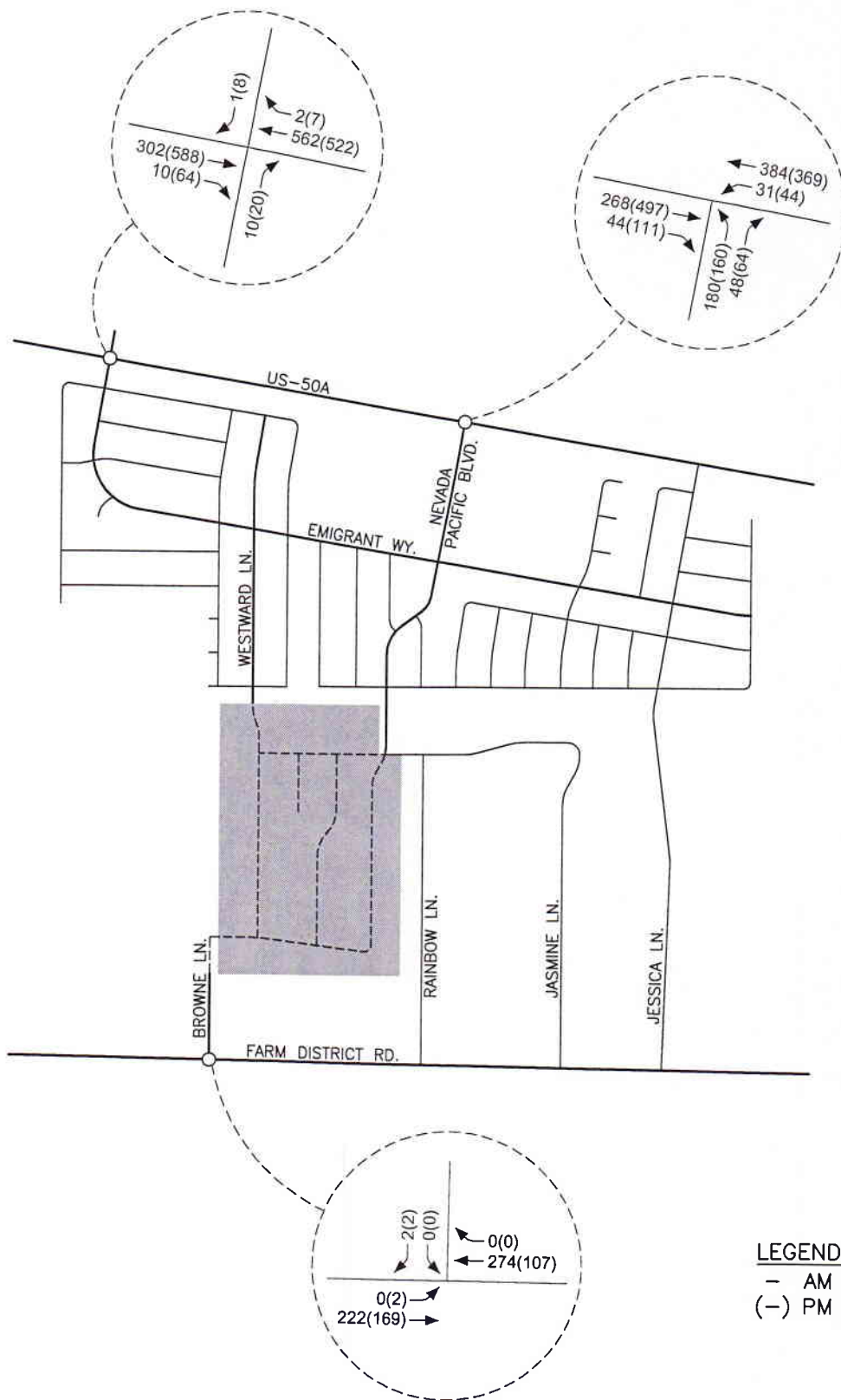
PROJECT SITE



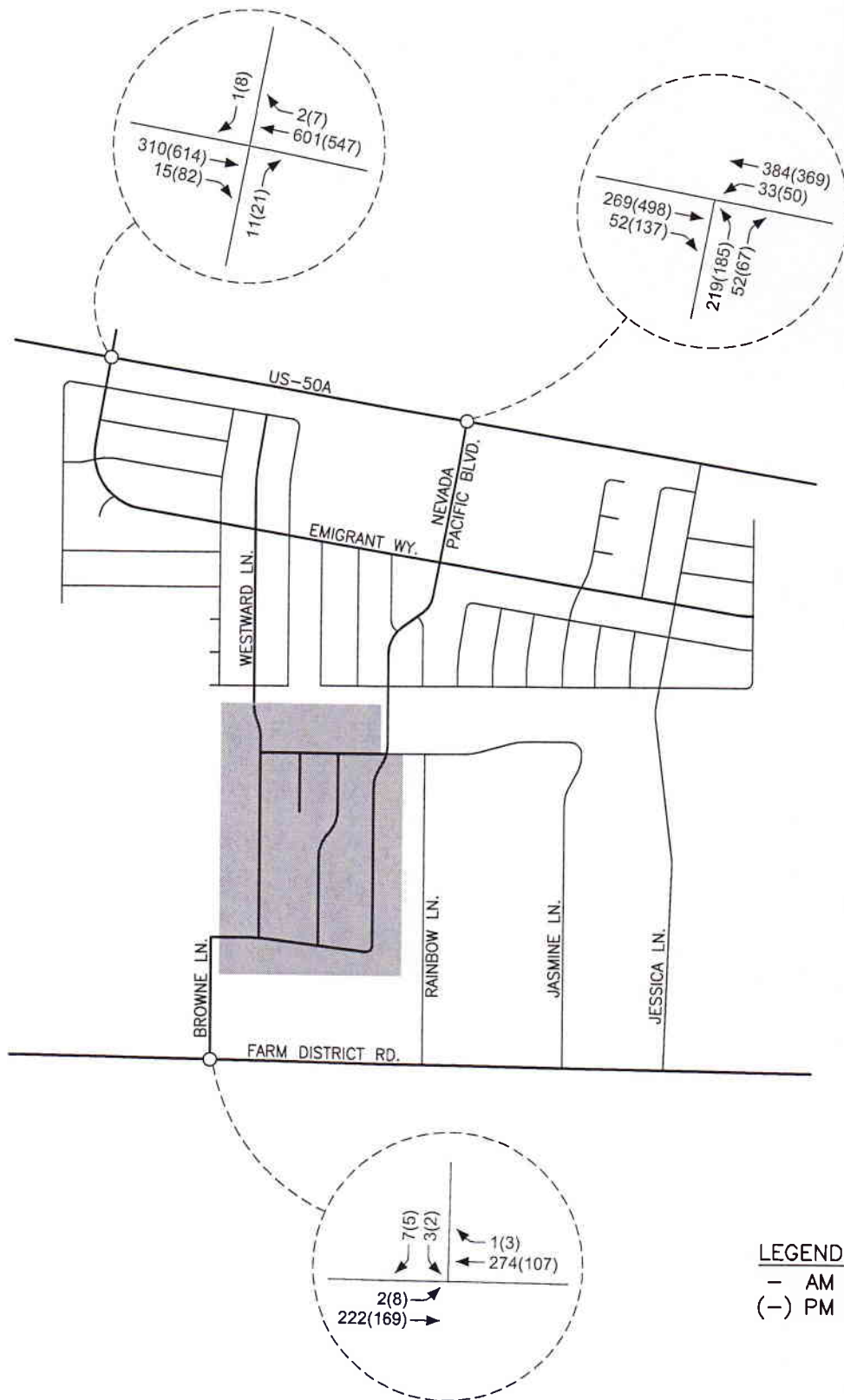
NELSON MEADOWS
TRIP DISTRIBUTION
FIGURE 2



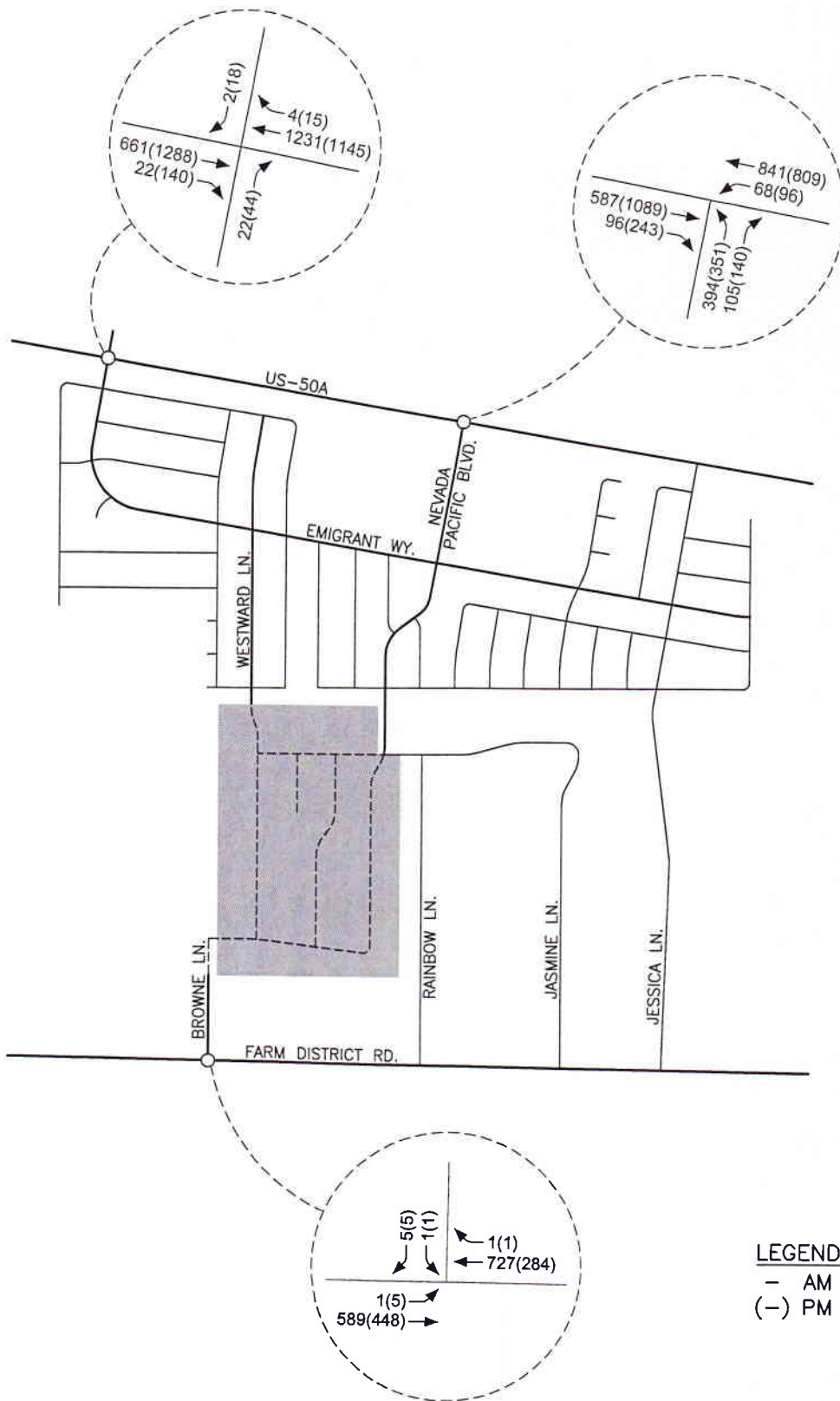
NELSON MEADOWS
TRIP ASSIGNMENT
FIGURE 3



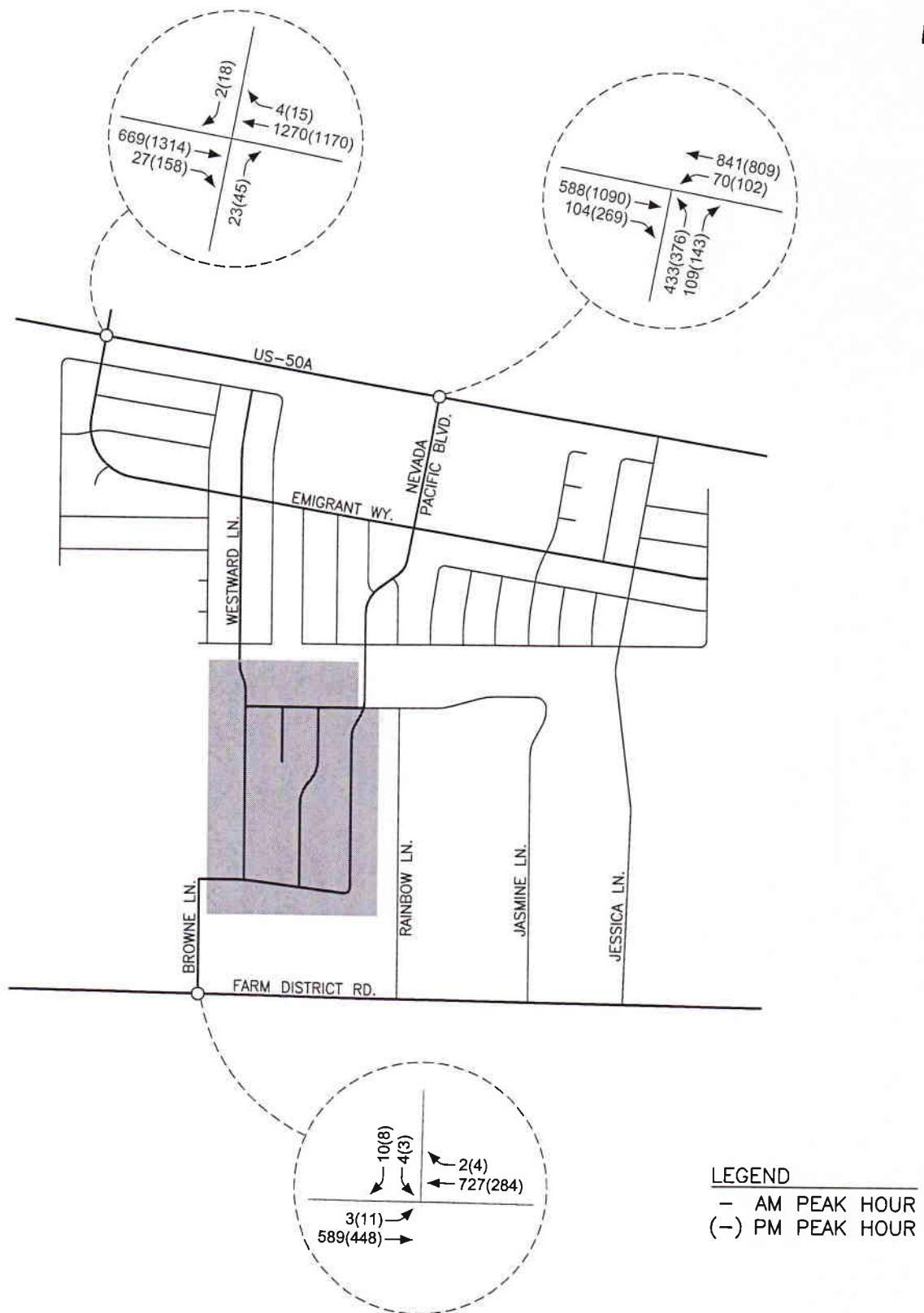
NELSON MEADOWS
EXISTING TRAFFIC VOLUMES
FIGURE 4



NELSON MEADOWS
EXISTING PLUS PROJECT TRAFFIC VOLUMES
FIGURE 5



NELSON MEADOWS
2036 BASE TRAFFIC VOLUMES
FIGURE 6



NELSON MEADOWS
2036 BASE PLUS PROJECT TRAFFIC VOLUMES
FIGURE 7

INTERSECTION CAPACITY ANALYSIS

The key intersections were analyzed for capacity based on procedures presented in the *2010 Highway Capacity Manual* (HCM), prepared by the Transportation Research Board, for unsignalized and signalized intersections. The latest computer version of the *Highway Capacity Software*, prepared by the McTrans Center, University of Florida, was used to analyze the intersections.

The result of capacity analysis is a level of service (LOS) rating for each signalized intersection and unsignalized intersection minor movement. Level of service is a qualitative measure of traffic operating conditions where a letter grade "A" through "F", corresponding to progressively worsening traffic operation, is assigned to the intersection or minor movement.

The *Highway Capacity Manual* defines level of service for stop controlled intersections in terms of computed or measured control delay for each minor movement. Level of service is not defined for the intersection as a whole. The level of service criteria for unsignalized intersections is shown in Table 2.

TABLE 2 LEVEL OF SERVICE CRITERIA FOR UNSIGNALIZED INTERSECTIONS	
LEVEL OF SERVICE	DELAY RANGE (SEC/VEH)
A	≤ 10
B	> 10 and ≤ 15
C	> 15 and ≤ 25
D	> 25 and ≤ 35
E	> 35 and ≤ 50
F	> 50

Level of service for signalized intersections is stated in terms of the average control delay per vehicle for a peak 15 minute analysis period. The level of service criteria for signalized intersections is shown in Table 3.

TABLE 3 LEVEL OF SERVICE CRITERIA FOR SIGNALIZED INTERSECTIONS	
LEVEL OF SERVICE	CONTROL DELAY PER VEHICLE (SEC)
A	≤ 10
B	> 10 and ≤ 20
C	> 20 and ≤ 35
D	> 35 and ≤ 55
E	> 55 and ≤ 80
F	> 80

Table 4 shows a summary of the level of service and delay results at the key intersections for the existing, existing plus project, 2036 base, and 2036 base plus project scenarios.

TABLE 4 INTERSECTION LEVEL OF SERVICE AND DELAY RESULTS								
INTERSECTION	EXISTING		EXISTING + PROJECT		2036 BASE		2036 BASE + PROJECT	
	AM	PM	AM	PM	AM	PM	AM	PM
US-50A/Nevada Pacific (Stop)								
Westbound Left	A8.1	A9.1	A8.1	A9.3	A9.6	C15.1	A9.7	C15.7
Northbound Left	B13.1	C17.3	B14.0	C18.8	F99.7	F599.8	F138.7	F700.4
Northbound Right	A9.4	B10.5	A9.4	B10.5	B11.4	C17.1	B11.5	C17.3
US-50A/Nevada Pacific (Signal)	N/A	N/A	N/A	N/A	C24.9	C27.4	C25.5	C28.0
US-50A/Emigrant (Stop)								
Northbound Right	A9.3	B10.5	A9.3	B10.7	B10.9	C15.9	B10.9	C16.2
Southbound Right	B10.2	B10.2	B10.4	B10.3	B14.1	B14.0	B14.4	B14.2
Farm District/Browne (Stop)								
Eastbound Left	A7.9	A7.5	A7.9	A7.5	A9.4	A7.9	A9.4	A7.9
Southbound Left-Right	A9.9	A8.9	B10.8	A9.4	C18.4	B11.2	C21.6	B12.0

US-50A/Nevada Pacific Boulevard Intersection

The US-50A/Nevada Pacific Boulevard intersection was analyzed as an unsignalized three-leg, high-tee intersection with stop sign control at the south approach for all scenarios. The intersection minor movements currently operates at LOS B or better during the AM peak hour and LOS C or better during PM peak hour. For the existing plus project volumes the minor movements continue to operate at LOS B or better during the AM peak hour and LOS C or better during the PM peak hour. For the 2036 base volumes the northbound left turn movement is anticipated to operate at LOS F during the AM and PM peak hours. For the 2036 base plus project volumes the northbound left turn movement will continue to operate at LOS F during the AM and PM peak hours. The intersection was analyzed with the existing approach lanes for all scenarios.

Traffic signal warrant 3 per the *2009 Manual on Uniform Traffic Control Devices* (MUTCD) was subsequently reviewed at the US-50A/Nevada Pacific Boulevard intersection due to the poor level of service operation for the 2036 base and base plus project scenarios. The warrant is met at the intersection for both scenarios based on the high-tee intersection configuration. A traffic signal is anticipated to result in LOS C operation for the 2036 base and 2036 base plus project volumes with the existing approach lanes. It should be noted that peak hour warrant 3 should be applied only in unusual cases such as office complexes, manufacturing plants, industrial complexes, or other high-occupancy vehicle facilities that attract or discharge large numbers of vehicles over a short time. The *Manual on Uniform Traffic Control Devices* has eight additional warrants that will need to be evaluated when considering the need for the installation of a traffic signal.

Storage and deceleration requirements were reviewed for the westbound left turn lane at the US-50A/Nevada Pacific Boulevard intersection. Storage requirements were calculated based on NDOT's unsignalized intersection criteria of providing three minutes of storage length during the peak hour. Approximately 75 feet of storage is required based on the existing plus project traffic volumes. NDOT's access management standards indicate that the left turn pocket should also contain desirable deceleration length of 545 feet based on the 65 mile per hour speed limit on US-50A. This amounts to a total left turn lane length of 620 feet. The existing left turn pocket is approximately 750 feet in length which will accommodate the desirable storage and deceleration requirements.

Storage and deceleration requirements were also reviewed for the eastbound right turn lane at the US-50A/Nevada Pacific Boulevard intersection. NDOT's access management standards indicate that an exclusive right turn lane should contain a minimum of 100 feet of storage length. The access management standards indicate that the right turn lane should also contain desirable deceleration length of 545 feet based on the 65 mile per hour speed limit on US-50A. This amounts to a total right turn lane length of 645 feet. The existing right turn lane is approximately 650 feet in length which will accommodate the desirable storage and deceleration requirements.

US-50A/Emigrant Way Intersection

The US-50A/Emigrant Way intersection was analyzed as an unsignalized four-leg intersection with stop sign control at the north and south approaches for all scenarios. The intersection minor movements currently operate at LOS B or better during both the AM and PM peak hours. For the existing plus project volumes the minor movements continue to operate at LOS B or better during both the AM and PM peak hours. For the 2036 base volumes the minor movements are anticipated to operate at LOS B during the AM peak hour and LOS C or better during the PM peak hour. For the 2036 base plus project volumes the minor movements continue to operate at LOS B during the AM peak hour and LOS C or better during the PM peak hour. The intersection was analyzed with the existing approach lanes for all scenarios.

Storage and deceleration requirements were reviewed for the eastbound right turn lane at the US-50A/Emigrant Way intersection. NDOT's access management standards indicate that an exclusive right turn lane should contain a minimum of 100 feet of storage length and a desirable deceleration length of 545 feet based on the 65 mile per hour speed limit on US-50A. This amounts to a total right turn lane length of 645 feet. The existing right turn lane is approximately 650 feet in length which will accommodate the desirable storage and deceleration requirements.

Farm District Road/Browne Lane Intersection

The Farm District Road/Browne Lane intersection was analyzed as an unsignalized three-leg intersection with stop sign control at the north approach for all scenarios. The intersection minor movements currently operate at LOS A during both the AM and PM peak hours. For the existing plus project volumes the minor movements operate at LOS B or better during the AM peak hour and LOS A during the PM peak hour. For the 2036 base volumes the minor movements are anticipated to operate at LOS C or better during the AM peak hour and LOS B or better during the

PM peak hour. For the 2036 base plus project volumes the minor movements continue to operate at LOS C or better during the AM peak hour and LOS B or better during the PM peak hour. The intersection was analyzed with the existing approach lanes for all scenarios.

The need for an exclusive eastbound left turn lane at the Farm District Road/Browne Lane intersection was subsequently reviewed per NDOT's access management standards. Traffic volume movements to be considered include advancing traffic volumes, opposing traffic volumes, and the percent of advancing traffic which is turning left. An exclusive left turn lane is not required on Farm District Road at this location based on the existing plus project traffic volumes.

SITE PLAN REVIEW

A copy of the site plan for Nelson Meadows is included with this submittal. The site plan indicates that project access will be provided from US-50A to the north via Nevada Pacific Boulevard and Westward Lane/Emigrant Way and from Farm District Road to the south via a new project roadway intersecting Browne Lane. Nevada Pacific Boulevard is fully constructed between US-50A and the project's north property line and will be extended southerly through the site to the new project access roadway. Westward Lane is also fully constructed north of the project and provides access to US-50A via Emigrant Way. Westward Lane will also be extended southerly through the site to the new project access roadway. Browne Lane is constructed from Farm District Road to the project's south property line and will be extended north to the new project access roadway. It is recommended that all new internal subdivision streets and cul-de-sacs be constructed per City of Fernley standards.

RECOMMENDATIONS

Traffic generated by the proposed Nelson Meadows subdivision will have some impact on the adjacent street network. The following recommendations are made to mitigate project traffic impacts.

It is recommended that any required signing, striping or traffic control improvements comply with Nevada Department of Transportation and City of Fernley requirements.

It is recommended that all new internal subdivision streets and cul-de-sacs be constructed per City of Fernley standards.

APPENDIX

Trip Generation Summary - Alternative 1

Project: New Project
Alternative: Alternative 1

Open Date: 2/17/2016
Analysis Date: 2/17/2016

ITE	Land Use	Average Daily Trips			AM Peak Hour of Adjacent Street Traffic			PM Peak Hour of Adjacent Street Traffic		
		Enter	Exit	Total	Enter	Exit	Total	Enter	Exit	Total
210	SFHOUSE 1	443	442	885	18	52	70	59	34	93
93	Dwelling Units									
Unadjusted Volume		0	0	0	0	0	0	0	0	0
Internal Capture Trips		0	0	0	0	0	0	0	0	0
Pass-By Trips		0	0	0	0	0	0	0	0	0
Volume Added to Adjacent Streets		0	0	0	0	0	0	0	0	0
Total AM Peak Hour Internal Capture = 0 Percent										
Total PM Peak Hour Internal Capture = 0 Percent										

Trip Generation Summary - Alternative 1

Project: New Project
Alternative: Alternative 1

Open Date: 2/17/2016
Analysis Date: 2/17/2016

ITE	Land Use	Average Daily Trips			AM Peak Hour of Adjacent Street Traffic			PM Peak Hour of Adjacent Street Traffic		
		Enter	Exit	Total	Enter	Exit	Total	Enter	Exit	Total
210	SFHOUSE 1	1514	1513	3027	60	179	239	200	118	318
	318 Dwelling Units									
	Unadjusted Volume	0	0	0	0	0	0	0	0	0
	Internal Capture Trips	0	0	0	0	0	0	0	0	0
	Pass-By Trips	0	0	0	0	0	0	0	0	0
	Volume Added to Adjacent Streets	0	0	0	0	0	0	0	0	0

Total AM Peak Hour Internal Capture = 0 Percent

Total PM Peak Hour Internal Capture = 0 Percent

HCS 2010 Two-Way Stop Control Summary Report

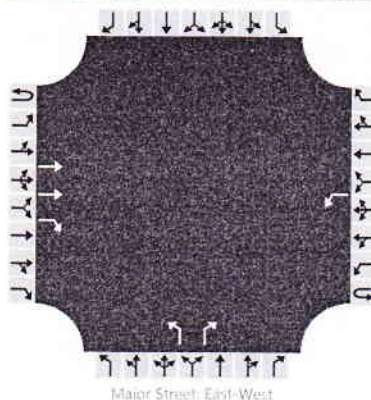
General Information

Analyst	MSH
Agency/Co.	Solaegui Engineers
Date Performed	2/15/2016
Analysis Year	2016
Time Analyzed	AM Existing
Intersection Orientation	East-West
Project Description	

Site Information

Intersection	US-50A & Nevada Pacific
Jurisdiction	
East/West Street	US-50A
North/South Street	Nevada Pacific Boulevard
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	2	1	0	1	0	0		1	0	1		0	0	0
Configuration			T	R		L				L		R				
Volume (veh/h)			268	44		31				180		48				
Percent Heavy Vehicles						3				3		3				
Proportion Time Blocked																
Right Turn Channelized	No				No				No				No			
Median Type	Left Only															
Median Storage	1															

Delay, Queue Length, and Level of Service

Flow Rate (veh/h)						34				196		52				
Capacity						1210				640		872				
v/c Ratio						0.03				0.31		0.06				
95% Queue Length						0.1				1.3		0.2				
Control Delay (s/veh)						8.1				13.1		9.4				
Level of Service (LOS)						A				B		A				
Approach Delay (s/veh)					8.1				12.3							
Approach LOS					A				B							

HCS 2010 Two-Way Stop Control Summary Report

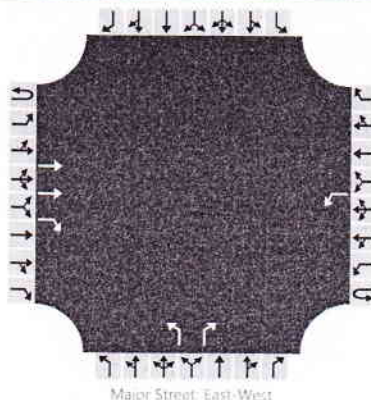
General Information

Analyst	MSH
Agency/Co.	Solaegui Engineers
Date Performed	2/15/2016
Analysis Year	2016
Time Analyzed	PM Existing
Intersection Orientation	East-West
Project Description	

Site Information

Intersection	US-50A & Nevada Pacific
Jurisdiction	
East/West Street	US-50A
North/South Street	Nevada Pacific Boulevard
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	2	1	0	1	0	0		1	0	1		0	0	0
Configuration			T	R		L				L		R				
Volume (veh/h)			497	111		44				160		64				
Percent Heavy Vehicles						3				3		3				
Proportion Time Blocked																
Right Turn Channelized	No				No				No				No			
Median Type	Left Only															
Median Storage	1															

Delay, Queue Length, and Level of Service

Flow Rate (veh/h)					48				174		70					
Capacity					917				464		725					
v/c Ratio					0.05				0.38		0.10					
95% Queue Length					0.2				1.7		0.3					
Control Delay (s/veh)					9.1				17.3		10.5					
Level of Service (LOS)					A				C		B					
Approach Delay (s/veh)					9.1				15.4							
Approach LOS					A				C							

HCS 2010 Two-Way Stop Control Summary Report

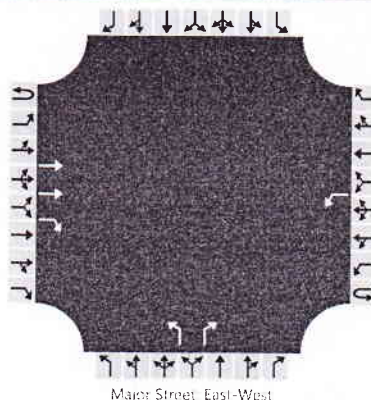
General Information

Analyst	MSH
Agency/Co.	Solaegui Engineers
Date Performed	2/15/2016
Analysis Year	2016
Time Analyzed	AM Existing + Project
Intersection Orientation	East-West
Project Description	

Site Information

Intersection	US-50A & Nevada Pacific
Jurisdiction	
East/West Street	US-50A
North/South Street	Nevada Pacific Boulevard
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	2	1	0	1	0	0		1	0	1		0	0	0
Configuration			T	R		L				L		R				
Volume (veh/h)			269	52		33				219		52				
Percent Heavy Vehicles						3				3		3				
Proportion Time Blocked																
Right Turn Channelized	No				No				No				No			
Median Type	Left Only															
Median Storage	1															

Delay, Queue Length, and Level of Service

Flow Rate (veh/h)						36					238		57			
Capacity						1200					638		872			
v/c Ratio						0.03					0.37		0.07			
95% Queue Length						0.1					1.7		0.2			
Control Delay (s/veh)						8.1					14.0		9.4			
Level of Service (LOS)						A					B		A			
Approach Delay (s/veh)					8.1				13.1							
Approach LOS					A				B							

HCS 2010 Two-Way Stop Control Summary Report

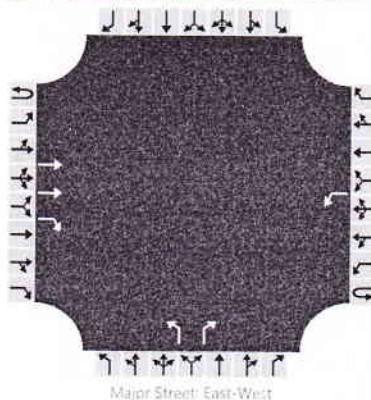
General Information

Analyst	MSH
Agency/Co.	Solaegui Engineers
Date Performed	2/15/2016
Analysis Year	2016
Time Analyzed	PM Existing + Project
Intersection Orientation	East-West
Project Description	

Site Information

Intersection	US-50A & Nevada Pacific
Jurisdiction	
East/West Street	US-50A
North/South Street	Nevada Pacific Boulevard
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	2	1	0	1	0	0		1	0	1		0	0	0
Configuration			T	R		L				L		R				
Volume (veh/h)			498	137		50				185		67				
Percent Heavy Vehicles						3				3		3				
Proportion Time Blocked																
Right Turn Channelized	No				No				No				No			
Median Type	Left Only															
Median Storage	1															

Delay, Queue Length, and Level of Service

Flow Rate (veh/h)					54				201		73					
Capacity					894				459		725					
v/c Ratio					0.06				0.44		0.10					
95% Queue Length					0.2				2.2		0.3					
Control Delay (s/veh)					9.3				18.8		10.5					
Level of Service (LOS)					A				C		B					
Approach Delay (s/veh)					9.3				16.6							
Approach LOS					A				C							

HCS 2010 Two-Way Stop Control Summary Report

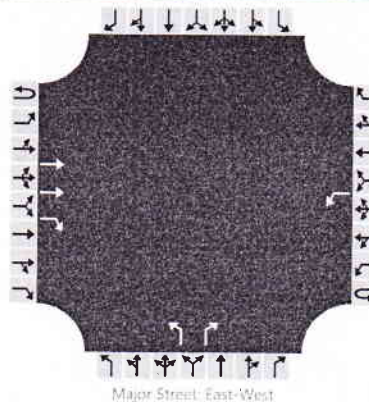
General Information

Analyst	MSH
Agency/Co.	Solaegui Engineers
Date Performed	2/15/2016
Analysis Year	2036
Time Analyzed	AM Base
Intersection Orientation	East-West
Project Description	

Site Information

Intersection	US-50A & Nevada Pacific
Jurisdiction	
East/West Street	US-50A
North/South Street	Nevada Pacific Boulevard
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	2	1	0	1	0	0		1	0	1		0	0	0
Configuration			T	R		L				L		R				
Volume (veh/h)			587	96		68				394		105				
Percent Heavy Vehicles						3				3		3				
Proportion Time Blocked																
Right Turn Channelized	No				No				No				No			
Median Type	Left Only															
Median Storage	1															

Delay, Queue Length, and Level of Service

Flow Rate (veh/h)						74				428		114				
Capacity						854				398		674				
v/c Ratio						0.09				1.08		0.17				
95% Queue Length						0.3				14.7		0.6				
Control Delay (s/veh)						9.6				99.7		11.4				
Level of Service (LOS)						A				F		B				
Approach Delay (s/veh)					9.6				81.1							
Approach LOS					A				F							

HCS 2010 Two-Way Stop Control Summary Report

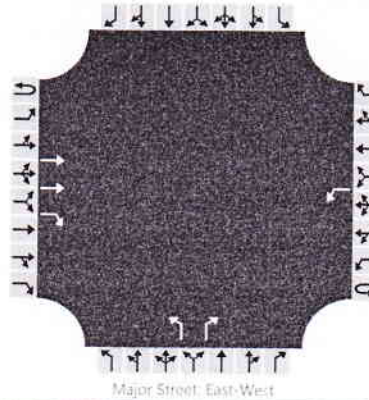
General Information

Analyst	MSH
Agency/Co.	Solaegui Engineers
Date Performed	2/15/2016
Analysis Year	2036
Time Analyzed	PM Base
Intersection Orientation	East-West
Project Description	

Site Information

Intersection	US-50A & Nevada Pacific
Jurisdiction	
East/West Street	US-50A
North/South Street	Nevada Pacific Boulevard
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	2	1	0	1	0	0		1	0	1		0	0	0
Configuration			T	R		L				L		R				
Volume (veh/h)			1089	243		96				351		140				
Percent Heavy Vehicles						3				3		3				
Proportion Time Blocked																
Right Turn Channelized	No				No				No				No			
Median Type	Left Only															
Median Storage	1															

Delay, Queue Length, and Level of Service

Flow Rate (veh/h)						104				382		152				
Capacity						459				174		447				
v/c Ratio						0.23				2.20		0.34				
95% Queue Length						0.9				30.7		1.5				
Control Delay (s/veh)						15.1				599.8		17.1				
Level of Service (LOS)						C				F		C				
Approach Delay (s/veh)					15.1				433.9							
Approach LOS					C				F							

HCS 2010 Two-Way Stop Control Summary Report

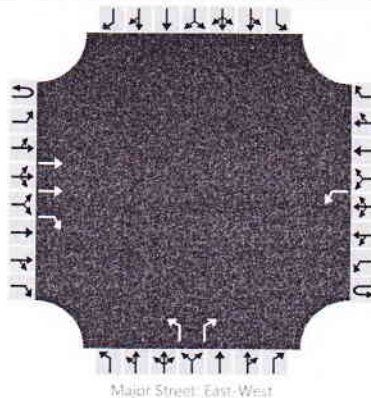
General Information

Analyst	MSH
Agency/Co.	Solaegui Engineers
Date Performed	2/15/2016
Analysis Year	2036
Time Analyzed	AM Base + Project
Intersection Orientation	East-West
Project Description	

Site Information

Intersection	US-50A & Nevada Pacific
Jurisdiction	
East/West Street	US-50A
North/South Street	Nevada Pacific Boulevard
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	2	1	0	1	0	0		1	0	1		0	0	0
Configuration			T	R		L				L		R				
Volume (veh/h)			588	104		70				433		109				
Percent Heavy Vehicles						3				3		3				
Proportion Time Blocked																
Right Turn Channelized	No				No				No				No			
Median Type	Left Only															
Median Storage	I															

Delay, Queue Length, and Level of Service

Flow Rate (veh/h)					76				471		118					
Capacity					847				396		673					
v/c Ratio					0.09				1.19		0.18					
95% Queue Length					0.3				18.8		0.6					
Control Delay (s/veh)					9.7				138.7		11.5					
Level of Service (LOS)					A				F		B					
Approach Delay (s/veh)					9.7				113.2							
Approach LOS					A				F							

HCS 2010 Two-Way Stop Control Summary Report

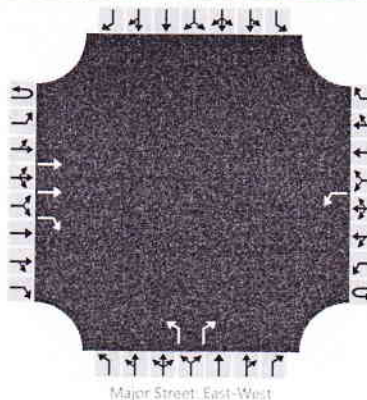
General Information

Analyst	MSH
Agency/Co.	Solaegui Engineers
Date Performed	2/15/2016
Analysis Year	2036
Time Analyzed	PM Base+ Project
Intersection Orientation	East-West
Project Description	

Site Information

Intersection	US-50A & Nevada Pacific
Jurisdiction	
East/West Street	US-50A
North/South Street	Nevada Pacific Boulevard
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	2	1	0	1	0	0		1	0	1		0	0	0
Configuration			T	R		L				L		R				
Volume (veh/h)			1090	269		102				376		143				
Percent Heavy Vehicles						3				3		3				
Proportion Time Blocked																
Right Turn Channelized	No				No				No				No			
Median Type	Left Only															
Median Storage	1															

Delay, Queue Length, and Level of Service

Flow Rate (veh/h)						111				409		155				
Capacity						447				169		447				
v/c Ratio						0.25				2.42		0.35				
95% Queue Length						1.0				34.5		1.5				
Control Delay (s/veh)						15.7				700.4		17.3				
Level of Service (LOS)						C				F		C				
Approach Delay (s/veh)					15.7				512.6							
Approach LOS					C				F							

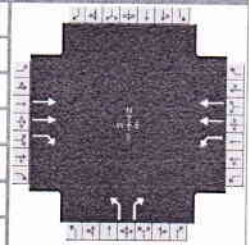
HCS 2010 Signalized Intersection Results Summary

General Information

Agency: Solaegui Engineers
 Analyst: MSH
 Jurisdiction: NDOT
 Urban Street:
 Intersection: US-50A & Nevada Pacifi...
 Project Description:

Intersection Information

Duration, h: 0.25
 Area Type: Other
 PHF: 0.92
 Analysis Period: 1> 7:00



Demand Information

Approach Movement	EB			WB			NB			SB		
	L	T	R	L	T	R	L	T	R	L	T	R
Demand (v), veh/h		587	96	68	0		394		105			

Signal Information

Cycle, s	90.0	Reference Phase	2																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
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Timer Results

	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase		2	1	6		8		
Case Number		7.3	2.0	4.0		9.0		
Phase Duration, s		35.0	15.0	50.0		40.0		
Change Period, (Y+R _c), s		5.0	5.0	5.0		5.0		
Max Allow Headway (MAH), s		0.0	2.9	0.0		2.9		
Queue Clearance Time (g _s), s			5.5			19.5		
Green Extension Time (g _e), s		0.0	0.0	0.0		0.8		
Phase Call Probability			1.00			1.00		
Max Out Probability			0.07			0.00		

Movement Group Results

Approach Movement	EB			WB			NB			SB		
	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement		2	12	1	6		3		18			
Adjusted Flow Rate (v), veh/h		638	104	74	0		428		114			
Adjusted Saturation Flow Rate (s), veh/h/ln		1773	1579	1774	1809		1774		1579			
Queue Service Time (g _s), s		13.2	4.2	3.5	0.0		17.5		4.3			
Cycle Queue Clearance Time (g _c), s		13.2	4.2	3.5	0.0		17.5		4.3			
Green Ratio (g/C)		0.33	0.33	0.11	0.50		0.39		0.39			
Capacity (c), veh/h		1182	526	197	1809		690		614			
Volume-to-Capacity Ratio (X)		0.540	0.198	0.375	0.000		0.621		0.186			
Available Capacity (c _a), veh/h		1182	526	197	1809		690		614			
Back of Queue (Q), veh/ln (50 th percentile)		5.0	1.5	1.4	0.0		6.3		1.3			
Queue Storage Ratio (RQ) (50 th percentile)		0.00	0.00	0.00	0.00		0.00		0.00			
Uniform Delay (d ₁), s/veh		24.4	21.4	37.1	0.0		22.2		18.1			
Incremental Delay (d ₂), s/veh		1.8	0.8	0.4	0.0		1.3		0.1			
Initial Queue Delay (d ₃), s/veh		0.0	0.0	0.0	0.0		0.0		0.0			
Control Delay (d), s/veh		26.2	22.3	37.5	0.0		23.4		18.2			
Level of Service (LOS)		C	C	D			C		B			
Approach Delay, s/veh / LOS	25.6	C		37.5	D		22.3	C		0.0		
Intersection Delay, s/veh / LOS	24.9						C					

Multimodal Results

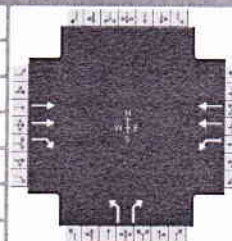
	EB			WB			NB			SB		
Pedestrian LOS Score / LOS	2.3	B		0.7	A		2.9	C		2.9	C	
Bicycle LOS Score / LOS	1.1	A		0.5	A			F				

HCS 2010 Signalized Intersection Results Summary

General Information

Agency	Solaegui Engineers		
Analyst	MSH	Analysis Date	Feb 15, 2016
Jurisdiction	NDOT	Time Period	PM Peak Hour
Urban Street		Analysis Year	2036 Base
Intersection	US-50A & Nevada Pacifi...	File Name	UsNp36px.xus
Project Description			

Intersection Information



Demand Information

	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (v), veh/h		1089	243	96	0		351		140			

Signal Information

Cycle, s	90.0	Reference Phase	2									
Offset, s	0	Reference Point	End									
Uncoordinated	No	Simult. Gap E/W	On	Green	10.0	38.0	27.0	0.0	0.0	0.0		
Force Mode	Fixed	Simult. Gap N/S	On	Yellow	4.0	4.0	4.0	0.0	0.0	0.0		
				Red	1.0	1.0	1.0	0.0	0.0	0.0		

Timer Results

	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase		2	1	6		8		
Case Number		7.3	2.0	4.0		9.0		
Phase Duration, s		43.0	15.0	58.0		32.0		
Change Period, (Y+R _c), s		5.0	5.0	5.0		5.0		
Max Allow Headway (MAH), s		0.0	2.9	0.0		2.9		
Queue Clearance Time (g _s), s			7.0			19.3		
Green Extension Time (g _e), s		0.0	0.0	0.0		0.7		
Phase Call Probability			1.00			1.00		
Max Out Probability			0.82			0.05		

Movement Group Results

	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement		2	12	1	6		3		18			
Adjusted Flow Rate (v), veh/h		1184	264	104	0		382		152			
Adjusted Saturation Flow Rate (s), veh/h/ln		1773	1579	1774	1809		1774		1579			
Queue Service Time (g_s), s		26.0	10.4	5.0	0.0		17.3		6.7			
Cycle Queue Clearance Time (g_c), s		26.0	10.4	5.0	0.0		17.3		6.7			
Green Ratio (g/C)		0.42	0.42	0.11	0.59		0.30		0.30			
Capacity (c), veh/h		1497	667	197	2130		532		474			
Volume-to-Capacity Ratio (X)		0.790	0.396	0.529	0.000		0.717		0.321			
Available Capacity (c_a), veh/h		1497	667	197	2130		532		474			
Back of Queue (Q), veh/ln (50 th percentile)		9.7	3.5	2.0	0.0		6.9		2.2			
Queue Storage Ratio (RQ) (50 th percentile)		0.00	0.00	0.00	0.00		0.00		0.00			
Uniform Delay (d_1), s/veh		22.5	18.0	37.8	0.0		28.1		24.4			
Incremental Delay (d_2), s/veh		4.3	1.8	1.4	0.0		4.0		0.1			
Initial Queue Delay (d_3), s/veh		0.0	0.0	0.0	0.0		0.0		0.0			
Control Delay (d), s/veh		26.9	19.8	39.1	0.0		32.1		24.5			
Level of Service (LOS)		C	B	D			C		C			
Approach Delay, s/veh / LOS	25.6	C		39.1	D		29.9	C		0.0		
Intersection Delay, s/veh / LOS	27.4						C					

Multimodal Results

	EB			WB			NB			SB		
Pedestrian LOS Score / LOS	2.3	B		0.7	A		2.9	C		2.9	C	
Bicycle LOS Score / LOS	1.7	A		0.6	A			F				

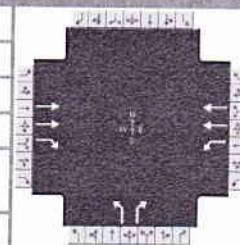
HCS 2010 Signalized Intersection Results Summary

General Information

Agency	Solaegui Engineers		
Analyst	MSH	Analysis Date	Feb 15, 2016
Jurisdiction	NDOT	Time Period	AM Peak Hour
Urban Street		Analysis Year	2036 Base + Project
Intersection	US-50A & Nevada Pacific	File Name	UsNp36aw.xus
Project Description			

Intersection Information

Duration, h	0.25
Area Type	Other
PHF	0.92
Analysis Period	1> 7:00



Demand Information

Approach Movement	EB			WB			NB			SB		
	L	T	R	L	T	R	L	T	R	L	T	R
Demand (v), veh/h		588	104	70	0		433		109			

Signal Information

Cycle, s	90.0	Reference Phase	2											
Offset, s	0	Reference Point	End											
Uncoordinated	No	Simult. Gap E/W	On	Green	10.0	30.0	35.0	0.0	0.0	0.0				
				Yellow	4.0	4.0	4.0	0.0	0.0	0.0				
Force Mode	Fixed	Simult. Gap N/S	On	Red	1.0	1.0	1.0	0.0	0.0	0.0				

Timer Results

	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase		2	1	6		8		
Case Number		7.3	2.0	4.0		9.0		
Phase Duration, s		35.0	15.0	50.0		40.0		
Change Period, (Y+R _c), s		5.0	5.0	5.0		5.0		
Max Allow Headway (MAH), s		0.0	2.9	0.0		2.9		
Queue Clearance Time (g _s), s			5.6			21.9		
Green Extension Time (g _e), s		0.0	0.0	0.0		0.9		
Phase Call Probability			1.00			1.00		
Max Out Probability			0.08			0.00		

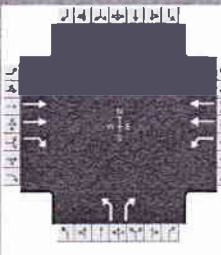
Movement Group Results

Approach Movement	EB			WB			NB			SB		
	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement		2	12	1	6		3		18			
Adjusted Flow Rate (v), veh/h		639	113	76	0		471		118			
Adjusted Saturation Flow Rate (s), veh/h/ln		1773	1579	1774	1809		1774		1579			
Queue Service Time (g_s), s		13.2	4.6	3.6	0.0		19.9		4.5			
Cycle Queue Clearance Time (g_c), s		13.2	4.6	3.6	0.0		19.9		4.5			
Green Ratio (g/C)		0.33	0.33	0.11	0.50		0.39		0.39			
Capacity (c), veh/h		1182	526	197	1809		690		614			
Volume-to-Capacity Ratio (X)		0.541	0.215	0.386	0.000		0.682		0.193			
Available Capacity (c_a), veh/h		1182	526	197	1809		690		614			
Back of Queue (Q), veh/ln (50 th percentile)		5.0	1.6	1.4	0.0		7.3		1.4			
Queue Storage Ratio (RQ) (50 th percentile)		0.00	0.00	0.00	0.00		0.00		0.00			
Uniform Delay (d_1), s/veh		24.4	21.5	37.1	0.0		22.9		18.2			
Incremental Delay (d_2), s/veh		1.8	0.9	0.5	0.0		2.3		0.1			
Initial Queue Delay (d_3), s/veh		0.0	0.0	0.0	0.0		0.0		0.0			
Control Delay (d), s/veh		26.2	22.5	37.6	0.0		25.2		18.2			
Level of Service (LOS)		C	C	D			C		B			
Approach Delay, s/veh / LOS	25.6	C		37.6	D		23.8	C		0.0		
Intersection Delay, s/veh / LOS	25.5						C					

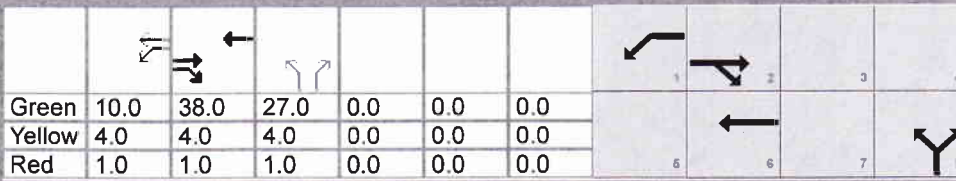
Multimodal Results

Pedestrian LOS Score / LOS	EB			WB			NB			SB		
	2.3	B		0.7	A		2.9	C		2.9	C	
Bicycle LOS Score / LOS	1.1	A		0.6	A			F				

HCS 2010 Signalized Intersection Results Summary

General Information						Intersection Information						
Agency	Solaegui Engineers					Duration, h	0.25					
Analyst	MSH		Analysis Date	Feb 15, 2016		Area Type	Other					
Jurisdiction	NDOT		Time Period	PM Peak Hour		PHF	0.92					
Urban Street			Analysis Year	2036 Base + Project		Analysis Period	1> 7:00					
Intersection	US-50A & Nevada Pacific		File Name	UsNp36pw.xus								
Project Description												

Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (v), veh/h		1090	269	102	0		376		143			

Signal Information												
Cycle, s	90.0	Reference Phase	2	Green	10.0	38.0	27.0	0.0	0.0	0.0		
Offset, s	0	Reference Point	End	Yellow	4.0	4.0	4.0	0.0	0.0	0.0		
Uncoordinated	No	Simult. Gap E/W	On	Red	1.0	1.0	1.0	0.0	0.0	0.0		
Force Mode	Fixed	Simult. Gap N/S	On									

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase		2	1	6		8		
Case Number		7.3	2.0	4.0		9.0		
Phase Duration, s		43.0	15.0	58.0		32.0		
Change Period, (Y+R c), s		5.0	5.0	5.0		5.0		
Max Allow Headway (MAH), s		0.0	2.9	0.0		2.9		
Queue Clearance Time (g s), s			7.3			20.9		
Green Extension Time (g e), s		0.0	0.0	0.0		0.6		
Phase Call Probability			1.00			1.00		
Max Out Probability			1.00			0.14		

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement		2	12	1	6		3		18			
Adjusted Flow Rate (v), veh/h		1185	292	111	0		409		155			
Adjusted Saturation Flow Rate (s), veh/h/ln		1773	1579	1774	1809		1774		1579			
Queue Service Time (g s), s		26.1	11.8	5.3	0.0		18.9		6.9			
Cycle Queue Clearance Time (g c), s		26.1	11.8	5.3	0.0		18.9		6.9			
Green Ratio (g/C)		0.42	0.42	0.11	0.59		0.30		0.30			
Capacity (c), veh/h		1497	667	197	2130		532		474			
Volume-to-Capacity Ratio (X)		0.791	0.439	0.562	0.000		0.768		0.328			
Available Capacity (c a), veh/h		1497	667	197	2130		532		474			
Back of Queue (Q), veh/ln (50 th percentile)		9.7	4.0	2.2	0.0		7.8		2.3			
Queue Storage Ratio (RQ) (50 th percentile)		0.00	0.00	0.00	0.00		0.00		0.00			
Uniform Delay (d 1), s/veh		22.6	18.4	37.9	0.0		28.7		24.5			
Incremental Delay (d 2), s/veh		4.4	2.1	2.3	0.0		6.1		0.1			
Initial Queue Delay (d 3), s/veh		0.0	0.0	0.0	0.0		0.0		0.0			
Control Delay (d), s/veh		26.9	20.5	40.2	0.0		34.7		24.6			
Level of Service (LOS)		C	C	D			C		C			
Approach Delay, s/veh / LOS	25.6	C		40.2	D		31.9	C		0.0		
Intersection Delay, s/veh / LOS	28.0						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.3	B	0.7	A	2.9	C	2.9	C
Bicycle LOS Score / LOS	1.7	A	0.6	A		F		

HCS 2010 Two-Way Stop Control Summary Report

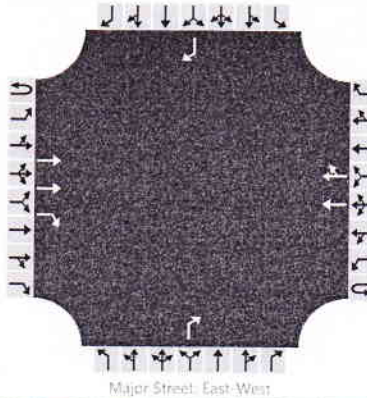
General Information

Analyst	MSH
Agency/Co.	Solaegui Engineers
Date Performed	2/15/2016
Analysis Year	2016
Time Analyzed	AM Existing
Intersection Orientation	East-West
Project Description	

Site Information

Intersection	US-50A & Emigrant
Jurisdiction	
East/West Street	US-50A
North/South Street	Emigrant way
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	2	1	0	0	2	0		0	0	1		0	0	1
Configuration			T	R			T	TR				R				R
Volume (veh/h)			302	10			562	2				10				1
Percent Heavy Vehicles												3				3
Proportion Time Blocked																
Right Turn Channelized	No				No				No				No			
Median Type	Undivided															
Median Storage																

Delay, Queue Length, and Level of Service

Flow Rate (veh/h)												11				1
Capacity												849				687
v/c Ratio												0.01				0.00
95% Queue Length												0.0				0.0
Control Delay (s/veh)												9.3				10.2
Level of Service (LOS)												A				B
Approach Delay (s/veh)									9.3				10.2			
Approach LOS									A				B			

HCS 2010 Two-Way Stop Control Summary Report

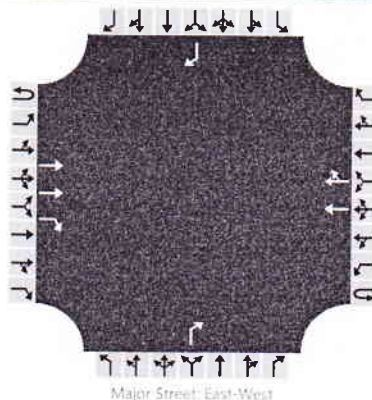
General Information

Analyst	MSH
Agency/Co.	Solaegui Engineers
Date Performed	2/15/2016
Analysis Year	2016
Time Analyzed	PM Existing
Intersection Orientation	East-West
Project Description	

Site Information

Intersection	US-50A & Emigrant
Jurisdiction	
East/West Street	US-50A
North/South Street	Emigrant Way
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	2	1	0	0	2	0		0	0	1		0	0	1
Configuration			T	R			T	TR				R				R
Volume (veh/h)			588	64			522	7				20				8
Percent Heavy Vehicles												3				3
Proportion Time Blocked																
Right Turn Channelized	No				No				No				No			
Median Type	Undivided															
Median Storage																

Delay, Queue Length, and Level of Service

Flow Rate (veh/h)												22				9
Capacity												673				706
v/c Ratio												0.03				0.01
95% Queue Length												0.1				0.0
Control Delay (s/veh)												10.5				10.2
Level of Service (LOS)												B				B
Approach Delay (s/veh)									10.5				10.2			
Approach LOS									B				B			

HCS 2010 Two-Way Stop Control Summary Report

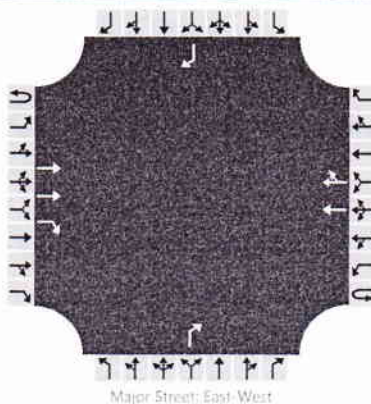
General Information

Analyst	MSH
Agency/Co.	Solaegui Engineers
Date Performed	2/15/2016
Analysis Year	2016
Time Analyzed	AM Existing + Project
Intersection Orientation	East-West
Project Description	

Site Information

Intersection	US-50A & Emigrant
Jurisdiction	
East/West Street	US-50A
North/South Street	Emigrant Way
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	2	1	0	0	2	0		0	0	1		0	0	1
Configuration			T	R			T	TR				R				R
Volume (veh/h)			310	15			601	2				11				1
Percent Heavy Vehicles												3				3
Proportion Time Blocked																
Right Turn Channelized	No				No				No				No			
Median Type	Undivided															
Median Storage																

Delay, Queue Length, and Level of Service

Flow Rate (veh/h)												12				1
Capacity												844				665
v/c Ratio												0.01				0.00
95% Queue Length												0.0				0.0
Control Delay (s/veh)												9.3				10.4
Level of Service (LOS)												A				B
Approach Delay (s/veh)									9.3				10.4			
Approach LOS									A				B			

HCS 2010 Two-Way Stop Control Summary Report

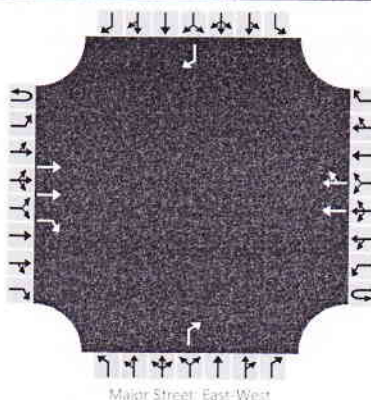
General Information

Analyst	MSH
Agency/Co.	Solaegui Engineers
Date Performed	2/15/2016
Analysis Year	2016
Time Analyzed	PM Existing + Project
Intersection Orientation	East-West
Project Description	

Site Information

Intersection	US-50A & Emigrant
Jurisdiction	
East/West Street	US-50A
North/South Street	Emigrant Way
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	2	1	0	0	2	0		0	0	1		0	0	1
Configuration			T	R			T	TR				R				R
Volume (veh/h)			614	82			547	7				21				8
Percent Heavy Vehicles												3				3
Proportion Time Blocked																
Right Turn Channelized	No				No				No				No			
Median Type	Undivided															
Median Storage																

Delay, Queue Length, and Level of Service

Flow Rate (veh/h)												23				9
Capacity												659				691
v/c Ratio												0.03				0.01
95% Queue Length												0.1				0.0
Control Delay (s/veh)												10.7				10.3
Level of Service (LOS)												B				B
Approach Delay (s/veh)									10.7				10.3			
Approach LOS									B				B			

HCS 2010 Two-Way Stop Control Summary Report

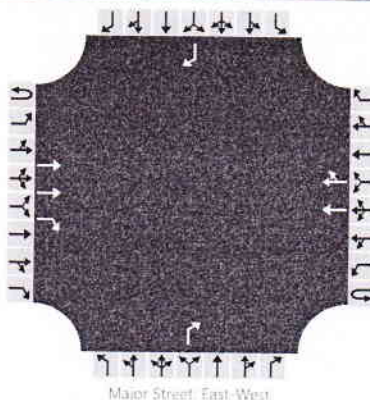
General Information

Analyst	MSH
Agency/Co.	Solaegui Engineers
Date Performed	2/15/2016
Analysis Year	2036
Time Analyzed	AM Base
Intersection Orientation	East-West
Project Description	

Site Information

Intersection	US-50A & Emigrant
Jurisdiction	
East/West Street	US-50A
North/South Street	Emigrant Way
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	2	1	0	0	2	0		0	0	1		0	0	1
Configuration			T	R			T	TR				R				R
Volume (veh/h)			661	22			1231	4				22				2
Percent Heavy Vehicles												3				3
Proportion Time Blocked																
Right Turn Channelized	No				No				No				No			
Median Type	Undivided															
Median Storage																

Delay, Queue Length, and Level of Service

Flow Rate (veh/h)												24				2
Capacity												635				397
v/c Ratio												0.04				0.01
95% Queue Length												0.1				0.0
Control Delay (s/veh)												10.9				14.1
Level of Service (LOS)												B				B
Approach Delay (s/veh)									10.9				14.1			
Approach LOS									B				B			

HCS 2010 Two-Way Stop Control Summary Report

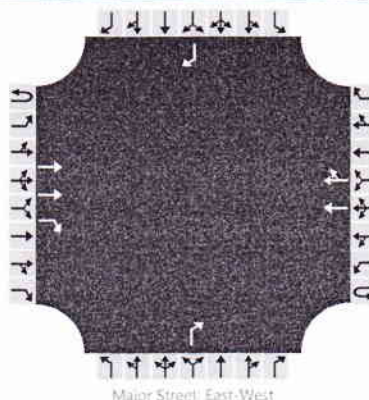
General Information

Analyst	MSH
Agency/Co.	Solaegui Engineers
Date Performed	2/15/2016
Analysis Year	2036
Time Analyzed	PM Base
Intersection Orientation	East-West
Project Description	

Site Information

Intersection	US-50A & Emigrant
Jurisdiction	NDOT
East/West Street	US-50A
North/South Street	Emigrant Way
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	2	1	0	0	2	0		0	0	1		0	0	1
Configuration			T	R			T	TR				R				R
Volume (veh/h)			1288	140			1145	15				44				18
Percent Heavy Vehicles												3				3
Proportion Time Blocked																
Right Turn Channelized	No				No				No				No			
Median Type	Undivided															
Median Storage																

Delay, Queue Length, and Level of Service

Flow Rate (veh/h)												48				20
Capacity												380				422
v/c Ratio												0.13				0.05
95% Queue Length												0.4				0.1
Control Delay (s/veh)												15.9				14.0
Level of Service (LOS)												C				B
Approach Delay (s/veh)									15.9				14.0			
Approach LOS									C				B			

HCS 2010 Two-Way Stop Control Summary Report

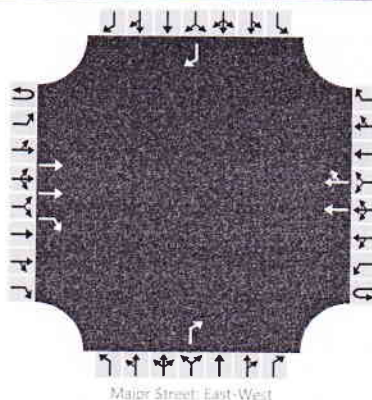
General Information

Analyst	MSH
Agency/Co.	Solaegui Engineers
Date Performed	2/15/2016
Analysis Year	2036
Time Analyzed	AM Base + Project
Intersection Orientation	East-West
Project Description	

Site Information

Intersection	US-50A & Emigrant
Jurisdiction	
East/West Street	US-50A
North/South Street	Emigrant Way
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	2	1	0	0	2	0		0	0	1		0	0	1
Configuration			T	R			T	TR				R				R
Volume (veh/h)			669	27			1270	4				23				2
Percent Heavy Vehicles												3				3
Proportion Time Blocked																
Right Turn Channelized	No				No				No				No			
Median Type	Undivided															
Median Storage																

Delay, Queue Length, and Level of Service

Flow Rate (veh/h)												25				2
Capacity												630				384
v/c Ratio												0.04				0.01
95% Queue Length												0.1				0.0
Control Delay (s/veh)												10.9				14.4
Level of Service (LOS)												B				B
Approach Delay (s/veh)									10.9				14.4			
Approach LOS									B				B			

HCS 2010 Two-Way Stop Control Summary Report

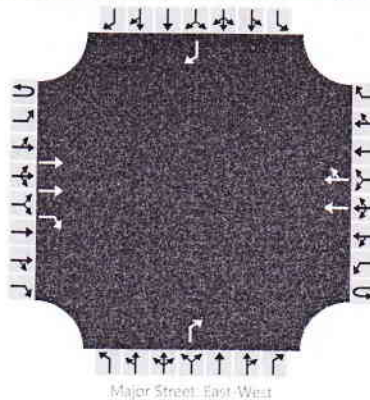
General Information

Analyst	MSH
Agency/Co.	Solaegui Engineers
Date Performed	2/15/2016
Analysis Year	2036
Time Analyzed	PM Base + Project
Intersection Orientation	East-West
Project Description	

Site Information

Intersection	US-50A & Emigrant
Jurisdiction	NDOT
East/West Street	US-50A
North/South Street	Emigrant Way
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	2	1	0	0	2	0		0	0	1		0	0	1
Configuration			T	R			T	TR				R				R
Volume (veh/h)			1314	158			1170	15				45				18
Percent Heavy Vehicles												3				3
Proportion Time Blocked																
Right Turn Channelized	No				No				No				No			
Median Type	Undivided															
Median Storage																

Delay, Queue Length, and Level of Service

Flow Rate (veh/h)												49				20
Capacity												372				413
v/c Ratio												0.13				0.05
95% Queue Length												0.5				0.2
Control Delay (s/veh)												16.2				14.2
Level of Service (LOS)												C				B
Approach Delay (s/veh)									16.2				14.2			
Approach LOS									C				B			

HCS 2010 Two-Way Stop Control Summary Report

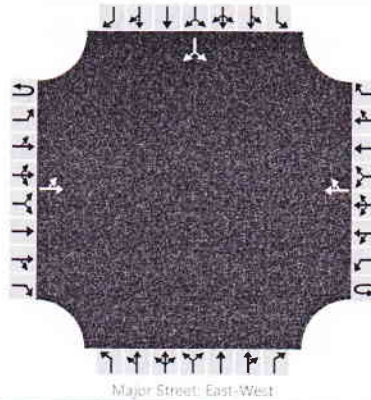
General Information

Analyst	MSH
Agency/Co.	Solaegui Engineers
Date Performed	2/15/2016
Analysis Year	2016
Time Analyzed	AM Existing
Intersection Orientation	East-West
Project Description	

Site Information

Intersection	Farm District & Browne
Jurisdiction	NDOT
East/West Street	Farm District Road
North/South Street	Browne Lane
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	0	0		0	0	0
Configuration		LT						TR							LR	
Volume (veh/h)		0	222				274	0						0		2
Percent Heavy Vehicles		3												3		3
Proportion Time Blocked																
Right Turn Channelized	No				No				No				No			
Median Type	Undivided															
Median Storage																

Delay, Queue Length, and Level of Service

Flow Rate (veh/h)		241													2	
Capacity		1256													739	
v/c Ratio		0.19													0.00	
95% Queue Length															0.0	
Control Delay (s/veh)		7.9													9.9	
Level of Service (LOS)		A													A	
Approach Delay (s/veh)													9.9			
Approach LOS													A			

HCS 2010 Two-Way Stop Control Summary Report

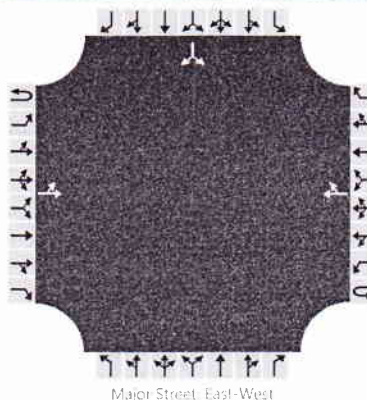
General Information

Analyst	MSH
Agency/Co.	Solaegui Engineers
Date Performed	2/15/2016
Analysis Year	2016
Time Analyzed	PM Existing
Intersection Orientation	East-West
Project Description	

Site Information

Intersection	Farm District & Browne
Jurisdiction	NDOT
East/West Street	Farm District Road
North/South Street	Browne Lane
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	0	0		0	0	0
Configuration		LT						TR							LR	
Volume (veh/h)		2	169				107	0						0		2
Percent Heavy Vehicles		3												3		3
Proportion Time Blocked																
Right Turn Channelized	No				No				No				No			
Median Type	Undivided															
Median Storage																

Delay, Queue Length, and Level of Service

Flow Rate (veh/h)		186													2	
Capacity		1465													933	
v/c Ratio		0.13													0.00	
95% Queue Length		0.0													0.0	
Control Delay (s/veh)		7.5													8.9	
Level of Service (LOS)		A													A	
Approach Delay (s/veh)	0.1												8.9			
Approach LOS	A												A			

HCS 2010 Two-Way Stop Control Summary Report

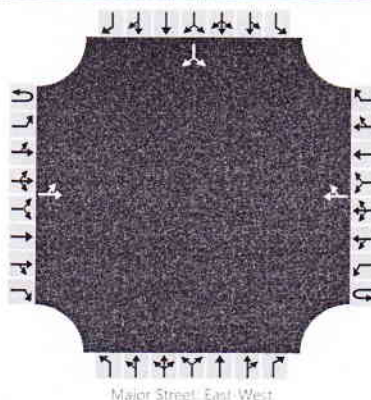
General Information

Analyst	MSH
Agency/Co.	Solaegui Engineers
Date Performed	2/15/2016
Analysis Year	2016
Time Analyzed	AM Existing + Project
Intersection Orientation	East-West
Project Description	

Site Information

Intersection	Farm District & Browne
Jurisdiction	NDOT
East/West Street	Farm District Road
North/South Street	Browne Lane
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	0	0		0	0	0
Configuration		LT						TR							LR	
Volume (veh/h)		2	222				274	1						3		7
Percent Heavy Vehicles		3												3		3
Proportion Time Blocked																
Right Turn Channelized	No				No				No				No			
Median Type	Undivided															
Median Storage																

Delay, Queue Length, and Level of Service

Flow Rate (veh/h)		243													11	
Capacity		1255													627	
v/c Ratio		0.19													0.02	
95% Queue Length		0.0													0.1	
Control Delay (s/veh)		7.9													10.8	
Level of Service (LOS)		A													B	
Approach Delay (s/veh)	0.1												10.8			
Approach LOS	A												B			

HCS 2010 Two-Way Stop Control Summary Report

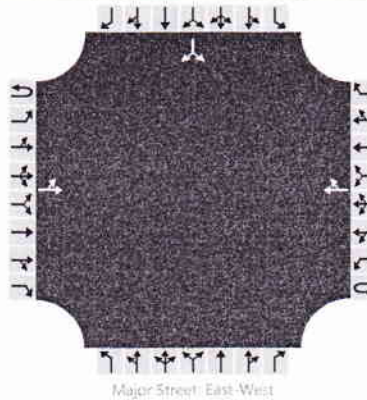
General Information

Analyst	MSH
Agency/Co.	Solaegui Engineers
Date Performed	2/15/2016
Analysis Year	2016
Time Analyzed	PM Existing + Project
Intersection Orientation	East-West
Project Description	

Site Information

Intersection	Farm District & Browne
Jurisdiction	NDOT
East/West Street	Farm District Road
North/South Street	Browne Lane
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	0	0		0	0	0
Configuration		LT						TR							LR	
Volume (veh/h)		8	169				107	3						2		5
Percent Heavy Vehicles		3												3		3
Proportion Time Blocked																
Right Turn Channelized	No				No				No				No			
Median Type	Undivided															
Median Storage																

Delay, Queue Length, and Level of Service

Flow Rate (veh/h)		193													7	
Capacity		1461													818	
v/c Ratio		0.13													0.01	
95% Queue Length		0.0													0.0	
Control Delay (s/veh)		7.5													9.4	
Level of Service (LOS)		A													A	
Approach Delay (s/veh)	0.4												9.4			
Approach LOS	A												A			

HCS 2010 Two-Way Stop Control Summary Report

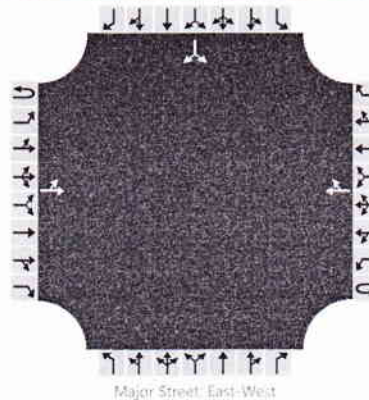
General Information

Analyst	MSH
Agency/Co.	Solaegui Engineers
Date Performed	2/15/2016
Analysis Year	2036
Time Analyzed	AM Base
Intersection Orientation	East-West
Project Description	

Site Information

Intersection	Farm District & Browne
Jurisdiction	NDOT
East/West Street	Farm District Road
North/South Street	Browne Lane
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	0	0		0	0	0
Configuration		LT						TR							LR	
Volume (veh/h)		1	589				727	1						1		5
Percent Heavy Vehicles		3												3		3
Proportion Time Blocked																
Right Turn Channelized	No				No				No				No			
Median Type	Undivided															
Median Storage																

Delay, Queue Length, and Level of Service

Flow Rate (veh/h)		641														6
Capacity		824														274
v/c Ratio		0.78														0.02
95% Queue Length		0.0														0.1
Control Delay (s/veh)		9.4														18.4
Level of Service (LOS)		A														C
Approach Delay (s/veh)	0.0												18.4			
Approach LOS	A												C			

HCS 2010 Two-Way Stop Control Summary Report

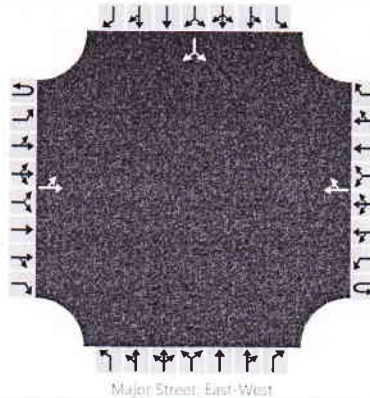
General Information

Analyst	MSH
Agency/Co.	Solaegui Engineers
Date Performed	2/15/2016
Analysis Year	2036
Time Analyzed	PM Base
Intersection Orientation	East-West
Project Description	

Site Information

Intersection	Farm District & Browne
Jurisdiction	NDOT
East/West Street	Farm District Road
North/South Street	Browne Lane
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	0	0		0	0	0
Configuration		LT						TR							LR	
Volume (veh/h)		5	448				284	1						1		5
Percent Heavy Vehicles		3												3		3
Proportion Time Blocked																
Right Turn Channelized	No				No				No				No			
Median Type	Undivided															
Median Storage																

Delay, Queue Length, and Level of Service

Flow Rate (veh/h)		492													6	
Capacity		1243													586	
v/c Ratio		0.40													0.01	
95% Queue Length		0.0													0.0	
Control Delay (s/veh)		7.9													11.2	
Level of Service (LOS)		A													B	
Approach Delay (s/veh)	0.1												11.2			
Approach LOS	A												B			

HCS 2010 Two-Way Stop Control Summary Report

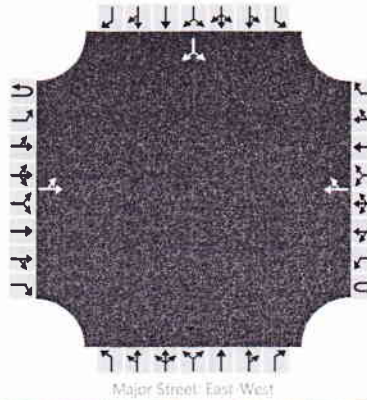
General Information

Analyst	MSH
Agency/Co.	Solaegui Engineers
Date Performed	2/15/2016
Analysis Year	2036
Time Analyzed	AM Base + Project
Intersection Orientation	East-West
Project Description	

Site Information

Intersection	Farm District & Browne
Jurisdiction	NDOT
East/West Street	Farm District Road
North/South Street	Browne Lane
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	0	0		0	0	0
Configuration		LT						TR							LR	
Volume (veh/h)		3	589				727	2						4		10
Percent Heavy Vehicles		3												3		3
Proportion Time Blocked																
Right Turn Channelized	No				No				No				No			
Median Type	Undivided															
Median Storage																

Delay, Queue Length, and Level of Service

Flow Rate (veh/h)		643													15	
Capacity		823													232	
v/c Ratio		0.78													0.06	
95% Queue Length		0.0													0.2	
Control Delay (s/veh)		9.4													21.6	
Level of Service (LOS)		A													C	
Approach Delay (s/veh)	0.1												21.6			
Approach LOS	A												C			

HCS 2010 Two-Way Stop Control Summary Report

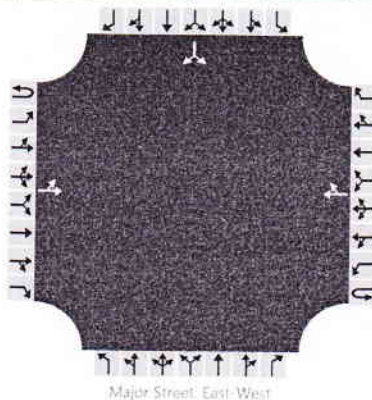
General Information

Analyst	MSH
Agency/Co.	Solaegui Engineers
Date Performed	2/15/2016
Analysis Year	2036
Time Analyzed	PM Base + Project
Intersection Orientation	East-West
Project Description	

Site Information

Intersection	Farm District & Browne
Jurisdiction	NDOT
East/West Street	Farm District Road
North/South Street	Browne Lane
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	0	0		0	0	0
Configuration		LT						TR							LR	
Volume (veh/h)		11	448				284	4						3		8
Percent Heavy Vehicles		3												3		3
Proportion Time Blocked																
Right Turn Channelized	No				No				No				No			
Median Type	Undivided															
Median Storage																

Delay, Queue Length, and Level of Service

Flow Rate (veh/h)		499													12	
Capacity		1240													527	
v/c Ratio		0.40													0.02	
95% Queue Length		0.0													0.1	
Control Delay (s/veh)		7.9													12.0	
Level of Service (LOS)		A													B	
Approach Delay (s/veh)	0.3												12.0			
Approach LOS	A												B			