



N E V A D A

AGENDA
Regular Meeting
City Council

Wednesday, August 3, 2022 • 5:00 PM

Mayor
Roy Edgington

City Council
Ward 1 - Raymond Lacy
Ward 2 - Felicity Zoberski
Ward 3 - Stan Lau
Ward 4 - Albert Torres
Ward 5 - Fran McKay

City Manager
Patrick Marsh - Acting

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 found at <https://www.cityoffernley.org/forms>, 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. Roll Call

1.2. Public Forum

1.3. (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 the Voucher Report

2.2. (Possible Action) Approval of Minutes from July 20, 2022

2.3. (Possible Action) Business Licenses

2.4. Possible Action to purchase one (1), Ford F550, 4wd pickup truck with utility body from Corwin Ford for the City of Fernley's Fleet Department for an amount of \$62,368.25 plus a 5% contingency of \$3,118.41 for a total of \$65,486.66.

2.5. Possible action to authorize the execution of the Water Right Banking and Dedication Agreement with Wai C. Louie, Trustee of the Wai C. Louie Separate Property Trust, APN 020-351-26 TCID serial number 1052-G-3 in the amount of 4.5-acre feet.

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) Second Reading and Public Hearing, Bill #310 (ANX22001) Consideration and possible action on Bill #310 as an ordinance to annex approximately 685.51 acres into the City of Fernley, generally located southeast of Interstate 80, east of Nevada Pacific Parkway, and west of the Fernley Wildlife Management Area (APN: 021-201-01). Upon annexation, the zoning shall convert from the Lyon County zoning designation of M-1 (General Industrial) to a City of Fernley zoning designation of I (Industrial).

5.2. (For possible action) Public Hearing, Resolution #22-015 (MPA22002) Consideration and possible action on Resolution #22-015 as a resolution for a Master Plan Amendment Request from Mark IV Capital to change the land use designation of parcel APN: 021-211-02 from Commercial to Industrial.

5.3. (For possible action) Second Reading and Public Hearing, Bill #313 (ZMA22005) Consideration and possible action on Bill #313 as an ordinance for a Zoning Map Amendment request from Mark IV Capital to change the zoning of two parcels of land (APN's 021-211-02 & 021-211-03) from RR1 (Rural Residential, 1-acre minimum lot size) to I (Industrial).

5.4. (For possible action) First Reading, Introduction of Bill #312 (ZMA22006) Consideration and possible action to introduce Bill #312 as an ordinance for a Zoning Map Amendment request from Wood Rodgers, Inc to change the zoning of parcel APN: 021-041-09 from SF6 (residential single-family - 6,000 square feet), SF12 (residential single-family -

12,000 square feet) and C1 (neighborhood commercial) to MDR14 (medium density residential - 14 dwelling units per acre).

6. STAFF REPORTS

6.1. Possible action and discussion regarding the recruitment of the City Manager position, including, but not limited to, job description, ordinances, job title, organizational chart, etc.

7. ITEMS REQUESTED BY MAYOR OR CITY COUNCIL MEMBERS:

7.1. For possible action and discussion regarding a future agenda item to increase the Water Utility Base Rate. (Councilman Lau)

8. PUBLIC FORUM

9. ADJOURNMENT

Next Meeting: August 17, 2022 @ 5 PM

Report Criteria:

Detail report.

Invoice detail records above \$0 included.

Paid and unpaid invoices included.

Vendor.Vendor Number = {<>} 2201

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title	GL Period
ADAPCO, INC								
1751	ADAPCO, INC	132174	pellets for helicopter drop	07/19/2022	5,450.00		100-528-617 Supplies-Chemical	722
1751	ADAPCO, INC	132274	vestomax	07/25/2022	5,450.00		100-528-617 Supplies-Chemical	722
Total 1751:					10,900.00			
AFLAC								
5690	AFLAC	221178	SUPPLEMENTAL INSURANCE	07/25/2022	478.38		100-217400 AFLAC Insurance Payable	722
Total 5690:					478.38			
AIT ADVANCED INTERPRETING & TRANSLATION								
8498	AIT ADVANCED INTERPRETING & TRANSLATION	202207	Spanish - Bruno Lopez-Almanza	07/12/2022	160.00	07/21/2022	100-425-330 PROF SERV-INTERPRETER	722
8498	AIT ADVANCED INTERPRETING & TRANSLATION	202207A	Spanish - Arriaga Martinez	07/20/2022	160.00	07/21/2022	100-425-330 PROF SERV-INTERPRETER	722
Total 8498:					320.00			
ALPINE HELICOPTER SERVICE								
2928	ALPINE HELICOPTER SERVICE	22-259	helicopter drop	07/20/2022	4,730.00		100-528-322 Prof Serv-Other	722
Total 2928:					4,730.00			
ARAMARK								
1895	ARAMARK	2591053158	rags rugs	07/14/2022	107.62	07/21/2022	510-840-420 Contract Services	722
1895	ARAMARK	2591053183	mats	07/14/2022	159.58	07/21/2022	100-417-420 Contract Services	722
1895	ARAMARK	2591053192	shop mat service	07/14/2022	82.10	07/21/2022	520-810-614 Supplies-Plant/Shop/Maint	722
1895	ARAMARK	5980012719	Shop - WD Pants Service	07/11/2022	50.57	07/21/2022	510-810-614 Supplies-Plant/Shop/Maint	722
1895	ARAMARK	5980012729	SHIRT CONTRACT	07/11/2022	39.66	07/21/2022	100-480-600 GENERAL SUPPLIES/TOOLS	722
1895	ARAMARK	5980012733	uniforms	07/11/2022	48.30	07/21/2022	100-475-616 Supplies-Safety	722
1895	ARAMARK	5980014333	shirt contract	07/18/2022	39.66		100-480-600 GENERAL SUPPLIES/TOOLS	722
1895	ARAMARK	5980014336	uniforms	07/18/2022	48.30	07/21/2022	100-475-616 Supplies-Safety	722
1895	ARAMARK	5980015997	uniforms	07/25/2022	52.25		100-475-616 Supplies-Safety	722
Total 1895:					628.04			
AT&T								
13	AT&T	28574 JUL 22	131 252-7192 857 4	07/02/2022	160.00	07/26/2022	100-417-530 Communications (Internet,Cell)	722
13	AT&T	53740 JUN 22	775 575-5455 374 0	06/26/2022	361.27	07/20/2022	100-417-530 Communications (Internet,Cell)	622

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title	GL Period
13	AT&T	74368 JUN 22	775 575-7187 436 8	06/26/2022	888.93	07/20/2022	100-417-530 Communications (Internet,Cell)	622
13	AT&T	81650 JUN 22	775 835-8598 165 0	06/26/2022	3,031.49	07/20/2022	100-417-530 Communications (Internet,Cell)	622
13	AT&T	85367 JUN 22	775 575-9058 536 7	06/26/2022	888.93	07/20/2022	100-417-530 Communications (Internet,Cell)	622
13	AT&T	96145 JUL 22	131 252-8129 614 5	07/02/2022	230.00	07/26/2022	100-417-530 Communications (Internet,Cell)	722
Total 13:					5,560.62			
AT&T LONG DISTANCE								
448	AT&T LONG DISTANCE	815519343 JUL 22	LONG DISTANCE	07/04/2022	1,124.95	07/21/2022	100-417-530 Communications (Internet,Cell)	722
Total 448:					1,124.95			
AUTO & TRUCK ELECTRIC, INC								
8868	AUTO & TRUCK ELECTRIC, INC	41655	dodge batteries for W/D dept.	07/07/2022	312.00	07/21/2022	510-810-610 Automotive Supplies	722
Total 8868:					312.00			
BIG R OF FERNLEY								
20	BIG R OF FERNLEY	14433/5	paint supplies	05/12/2022	204.80	07/21/2022	100-417-614 Supplies-Plant/Shop/Maint	522
20	BIG R OF FERNLEY	14862/5	irrigation	07/11/2022	23.26	07/21/2022	100-575-600 General Supplies	722
20	BIG R OF FERNLEY	14869/5	kwilk weld and elbo	07/12/2022	16.97	07/21/2022	100-475-600 General Supplies	722
20	BIG R OF FERNLEY	14879/5	graffiti remover	07/13/2022	34.76	07/21/2022	100-575-600 General Supplies	722
20	BIG R OF FERNLEY	14881/5	irrigation	07/13/2022	12.37	07/21/2022	100-575-600 General Supplies	722
20	BIG R OF FERNLEY	14893/5	spray paints	07/14/2022	46.64	07/21/2022	100-475-600 General Supplies	722
20	BIG R OF FERNLEY	14914/5	chalk and misc	07/19/2022	43.77	07/21/2022	100-475-600 General Supplies	722
20	BIG R OF FERNLEY	14925/5	paint supplies for rodeo chutes.	07/20/2022	42.60	07/21/2022	100-575-600 General Supplies	722
20	BIG R OF FERNLEY	14935/5	clamps	07/21/2022	17.76		100-575-600 General Supplies	722
20	BIG R OF FERNLEY	14942/5	grinding disk wasp spray	07/22/2022	51.54		100-575-600 General Supplies	722
20	BIG R OF FERNLEY	14944/5	fitting fro W/D vac-con	07/22/2022	5.86		510-810-610 Automotive Supplies	722
20	BIG R OF FERNLEY	14946/5	t-post pounder	07/22/2022	32.99		100-475-600 General Supplies	722
20	BIG R OF FERNLEY	14955/5	frost free hydrant	07/25/2022	124.95		100-575-600 General Supplies	722
20	BIG R OF FERNLEY	14956/5	return defective part	07/25/2022	28.96-		100-575-600 General Supplies	722
20	BIG R OF FERNLEY	14960/5	two way radio tape and manure fork	07/25/2022	331.83		100-475-605 Minor Equipment	722
Total 20:					961.14			
BRADY INDUSTRIES OF NEVADA LLC								
8837	BRADY INDUSTRIES OF NEVADA LLC	7424690	towels trash liners soap	07/15/2022	354.34	07/21/2022	100-417-612 Building Maintenance Supplies	722
Total 8837:					354.34			
BUREAU OF RECLAMATION								
3875	BUREAU OF RECLAMATION	90994192	COTTONWOOD LANE PROJ; EASEMENT WORK	07/13/2022	7,500.00	07/14/2022	100-475-745 RTC REIMBURSABLE EXPENDI	722

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title	GL Period
Total 3875:					7,500.00			
CALIFORNIA GENERATOR SERVICE								
5935	CALIFORNIA GENERATOR SERVICE	60350	Well 11 - Annual Generator Maintenance	06/30/2022	350.00	07/21/2022	510-810-430 Repairs & Maintenance	622
5935	CALIFORNIA GENERATOR SERVICE	60351	Gen Service	06/30/2022	325.00	07/21/2022	520-810-430 Service-Repair and Maintenance	622
5935	CALIFORNIA GENERATOR SERVICE	60352	Gen Service	06/30/2022	295.00	07/21/2022	520-810-430 Service-Repair and Maintenance	622
5935	CALIFORNIA GENERATOR SERVICE	60353	Gen Service	06/30/2022	295.00	07/21/2022	520-810-430 Service-Repair and Maintenance	622
5935	CALIFORNIA GENERATOR SERVICE	60354	Gen Service	06/30/2022	295.00	07/21/2022	520-810-430 Service-Repair and Maintenance	622
5935	CALIFORNIA GENERATOR SERVICE	60355	Gen Service	06/30/2022	295.00	07/21/2022	520-810-430 Service-Repair and Maintenance	622
5935	CALIFORNIA GENERATOR SERVICE	60356	Gen Service	06/30/2022	350.00	07/21/2022	520-810-430 Service-Repair and Maintenance	622
5935	CALIFORNIA GENERATOR SERVICE	60357	Gen Service	06/30/2022	295.00	07/21/2022	520-810-430 Service-Repair and Maintenance	622
5935	CALIFORNIA GENERATOR SERVICE	60358	GENERATOR CONTRACT	06/30/2022	350.00	07/21/2022	510-810-430 Repairs & Maintenance	622
5935	CALIFORNIA GENERATOR SERVICE	60359	Generator Service	06/30/2022	580.00	07/21/2022	510-810-430 Repairs & Maintenance	622
5935	CALIFORNIA GENERATOR SERVICE	60360	Well 13 Generator Service	06/30/2022	480.00	07/21/2022	510-810-430 Repairs & Maintenance	622
5935	CALIFORNIA GENERATOR SERVICE	60361	Well 14 - Generator Maintenance	06/30/2022	480.00	07/21/2022	510-810-430 Repairs & Maintenance	622
5935	CALIFORNIA GENERATOR SERVICE	60362	Well 4 Generator Maintenance	06/30/2022	580.00	07/21/2022	510-810-430 Repairs & Maintenance	622
5935	CALIFORNIA GENERATOR SERVICE	60363	Gen Service	06/30/2022	350.00	07/21/2022	520-810-430 Service-Repair and Maintenance	622
5935	CALIFORNIA GENERATOR SERVICE	60386	Gen Service	06/30/2022	450.00	07/21/2022	520-810-430 Service-Repair and Maintenance	622
5935	CALIFORNIA GENERATOR SERVICE	60387	SAGE BOOSTER GEN MAINT	06/30/2022	450.00	07/21/2022	510-810-430 Repairs & Maintenance	622
Total 5935:					6,220.00			
CDW GOVERNMENT INC.								
27	CDW GOVERNMENT INC.	BL21555	IT General Supplies	07/14/2022	76.49	07/21/2022	100-418-600 General Supplies	722
Total 27:					76.49			
CFA INC								
499	CFA INC	25144	Green Valley Park project engineering support	06/30/2022	697.50		230-575-730 Improve other than Buildings	622
Total 499:					697.50			
CLARKE MOSQUITO CONTROL PRODUCT								
1936	CLARKE MOSQUITO CONTROL PRODUCT	5101518	briquets	07/11/2022	3,910.00	07/21/2022	100-528-617 Supplies-Chemical	722
Total 1936:					3,910.00			
COLONIAL INSURANCE								
3520	COLONIAL INSURANCE	31039340801085	E3103934 SUPPLEMENTAL INSURANC	08/01/2022	55.16		100-218000 COLONIAL INSURANCE PAYABL	822
Total 3520:					55.16			

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title	GL Period
CUMMING MANAGEMENT GROUP, INC								
8889	CUMMING MANAGEMENT GROUP, INC	112564-1	Reimb Exp Jun 2022	06/30/2022	142.74		220-480-810 ARPA	622
Total 8889:					142.74			
EMPLOYEES, CITY OF FERNLEY								
8639	EMPLOYEES, CITY OF FERNLEY	1244CC	REIMB COLLECTIONS CERT RENEWAL	07/18/2022	130.00	07/21/2022	520-810-642 Permits and Licenses	722
8639	EMPLOYEES, CITY OF FERNLEY	63177	REIMB POSTAGE TO NV SHPO	07/18/2022	17.15	07/21/2022	100-413-550 Printing and Postage	722
8639	EMPLOYEES, CITY OF FERNLEY	JUL 22	REIMB GIFT CARD/MUG	07/14/2022	25.79	07/21/2022	100-412-586 Employee Recognition	722
8639	EMPLOYEES, CITY OF FERNLEY	JUN 2022	REIMB MLG FOR PERS TRNG IN CARSON 6/29/2022	06/29/2022	58.75		100-415-582 Travel	622
Total 8639:					231.69			
FARR WEST ENGINEERING								
6275	FARR WEST ENGINEERING	18022	On call GIS support and viewer updates	06/30/2022	818.40		100-475-320 Prof Serv-Engineering	622
6275	FARR WEST ENGINEERING	18022	On call GIS support and viewer updates	06/30/2022	818.40		510-810-320 Prof Serv-Engineering	622
6275	FARR WEST ENGINEERING	18022	On call GIS support and viewer updates	06/30/2022	818.40		100-575-320 Prof Serv-Engineering	622
6275	FARR WEST ENGINEERING	18022	On call GIS support and viewer updates	06/30/2022	818.40		520-810-320 Prof Serv-Engineering	622
6275	FARR WEST ENGINEERING	18022	On call GIS support and viewer updates	06/30/2022	818.40		100-417-320 PROF SEV-ENGINEERING	622
Total 6275:					4,092.00			
FLYERS ENERGY, LLC								
18	FLYERS ENERGY, LLC	22-588196	Oil analysis kit	07/20/2022	382.33		510-840-430 Service-Repair and Maintenance	722
18	FLYERS ENERGY, LLC	CFS-3077701	GASOLINE - FLEET	07/15/2022	127.42		100-480-626 GASOLINE	722
18	FLYERS ENERGY, LLC	CFS-3077701	GASOLINE - PARKS	07/15/2022	611.62		100-575-626 Gasoline	722
18	FLYERS ENERGY, LLC	CFS-3077701	GASOLINE - STREETS	07/15/2022	1,766.02		100-475-626 Gasoline	722
18	FLYERS ENERGY, LLC	CFS-3077701	GASOLINE - WTP	07/15/2022	1.70		100-413-626 Gasoline	722
18	FLYERS ENERGY, LLC	CFS-3077701	GASOLINE - VECTOR	07/15/2022	45.59		100-528-626 Gasoline	722
18	FLYERS ENERGY, LLC	CFS-3077701	GASOLINE - SEWER	07/15/2022	1,852.13		520-810-626 Gasoline	722
18	FLYERS ENERGY, LLC	CFS-3077701	GASOLINE - FACILITIES	07/15/2022	475.33		100-417-626 Gasoline	722
18	FLYERS ENERGY, LLC	CFS-3077701	GASOLINE -COURT	07/15/2022	151.70		100-425-626 Gasoline	722
18	FLYERS ENERGY, LLC	CFS-3077701	GASOLINE - WATER DIST	07/15/2022	2,235.25		510-810-626 Gasoline	722
18	FLYERS ENERGY, LLC	CFS-3077701	GASOLINE - CDD BUILDING	07/15/2022	250.05		100-605-626 Gasoline	722
18	FLYERS ENERGY, LLC	CFS-3077701	GASOLINE - ENG	07/15/2022	28.75		100-529-626 Gasoline	722
18	FLYERS ENERGY, LLC	CFS-3077701	GASOLINE - ANIMAL CONTROL	07/15/2022	155.40		100-525-626 Gasoline	722
Total 18:					8,083.29			
GRANITE CONSTRUCTION CO								
64	GRANITE CONSTRUCTION CO	2276389	hot mix	07/11/2022	567.02	07/21/2022	100-475-600 General Supplies	722
64	GRANITE CONSTRUCTION CO	2280080	hot mix	07/15/2022	422.86	07/21/2022	100-475-600 General Supplies	722
64	GRANITE CONSTRUCTION CO	2280889	hot mix	07/18/2022	454.99		100-475-600 General Supplies	722

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title	GL Period
Total 64:					1,444.87			
HACH COMPANY								
406	HACH COMPANY	13152779	Water Turbidity Meter Replacemnet	07/02/2022	5,925.80	510-166100	Construction In Progress	722
Total 406:					5,925.80			
HANNEMAN SERVICE								
70	HANNEMAN SERVICE	110982	Service Labor	06/13/2022	145.00	07/21/2022	100-605-322 Prof Serv-Other	622
70	HANNEMAN SERVICE	111021	Service Labor	07/01/2022	145.00	07/21/2022	100-605-322 Prof Serv-Other	722
70	HANNEMAN SERVICE	111022	Service Labor	07/01/2022	145.00	07/21/2022	100-605-322 Prof Serv-Other	722
70	HANNEMAN SERVICE	111042	Service Repair	07/07/2022	145.00		100-605-322 Prof Serv-Other	722
70	HANNEMAN SERVICE	111049	propane	07/14/2022	39.34	07/21/2022	100-475-623 Propane	722
70	HANNEMAN SERVICE	12550	2000 Chevy Blazer - Tan NV475P60	07/01/2022	55.00	07/21/2022	100-605-322 Prof Serv-Other	722
70	HANNEMAN SERVICE	12701	2002 Subaru Outback - Black/Tan	07/01/2022	55.00	07/21/2022	100-605-322 Prof Serv-Other	722
70	HANNEMAN SERVICE	12703	1992 Ford 4x4 Pickup - Red	07/07/2022	55.00		100-605-322 Prof Serv-Other	722
Total 70:					784.34			
HDS WHITE CAP CONST SUPPLY								
7065	HDS WHITE CAP CONST SUPPLY	50019137641	sand bags for DI's and safety glasses.	07/13/2022	298.99	07/21/2022	100-475-600 General Supplies	722
Total 7065:					298.99			
HIGH DESERT AUTO & DIESEL REPAIR LLC								
8870	HIGH DESERT AUTO & DIESEL REPAIR LLC	5725	fuel pump for street small dump truck 3008	07/22/2022	824.00		100-475-610 Automotive Supplies	722
Total 8870:					824.00			
HUNTLEY MOTOR WORLD								
8902	HUNTLEY MOTOR WORLD	2572	Parks Trailer Purchase	07/13/2022	15,595.00	07/21/2022	100-575-741 Machinery	722
8902	HUNTLEY MOTOR WORLD	2572-1	Doc fee and title fee for parks trailer	07/13/2022	528.25		100-575-741 Machinery	722
Total 8902:					16,123.25			
IBEW Local 1245								
83	IBEW Local 1245	JUL 2022-2	UNION DUES, ONE HALF OF MONTH	07/15/2022	740.89	07/15/2022	100-219900 OTHER PAYROLL PAYABLES	722
Total 83:					740.89			
INTERNAL REVENUE SERVICE								
7879	INTERNAL REVENUE SERVICE	JUL 2022-2	W/HOLD TAX PAYABLE, PAYROLL	07/15/2022	18,493.81	07/15/2022	100-212000 FEDERAL WITHHOLDING PAYAB	722
7879	INTERNAL REVENUE SERVICE	JUL 2022-2	FICA TAX PAYABLE, PAYROLL	07/15/2022	459.40	07/15/2022	100-211000 FICA PAYABLE	722

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title	GL Period
7879	INTERNAL REVENUE SERVICE	JUL 2022-2	MED TAX PAYABLE, PAYROLL	07/15/2022	5,140.62	07/15/2022	100-211000 FICA PAYABLE	722
Total 7879:					24,093.83			
INTERNATIONAL INSTITUTE OF								
8184	INTERNATIONAL INSTITUTE OF	09/2023	IIMC Membership	07/07/2022	340.00		100-416-581 Dues and Memberships	722
Total 8184:					340.00			
LEMONS, GRUNDY & EISENBERG								
8835	LEMONS, GRUNDY & EISENBERG	STMNT 4	HR issues	06/30/2022	3,760.00	07/21/2022	100-414-310 Prof Serv-Legal	622
Total 8835:					3,760.00			
LOWES CREDIT SERVICES								
7650	LOWES CREDIT SERVICES	002127	MARKING PAINT	07/19/2022	250.03	07/21/2022	100-475-600 General Supplies	722
7650	LOWES CREDIT SERVICES	1322	concrete	07/26/2022	189.81		100-475-600 General Supplies	722
7650	LOWES CREDIT SERVICES	20520	Replacement hand tools (Jeremy/Don)	07/20/2022	499.97	07/21/2022	520-810-600 General Supplies	722
7650	LOWES CREDIT SERVICES	2117	bolt cutters face shield mixer	07/14/2022	168.94	07/21/2022	100-475-600 General Supplies	722
7650	LOWES CREDIT SERVICES	2149	irrigation parts	07/19/2022	161.68		100-575-600 General Supplies	722
7650	LOWES CREDIT SERVICES	2170	fencing materials for Jessica pond	07/19/2022	256.63	07/21/2022	100-475-600 General Supplies	722
7650	LOWES CREDIT SERVICES	2174	screws	07/19/2022	66.46	07/21/2022	100-475-600 General Supplies	722
7650	LOWES CREDIT SERVICES	2194	paint supplies	07/14/2022	381.94	07/21/2022	100-417-612 Building Maintenance Supplies	722
7650	LOWES CREDIT SERVICES	23780	Black spray paint	07/18/2022	22.72	07/21/2022	520-810-600 General Supplies	722
7650	LOWES CREDIT SERVICES	2648	fence sealer	07/22/2022	892.92		100-475-600 General Supplies	722
7650	LOWES CREDIT SERVICES	2678	misc. screws gloves wood	07/22/2022	411.15		100-475-600 General Supplies	722
7650	LOWES CREDIT SERVICES	2700	flat free tire	07/22/2022	96.86		100-475-600 General Supplies	722
7650	LOWES CREDIT SERVICES	2761	disposal gorilla gel	07/12/2022	146.26	07/21/2022	100-417-612 Building Maintenance Supplies	722
7650	LOWES CREDIT SERVICES	2819	misc locks cleaning	07/12/2022	223.43	07/21/2022	100-475-614 Supplies-Plant/Shop/Maint	722
7650	LOWES CREDIT SERVICES	2946	Fire Hydrant Paint & Door Stop	07/18/2022	106.06	07/21/2022	510-810-614 Supplies-Plant/Shop/Maint	722
7650	LOWES CREDIT SERVICES	2999	misc levels gloves tape	07/08/2022	229.60	07/21/2022	100-475-600 General Supplies	722
7650	LOWES CREDIT SERVICES	920334	trash can and misc.	06/07/2022	269.94	07/21/2022	100-417-600 General Supplies	622
7650	LOWES CREDIT SERVICES	923624	Yard Hydrant for Shop Yard	06/28/2022	113.04	07/21/2022	510-810-614 Supplies-Plant/Shop/Maint	622
Total 7650:					4,487.44			
LUMOS & ASSOCIATES INC								
370	LUMOS & ASSOCIATES INC	113785	Shadow lane reconstruction engineering services	06/30/2022	2,127.50		100-475-745 RTC REIMBURSABLE EXPENDI	622
370	LUMOS & ASSOCIATES INC	113793	Sage Force Main potholing and design services	06/30/2022	4,143.02		520-166100 Construction In Progress	622
370	LUMOS & ASSOCIATES INC	113795	FY21/22 PMP project inspection and testing services	06/30/2022	20,188.50		100-475-430 Service-Repair and Maintenance	622
370	LUMOS & ASSOCIATES INC	113807	Fernley Industrial park rehab engineering services	06/30/2022	13,578.25		100-475-745 RTC REIMBURSABLE EXPENDI	622
370	LUMOS & ASSOCIATES INC	113808	LYON DIVE EMERGENCY SEWER REPAIRS	06/30/2022	22,779.98	07/21/2022	520-810-430 Service-Repair and Maintenance	622

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title	GL Period
Total 370:					62,817.25			
LYON COUNTY COMPTROLLER								
107	LYON COUNTY COMPTROLLER	Jul22 - Jun23	Lyon Co Shelter Contract - FY22-23	07/01/2022	3,000.00	07/21/2022	100-525-346 Co Shelter Agreement	722
Total 107:					3,000.00			
MATHEUS, SENIOR JUDGE LORI								
8042	MATHEUS, SENIOR JUDGE LORI	JUL 2022	MUNICIPAL COURT JUDGE	07/01/2022	3,750.00		100-425-322 Prof Serv-Other	722
Total 8042:					3,750.00			
MISCELLANEOUS ONE TIME VENDOR								
1111	MISCELLANEOUS ONE TIME VENDOR	1157820.2	UNCLAIMED PROPERTY FROM 11.19.2020	07/26/2022	74.01		510-228201 Unclaimed Deposit Refund Check	722
1111	MISCELLANEOUS ONE TIME VENDOR	BP22-434	PERMIT BP22-434 ISSUED IN ERROR	07/11/2022	639.59		100-320-200 Building and Civil Permit Fees	722
1111	MISCELLANEOUS ONE TIME VENDOR	CP 2018-010	RELEASE BOND; 210 PARKLAND	07/14/2022	1,500.40		100-228300 Customer Deposits/Bonds - Dev	722
1111	MISCELLANEOUS ONE TIME VENDOR	CP 2019-008	RELEASE OF BOND; COTTONWOOD STORAGE	07/14/2022	1,650.00		100-228300 Customer Deposits/Bonds - Dev	722
1111	MISCELLANEOUS ONE TIME VENDOR	EN2022-033	RELEASE BOND; 1487 JENNYS LN	07/19/2022	500.00		100-228300 Customer Deposits/Bonds - Dev	722
1111	MISCELLANEOUS ONE TIME VENDOR	EN2022-033	REFUND PERMIT & CUT FEE 1487 JENNYS LN	07/19/2022	425.00		100-320-220 Engineering/Civil Fees	722
1111	MISCELLANEOUS ONE TIME VENDOR	EN2022-034	RELEASE BOND; 1407 WINNIES LN	07/19/2022	500.00		100-228300 Customer Deposits/Bonds - Dev	722
1111	MISCELLANEOUS ONE TIME VENDOR	EN2022-034	REFUND OF PERMIT & CUT FEE 1407 WINNIES LN	07/19/2022	425.00		100-320-220 Engineering/Civil Fees	722
1111	MISCELLANEOUS ONE TIME VENDOR	EN2022-035	RELEASE BOND; 1405 WINNIES LN	07/19/2022	500.00		100-228300 Customer Deposits/Bonds - Dev	722
1111	MISCELLANEOUS ONE TIME VENDOR	EN2022-035	REFUND OF PERMIT & CUT FEE 1405 WINNIES LN	07/19/2022	425.00		100-320-220 Engineering/Civil Fees	722
1111	MISCELLANEOUS ONE TIME VENDOR	EN2022-036	RELEASE BOND; 1403 WINNIES LN	07/25/2022	500.00		100-228300 Customer Deposits/Bonds - Dev	722
1111	MISCELLANEOUS ONE TIME VENDOR	EN2022-036	REFUND OF PERMIT & CUT FEE 1403 WINNIES LN	07/25/2022	425.00		100-320-220 Engineering/Civil Fees	722
1111	MISCELLANEOUS ONE TIME VENDOR	EN2022-039	RELEASE BOND; 1791 TIMBERLAND DR	07/25/2022	500.00		100-228300 Customer Deposits/Bonds - Dev	722
1111	MISCELLANEOUS ONE TIME VENDOR	EN2022-039	REFUND OF PERMIT & CUT FEE 1791 TIMBERLAND DR	07/25/2022	425.00		100-320-220 Engineering/Civil Fees	722
1111	MISCELLANEOUS ONE TIME VENDOR	EN2022-040	RELEASE BOND; 1794 TIMBERLAND DR	07/25/2022	500.00		100-228300 Customer Deposits/Bonds - Dev	722
1111	MISCELLANEOUS ONE TIME VENDOR	EN2022-040	REFUND OF PERMIT & CUT FEE 1794 TIMBERLAND DR	07/25/2022	425.00		100-320-220 Engineering/Civil Fees	722
1111	MISCELLANEOUS ONE TIME VENDOR	EN2022-041	RELEASE BOND; 1466 JENNYS LN	07/19/2022	500.00		100-228300 Customer Deposits/Bonds - Dev	722
1111	MISCELLANEOUS ONE TIME VENDOR	EN2022-041	REFUND OF PERMIT & CUT FEE 1466 JENNYS LN	07/19/2022	425.00		100-320-220 Engineering/Civil Fees	722
1111	MISCELLANEOUS ONE TIME VENDOR	EN2022-053	RELEASE BOND; 570 COUNTRY HOLLOW DR	07/20/2022	700.00		100-228300 Customer Deposits/Bonds - Dev	722
1111	MISCELLANEOUS ONE TIME VENDOR	EN2022-054	RELEASE BOND; 572 COUNTRY HOLLOW DR	07/20/2022	700.00		100-228300 Customer Deposits/Bonds - Dev	722
1111	MISCELLANEOUS ONE TIME VENDOR	EN2022-055	RELEASE BOND; 574 COUNTRY HOLLOW DR	07/20/2022	1,150.00		100-228300 Customer Deposits/Bonds - Dev	722
1111	MISCELLANEOUS ONE TIME VENDOR	EN2022-056	RELEASE BOND; 573 COUNTRY HOLLOW DR	07/20/2022	500.00		100-228300 Customer Deposits/Bonds - Dev	722
1111	MISCELLANEOUS ONE TIME VENDOR	EN2022-057	RELEASE BOND; 575 COUNTRY HOLLOW DR	07/20/2022	1,000.00		100-228300 Customer Deposits/Bonds - Dev	722
1111	MISCELLANEOUS ONE TIME VENDOR	PE 12	PE-12 GUZMAN ROW AQUIS FOR CWL RECON PROJECT	07/12/2022	100.00	07/14/2022	100-475-745 RTC REIMBURSABLE EXPENDI	722
Total 1111:					14,489.00			
MSC INDUSTRIAL SUPPLY CO								
115	MSC INDUSTRIAL SUPPLY CO	90950245	Line Locate Paint - Purple	07/11/2022	49.20	07/21/2022	510-810-614 Supplies-Plant/Shop/Maint	722
115	MSC INDUSTRIAL SUPPLY CO	90950265	Line Locate Paint - Purple	07/11/2022	147.60	07/21/2022	510-810-614 Supplies-Plant/Shop/Maint	722

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title	GL Period
115	MSC INDUSTRIAL SUPPLY CO	91147375	leather gloves	07/12/2022	95.40	07/21/2022	520-810-616 Supplies-Safety	722
115	MSC INDUSTRIAL SUPPLY CO	91287215	East Lift Blower Motor replaced	07/12/2022	836.90	07/21/2022	520-810-430 Service-Repair and Maintenance	722
Total 115:					1,129.10			
NAPA AUTO & TRUCK PARTS								
58	NAPA AUTO & TRUCK PARTS	374511	FILTERS FOR W/W	07/12/2022	93.03	07/21/2022	520-810-610 Supplies-Automotive	722
58	NAPA AUTO & TRUCK PARTS	374597	PARTS FOR 3003	07/14/2022	42.56	07/21/2022	100-475-430 Service-Repair and Maintenance	722
58	NAPA AUTO & TRUCK PARTS	374641	Lift Station filters	07/14/2022	55.80	07/21/2022	520-810-614 Supplies-Plant/Shop/Maint	722
58	NAPA AUTO & TRUCK PARTS	375017	rubber gloves	07/20/2022	104.46	07/21/2022	520-810-616 Supplies-Safety	722
Total 58:					295.85			
NCE								
7617	NCE	675192519	On call development inspection services	06/30/2022	3,192.50		100-529-320 Prof Serv-Engineering	622
7617	NCE	675212514	Shadow Lane Reconstruction project engineering services	06/30/2022	278.75		100-475-745 RTC REIMBURSABLE EXPENDI	622
Total 7617:					3,471.25			
NEVADA COMMISSION ON ETHICS								
707	NEVADA COMMISSION ON ETHICS	395565	Commission on Ethics ending Jan 31,2023	07/14/2022	2,128.89		100-413-348 Tech Service-Comm on Ethics	722
Total 707:					2,128.89			
NEVADA DEPT OF TRANSPORTATION, CARSON								
3332	NEVADA DEPT OF TRANSPORTATION, CARSON	3847K2802	Farm District Road Multiuse path phase 2 matching funds	06/30/2022	204,371.00	07/21/2022	100-475-730 Improve other than Buildings	622
Total 3332:					204,371.00			
NEVADA EMPLOYMENT SECURITY DIV								
300	NEVADA EMPLOYMENT SECURITY DIV	JUN 2022	UNEMPLOYMENT CONTRIBUTIONS	06/30/2022	10,959.35	07/22/2022	100-218900 UNEMPLOYMENT PAYABLE	622
Total 300:					10,959.35			
NSB - BANKCARD CENTER								
8649	NSB - BANKCARD CENTER	JUL 2022-1	ADOBE ANNUAL RENEW JUL 2022-JUN 2023	07/01/2022	29.82	07/10/2022	520-810-642 Permits and Licenses	722
8649	NSB - BANKCARD CENTER	JUL 2022-1	ADOBE ANNUAL RENEW JUL 2022-JUN 2023	07/01/2022	30.81	07/10/2022	100-417-540 Advertising	722
8649	NSB - BANKCARD CENTER	JUL 2022-1	ADOBE ANNUAL RENEW JUL 2022-JUN 2023	07/01/2022	29.82	07/10/2022	510-810-540 Advertising	722
8649	NSB - BANKCARD CENTER	JUL 2022-1	ZOOM ANNUAL SUBSCRIPTION	07/01/2022	149.90	07/10/2022	100-610-342 Tech Services-Other	722
8649	NSB - BANKCARD CENTER	JUL 2022-1	ZOOM MONTHLY JUL 2022	07/01/2022	140.00	07/10/2022	100-418-342 Tech Services-Other	722
8649	NSB - BANKCARD CENTER	JUL 2022-1	ADOBE ANNUAL RENEW JUL 2022-JUN 2023	07/01/2022	29.81	07/10/2022	100-575-600 General Supplies	722
8649	NSB - BANKCARD CENTER	JUL 2022-1	ADOBE ANNUAL RENEWAL JUL 2022-JUN 2023	07/01/2022	29.81	07/10/2022	510-840-540 Advertising	722
8649	NSB - BANKCARD CENTER	JUL 2022-1	ADOBE ANNUAL RENEW JUL 2022-JUN 2023	07/01/2022	29.81	07/10/2022	100-475-540 Advertising	722
8649	NSB - BANKCARD CENTER	JUN 2022	JW WELDING SUPP; LABOR ON WELDER	06/30/2022	195.55	07/10/2022	100-480-610 AUTOMOTIVE SUPPLIES	622

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title	GL Period
8649	NSB - BANKCARD CENTER	JUN 2022	J2 SMTP; ANNUAL SUB	06/30/2022	275.00	07/10/2022	100-418-600 General Supplies	622
8649	NSB - BANKCARD CENTER	JUN 2022	ORIENTAL TRADING; BOOTH SUPP FOR SR ADV COM JU	06/30/2022	217.72	07/10/2022	100-412-650 Community Support	622
8649	NSB - BANKCARD CENTER	JUN 2022	CHARTER COMM; 179919060622; JUN 2022	06/30/2022	1,330.84	07/10/2022	100-417-530 Communications (Internet,Cell)	622
8649	NSB - BANKCARD CENTER	JUN 2022	CHARTER COMM; 304798052822; 5/28-6/27/22	06/30/2022	259.96	07/10/2022	100-417-530 Communications (Internet,Cell)	622
8649	NSB - BANKCARD CENTER	JUN 2022	VALEW QUALITY TRUCK; PARTS FOR WATER TRUCK	06/30/2022	259.74	07/10/2022	100-475-430 Service-Repair and Maintenance	622
8649	NSB - BANKCARD CENTER	JUN 2022	AMAZON; DUAL MONITOR/DESK RISERS	06/30/2022	584.38	07/10/2022	100-529-605 Minor Equipment	622
8649	NSB - BANKCARD CENTER	JUN 2022	SEC OF STATE; NOTARY CLASS	06/30/2022	80.00	07/10/2022	100-416-580 Training	622
8649	NSB - BANKCARD CENTER	JUN 2022	STAMPLI; MAY 2022	06/30/2022	1,034.00	07/10/2022	100-418-342 Tech Services-Other	622
8649	NSB - BANKCARD CENTER	JUN 2022	PAPER DIRECT; PROCLOMATION PAPER	06/30/2022	361.94	07/10/2022	100-412-650 Community Support	622
8649	NSB - BANKCARD CENTER	JUN 2022	OWP SAC STATE; WTP OPERATION COURSE; M GOTHAN	06/30/2022	165.00	07/10/2022	510-810-540 Advertising	622
8649	NSB - BANKCARD CENTER	JUN 2022	AMAZON; O-RINGS	06/30/2022	13.97	07/10/2022	510-840-601 Office Supplies	622
8649	NSB - BANKCARD CENTER	JUN 2022	CLAYTON CONTROLS; MF PNUEMATIC PARTS SHIPPING	06/30/2022	24.04	07/10/2022	510-840-430 Service-Repair and Maintenance	622
8649	NSB - BANKCARD CENTER	JUN 2022	AMAZON; FOOD SAFE LUBRICANT	06/30/2022	7.95	07/10/2022	510-840-601 Office Supplies	622
8649	NSB - BANKCARD CENTER	JUN 2022	WALMART; CLEANING SUPP FOR AC	06/30/2022	98.59	07/10/2022	100-525-600 General Supplies	622
8649	NSB - BANKCARD CENTER	JUN 2022	CHARTER COMM; 179901060622; JUN 2022	06/30/2022	380.84	07/10/2022	100-417-530 Communications (Internet,Cell)	622
8649	NSB - BANKCARD CENTER	JUN 2022	EBAY; DRIVER DOOR LOCK CLIPS FOR 1001	06/30/2022	36.99	07/10/2022	510-810-610 Automotive Supplies	622
8649	NSB - BANKCARD CENTER	JUN 2022	ZOOM; CLOUD STORAGE	06/30/2022	100.00	07/10/2022	100-425-322 Prof Serv-Other	622

Total 8649:

5,896.29

NUTRIEN AG SOLUTIONS

3033	NUTRIEN AG SOLUTIONS	49111483	weed spray	07/18/2022	1,205.50	07/21/2022	100-575-617 Supplies-Chemical	722
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Total 3033:

1,205.50

NV ENERGY

167	NV ENERGY	12019 JUL 22	34596505012019 ACH	07/01/2022	8,339.53	07/06/2022	510-810-622 Electricity	722
167	NV ENERGY	13050 JUL 22	48768103613050 ACH	07/09/2022	2,512.16	07/27/2022	100-417-622 Electricity	722
167	NV ENERGY	13818 JUN 22	34596405113818 ACH	06/28/2022	41.42	07/15/2022	100-475-622 Electricity	622
167	NV ENERGY	13924 JUN 22	48768108113924 ACH	06/28/2022	33.28	07/15/2022	100-575-622 Electricity	622
167	NV ENERGY	14319 JUN 22	34596405214319 ACH	06/30/2022	38.06	07/27/2022	100-575-622 Electricity	622
167	NV ENERGY	26093 JUL 22	34596402626093 ACH	07/07/2022	1,275.41	07/25/2022	100-575-622 Electricity	722
167	NV ENERGY	26100 JUL 22	34596502626100 ACH	07/07/2022	37.19	07/25/2022	520-810-622 Electricity	722
167	NV ENERGY	26100 JUL 22	34596502626100 ACH	07/07/2022	25,474.58	07/25/2022	510-810-622 Electricity	722
167	NV ENERGY	26445 JUN 22	34596505226445 ACH	06/25/2022	7,593.46	07/14/2022	510-840-622 Electricity	622
167	NV ENERGY	28458 JUN 22	34596505228458 ACH	06/25/2022	16,056.81	07/14/2022	510-840-622 Electricity	622
167	NV ENERGY	29499 JUN 22	13677906929499 ACH	06/30/2022	58.02	07/19/2022	100-475-622 Electricity	622
167	NV ENERGY	30037 JUN 22	34596403630037 ACH	06/17/2022	38.78	07/06/2022	100-576-622 Electricity	622
167	NV ENERGY	30672 JUN 22	213677908230672 ACH	06/28/2022	39.23	07/15/2022	100-575-622 Electricity	622
167	NV ENERGY	34991 JUN 22	34596407734991 ACH	06/30/2022	33.28	07/28/2022	510-810-622 Electricity	622
167	NV ENERGY	37594 JUN 22	80865904937594 ACH	06/30/2022	33.60	07/28/2022	100-475-622 Electricity	622
167	NV ENERGY	41110 JUL 22	82190403641110 ACH	07/07/2022	38.78	07/25/2022	520-810-622 Electricity	722
167	NV ENERGY	42683 JUL 22	82190404842683 ACH	07/07/2022	55.98	07/25/2022	100-475-622 Electricity	722
167	NV ENERGY	42683 JUL 22	82190404842683 ACH	07/07/2022	171.41	07/25/2022	100-575-622 Electricity	722

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title	GL Period
167	NV ENERGY	42683 JUL 22	82190404842683 ACH	07/07/2022	6,611.38	07/25/2022	520-810-622 Electricity	722
167	NV ENERGY	42683 JUL 22	82190404842683 ACH	07/07/2022	284.35	07/25/2022	510-810-622 Electricity	722
167	NV ENERGY	65197 JUN 22	34596407565197 ACH	06/30/2022	33.28	07/27/2022	510-810-622 Electricity	622
167	NV ENERGY	67463 JUL 22	34596404867463 ACH	07/12/2022	82.79	07/28/2022	100-575-622 Electricity	722
167	NV ENERGY	71493 JUN 22	271223607571493 ACH	06/28/2022	38.48	07/15/2022	100-475-622 Electricity	622
167	NV ENERGY	84389 JUL 22	34596503684389 ACH	07/09/2022	163.80	07/27/2022	100-417-622 Electricity	722
167	NV ENERGY	97731 JUN 22	213677908197731 ACH	06/28/2022	39.85	07/15/2022	100-575-622 Electricity	622
167	NV ENERGY	97899 JUL 22	80865904797899 ACH	07/07/2022	15,601.63	07/25/2022	100-475-622 Electricity	722
167	NV ENERGY	98954 JUL 22	82190405098954 ACH	07/07/2022	2,577.62	07/25/2022	520-810-622 Electricity	722
Total 167:					87,304.16			

OFFICE DEPOT

133	OFFICE DEPOT	243339701001	Office Supplies	05/06/2022	94.34	07/21/2022	100-605-601 Office Supplies	522
133	OFFICE DEPOT	243344027001	Office Supplies	05/09/2022	44.78	07/21/2022	100-605-601 Office Supplies	522
133	OFFICE DEPOT	253165207001	Toner cartridge	07/12/2022	242.24		510-810-601 Office Supplies	722
133	OFFICE DEPOT	253362063001	Community Support	07/20/2022	17.13		100-412-650 Community Support	722
133	OFFICE DEPOT	253362063001	CMO-HR General Supplies	07/20/2022	34.60		100-413-600 General Supplies	722
133	OFFICE DEPOT	253589149001	Office supplies- eraser	07/13/2022	2.96		100-475-601 Supplies-Office	722
133	OFFICE DEPOT	253589149001	Office supplies- eraser	07/13/2022	1.18		510-840-601 Office Supplies	722
133	OFFICE DEPOT	253589149001	Office supplies- eraser	07/13/2022	2.36		510-810-601 Office Supplies	722
133	OFFICE DEPOT	253589149001	Office supplies- eraser	07/13/2022	2.36		520-810-601 Office Supplies	722
133	OFFICE DEPOT	253589149001	Office supplies- eraser	07/13/2022	1.19		100-417-601 OFFICE SUPPLIES	722
133	OFFICE DEPOT	253589149001	Office supplies- eraser	07/13/2022	1.77		100-575-601 Office Supplies	722
133	OFFICE DEPOT	253590886001	Office Supplies- compressed duster cans	07/13/2022	13.37		100-475-601 Supplies-Office	722
133	OFFICE DEPOT	253590886001	Office Supplies- compressed duster cans	07/13/2022	10.69		510-810-601 Office Supplies	722
133	OFFICE DEPOT	253590886001	Office Supplies- compressed duster cans	07/13/2022	10.69		520-810-601 Office Supplies	722
133	OFFICE DEPOT	253590886001	Office Supplies- compressed duster cans	07/13/2022	5.34		100-417-601 OFFICE SUPPLIES	722
133	OFFICE DEPOT	253590886001	Office Supplies- compressed duster cans	07/13/2022	5.35		510-840-601 Office Supplies	722
133	OFFICE DEPOT	253590886001	Office Supplies- compressed duster cans	07/13/2022	8.02		100-575-601 Office Supplies	722
133	OFFICE DEPOT	253930068001	Keyboard - Will be Returned - No Ten Key	07/11/2022	99.99	07/21/2022	100-425-600 General Supplies	722
133	OFFICE DEPOT	254308797001	Wireless keyboard	07/13/2022	39.99		100-418-600 General Supplies	722
133	OFFICE DEPOT	254312791001	Wristrest	07/13/2022	16.51		100-413-600 General Supplies	722
133	OFFICE DEPOT	254312792001	WRIST GEL PADS	07/13/2022	11.98		100-413-600 General Supplies	722
133	OFFICE DEPOT	254312801001	Printing - BC	07/15/2022	42.76		100-413-550 Printing and Postage	722
133	OFFICE DEPOT	254312804001	General Supplies - HR	07/13/2022	41.63		100-413-600 General Supplies	722
133	OFFICE DEPOT	254494217001	Boxes, labels, folders, etc.	07/13/2022	110.07	07/21/2022	100-414-600 General Supplies	722
133	OFFICE DEPOT	255198348001	OFFICE SUPPLIES	07/13/2022	2.49	07/21/2022	510-810-601 Office Supplies	722
133	OFFICE DEPOT	255198348001	OFFICE SUPPLIES	07/13/2022	2.49	07/21/2022	520-810-601 Office Supplies	722
133	OFFICE DEPOT	255198743001	OFFICE SUPPLIES	07/14/2022	78.99		520-810-601 Office Supplies	722
133	OFFICE DEPOT	255198743001	OFFICE SUPPLIES	07/14/2022	78.99		510-810-601 Office Supplies	722
Total 133:					1,024.26			

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title		GL Period
O'REILLY AUTO PARTS									
6230	O'REILLY AUTO PARTS	3599-203219	BATTERY FOR W/W GENSET	07/07/2022	203.27	07/21/2022	520-810-430	Service-Repair and Maintenance	722
6230	O'REILLY AUTO PARTS	3599-203220	BLOWER RESISTER FOR 1003	07/06/2022	95.49	07/21/2022	510-810-610	Automotive Supplies	722
6230	O'REILLY AUTO PARTS	3599-204217	FILTER FOR PARKS	07/14/2022	15.83	07/21/2022	100-575-610	Automotive Supplies	722
6230	O'REILLY AUTO PARTS	3599-204252	PARTS FOR 3003	07/14/2022	26.23	07/21/2022	100-475-610	Automotive Supplies	722
6230	O'REILLY AUTO PARTS	3599-204254	PARTS FOR 3003	07/14/2022	16.61	07/21/2022	100-475-610	Automotive Supplies	722
6230	O'REILLY AUTO PARTS	3599-204367	a/c parts	07/15/2022	2.64	07/21/2022	100-475-610	Automotive Supplies	722
6230	O'REILLY AUTO PARTS	3599-204837	oil filters	07/18/2022	9.46	07/21/2022	100-605-610	Automotive Supplies	722
6230	O'REILLY AUTO PARTS	3599-205169	tpms sensor	07/20/2022	48.70	07/21/2022	510-810-610	Automotive Supplies	722
6230	O'REILLY AUTO PARTS	3599-205173	tpms sensors	07/20/2022	146.10	07/21/2022	510-810-610	Automotive Supplies	722
Total 6230:					564.33				
OUTREACH SMARTPHONE MONITORING LLC									
8827	OUTREACH SMARTPHONE MONITORING LLC	5123	(5) OSM Machines	06/17/2022	505.12	07/21/2022	100-425-341	Pretrial Services Program	622
8827	OUTREACH SMARTPHONE MONITORING LLC	5138	OSM Straws	07/20/2022	6.44		100-425-341	Pretrial Services Program	722
Total 8827:					511.56				
PACIFIC STORAGE COMPANY									
8876	PACIFIC STORAGE COMPANY	5099013	Shredding city wide	06/30/2022	84.80		510-810-322	Prof Serv-Other	622
8876	PACIFIC STORAGE COMPANY	5099013	Shredding city wide	06/30/2022	19.00		100-610-322	Prof Serv-Other	622
8876	PACIFIC STORAGE COMPANY	5099013	Shredding city wide	06/30/2022	11.00		100-605-322	Prof Serv-Other	622
8876	PACIFIC STORAGE COMPANY	5099013	Shredding city wide	06/30/2022	52.00		100-416-322	Prof Serv-Other	622
8876	PACIFIC STORAGE COMPANY	5099013	Shredding city wide	06/30/2022	11.00		100-529-322	Prof. Serv-Other	622
8876	PACIFIC STORAGE COMPANY	5099013	Shredding city wide	06/30/2022	84.80		520-810-322	Prof Serv-Other	622
8876	PACIFIC STORAGE COMPANY	5099013	Shredding city wide	06/30/2022	11.00		100-417-322	Prof Serv-Other	622
8876	PACIFIC STORAGE COMPANY	5099013	Shredding city wide	06/30/2022	11.00		100-413-322	Prof Serv-Other	622
8876	PACIFIC STORAGE COMPANY	5099013	Shredding city wide	06/30/2022	119.40		100-425-322	Prof Serv-Other	622
8876	PACIFIC STORAGE COMPANY	5099013	Shredding city wide	06/30/2022	80.00		100-415-322	Prof Serv-Other	622
Total 8876:					484.00				
PUBLIC EMPLOYEES RETIREMENT SYSTEM									
144	PUBLIC EMPLOYEES RETIREMENT SYSTEM	JUN 2022	#621 RETIREMENT CONTRIBUTIONS	06/30/2022	104,103.90	07/14/2022	100-216000	RETIREMENT PAYABLE	622
Total 144:					104,103.90				
QUADIENT LEASING USA, INC.									
8737	QUADIENT LEASING USA, INC.	N9479881	IN HOUSE BILLING LEASE	07/02/2022	2,805.97	07/21/2022	510-810-441	Rental	722
8737	QUADIENT LEASING USA, INC.	N9479881	IN HOUSE BILLING LEASE	07/02/2022	2,805.95	07/21/2022	520-810-441	Rental	722
Total 8737:					5,611.92				

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title	GL Period
REGIONAL TRANSPORTATION COMMISSION								
151	REGIONAL TRANSPORTATION COMMISSION	INV-0212943	Travel Demand model reimbursement	06/30/2022	40,000.00		100-475-320 Prof Serv-Engineering	622
Total 151:					40,000.00			
RELIANT ELECTRIC, LLC								
4934	RELIANT ELECTRIC, LLC	22176-2	Repairs & Maint.- Well 4 motor rebuild	07/16/2022	633.93		510-810-430 Repairs & Maintenance	722
4934	RELIANT ELECTRIC, LLC	22226-1	E-One cable testing	07/21/2022	220.00		520-810-428 Contract Services-ELECTRICAL	722
Total 4934:					853.93			
RICE, CHAD								
8893	RICE, CHAD	Final Payment	Signal Box Chisholm & 95A	07/20/2022	300.00	07/21/2022	100-413-322 Prof Serv-Other	722
Total 8893:					300.00			
SAN JOAQUIN DEPT CHILD SUPPORT								
3087	SAN JOAQUIN DEPT CHILD SUPPORT	JUL 2022-2	CHILD SUPPORT WITHHELD	07/15/2022	57.69	07/21/2022	100-219900 OTHER PAYROLL PAYABLES	722
Total 3087:					57.69			
SATELITE TRACKING OF PEOPLE, LLC								
8901	SATELITE TRACKING OF PEOPLE, LLC	STPINV00105384	GPS Ankle Monitor	06/30/2022	112.50	07/21/2022	100-425-322 Prof Serv-Other	622
Total 8901:					112.50			
SCHROEDER, JOHN N "JACK"								
8620	SCHROEDER, JOHN N "JACK"	07252022	SENIOR JUDGE SERVICES	07/25/2022	244.25		100-425-335 PROF SERV-SENIOR JUDGE	722
Total 8620:					244.25			
SHAW ENGINEERING								
1897	SHAW ENGINEERING	183691	Fernwood final subdivision map review	06/30/2022	900.00		100-529-320 Prof Serv-Engineering	622
1897	SHAW ENGINEERING	183704	West Lift station reconstruction engineering services	06/30/2022	3,670.00		520-166100 Construction In Progress	622
1897	SHAW ENGINEERING	183714	Sage Tank Recoat engineering services	06/30/2022	400.00		510-166100 Construction In Progress	622
1897	SHAW ENGINEERING	183726	Full water modeling for Blue Beacon fire line permit	06/30/2022	3,700.00		100-529-320 Prof Serv-Engineering	622
1897	SHAW ENGINEERING	183729	Full water modeling for Victory Logistics Building D-2 develop	06/30/2022	3,700.00		100-529-320 Prof Serv-Engineering	622
1897	SHAW ENGINEERING	183730	on call engineering services review of Goudy final parcel map	06/30/2022	500.00		100-529-320 Prof Serv-Engineering	622
1897	SHAW ENGINEERING	183736	Full Water and sewer modeling for Nevada Commerce Center	06/30/2022	4,540.00		100-529-320 Prof Serv-Engineering	622
1897	SHAW ENGINEERING	183737	Engineering service for review of Well 9 test well	06/30/2022	2,336.00		100-529-320 Prof Serv-Engineering	622
1897	SHAW ENGINEERING	183737	Engineering service for review of Well 9 test well	06/30/2022	2,335.63		510-810-320 Prof Serv-Engineering	622
1897	SHAW ENGINEERING	183761	Farm District road lift station rehabilitation phase 2 engineerin	06/30/2022	3,434.60		520-166100 Construction In Progress	622

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title	GL Period
Total 1897:					25,516.23			
SILVER STATE BARRICADE								
170	SILVER STATE BARRICADE	127752	tips, safety glasses	07/13/2022	659.66	07/21/2022	100-475-615 Supplies-Signs and Striping	722
170	SILVER STATE BARRICADE	127759	street signs	07/13/2022	536.88	07/21/2022	100-475-615 Supplies-Signs and Striping	722
Total 170:					1,196.54			
SOUTHWEST GAS CORP								
204	SOUTHWEST GAS CORP	33096 JUN 22	910001133096 ACH	06/27/2022	47.18	07/18/2022	510-810-621 Natural Gas	622
204	SOUTHWEST GAS CORP	33438 JUL 22	910001133438 ACH	07/01/2022	199.53	07/11/2022	100-417-621 Natural Gas	722
204	SOUTHWEST GAS CORP	86744 JUL 22	910001086744 WTP	07/13/2022	463.37	08/01/2022	510-840-621 Natural Gas	722
Total 204:					710.08			
SPARKS ELECTRIC MOTOR REPAIR								
1291	SPARKS ELECTRIC MOTOR REPAIR	19432	Chemical metering pump replacement motor.	06/17/2022	645.70		510-840-430 Service-Repair and Maintenance	622
1291	SPARKS ELECTRIC MOTOR REPAIR	19468	Building 1 HVAC replacement motor	07/07/2022	1,568.40		510-840-430 Service-Repair and Maintenance	722
1291	SPARKS ELECTRIC MOTOR REPAIR	19484	Repairs & Maint.- Well 4 motor rebuild	07/20/2022	10,869.98		510-840-430 Service-Repair and Maintenance	722
Total 1291:					13,084.08			
STATE COLLECTION & DISB. UNIT (SCaDU)								
176	STATE COLLECTION & DISB. UNIT (SCaDU)	JUL 2022-2	CHILD SUPPORT	07/15/2022	324.46	07/21/2022	100-219900 OTHER PAYROLL PAYABLES	722
Total 176:					324.46			
THATCHER COMPANY, INC.								
8646	THATCHER COMPANY, INC.	2022250104964	Ferric Chloride	07/12/2022	14,365.85	07/21/2022	510-840-617 Chemicals	722
Total 8646:					14,365.85			
TWISTED STEEL								
8822	TWISTED STEEL	1274	Cottonwood shop sign	07/13/2022	12,250.00		100-475-745 RTC REIMBURSABLE EXPENDI	722
Total 8822:					12,250.00			
U S POSTAL SERVICE								
7344	U S POSTAL SERVICE	AUG 2022	PREPAID IN-HOUSE POSTAGE	08/01/2022	1,500.00		520-810-550 Printing and Postage	822
7344	U S POSTAL SERVICE	AUG 2022	PREPAID IN-HOUSE POSTAGE	08/01/2022	1,500.00		510-810-550 Printing and Postage	822
Total 7344:					3,000.00			

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title	GL Period
UNDERGROUND SERVICE ALERT								
241	UNDERGROUND SERVICE ALERT	2022115534	USA Locate Membership- 811 call before you dig	07/20/2022	1,567.74	510-810-642	Permits and Licenses	722
Total 241:					1,567.74			
UNITED CENTRAL INDUSTRIAL SUPPLY								
8676	UNITED CENTRAL INDUSTRIAL SUPPLY	2546681	HOSE FOR VAC-CON	07/12/2022	815.02	07/21/2022	510-810-610 Automotive Supplies	722
Total 8676:					815.02			
USA BLUEBOOK								
464	USA BLUEBOOK	17061	pH Probes	06/17/2022	4,791.52	07/21/2022	510-840-605 Minor Equipment	622
464	USA BLUEBOOK	45077	Chlorine analyzer reagents	07/14/2022	948.39	07/21/2022	510-840-614 Plant/Shop/Maint. Supplies	722
Total 464:					5,739.91			
USC FOUNDATION OFFICE								
8465	USC FOUNDATION OFFICE	19236	USC Backflow Membership	06/17/2022	354.55	07/21/2022	510-810-581 Dues and Memberships	622
Total 8465:					354.55			
VERITIV OPERATING COMPANY								
8574	VERITIV OPERATING COMPANY	626-39639841	IN HOUSE BILLING SUPPLIES	07/14/2022	941.30	510-810-550	Printing and Postage	722
8574	VERITIV OPERATING COMPANY	626-39639841	IN HOUSE BILLING SUPPLIES	07/14/2022	941.30	520-810-550	Printing and Postage	722
Total 8574:					1,882.60			
VERIZON WIRELESS								
8495	VERIZON WIRELESS	9910029670	City Manager	07/01/2022	63.02	07/21/2022	100-413-605 Minor Equipment	722
8495	VERIZON WIRELESS	9910029670	Waste Water Router	07/01/2022	91.63	07/21/2022	520-810-530 Communications	722
8495	VERIZON WIRELESS	9910029670	IT	07/01/2022	51.62	07/21/2022	100-418-530 Communications (Internet,Cell)	722
8495	VERIZON WIRELESS	9910029670	Bldg & Safety	07/01/2022	280.42	07/21/2022	100-417-530 Communications (Internet,Cell)	722
8495	VERIZON WIRELESS	9910029670	Water Dist	07/01/2022	223.06	07/21/2022	100-417-730 Improve other than Buildings	722
8495	VERIZON WIRELESS	9910029670	Council	07/01/2022	103.24	07/21/2022	100-412-530 Communications (Internet,Cell)	722
8495	VERIZON WIRELESS	9910029670	WTP	07/01/2022	498.16	07/21/2022	510-840-530 Communications	722
8495	VERIZON WIRELESS	9910029670	City Attorney	07/01/2022	80.02	07/21/2022	100-414-530 Communications (Internet,Cell)	722
8495	VERIZON WIRELESS	9910029670	Waste Water	07/01/2022	246.49	07/21/2022	520-810-530 Communications	722
8495	VERIZON WIRELESS	9910029670	City Hall/Facilities	07/01/2022	642.82	07/21/2022	100-417-530 Communications (Internet,Cell)	722
8495	VERIZON WIRELESS	9910124934	742052267-00001	07/01/2022	40.01	07/21/2022	520-810-530 Communications	722
Total 8495:					2,320.49			
VOYA FINANCIAL								
8591	VOYA FINANCIAL	JUL 2022-2	DEFERRED COMPENSATION, 457	07/15/2022	2,089.00	07/15/2022	100-215000 457 PAYABLE	722

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title	GL Period
8591	VOYA FINANCIAL	JUL 2022-2	ROTH IRA	07/15/2022	100.00	07/15/2022	100-215000 457 PAYABLE	722
Total 8591:					2,189.00			
WALKER LAKE DISPOSAL								
6118	WALKER LAKE DISPOSAL	22-3005	WWTP Dumpster Service	07/20/2022	297.00	07/21/2022	520-810-412 Utility Service-Refuse	722
Total 6118:					297.00			
WALTHER LAW OFFICES								
8875	WALTHER LAW OFFICES	AUG 2022	Aug 2022 per contract	07/22/2022	10,000.00		100-413-322 Prof Serv-Other	722
8875	WALTHER LAW OFFICES	AUG 2022	July 2022 remaining per contract	07/22/2022	3,333.34		100-413-322 Prof Serv-Other	722
Total 8875:					13,333.34			
WESTERN INSURANCE SPECIALTIES								
881	WESTERN INSURANCE SPECIALTIES	AUG 2022	SUPPLEMENTAL INSURANCE	08/01/2022	188.14		100-218100 Western Insurance Payable	822
Total 881:					188.14			
WESTERN NEVADA SUPPLY CO.								
195	WESTERN NEVADA SUPPLY CO.	19293691-2	Binstock: Resetters & Brass Fittings	07/11/2022	115.45	07/21/2022	510-810-613 Supplies-Meter Service	722
195	WESTERN NEVADA SUPPLY CO.	19338342-1	Binstock: Full Circle Repair Clamps	07/11/2022	209.72	07/21/2022	510-810-613 Supplies-Meter Service	722
195	WESTERN NEVADA SUPPLY CO.	19343228	Gate Valves for Hydrant Meters	07/13/2022	1,347.45	07/21/2022	510-810-614 Supplies-Plant/Shop/Maint	722
195	WESTERN NEVADA SUPPLY CO.	19370694	2" Sensus OMNI Water Meter	07/14/2022	906.44	07/21/2022	510-166100 Construction In Progress	722
Total 195:					2,579.06			
WETLAB - WESTERN ENVIRON TESTING LAB								
8709	WETLAB - WESTERN ENVIRON TESTING LAB	22060397	Lab samples	07/13/2022	696.26	07/21/2022	510-810-423 Contract Services-ANALYTICAL	722
8709	WETLAB - WESTERN ENVIRON TESTING LAB	22070027	Qtly Raw Water Coliform Samples	07/13/2022	52.50	07/21/2022	510-810-423 Contract Services-ANALYTICAL	722
8709	WETLAB - WESTERN ENVIRON TESTING LAB	22070028	July Coliform Sampling #1	07/13/2022	192.50	07/21/2022	510-810-423 Contract Services-ANALYTICAL	722
Total 8709:					941.26			
WOLFE, PAUL R								
8702	WOLFE, PAUL R	07152022	Conflict Public Defender - 20CR00214, 21CR00157, 21CR00	07/15/2022	1,300.00	07/21/2022	100-425-325 PROF SERV-CONFLICT COUNS	722
Total 8702:					1,300.00			
WOOD RODGERS, INC.								
2454	WOOD RODGERS, INC.	159880	Federal Lands Conveyance -8444014	06/30/2022	2,970.00	07/21/2022	100-413-322 Prof Serv-Other	622

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title	GL Period
Total 2454:					2,970.00			
YESCO, LLC								
6806	YESCO, LLC	INY- 0369484	Reader Board	07/01/2022	95.00		225-575-320 PROFESSIONAL SERVICES	722
Total 6806:					95.00			
Grand Totals:					776,908.08			

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 20, 2022**

1. INTRODUCTORY ITEMS

Mayor Roy Edgington called the meeting to order at 05:00 PM at Fernley City Hall, 595 Silver Lave Blvd., Fernley, NV 89408.

1.1. Roll Call

Present: Mayor Roy Edgington, Councilman Lau, Councilwoman McKay, Councilman Torres, Councilwoman Zoberski, Councilman Lacy, Acting City Manager Patrick Marsh, Public Works Director Dave Whalen, Planning Director Tim Thompson, Director of Finance Denise Lewis, City Attorney Brandi Jensen, HR Manager Jackie Moxley, Assistant to the City Manager Trisha Connor, City Engineer Derek Starkey, Deputy City Clerk Brenda Gosser, Administrative Specialist Tiffany Wood.

1.2. Public Forum

Tammy Dittman, Fernley Resident, asked about a sign ordinance for the city limits because the City may need to start controlling that.

1.3. (For Possible Action) Approval of Agenda

Motion: MOVE TO APPROVE THE AGENDA. **Action:** Approve, **Moved by** Councilman Stan Lau, **Seconded by** Councilman Ray Lacy. **Vote:** Passed, **Summary:** Yes 5. **Yes:** Councilman Lacy, Councilwoman Zoberski, Councilman Lau, Councilman Torres, Councilwoman McKay.

2. CONSENT AGENDA

Motion: MOVE TO APPROVE THE CONSENT AGENDA. **Action:** Approve, **Moved by** Councilman Stan Lau, **Seconded by** Councilman Ray Lacy. **Vote:** Passed, **Summary:** Yes 5. **Yes:** Councilman Lacy, Councilwoman Zoberski, Councilman Lau, Councilman Torres, Councilwoman McKay.

2.1. (Possible Action) Approval of Voucher Report

2.2. (Possible Action) Approval of Minutes from July 6, 2022

2.3. (Possible Action) Approval of Business Licenses

2.4. Possible Action to Approve two Community Development Block Grant Agreements for FY2022/23.

2.5. Possible Action to Approve the Will-Serve for American Battery Metal Corporation Lab/Office TI of 2.48 ERC's for Water and 8.66 ERC's for Sewer for Lyon County Parcel 021-071-45 located at 395 Logan Lane, Fernley, NV 89408.

2.6. Possible action to authorize the execution of the Water Right Banking and Dedication Agreement with Fernley Fremont Investors, LLC, APN 021-311-30, TCID serial number 1056-1-F in the amount of 6.03 acre-feet."

2.7. Possible action to authorize the execution of the Water Right Banking and Dedication Agreement with CRE of Nevada, LLC, APN 020-151-19, TCID serial number 1039-A-2 in the amount of 9.27 acre-feet.

2.8. Possible action to approve the award of the 2022-2023 Annual Chemical Supplier Contract to Thatcher Company of Nevada, Inc.

2.9. Possible action to approve a contract for on-call inspection services and engineering support services with NCE.

2.10. Possible Action to approve Amendment 2 to the One Nevada Agreement on Allocation of Opioid Recoveries.

2.11. (Possible Action) to authorize the transfer of salary and benefit budget appropriations totaling \$82,552 for the development coordinator position from the planning department to the City manager's department.

2.12. Possible Action to Approve the Will-Serve Request from Genica NV, LLC for 61 ERC's for Water and 61 ERC's for Sewer for 61 homes for Donner Trails Phase 12B for Lyon County Parcel 021-201-57 located in Fernley, NV 89408

2.13. Possible Action to purchase one (1), Ford F250, 4wd pickup truck with utility body from Corwin Ford for the City of Fernley's Parks Department for an amount of \$50,543.25 plus a 4% contingency of \$2,112 for a total of \$52,655.25.

2.14. Possible Action to purchase one (1), Ford F250, 4wd pickup truck with utility body from Corwin Ford for the City of Fernley's Wastewater Department for an amount of \$50,543.25 plus a 4% contingency of \$2,112 for a total of \$52,655.25.

2.15. Possible Action to purchase one (1), Ford F150, 4wd pickup truck from Corwin Ford for the City of Fernley's Water Treatment Facility for an amount of \$36,528.25 plus a 4% contingency of \$1,461.13 for a total of \$37,989.38.

2.16. Possible Action to purchase one (1), Ford F250, 4wd pickup truck with utility body from Corwin Ford for the City of Fernley's Utilities Department for an amount of \$50,543.25 plus a 4% contingency of \$2,112 for a total of \$52,655.25.

2.17. For Possible Action to Approve the purchase of two new replacement air compressors with appurtenances from Atlas Copco for the City of Fernley's Water Treatment Facility.

2.18. Possible action to approve the purchase of eight Hach turbidity analyzers and appurtenances for a total of \$61,930.74 for the water treatment plant operations.

2.19. Possible Action to purchase one (1), Elgin Regen X Regenerative Air Sweeper from Velocity Truck Centers for the City of Fernley's Streets and Storm Drains Department for an amount of \$312,960, plus a 3% contingency of \$9,388.80, for a total of \$322,348.80.

2.20. Possible action to amend the contract between the City of Fernley and Walther Law Offices PLLC for Public Defender Services not to exceed \$120,000 a year beginning FY2022-23.

3. REPORTS

Ed Kilgore, Undersheriff of Lyon County Sheriff's Office, spoke about National Night Out on Aug. 2nd this year. He provided a report from the department.

Councilman Lacy mentioned that citizens on Hardie Ln. have complained about speeding and requested the Sheriff's department put up a trailer.

Mayor Edging asked about the status of the jail because of the new law.

Ed Kilgore reported the time spent in jail has been reduced and is working out.

Trisha Connor, Assistant to the City Manager, said the Public Safety Meeting will be in the chambers tomorrow night,

July 21, 2022, at 6pm.

Patrick Marsh, Acting City Manager, mentioned the Fire Department would be presenting at the Safety Meeting. He reported Coffee with the Mayor would be Thursday, Aug. 5th for all residents to discuss concerns and learn about the city. He mentioned there is a problem with vandalism in the parks which costs the city a lot of money and encouraged the community to report vandalism to the police department.

Councilwoman Felicity Zoberski asked if the school district had been contacted about vandalism and PSA's. She thanked everyone who attended the workshop about development.

Councilman Stan Lau asked about the junk collecting in people's yards and the coding in place that prohibits it that would be enforced.

Councilwoman McKay spoke about the previous safety meeting and said it was very informative.

4. PROCLAMATIONS BY THE MAYOR

There were none.

5. PUBLIC HEARINGS

5.1. Presentation, discussion, and possible action on the 2023-2024 Community Development Block Grant (CDBG) Program update, priorities, and citizen participation process.

Assistant to the City Manager, Trisha Connor, presented the CDBG grant overview that the city applied for.

Mayor Edgington opened the item for Public Input. There were none.

Motion: MOVE TO ACCEPT THE ANNUAL CDBG PROGRAM OVERVIEW PRESENTATION PRIORITIES AND SUPPORT THE CITIZEN PARTICIPATION PROCESS. **Action:** Approve, **Moved by** Councilwoman Fran McKay, **Seconded by** Councilman Ray Lacy. **Vote:** Passed, **Summary:** Yes 5. **Yes:** Councilman Lacy, Councilwoman Zoberski, Councilman Lau, Councilman Torres, Councilwoman McKay.

5.2. Reading and Public Hearing, Bill #309 – ZMA22004 & TSM22003, Continued from 06/01/2022

Consideration and possible action on a Zoning Map Amendment and a Tentative Subdivision Map request for a site consisting of one (1) parcel of land approximately 30.15 acres in size, located at 900 Vonnie Lane, Fernley, NV (021-471-05).

1. A Zoning Map Amendment request associated with ZMA22004, to change the zoning on a single parcel of land from SF20 (Single Family, 20,000 sq. ft. minimum lot size) to SF6 (Single Family, 6,000 sq. ft. minimum lot size).
2. A Tentative Subdivision Map request associated with TSM22003, to allow for the development of a 79-lot residential subdivision, located within the SF6 (Single Family, 6,000 sq. ft. minimum lot size zoning district).

Planning Director Tim Thompson presented an overview of Bill # 309 that was continued from the council meeting held 06/01/2022.

City Engineer Derek Starkey clarified there is an existing connection site relay at the end of Red Rock rd and a

potential access for sewer that the applicant would have to develop more infrastructure for.

Councilwoman McKay disclosed that she is a member of the same rotary club as the individuals involved in the proposed project, though it would not influence her decision.

Clayton Trap presented on behalf of Phelps Engineering for the project.

Tom Howell on Vonnie Lane said they own the road, not the city, and asked the council to follow the code and listen to the planning commission. He mentioned that he was in Fernley in 1992 and explained that lots went from 5 acres to 20 sqft. from the last time that project was brought to the council. He said if Vonnie was paved it would bring massive amounts of traffic and take down the trees, changing the landscape dramatically.

A 10 minute break was taken at this time.

Don Tibbles from Desert Rose RV Park, spoke about Vonnie Lane and how it is a private road. The residents there have not waned development around them. The power line down there is a huge concern, as well as the Vonnie lane recommendation to pave it, which will increase traffic. He said the power line carries power on the outside of the line which creates a halo around it that pops and crackles.

Tom Earhart from Vonnie Lane said he had a legal document that bound him to maintain that road as a private citizen. He went on to say easement is different from ownership of the road.

Paul Person from Vonnie Lane said they have kicked the horse plenty and said it is in fact a private road. His property extends to the center of Vonnie Lane, and there are other issues such as the power line access that would cut into this project. He estimated the project would bring at minimum 80 vehicles per day on Vonnie Lane. From his experience in law enforcement, he said the rapid growth would devastate the lifestyle in the city. He said there are numerous issues.

Sherri Earhart from Vonnie lane said it is a private road and asked how zoning would impact the current owners' lots. She said the high density project would not fit with the rural area set up for farming equipment.

Richard Hettinger from Pepper Lane said the development would put houses right up against the fences of his backyard. He reminded the council they serve the people of Fernley. He said it is common sense for the project to end from the complaints of the citizens. It would change the community drastically.

Bryan Bishop Reese, a Reno resident that built the Donner Trails development. He bought this property and would like to use it how he envisioned, which was for building homes. He said he built homes when Fernley was struggling and prepaid water and sewer to help the city. He said he is not a big developer wanting to disrupt the community.

Donna Bowen from Nevada Prime Real Estate, said they were the number 1 real estate office in Fernley in 2021. She said her neighbors are deciding to sell because of this project and her property has a view of the city lights at night but that would be obstructed by the development without a buffer zone.

Debbie Skinner said the development looks beautiful though the LA easement is a huge problem. There is not enough access to the 6,000 sqft. lots.

Michael Cook, a resident of the Golf Course, said people would be coming into divot drive to get to the back of their houses, which is dangerous for that area.

Motion: BASED ON THE INFORMATION RECEIVED AND WRITTEN MATERIALS AND AT THE PUBLIC HEARINGS ON THIS MATTER I MOVE TO DENY BILL #309 AS AN ORDINANCE FOR ZONING MAP

AMENDMENT REQUEST ASSOCIATED WITH ZMA22004 BECAUSE I HAVE DETERMINED THAT THE PROPOSED CHANGES ARE DETRIMENTAL TO THE PUBLIC'S HEALTH SAFETY AND GENERAL WELFARE AND I AM UNABLE TO MAKE THE FOLLOWING REQUIRING ZONING MAP AMENDMENTS. I AM UNABLE TO MAKE FINDING Z2 AS IT RELATES TO THE DENSITY OF THE SURROUNDING AREAS. **Action:** Deny, **Moved by** Councilwoman Fran McKay, **Seconded by** Councilman Ray Lacy. **Vote:** Passed, **Summary:** Yes 5. **Yes:** Councilman Lacy, Councilwoman Zoberski, Councilman Lau, Councilman Torres, Councilwoman McKay.

Motion: BASED ON THE INFORMATION RECEIVED AND WRITTEN MATERIALS AND AT THE PUBLIC HEARINGS ON THIS MATTER, I MOVE TO DENY THE TENTATIVE SUBDIVISION MAP ASSOCIATED WITH TSM22003 BECAUSE I HAVE DETERMINED THAT THE PROPOSED CHANGES ARE DETRIMENTAL TO THE PUBLIC'S HEALTH, SAFETY AND GENERAL WELFARE; AND I AM UNABLE TO MAKE THE FOLLOWING REQUIRED TENTATIVE SUBDIVISION MAP FINDINGS TM4, TM7, TM9 BASED UPON PUBLIC SERVICES AND INFRASTRUCTURE RECOMMENDATIONS AND COMMENTS BY REVIEW BODIES. **Action:** Deny Tentative Map **Moved by:** Councilman Albert Torres, **Seconded by:** Councilman Ray Lacy. **Vote:** Passed, **Summary:** Yes 5. **Yes:** Councilman Lacy, Councilwoman Zoberski, Councilman Lau, Councilman Torres, Councilwoman McKay.

A 10 minute break was taken at this time.

6. ORDINANCES

There were none.

6.1. (Possible Action) First Reading, Introduction of Bill #310 (ANX22001) – Consideration and introduction of Bill #310 as an ordinance for an annexation request to annex approximately 685.51 acres into the City of Fernley, generally located southeast of Interstate 80, east of Nevada Pacific Parkway, and west of the Fernley Wildlife Management Area (APN: 021-201-01). Upon annexation, the zoning shall convert from the Lyon County zoning designation of M-1 (General Industrial) to a City of Fernley zoning designation of I (Industrial).

Planning Director Tim Thompson explained the proposed annexation to the Council.

Motion: MOVE TO INTRODUCE BILL #310 AND SET THE PUBLIC HEARING FOR THE AUGUST 3RD CITY COUNCIL MEETING. **Action:** Approve, **Moved by** Councilwoman Fran McKay.

6.2. (Possible Action) First Reading, Introduction of Bill #313 (ZMA22005) – Consideration and introduction of Bill #313 as an ordinance for a Zoning Map Amendment request from Mark IV Capital to change the zoning of two parcels of land (APN's 021-211-02 & 021-211-03) from RR1 (Rural Residential, 1-acre minimum lot size) to I (Industrial).

Planning Director Tim Thompson presented the proposed zoning map amendment.

Motion: MOVE TO INTRODUCE BIL #313 AND SET THE PUCLIC HEARING FOR AUGUST 3RD 2022 CITY COUNCIL MEETING. **Action:** Introduce Bill #313, **Moved by** Councilwoman Felicity Zoberski.

7. STAFF REPORTS

7.1. Possible Action to Discuss and Approve the Owner-Construction Manager At Risk Pre-Construction Agreement for the Community Response & Resource Center to Core Construction, in the amount not-to-exceed \$94,500.00

Assistant to the City Manager, Trisha Connor, introduced the item and notified council that Kristen Killmer and Travis Coombs would be available via Zoom for any questions.

Motion: I MOVE TO APPROVE THE OWNER CONSTRUCTION MANAGER AT RISK PRE CONSTRUCTION AGREEMENT WITH THE COMMUNITY RESPONSE AND RESOURCE CENTER BETWEEN THE CITY OF FERNLEY AND CORE CONSTRUCTION IN THE AMOUNT NOT TO EXCEED \$94,500. **Action:** Approve, **Moved by** Councilwoman Felicity Zoberski, **Seconded by** Councilman Ray Lacy. **Vote:** Passed, **Summary:** Yes 5. **Yes:** Councilman Lacy, Councilwoman Zoberski, Councilman Lau, Councilman Torres, Councilwoman McKay.

7.2. Possible action and discussion regarding the recruitment of the City Manager position, including, but not limited to, job description, ordinances, job title, organizational chart, etc.

Jacki Moxley HR Specialist provided an update for the recruitment of the City manager on the City website.

8. RESOLUTIONS

There were none.

9. ITEMS REQUESTED BY MAYOR OR CITY COUNCIL MEMBERS:

9.1. For possible action and discussion requesting a future agenda item to schedule a workshop with Verdunity, Inc (Councilwoman McKay)

Councilwoman McKay requested to see this item on the agenda after September.

Motion: MOVE TO PUT A FUTURE AGENDA ITEM AFTER SEPTEMBER REGARDING THE PRESENTATION THAT WE RECEIVED AT THE LAST MEETING FROM VERDUNITY INC.

Action: Approve, **Moved by** Councilwoman Fran McKay, **Seconded by** Councilman Albert Torres.

Vote: Passed, **Summary:** Yes 5. **Yes:** Councilman Lacy, Councilwoman Zoberski, Councilman Lau, Councilman Torres, Councilwoman McKay.

9.2. For possible action and discussion regarding a future agenda item to explore residential recycling in the City of Fernley. (Councilman Lacy)

Councilman Lacy mentioned the contract for garbage companies coming up for the city and how citizens have expressed interest in having a recycling program. He requested to have this item in September

Acting City Manager Patrick Marsh asked to have the item heard later than September.

Councilman Lacy suggested having the item heard in October.

Councilman Lacy moved to direct staff to look into recycling when contracts are brought back for review.

Motion: MOVE TO DIRECT STAFF TO LOOK AT WHEN A CONTRACT COMES ABOUT, THAT WE LOOK INTO RECYCLING. **Action:** Approve, **Moved by** Councilman Ray Lacy, **Seconded by** Councilman Albert Torres. **Vote:** Passed, **Summary:** Yes 5. **Yes:** Councilman Lacy, Councilwoman Zoberski, Councilman Lau, Councilman Torres, Councilwoman McKay.

10. ADDRESS REQUEST(S) FOR FUTURE AGENDA ITEMS

Councilman Lau requested to see the council and staff give the citizens more water for their lawns. He would like to see citizens 500 more gallons to 1000.

11. PUBLIC FORUM

Debbie Skinner thanked the council for their time and efforts and requested the council be mindful of their microphones so the audience can hear.

Tammy Dittmann thanked Mike Thompson for the sign ordinance.

Councilwoman Zoberski asked if there was a time limit for people to speak for a tentative map request.

City Attorney Brandi Jensen said there is 10 minute time limit in the city ordinance.

12. ADJOURNMENT

The next council meeting will be August 5, 2022. The FSCAC will meet Aug. 12, 2022 at 9am in the chambers. The safety meeting will be held tomorrow night, 7/21/22, at 6pm.

There being no further business to come before it, the Fernley City Council meeting adjourned at 7:43PM.

Approved by the Fernley _____ on _____, by a vote of:

AYES _____ NAYS: _____ ABSTENTIONS: _____ ABSENT: _____

ATTEST: City Clerk Kim Swanson

Mayor Roy Edgington

Report Criteria:

License.Status = "Active"

Business.Origination date = 07/14/2022-07/28/2022

Business Name	Name	Location	Location City	Location State	Location Zip	Business Tel	Description	Occupation
Cathy B's Craft	Angelica Cathy Bend	1042 Utah Court	Fallon	NV	89406	409-454-2380	Hobby/Crafter, Sewing, J	Hobby/Crafter: keychains, dec
Robert Diffenderfer	Robert Diffenderfer	1075 Aster Lane	Fernley	NV	89408	775-815-2139	Hobby/Crafter, Sewing, J	Hobby/Crafter: Wood bird hous
Elaine Rasmussen, Mary Kay Inde	Elaine Rasmussen	1728 Blue Oak Ct	Fernley	NV	89408	530-305-6049	Wholesale and/or Retail	Sales of skincare and cosmetic
T3s Hobbies	Thomas M. Frazier III	1907 Canal Dr.	Fernley	NV	89408	775-980-9580	Hobby/Crafter, Sewing, J	Metal art/furniture fabrication
Wabbitty Designs	Laura Ashley Wilson	1105 Briggs Lane	Fallon	NV	89406	775-358-6400	Hobby/Crafter, Sewing, J	Hobby/Crafter
VISION SIGN INC	Gordon Beittmiller/Je	6630 Arroyo Springs St. #600	Las Vegas	NV	89113	702-895-7474	Contractor	Manufacture and install signs c
Schultz Industries, Inc.	Johnny Bledsoe	131 Ava Drive	Hewitt	TX	76643	254-666-5155	Contractor	Erecting Scaffolds & Bleachers
IHTES Investments, LLC	Gundeep Sethi	100 Dallas Ln	Fernley	NV	89408	775-502-8333	RV / Mobile Home Park	Mobile Home Parks
IHTES Investments, LLC	Gundeep Sethi	440 W Main St.	Fernley	NV	89408	775-502-8333	Property Rentals	Commercial property rental
Handyworx	Kenneth Walker Jr.	590 Concord Cir	Fernley	NV	89408	775-600-7585	Handyman	Handyman
Lisa Hobbs Color Street Consultant	Lisa Hobbs	3285 Hwy 50 E.	Fernley	NV	89408	775-412-7045	Wholesale and/or Retail	Color Street Consultant/sales
Hannah Motell Scentsy Consultant	Hannah Motell	2215 Windrow Dr.	Fernley	NV	89408	775-224-5485	Wholesale and/or Retail	Scentsy Consultant/Sales
Domestic Violence Intervention, Inc	Non-Profit	186 E. Main Street	Fernley	NV	89408	775-423-9699	Non-Profit Event\Service	Non-Profit Organization
Grand Totals:		13						

Report Criteria:

License.Status = "Active"

Business.Origination date = 07/14/2022-07/28/2022



CITY OF FERNLEY

City Council AGENDA REPORT

Meeting Date: August 3, 2022

REPORT TO: Mayor and City Council

REPORT FROM: Barry Williams

FINANCIAL IMPACT:	CURRENTLY BUDGETED:	FUND/ACCOUNT:
Yes:x No:	Yes:x No:	510-165100 520-165100 100-475-742 100-575-742

ACTION REQUESTED: Consent

AGENDA ITEM: (For Possible Action):

Possible Action to purchase one (1), Ford F550, 4wd pickup truck with utility body from Corwin Ford for the City of Fernley's Fleet Department for an amount of \$62,368.25 plus a 5% contingency of \$3,118.41 for a total of \$65,486.66.

AGENDA ITEM BRIEF:

This purchase was approved by Council during the FY 22/23 budget process. If approved, this equipment will be assigned to the Fleet Department to be utilized in the day to day operations of the City's mobile fleet maintenance and repair operations as well as 24-hour fleet emergency response.

RECOMMENDED MOTION:

"I move to Approve the purchase of one (1), Ford F550, 4wd pickup truck with utility body from Corwin Ford for the City of Fernley's Fleet Department for an amount of \$62,368.25 plus a 5% contingency of \$3,118.41 for a total of \$65,486.66."

BUSINESS IMPACT (per NRS Chapter 237):

N/A

See attached report for background, analysis, alternatives.

ALTERNATIVES:

Council can deny the purchase of this vehicle and direct staff to assemble bid specifications for the vehicle purchase, advertise for bids and then rank and award the winning bid. Neither is guaranteed to lower the current price of the vehicle

BACKGROUND:

This purchase was approved by Council during the FY 22/23 budget process.

Every fiscal year, the State accepts bids from dealerships around Nevada for assorted makes and models of work trucks, cars and light and heavy equipment for purchase by local government agencies. Using the results of the State's competitive bid process is standard practice for municipalities because it saves time and money. The municipality does not have to assemble bid documents, advertise, and rank bidders in order to make a purchase.

Corwin Ford will oversee the manufacturing and delivery of this truck for the City of Fernley. This vehicle is available under the State of Nevada's purchasing contract.

RELEVANT LAWS, STATUTES, AND REGULATIONS:

NRS 332.039, NRS 332.195

FINANCIAL IMPLICATIONS:

This purchase was budgeted at \$100,000 using G.L numbers 510-16500, 520-16500 within the Water and Wastewater Enterprise Funds and 100-475-742 and 100-575-742 within the General Fund in the FY 22-23 Budget.

ATTACHMENTS:

1. Superduty Specification Sheet
2. Utility Body Specification Sheet



CITY OF FERNLEY

CITY COUNCIL AGENDA REPORT

Meeting Date: August 3, 2022

REPORT TO: Mayor and City Council

REPORT THRU: Patrick Marsh, Acting City Manager

REPORT FROM: Barry Williams, Deputy Public Works Director

REVIEWED BY: Brandi Jensen, City Attorney

REVIEWED BY: Denise Lewis, City Treasurer

FINANCIAL IMPACT:

Yes: ☒ No: ☐

CURRENTLY BUDGETED:

Yes: ☒ No: ☐

FUND/ACCOUNT:

510-165100 /100-575-742
520-165100/ 100-475-742

ACTION REQUESTED: ☒ Consent ☐ Ordinance ☐ Resolution ☐ Motion ☐ Receive/File

AGENDA ITEM: Possible Action to purchase one (1), Ford F550, 4wd pickup truck with utility body from Corwin Ford for the City of Fernley's Fleet Department for an amount of \$62,368.25 plus a 5% contingency of \$3,118.41 for a total of \$65,486.66.

Agenda Item Brief: This purchase was approved by Council during the FY 22/23 budget process. If approved, this equipment will be assigned to the Fleet Department to be utilized in the day to day operations of the City's mobile fleet maintenance and repair operations as well as 24-hour fleet emergency response.

Recommended Motion:

"I move to Approve the purchase of one (1), Ford F550, 4wd pickup truck with utility body from Corwin Ford for the City of Fernley's Fleet Department for an amount of \$62,368.25 plus a 5% contingency of \$3,118.41 for a total of \$65,486.66."

Business Impact (per NRS Chapter 237):

- ☐ A Business Impact Statement is Attached.
- ☒ 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.

PROJECT SUMMARY: If approved, this vehicle will be assigned to the Fleet Department to be utilized in day to day operations. The Department typically relies on vehicles and equipment for 24-hour emergency response relating to the City's fleet repair and maintenance operations.

If approved, this equipment will replace one of the aged and problematic Vehicles that is currently assigned to the Department which is beyond the service miles and age recommended for vehicle replacement per the City of Fernley Fleet Management Program (PMP) Policy, Table 4.1 Appendix 8, Replacement Standard. If approved, Staff anticipates disposal of the current asset per the FMP Policy.

Staff has chosen a Ford, F550 pickup truck with utility body from Corwin Ford because this vehicle meets the desired specifications needed for the Departments operations. Corwin Ford participates in the Sourcewell State Purchasing Program (formerly NJPA). This program allows the City of Fernley to obtain better vehicle pricing and better vehicle availability.

BACKGROUND: This purchase was approved by Council during the FY 22/23 budget process.

Every fiscal year, the State accepts bids from dealerships around Nevada for assorted makes and models of work trucks, cars and light and heavy equipment for purchase by local government agencies. Using the results of the State's competitive bid process is standard practice for municipalities because it saves time and money. The municipality does not have to assemble bid documents, advertise, and rank bidders in order to make a purchase.

Corwin Ford will oversee the manufacturing and delivery of this truck for the City of Fernley. This vehicle is available under the State of Nevada's purchasing contract.

ALTERNATIVES: Council can deny the purchase of this vehicle and direct staff to assemble bid specifications for the vehicle purchase, advertise for bids and then rank and award the winning bid. Neither is guaranteed to lower the current price of the vehicle

LEGAL IMPLICATIONS: NRS 332.039, NRS 332.195

FINANCIAL IMPLICATIONS: This purchase was budgeted at \$100,000 using G.L numbers 510-16500, 520,16500 within the Water and Wastewater Enterprise Funds and 100-475-742 and 100-575-742 within the General Fund in the FY 22-23 Budget.

ATTACHMENTS:

1. Corwin Ford State Purchasing Price Quote
2. Superduty Specification Sheet
3. Utility Body Specification Sheet

MAJOR PRODUCT CHANGES

OVERVIEW

The 2022 Super Duty® reinforces the tough image of the F-Series and continues to meet the needs of both commercial and personal use customers. With three Ford designed and built powertrains, an aggressive appearance and class exclusive features, the Super Duty® will continue to dominate the over 8500 lbs. segment for many years to come.

To learn more about the features on this vehicle, go to www.fordsourcebook.com

MODEL/SERIES/AVAILABILITY

- XL, XLT, Lariat, King Ranch®, Platinum, Limited

MECHANICAL

- ★ **New/Changed**
 - King Ranch® and Platinum changed to 4x4 standard
 - 3.55 Electronic-Locking Rear Axle (X3J) available on F-250 with 6.7L Power Stroke® Diesel engine (99T) without High Capacity Trailer Tow Package (535/53Q)
- **Deleted**
 - King Ranch® and Platinum 4x2 drivetrain

EXTERIOR

- ★ **New/Changed**
 - Platform Running Boards (18B) changed from standard to optional – XLT DRW
 - 20" Bright Machined Cast Aluminum Wheels changed to standard on King Ranch® SRW
 - Manual-folding, manually telescoping, power glass trailer tow mirrors with heated glass, heated convex spotter mirror, integrated clearance lamps/turn signals (54K) – Included in XL Power Equipment Group (90L)
- **Deleted**
 - 18" Wheels on King Ranch® (647/64C)
- ★ **New Colors**
 - Atlas Blue (B3)
- **Deleted Paint Colors**
 - Lithium Gray
 - Velocity Blue

INTERIOR/COMFORT

- ★ **New/Changed**
 - Baja Interior – Lariat only
 - Navy Pier / Light Slate – Limited Interior only
 - Center armrest storage with 40/20/40 split bench front seat – XL

INTERIOR/COMFORT (continued)

- **Deleted**
 - Medium Light Camel – XLT

SAFETY/SECURITY

- ★ **New/Changed**
 - None
- **Deleted**
 - Underhood Service Light

FORD CO-PILOT360™ TECHNOLOGY

- ★ **New/Changed**
 - None

FUNCTIONAL

- ★ **New/Changed**
 - SYNC® 4 with 12" LCD Capacitive Touchscreen – standard on Lariat, King Ranch®, Platinum and Limited
 - SiriusXM® with 360L – standard on Lariat, King Ranch®, Platinum and Limited
 - 360-Degree Dual Beacon LED Warning Strobes replaced the 4-Corner LED Warning Strobes (91S/91G)
 - Tailgate Step – changed to standard on King Ranch®
- **Deleted**
 - None

PACKAGES

- ★ **New/Changed**
 - Lariat Sport Appearance Package (17K)
- **Deleted**
 - None

Product Changes and Features Availability

Features, options and package content subject to change. Please check www.fmcdealer.com for the most current information.

MAJOR PRODUCT SUMMARY

The 2022 Super Duty® reinforces the tough image of the F-Series and continues to meet the needs of both commercial and personal use customers.

The following equipment is standard as indicated. Each series includes the standard equipment of the previous series, except where otherwise noted:

XL	XL ¹	Lariat
MECHANICAL - Brakes – Four-Wheel Disc Anti-Lock Brake System (ABS) - Electronic-Shift-On-the-Fly (ESOF) (4x4 only) - Engine — F-250/F-350 – 6.2L 2 Valve Gas SOHC EFI NA V8 (Flex-Fuel) — F-450 – 6.7L 4 Valve OHV Power Stroke® V8 Turbo Diesel B20 - Transmission — TorqShift®-G six-speed automatic w/SelectShift® (F-250 w/6.2L gas) — TorqShift® ten-speed automatic w/Selectable Drive Modes: Normal, Tow/Haul, Eco, Deep Sand/Snow & Slippery (NA F-250 w/6.2L gas engine) EXTERIOR - Bumpers – front & rear, black painted - Fender vents – front - Glass – solar-tinted - Grille – black painted - Handles – door & tailgate, black - Jack — 2-Ton mechanical (250/350 SRW) — 4-Ton hydraulic (350 DRW/450) - Splash Guards/Mud Flaps – Front (F-450 only) - Tailgate – Removable w/key lock “Three-Blink” lane change signal - Tow hooks – front, two (2) - Trailer Sway Control - Trailer Tow Package – 7-wire harness w/relays & 7/4 pin connector - Wheels — F-250/F-350 SRW – 17” Argent Painted Steel w/painted hub covers/center ornaments — F-350 DRW – 17” Argent Painted Steel (hub covers/center ornaments not included) — F-450 – 19.5” Forged Polished Aluminum w/bright hub covers/center ornaments — Manual Locking Hubs (4x4) — Spare tire, wheel, lock & carrier - Windshield wipers – intermittent INTERIOR/COMFORT 2.3” Productivity Screen in IP Cluster - Air conditioning – manual, single zone - Cabin Air Particulate Filter - Door-trim – armrest/grab handle & reflector - Floor covering – Black, full length vinyl - Instrumentation – Multi-Function switch message center w/Ice Blue® Lighting - Mirror – rearview 11.5” day/night - Outside Temperature Display - Overhead console w/dual storage bins and map lights (NA Regular Cab) - Powerpoint – auxiliary two (2) in instrument panel - Scuff plates – front, color-coordinated - Seats – Front, HD vinyl, 40/20/40 split bench w/center armrest, cupholder and storage (manual lumbar – driver’s side), front center-seat w/integrated restraint - Steering wheel – black urethane with tilt and telescoping steering wheel/column; includes three (3) button message control - Sun visors – color-coordinated vinyl, driver w/pocket, passenger w/uncovered mirror - Window – Rear, fixed SAFETY/SECURITY - AdvanceTrac® with RSC® (Roll Stability Control™) - Belt-Minder® (front safety belt reminder) — chime & flashing warning light on I/P if belts not buckled - Center High-mounted Stop Lamp (CHMSL) - Driver and passenger frontal airbag; passenger side deactivation Switch - Engine Only Traction Control (DRW only) - Headlamps – Quad beam jewel effect halogen - Individual Tire Pressure Monitoring System (TPMS) – SRW/F-350 DRW only - Mirrors – manually telescoping two-way fold trailer tow with manual glass - Rear View Camera - Safety belts – w/height adjustment D-ring - Safety Canopy® System (incl. side-curtain airbags) - SecuriLock® Passive Anti-Theft System; includes MyKey® owner controls feature (PATS) - SOS Post-Crash Alert System™ - Stationary Elevated Idle Control FORD CO-PILOT360™ TECHNOLOGY - AutoLamp (Auto On/Off Headlamps) - Hill Start Assist FUNCTIONAL - Audio – AM/FM stereo/MP3 Player (four (4)) - FordPass Connect™ (4G) — 4G LTE Wi-Fi hotspot connects up to 10 devices¹ — Remotely start, lock and unlock vehicle² — Schedule specific times to remotely start vehicle — Locate parked vehicle² — Check vehicle status - Note: Ford Telematics™ and Data Services Prep included for Fleet Only; FordPass Connect™ (4G) Wi-Fi Modem provides data to support telematics and data services including but not limited to vehicle location, speed, idle time, fuel, vehicle diagnostics and maintenance alerts. Device enables telematics services through Ford or authorized providers. Activate at www.fleet.ford.com or call 833-FCS-Ford or 833-327-3673. - Rear axle — Non-Limited-Slip (F-250 and F-350) — 4.30 Limited-Slip (F-450) - SYNC® — Enhanced Voice Recognition Communication and Entertainment System — 911 Assist® — 4.2” LCD Center Stack screen — AppLink® — Smart-Charging USB-C port – one (1)	<i>All XL content, plus:</i> EXTERIOR - BoxLink™ (includes four (4) premium locking cleats) - Bumper – front & rear, chrome - Grille – two bar, bright chrome - Wheels – F-250/F-350 SRW – 18” Sparkle Silver Painted Cast Aluminum w/bright hub covers/center ornaments INTERIOR/COMFORT 4.2” LCD Productivity Screen in Cluster 110V/400W outlets; one (1) dash mounted and one (1) in rear console - Air conditioning vents – black w/chrome ring - Door-trim – soft armrest, grab handle, power window/lock switches, molded upper applique and reflector (applique and armrest are accent-color); front map pockets on Regular Cab and SuperCab; front and rear map pockets on Crew Cab - Floor covering – color-coordinated, full carpet - Floor mats – color-coordinated carpet - Power Equipment Group – 1st row (front-seat) windows w/one-touch up/down, power 2nd row (rear-seat) windows (Crew Cab only); power door-locks w/backlit switches & accessory delay; power tailgate lock - Seats, Front — Front, high-series cloth 40/20/40 split bench – 20% center under-seat storage, w/center armrest, cupholder and storage — Two-way adjustable driver/passenger headrests - Sun visors – Color-coordinated, Cloth, both driver and passenger w/covered mirrors - Windows – rear, fixed privacy glass SAFETY/SECURITY - Advanced Security Pack - Mirrors – manually telescoping/folding, trailer tow with power/heated glass, heated convex spotter mirror, integrated clearance lamps/turn signals - Remote keyless entry FORD CO-PILOT360™ TECHNOLOGY - Automatic Beam Beam - BLIS® (Blind Spot Information System) w/ Cross-Traffic Alert and Trailer Tow (BLIS® sensor in tailamp) - Pre-Collision Assist with Automatic Emergency Braking (AEB) and Forward Collision Warning FUNCTIONAL - Audio – AM/FM MP3 player & five (5) speakers - SiriusXM® Radio - Note: Includes a three (3)-month prepaid subscription. Service is not available in Alaska and Hawaii - Note: SiriusXM audio and data services each require a subscription sold separately, or as a package, by Sirius XM Radio Inc. If you decide to continue service after your trial, the subscription plan you choose will automatically renew thereafter and you will be charged according to your chosen payment method at then-current rates. Fees and taxes apply. To cancel you must call SiriusXM at 1-866-635-2349. See SiriusXM Customer Agreement for complete terms at www.siriusxm.com. All fees and programming subject to change. Sirius, XM and all related marks and logos are trademarks of Sirius XM Radio Inc. - Trailer Brake Controller (incl. Smart Trailer Tow Connector) - SYNC® 3 — Enhanced Voice Recognition Communications and Entertainment System — 8” LCD Capacitive Touchscreen in Center Stack with Swipe Capability — Pinch-to-Zoom capability included with available Voice-Activated Touchscreen Navigation System — AppLink® — 911 Assist® — Apple CarPlay™ and Android Auto™ Compatibility — Smart-Charging USB-C Ports – two (2)	<i>All XLT content, plus:</i> MECHANICAL - None EXTERIOR 6” Angular chrome step bar (F-350 DRW/F-450) - Fog Lamps - Grille – two (2) bar, chrome (includes chrome inserts) - Handles – body-color, door, tailgate - Wheels — F-250/F-350 SRW – 18” Bright Machined Cast Aluminum w/bright hub covers/center ornaments — F-350 DRW – 17” Forged Polished Aluminum w/bright hub covers/center ornaments INTERIOR/COMFORT 8” LCD Productivity Screen; includes menus for Gauge Setup, Trip Computer, Fuel Economy and Towing/Off-Road applications - Air conditioning – Dual-Zone Electronic Automatic Temperature Control (DEATC) - Air conditioning vents – silver metallic with chrome ring - Door-trim – soft armrest grab handle, power window/lock switches and reflector; front map pockets on SuperCab; front and rear map pockets on Crew Cab - Seats, Front — Leather seating surfaces 40/Console/40 — 10-way power driver & 8-way power passenger seats (six-way power-adjustable-track, two-way power recline and two-way power lumbar) - Seats, Rear — Armrest with cupholders (Crew Cab) - Steering Wheel – leather-wrapped, color-coordinated with five (5) button control - Sun visors – color-coordinated cloth; both driver and passenger w/covered illuminated visor vanity mirrors - Window – rear, power-sliding with privacy glass and defrost SAFETY/SECURITY - Mirrors – Power-folding with Autofold, PowerScope® Telescoping, Power Glass Trailer Tow Mirrors with Heat, Turn Signal, High-Intensity LED Security Approach Lamps, Utility Lighting System (LED Side-mirror Spotlights and Body-color skull caps) - Mirror – rearview, electrochromic self-dimming - SecuriCode™ keyless entry keypad FORD CO-PILOT360™ TECHNOLOGY - AutoLock, Auto Unlock - Reverse Sensing System FUNCTIONAL - Audio — Premium AM/FM MP3 player — B&O Sound System by Bang & Olufsen – (ten (10) speakers including subwoofer) - SiriusXM® Radio w/ 360L★ - Note: Includes a three (3)-month prepaid subscription. Service is not available in Alaska and Hawaii - Note: SiriusXM audio and data services each require a subscription sold separately, or as a package, by Sirius XM Radio Inc. If you decide to continue service after your trial, the subscription plan you choose will automatically renew thereafter and you will be charged according to your chosen payment method at then-current rates. Fees and taxes apply. To cancel you must call SiriusXM at 1-866-635-2349. See SiriusXM Customer Agreement for complete terms at www.siriusxm.com. All fees and programming subject to change. Sirius, XM and all related marks and logos are trademarks of Sirius XM Radio Inc. - SYNC® 4 with Enhanced Voice Recognition★ — 12” LCD Capacitive Touchscreen with Swipe Capability — Information On Demand Panel — Wireless Phone Connection — Cloud Connected — AppLink® w/ App Catalog — 911 Assist — Apple CarPlay® and Android Auto™ Compatibility — Digital Owner’s Manual — Conversational Voice Command Recognition — Connected Navigation³

Please see Standard Equipment pages for more details.

¹ Wi-Fi hotspot includes wireless data trial that begins upon AT&T activation and expires at the end of 3 months or when 3GB of data is used, whichever comes first, but cannot extend beyond the trial subscription period for remote features. To activate, go to www.att.com/ford.

² FordPass Connect™ (optional on select vehicles), the FordPass App., and Complimentary Connected Services are required for remote features (see FordPass Terms for details). Connected Service and features depend on compatible AT&T network availability. Evolving technology/cellular networks/vehicle capability may limit functionality and prevent operation of connected features. Connected services excludes Wi-Fi hotspot.

³ Navigation services require SYNC®4 and FordPass Connect (optional on select vehicles), complimentary connect service and the FordPass app (see FordPass Terms for details). Customer receives a complimentary 90-day trial of navigation services when an eligible vehicle is added to a member's FordPass account. Trial period begins on the new vehicle warranty start date. At the end of the complimentary period, navigation service will terminate.

Connected service and features depend on compatible AT&T network availability. Evolving technology/cellular networks/vehicle capability may limit functionality and prevent operation of connected features. FordPass App, compatible with select smartphone platforms, is available via a download. Message and data rates may apply. Ford Telematics™ and Ford Data Services™ subscription services available only for fleet customers, provide access to manufacturer-grade data including but not limited to vehicle location, speed, idle time, fuel, vehicle diagnostics, and maintenance alerts. Ford Telematics Drive mobile app for drivers is also available for Ford Telematics subscribers. FordPass Connect™ 4G Wi-Fi Modem enables Ford Telematics service directly from Ford or Ford Data Services through authorized providers. Learn more at commercialsolutions.ford.com or activate by calling 833-FCS-Ford. (833-327-3673).

Product Features Availability

Features, options and package contents subject to change.

★ = New for this model year

MAJOR PRODUCT SUMMARY

The following equipment is standard as indicated. Each series includes the standard equipment of the previous series, except where otherwise noted:

King Ranch®	Platinum	Limited
All Lariat content, plus: EXTERIOR 4x4 Crew Cab only - Accent-color wheelcap moldings (SRW only) - Accent-color illuminated angular running boards - Bumper – Accent-color front and rear - Grille – 2-Bar Chrome w/Carbon Inserts - LED Box Lighting (incl. LED Center High-Mounted Stop Lamp (CHMSL)) - Lower accent two-tone paint (See Color & Trim Availability page for details) - Remote Tailgate Release - Tailgate Step - Unique King Ranch® fender badges - Wheel Well Liner, Rear (F-250 and F-350 SRW only) - Wheels – SRW – 20" Bright Machined Cast Aluminum w/ Unique King Ranch® center cap INTERIOR - Ambient Lighting – Fixed Color - Door-trim – Unique panels w/King Ranch® Leather insert and woodgrain applique - Easy Entry/Exit Memory Driver's Seat Feature - Floor mats – Unique front and rear w/King Ranch® logo - Memory Power-Adjustable Pedals - Seats, Front - Unique King Ranch® Kingsville Antique Affect Leather Bucket Seating Surfaces - Front Heated/Ventilated Seating - Memory 10-way power-adjustable driver's & 8-way power-adjustable passenger seat - Steering Wheel – Unique King Ranch® Kingsville Antique Affect Leather-wrapped – Power Tilt/Telescoping with heat, memory and audio controls FORD CO-PILOT360™ TECHNOLOGY - Ultimate Trailer Tow Camera System w/ Pro Trailer Backup Assist Package FUNCTIONAL - Intelligent Access with Push-button Start (PEPS) - Remote Start System - Universal Garage Door Opener (UGDO) - Rain-Sensing Windshield Wipers - Wireless Charging Pad	All King Ranch® content, plus: EXTERIOR - Power deployable running board (includes Front Splash Guards/Mud Flaps on F-350 DRW) - Bumper – Body-color front and rear - Chrome exhaust tip - Grille – Unique Satin Aluminum - Handles – door and tailgate, chrome w/body-color surround - LED Fog Lamps - LED Tailamps - Remote Tailgate Release - Satin Chrome Tailgate appliqué - Tailgate Step - Tow hooks – chrome front, two (2) - Wheels – SRW – 20" Polished Aluminum INTERIOR/COMFORT - Ambient Lighting – Fixed Color - Door-trim – soft armrest/grab handle, upper appliqué, upper & lower map pockets & reflector - Easy Entry/Exit Memory Driver's Seat Feature - Memory Power-Adjustable Pedals - Seats, Front - Unique Multi-Contour Driver/Passenger Leather Bucket with Flow-through Console - Front Heated/Ventilated Seating - Memory 10-way, power-adjustable, driver's seat and 8-way power-adjustable passenger seat and second row armrest - Steering Wheel – Leather-wrapped – Power Tilt/Telescoping with heat, memory and audio controls SAFETY/SECURITY - Mirrors – Power-folding with Autofold, PowerScope® Telescoping, Power Glass Trailer Tow Mirrors with Heat, Turn Signal, High-Intensity LED Security Approach Lamps, Utility Lighting System (LED Side-mirror Spotlights and Chrome skull caps) - Quad Beam LED Headlamps FORD CO-PILOT360™ TECHNOLOGY - Adaptive Cruise Control and Collision Warning with Brake Support FUNCTIONAL - SYNC® 4 with Enhanced Voice Recognition* 12" LCD Capacitive Touchscreen with Swipe Capability - Information On Demand Panel - Wireless Phone Connection - Cloud Connected - AppLink® w/ App Catalog 911 Assist - Apple CarPlay® and Android Auto™ Compatibility - Digital Owner's Manual - Conversational Voice Command Recognition - Connected Built-In Navigation¹	MECHANICAL - Brakes – Four-Wheel Disc Anti-lock Brake System (ABS) - Electronic Shift-On-the-Fly (ESOF) - Engine 6.7L 4 Valve OHV Power Stroke® V8 Turbo Diesel B20 EXTERIOR 4x4 Crew Cab only - Power deployable running board (includes Front Splash Guards/Mud Flaps on F-350 DRW) - Bumper – Body-color front and rear - Chrome exhaust tip - Grille – Unique Satin Finish - Handles – door and tailgate, satin w/body-color surround - LED Fog Lamps - LED Tailamps - Moonroof, Power (Twin Panel) - Remote Tailgate Release - Satin Chrome Tailgate Applique - Tailgate Step - Tow hooks – chrome front, two (2) - Wheels – 20" Polished Aluminum INTERIOR/COMFORT - Ambient Lighting – Fixed Color - Dark ash swirl wood trim on armrests and center console - Door-trim – upper & lower map pockets & reflector - Easy Entry/Exit Memory Driver's Seat Feature - Leather wrapped instrument panel toppers and door arm rollovers "Limited" applique on center console with serial number - Illuminated Scuff Plates w/Limited Logo - Memory Power-Adjustable Pedals - Miko suede headliner - Seat, Front - Unique Limited Navy Pier/ Light Slate Two-tone Premium Luxury Leather Bucket Seating Surfaces - Multi-Contour Driver/Passenger Leather Bucket with Flow-through Console - Front Heated/Ventilated Seating - Memory 10-way, power-adjustable, driver's seat and 8-way power-adjustable passenger seat and second row armrest - Steering Wheel – Unique Navy Pier Premium Luxury Leather-wrapped – Power Tilt/Telescoping with heat, memory and audio controls SAFETY/SECURITY - Mirrors – Power-folding with Autofold, PowerScope® Telescoping, Power Glass Trailer Tow Mirrors with Heat, Turn Signal, High-Intensity LED Security Approach Lamps, Utility Lighting System (LED Side-mirror Spotlights and body-color skull caps) - Quad Beam LED Headlamps FORD CO-PILOT360™ TECHNOLOGY - Adaptive Cruise Control and Collision Warning with Brake Support - Adaptive Steering - Automatic High Beam - BLIS® (Blind Spot Information System) with Cross-traffic Alert and Trailer Tow (BUS® sensor in tailamp) - Lane-Keeping Alert - Ultimate Trailer Tow Camera System w/ Pro Trailer Backup Assist Package FUNCTIONAL - Audio - Premium AM/FM MP3 player - B&O Sound System by Bang & Olufsen (ten (10) speakers including subwoofer) - FordPass Connect™ (4G) 4G LTE Wi-Fi hotspot connects up to 10 devices² - Remotely start, lock and unlock vehicle³ - Schedule specific times to remotely start vehicle - Locate parked vehicle³ - Check vehicle status Note: Ford Telematics™ and Data Services Prep included for Fleet Only. FordPass Connect™ (4G) Wi-Fi Modem provides data to support telematics and data services including but not limited to vehicle location, speed, idle time, fuel, vehicle diagnostics and maintenance alerts. Device enables telematics services through Ford or authorized providers. Activate at www.fleet.ford.com or call 833-FCS-FORD or 833-327-3673. 332 Amp Alternator - Intelligent Access with Push-button Start (PEPS) - Remote Start System - SYNC® 4 with Enhanced Voice Recognition* 12" LCD Capacitive Touchscreen with Swipe Capability - Information On Demand Panel - Wireless Phone Connection - Cloud Connected - AppLink® w/ App Catalog 911 Assist - Apple CarPlay® and Android Auto™ Compatibility - Digital Owner's Manual - Conversational Voice Command Recognition - Connected Built-In Navigation - Upfitter Switches; six (6) - Universal Garage Door Opener (UGDO) - Rain-Sensing Windshield Wipers - Wireless Charging Pad

¹ Navigation services require SYNC®4 and FordPass Connect (optional on select vehicles), complimentary connect service and the FordPass app (see FordPass Terms for details). Customer receives a complimentary 90-day trial of navigation services when an eligible vehicle is added to a member's FordPass account. Trial period begins on the new vehicle warranty start date. At the end of the complimentary period, navigation service will terminate. Connected service and features depend on compatible AT&T network availability. Evolving technology/cellular networks/vehicle capability may limit functionality and prevent operation of connected features.

FordPass App, compatible with select smartphone platforms, is available via a download. Message and data rates may apply. Ford Telematics™ and Ford Data Services™, subscription services available only for fleet customers, provide access to manufacturer-grade data including but not limited to vehicle location, speed, idle time, fuel, vehicle diagnostics, and maintenance alerts. Ford Telematics Drive mobile app for drivers is also available for Ford Telematics subscribers. FordPass Connect™ 4G Wi-Fi Modem enables Ford Telematics service directly from Ford or Ford Data Services through authorized providers. Learn more at commercialsolutions.ford.com or activate by calling 833-FCS-Ford. (833-327-3673).

² Wi-Fi hotspot includes wireless data trial that begins upon AT&T activation and expires at the end of 3 months or when 3GB of data is used, whichever comes first, but cannot extend beyond the trial subscription period for remote features. To activate, go to www.att.com/ford

³ FordPass Connect™ (optional on select vehicles), the FordPass App., and Complimentary Connected Services are required for remote features (see FordPass Terms for details). Connected Service and features depend on compatible AT&T network availability. Evolving technology/cellular networks/vehicle capability may limit functionality and prevent operation of connected features. Connected services excludes Wi-Fi hotspot

Product Features Availability

Features, options and package content subject to change.

★ = New for this model year

STANDARD EQUIPMENT

The following features are standard on every 2022 MY SUPER DUTY® F-SERIES vehicle:

MECHANICAL

- Brakes – Power four-wheel Disc Brakes with Anti-Lock Brake System (ABS)
- Engine
 - F-250/F-350: 6.2L 2 Valve Gas SOHC EFI NA V8 (Flex-Fuel)
 - F-450: 6.7L 4 Valve OHV Power Stroke® V8 Turbo Diesel B20
- Transmission
 - TorqShift®-G Six-Speed Automatic with SelectShift® (F-250 w/6.2L gas)
 - TorqShift® Ten-Speed Automatic with Selectable Drive Modes: Normal, Tow/Haul, Eco, Deep Sand/Snow & Slippery (NA w/ F-250 w/6.2L gas)

EXTERIOR

- Doors
 - Two (Regular Cab only)
 - Four (SuperCab/Crew Cab only)
- Glass
 - Solar-Tinted, complete (Std. XL)
 - Privacy (Std. XLT, Lariat, King Ranch®, Platinum and Limited; NA front-seat windows)
- Jack
 - Two ton mechanical (F-250/F-350 SRW)
 - Four ton hydraulic (F-350 DRW/F-450)
- Lamps – pickup box and cargo area
- Manual Locking Hubs (4x4)
- Moldings – tailgate and box-rail
- Spare tire, wheel, lock & frame mounted carrier
- Tailgate – removable w/key lock, black handle
- "Three-Blink" lane change signal
- Tie-down hooks – pickup box, four (4)
- Tow hooks – front, two (2)
- Trailer Tow Package (F-250/F-350) – 7 wire harness w/relays and 7/4 pin connector
- Trailer Tow Package (F-450) – 7/4 pin connector, 4.30Ls rear-axle and GCWR (Reg Cab – 45,300 lbs, Crew Cab 4x4 42,000lbs, Crew Cab 4x2 43,400 lbs)

INTERIOR/COMFORT

- Convenience
 - Coat hooks – LH/RH color-coordinated
 - Dash top tray
 - Dome Lamp – LH/RH door activated & I/P switch operated w/delay
 - Handles, grab – driver & front-passenger
 - Handles, roof ride – front-passenger (also over rear-doors on Crew Cab)
 - Map lights – dual (front and rear w/Crew Cab)
 - Powerpoint, auxiliary
- Door-Trim – color-coordinated, molded w/armrest/grab handle & reflector
- Headliner – color-coordinated cloth
- Hood release
- Horn – dual electric

INTERIOR/COMFORT (continued)

- Instrument panel – color-coordinated w/ glove box, 4 air registers w/positive shut off, powerpoint
- Instrumentation – Multi-function switch message center w/Ice Blue® Lighting® (three (3) button message control on steering wheel for XL; five (5) button control for XLT, Lariat, King Ranch®, Platinum and Limited)
- Scuff plates – front, color-coordinated; Illuminated w/logo on Limited
- Steering – power
- Steering damper
- Windshield wipers – intermittent

SAFETY/SECURITY

- AdvanceTrac® with RSC® (Roll Stability Control™)
- Airbags
 - Driver and Passenger frontal and side airbag/curtain
 - Passenger side airbag deactivation switch
- Center High-mounted Stop Lamp (CHMSL)
- Child tethers (Regular Cab, front-passenger and all rear-seating positions)
- Individual Tire Pressure Monitoring System (TPMS) – SRW/F-350 DRW only
- Safety Belts
 - Belt-Minder® front safety belt reminder – chime and flashing warning light on instrument cluster if belts not buckled
 - Color-coordinated w/height adjustment (front-outboard seating positions only)
- SecuriLock® Passive Anti-Theft System (PATS); includes MyKey® owner controls feature
- SOS Post-Crash Alert System™
- Stationary Elevated Idle Control (SEIC)

FUNCTIONAL

- Alternator
 - 157 Amp (Std. XL)
 - 200 Amp (Std. XLT, Lariat, King Ranch® and Platinum)
 - 332 Amp (Limited)
- Axle
 - Twin I-beam front axle w/coil spring suspension (narrow front track) – 4x2 (F-250 and F-350)
 - Mono-beam front axle w/coil spring suspension (narrow front track) – 4x4 (F-250 and F-350)
 - Mono-beam front axle w/coil spring suspension (wide front track) (F-450)
 - Rear – Non-Limited-Slip (F-250/F-350)
 - Rear – 4.30 Limited-Slip (F-450)
- Battery
 - Gas engine – 650-CCA, 72-AH (XL only)
 - Gas engine – 750-CCA, 78-AH, single (NA XL)
 - Diesel engine – 750-CCA, 78-AH, dual (6.7L Power Stroke® Diesel engine)
- Intelligent Oil-Life Monitor® (6.7L Power Stroke® Diesel engine)
- Oil minder system (6.2L Gas engine)
- Shock absorbers – heavy-duty gas
- Stabilizer bar – front

The following features are standard on select 2022MY SUPER DUTY® vehicles:

MECHANICAL	XL	XLT	Lariat	King Ranch®	Platinum	Limited
Four-Wheel Disc Anti-Lock Brake System (ABS) – Roll Stability Control™ (RSC®)/Traction Control/Trailer Sway Control	•	•	•	•	•	•
2.5" Built Ford Tough® Trailer Hitch Receiver						
F-250 (less HD Trailer Tow (535))	•	•	•	•	•	•
F-350 SRW – 6.2L and 7.3L Gas engine	•	•	•	•	•	•
F-350 SRW – Diesel (All 4x2 and 4x4 Regular Cab and Super Cab. Excludes 164" WB Crew Cab only)	•	•	•	•	•	•
F-350 DRW – 6.2L Gas Engine	•	•	•	•	•	•

STANDARD EQUIPMENT

MECHANICAL (continued)	XL	XLT	Lariat	King Ranch®	Platinum	Limited
3" Built Ford Tough® Trailer Hitch Receiver						
F-250 – Diesel with HD Trailer Tow (535)	•	•	•	•	•	•
F-350 SRW – Diesel (4x4 164" WB and Crew Cab only)	•	•	•	•	•	•
F-350 DRW (7.3L Gas and 6.7L Diesel) and F-450						
Note: To find the maximum trailer weight allowed for your vehicle, consult your authorized dealer (or the RV and Trailer Towing Guide provided by your authorized dealer)	•	•	•	•	•	•
4x4 Only						
Electronic-Shift-On-the-Fly (ESOF)	•	•	•	•	•	•
Drivetrain						
4x2	•	•	•	•	•	
4x4	•	•	•	•	•	•
Fuel Tanks						
29 Gallon (Diesel Engine) – 142" or 148" Wheelbase	•	•				
34 Gallon (Diesel Engine) – 160" or 164" Wheelbase	•	•	•	•	•	•
34 Gallon (Gas Engine) – NA 176" Wheelbase	•	•	•	•	•	
48 Gallon (Gas Engine) – 176" Wheelbase	•	•	•	•	•	
48 Gallon (Diesel Engine) – 176" Wheelbase	•	•	•	•	•	•
KEY EXTERIOR FEATURES						
Bumper – Front						
Black painted steel w/grained MIC top cover and black lower air dam	•					
Chrome w/grained top cover and black lower air dam		•	•			
Accent-color				•		
Body-color					•	•
Bumper – Rear						
Black painted	•					
Chrome		•	•			
Accent-color				•		
Body-color					•	•
Grille						
Black MIC	•					
Bright Chrome – two (2) bar		•				
Chrome – two (2) bar (includes chrome inserts)			•			
Chrome – two (2) bar w/Caribou Inserts				•		
Satin Aluminum					•	
Unique Satin Finish						•
Rear Quarter Panel						
Decal – 4x4 only	•	•	•	•	•	•
Handles – Door and Tailgate						
Black	•	•				
Body-color			•	•		
Chrome w/body-color surround					•	
Satin Chrome w/body-color surround						•
Headlamps/Taillamps/Lamps						
Quad beam halogen jewel effect	•	•	•	•		
Quad Beam LED					•	•
LED Taillamps					•	•
AutoLamp (Auto On/Off Headlamps)	•	•	•	•	•	•
Automatic High Beam		•	•	•	•	•
Center High-mounted Stop Lamp (LED on King Ranch®, Platinum and Limited)	•	•	•	•	•	•
Fog lamps (LED on Platinum and Limited)			•	•	•	•
LED Box Lighting (incl. LED Center High-Mounted Stop Lamp (CHMSL))				•	•	•
LED Roof Marker/Clearance Lamps (F-350 DRW/F-450)	•	•	•	•	•	•
Utility Lighting System (LED Side-mirror Spotlights) (see mirror descriptions below)			•	•	•	•

STANDARD EQUIPMENT

KEY EXTERIOR FEATURES (continued)	XL	XLT	Lariat	King Ranch®	Platinum	Limited
Mirrors						
BLIS® (Blind Spot Information System) with Cross-traffic Alert and Trailer Tow (BLIS® sensor in taillamp)		•	•	•	•	•
Manually telescoping/folding trailer tow with manual glass	•					
Manually telescoping/folding trailer tow with power/heated glass, heated convex spotter mirror, integrated clearance lamps/turn signals		•				
Power-folding with Autofold, PowerScope® Telescoping, Power Glass Trailer Tow Mirrors with Heat, Turn Signal, High-Intensity LED Security Approach Lamps, Utility Lighting System (LED Side-mirror Spotlights)			•			
Power-folding with Autofold, PowerScope® Telescoping, Power Glass Trailer Tow Mirrors with Heat, Turn Signal, Memory, High-Intensity LED Security Approach Lamps, Utility Lighting System (LED Side-mirror Spotlights) (Body-Color skull caps on King Ranch® and Limited; Chrome on Platinum)				•	•	•
Power Equipment						
Remote Tailgate Release				•	•	•
Wheels (SRW)						
17" Argent Painted Steel w/Painted Hub Covers/Center Ornaments (F-250/F-350)	•					
18" Sparkle Silver Painted Cast Aluminum w/Bright Hub Covers/Center Ornaments (4) (F-250/F-350)		•				
18" Bright Machined Cast Aluminum w/Magnetic Painted Pockets and bright hub covers/center ornaments (F-250/F-350)			•			
20" Bright Machined Cast Aluminum Wheel				•		
20" Polished Aluminum Wheel					•	
20" Polished Aluminum Wheel						•
Wheels (DRW)						
17" Argent Painted Steel (hub covers/center ornaments not included) (F-350)	•	•				
17" Forged Polished Aluminum w/bright hub covers/center ornaments (F-350, front and rear outer; steel inner wheels)			•	•	•	•
19.5" Forged Polished Aluminum w/bright hub covers/center ornaments (F-450, front and rear outer; steel inner wheels)	•	•	•	•	•	•
Windows and Glass						
1 st Row (front-seat) – Manual	•					
1 st Row (front-seat) – Power w/one-touch up/down		•	•	•	•	•
2 nd Row (rear-seat) – Manual	•(2,3)					
2 nd Row (rear-seat) – Fixed	•(2)					
2 nd Row (rear-seat) – Power		•(2,3)	•(2,3)	•(2,3)	•(2,3)	•(2,3)
Rear (backlight) – Fixed	•	•				
Rear (backlight) – Power-sliding w/defrost			•	•	•	•
Solar-tinted glass (complete)	•					
Privacy Glass (rear backlight on all cabs; 2 nd Row (rear-seat) windows on SuperCab and Crew Cab. Other glass is solar-tinted.)		•	•	•	•	•
Functional						
BoxLink™ (includes four (4) premium locking cleats)		•	•	•	•	•
KEY INTERIOR/COMFORT FEATURES						
Air Conditioning						
Manual, Single Zone	•	•				
Dual-Zone Electronic Automatic Temperature Control (DEATC)			•	•	•	•

STANDARD EQUIPMENT

KEY INTERIOR/COMFORT FEATURES (continued)	XL	XLT	Lariat	King Ranch®	Platinum	Limited
Audio						
AM/FM stereo MP3 player (four (4) speakers)	•					
AM/FM stereo MP3 player (speakers; five (5) with Regular Cab, seven (7) with SuperCab and Crew Cab)		•				
B&O Sound System by Bang & Olufsen (10 speakers including subwoofer)			•	•	•	•
SiriusXM® Radio (speakers; adds one (1) I/P mounted center speaker on XLT only) Note: Includes a three (3)-month prepaid subscription. Service is not available in Alaska and Hawaii. Note: SiriusXM audio and data services each require a subscription sold separately, or as a package, by Sirius XM Radio Inc. If you decide to continue service after your trial, the subscription plan you choose will automatically renew thereafter and you will be charged according to your chosen payment method at then-current rates. Fees and taxes apply. To cancel you must call SiriusXM at 1-866-635-2349. See SiriusXM Customer Agreement for complete terms at www.siriusxm.com . All fees and programming subject to change. Sirius, XM and all related marks and logos are trademarks of Sirius XM Radio Inc		•				
★ SiriusXM® Radio w/ 360L Note: Includes a three (3)-month prepaid subscription. Service is not available in Alaska and Hawaii. Note: SiriusXM audio and data services each require a subscription sold separately, or as a package, by Sirius XM Radio Inc. If you decide to continue service after your trial, the subscription plan you choose will automatically renew thereafter and you will be charged according to your chosen payment method at then-current rates. Fees and taxes apply. To cancel you must call SiriusXM at 1-866-635-2349. See SiriusXM Customer Agreement for complete terms at www.siriusxm.com . All fees and programming subject to change. Sirius, XM and all related marks and logos are trademarks of Sirius XM Radio Inc			•	•	•	•
SYNC® – Enhanced Voice Recognition Communication and Entertainment System – 911 Assist® – 4.2" LCD Screen in Center Stack – AppLink® – Smart-Charging USB-C port – one (1)	•					
SYNC® 3 – Enhanced Voice Recognition Communications and Entertainment System – 8" LCD Capacitive Touchscreen in Center Stack with Swipe Capability – Pinch-to-Zoom capability included with available Voice-Activated Touchscreen Navigation System – AppLink® – 911 Assist® – Apple CarPlay® and Android Auto™ Capability – Smart-Charging USB-C ports – two (2)		•				
KEY INTERIOR/COMFORT FEATURES (continued)	XL	XLT	Lariat	King Ranch®	Platinum	Limited

STANDARD EQUIPMENT

★ SYNC® 4 with Enhanced Voice Recognition – 12" LCD Capacitive Touchscreen with Swipe Capability – Information On Demand Panel – Wireless Phone Connection – Cloud Connected – AppLink w/ App Catalog – 911 Assist® – Apple CarPlay® and Android Auto™ Compatibility – Digital Owner's Manual – Conversational Voice Command Recognition – Connected Navigation ¹				•	•		
★ SYNC® 4 with Enhanced Voice Recognition – 12" LCD Capacitive Touchscreen with Swipe Capability – Information On Demand Panel – Wireless Phone Connection – Cloud Connected – AppLink w/ App Catalog – 911 Assist® – Apple CarPlay® and Android Auto™ Compatibility – Digital Owner's Manual – Conversational Voice Command Recognition – Connected Built-In Navigation ¹						•	•
FordPass Connect™ (4G) – 4G LTE Wi-Fi hotspot connects up to 10 devices ² – Remotely start, lock and unlock vehicle ³ – Schedule specific times to remotely start vehicle ³ – Locate parked vehicle ³ – Check vehicle status ³ Note: Ford Telematics™ and Data Services Prep included for Fleet Only: FordPass Connect™ (4G) Wi-Fi Modem provides data to support telematics and data services including but not limited to vehicle location, speed, idle time, fuel, vehicle diagnostics and maintenance alerts. Device enables telematics services through Ford or authorized providers. Activate at www.fleet.ford.com or call 833-FCS-FORD or 833-327-3673.	•	•	•	•	•	•	•
Cupholders							
Dual, instrument panel-mounted		•	•	•	•	•	•
Integrated w/armrest on rear-seat			•(3)	•	•	•	•
Door-Trim							
Armrest, grab handle and reflector	•						
Soft armrest, grab handle, power window/lock switches, molded upper appliqué, reflector (appliqué and armrest are accent-color); front map pockets on Regular Cab and SuperCab; front and rear map pockets on Crew Cab		•					
Soft armrest, grab handle, power window/lock switches, upper appliqué, reflector; front map pockets on SuperCab; front and rear map pockets on Crew Cab			•	•	•	•	•
Floor Covering							
Black vinyl	•						
Color-coordinated carpet and carpeted floor mats (includes rear mats on SuperCab & Crew Cab)		•	•	•	•	•	•

¹ Navigation services require SYNC®4 and FordPass Connect (optional on select vehicles), complimentary connect service and the FordPass app (see FordPass Terms for details). Customer receives a complimentary 90-day trial of navigation services when an eligible vehicle is added to a member's FordPass account. Trial period begins on the new vehicle warranty start date. At the end of the complimentary period, navigation service will terminate.

Connected service and features depend on compatible AT&T network availability. Evolving technology/cellular networks/vehicle capability may limit functionality and prevent operation of connected features.

FordPass App, compatible with select smartphone platforms, is available via a download. Message and data rates may apply. Ford Telematics™ and Ford Data Services™, subscription services available only for fleet customers, provide access to manufacturer-grade data including but not limited to vehicle location, speed, idle time, fuel, vehicle diagnostics, and maintenance alerts. Ford Telematics Drive mobile app for drivers is also available for Ford Telematics subscribers. FordPass Connect™ 4G Wi-Fi Modem enables Ford Telematics service directly from Ford or Ford Data Services through authorized providers. Learn more at commercialsolutions.ford.com or activate by calling 833-FCS-Ford. (833-327-3673).

² Wi-Fi hotspot includes wireless data trial that begins upon AT&T activation and expires at the end of 3 months or when 3GB of data is used, whichever comes first, but cannot extend beyond the trial subscription period for remote features. To activate, go to www.att.com/ford

³ FordPass Connect™ (optional on select vehicles), the Ford Pass App., and Complimentary Connected Services are required for remote features (see FordPass Terms for details). Connected Service and features depend on compatible AT&T network availability. Evolving technology/cellular networks/vehicle capability may limit functionality and prevent operation of connected features. Connected services excludes Wi-Fi hotspot

1 = Regular Cab only, 2 = SuperCab only, 3 = Crew Cab only

★ = New for this model year

• = Available

STANDARD EQUIPMENT

KEY INTERIOR/COMFORT FEATURES (continued)	XL	XLT	Lariat	King Ranch®	Platinum	Limited
Instrument Center						
2.3" Productivity Screen display includes menus for Multi-function switch message center w/Ice Blue® Lighting (three (3) button message control on steering wheel)	•					
4.2" LCD Productivity screen display includes menus for Gauge Setup, Trip Computer, Fuel Economy and Towing/Off-Road applications; five (5) button message control on steering wheel (included with the SYNC® 3)		•				
8.0" Productivity Screen display includes menus for Gauge Setup, Trip Computer, Fuel Economy and Towing/Off-Road applications; five (5) button message control on steering wheel			•	•	•	•
Manual door-locks and windows	•					
Overhead Console – with dual storage bin and map lights (NA Regular Cab)	•(2,3)	•	•	•	•	•
Power Equipment						
Accessory delay		•	•	•	•	•
Door-locks w/backlit switches		•	•	•	•	•
Windows w/backlit switches		•	•	•	•	•
Powerpoint and 110V/400W Outlet						
One (1) Powerpoint in front center under-seat storage		•				
Two (2) Powerpoints in instrument panel	•	•	•	•	•	•
Two (2) Powerpoints in rear side of Flow-through Console			•	•	•	•
110V/400W Outlet dash mounted		•	•	•	•	•
110V/400W Outlet in rear side of Flow-through Console		•	•	•	•	•
Reverse Sensing System			•	•	•	•
Rear View Camera						
Display in center-stack screen	•	•	•	•	•	•
Rearview Mirror						
11.5" Day/Night	•	•				
Electrochromic self-dimming			•	•	•	•
Remote Start System				•	•	•
Seats (Front)						
HD vinyl, 40/20/40 split bench w/center armrest and cupholder	•					
Cloth, 40/20/40 split bench, 20% center locking under-seat storage, w/center armrest, cupholder and storage		•				
Leather seating surfaces, 40/Console/40			•			
Unique King Ranch® Kingsville Antique Affect Leather seating surfaces, 40/Console/40				•		
Unique Platinum Leather seating surfaces, 40/Console/40 with Multi-Contour Seats (Driver and Passenger)					•	
Unique Limited Navy Pier/Light Slate Two-tone Premium Luxury Leather Seating Surfaces, 40/Console/40 with Multi-Contour Seats (Driver and Passenger)						•
Manual lumbar support, driver's side	•	•				
10-way power driver seat (six-way power-adjustable track, two-way power recline and two-way power lumbar)			•	•	•	•
8-way power-adjustable front passenger seat			•	•	•	•
Two-way adjustable driver/passenger headrests	•	•	•			
Four-way adjustable driver/passenger headrests				•	•	•
Easy Entry/Exit Memory Driver's Seat Feature				•	•	•
Front center-seat-integrated restraints (SIR)	•	•				
Seats (Rear) SuperCab						
Vinyl, 60/40 fold-up bench seat	•					
Cloth, 60/40 fold-up bench seat		•				
Premium vinyl seating surfaces, 60/40 fold-up bench seat			•			

STANDARD EQUIPMENT

KEY INTERIOR/COMFORT FEATURES (continued)	XL	XLT	Lariat	King Ranch®	Platinum	Limited
<u>Seat (Rear) Crew Cab</u>						
60/40 bench w/flip-up/fold-down w/two (2) outboard head restraints and a center head restraint	•	•				
60/40 bench w/flip-up seats & fold-down backrests, w/under-seat partitioned lockable fold-flat storage, two (2) outboard head restraints and a center head restraint. Dual integrated cupholders in armrest			•	•	•	•
Vinyl	•					
Cloth		•				
Leather			•			
King Ranch® Kingsville Antique Affect Leather seating surface				•		
Platinum Leather seating surface					•	
Limited Navy Pier/Light Slate Leather seating surface						•
<u>Steering Wheel</u>						
Urethane – Black w/redundant audio and SYNC® controls	•	•				
Leather-wrapped – (Lariat, color-coordinated; King Ranch®, Unique King Ranch® Kingsville Antique Affect; Platinum; Limited Navy Pier Leather)			•	•	•	•
Heated Steering Wheel				•	•	•
Cruise Control (steering wheel-mounted)		•	•	•	•	•
Tilt and Telescoping steering wheel/column (Manual on XL, XLT and Lariat; Power with heat and memory on King Ranch®, Platinum and Limited)	•	•	•	•	•	•
<u>Sun visors</u>						
Color-coordinated vinyl, driver w/pocket, passenger w/uncovered mirror	•					
Color-coordinated cloth; both driver and passenger w/covered mirrors		•				
Color-coordinated cloth; both driver and passenger w/illuminated visor vanity mirrors			•	•	•	•
<u>SAFETY/SECURITY</u>						
AdvanceTrac® with RSC® (Roll Stability Control™)	•	•	•	•	•	•
Autolock, Auto unlock, Rainlamp Wiper Activated Headlamps		•	•			
Advanced Security Pack (incl. Inclinometer / Intrusion Sensors)		•	•	•	•	•
Autolock, Auto unlock, High-Beam with Rainlamp Wiper Activated Headlamps, Intelligent Access with Push-button Start (PEPS)				•	•	•
Driver and Passenger frontal and side airbag/curtain	•	•	•	•	•	•
Intelligent Access with Push-button Start (PEPS)				•	•	•
Remote Keyless-Entry		•	•			
Trailer Sway Control and Hill Start Assist	•	•	•	•	•	•

FUNCTIONAL EQUIPMENT

AXLE AVAILABILITY

Series	Engine	Transmission	Non-Limited-Slip			Limited-Slip				Electronic-Locking			
			3.31	3.55	3.73	3.55	3.73	4.10	4.30	3.31	3.55	3.73	4.30
			X31	X35	X37	X3K	X3L	X4N	X4L	X3H	X3J	X3E	X4M
F-250	6.7L 4V OHV Power Stroke® V8 Turbo Diesel B20	TorqShift® Ten-Speed Automatic w/SelectShift® Automatic	S	O ¹	—	—	—	—	—	O	O ^{2, 3}	—	—
	6.2L 2V Gas SOHC EFI NA V8	TorqShift®-G Six-Speed Automatic w/SelectShift® Automatic (F-250 only)	—	—	S	—	—	—	—	—	—	O	O
	7.3L 2V Gas DEVCT PFI NA V8	TorqShift® Ten-Speed Automatic w/SelectShift® Automatic	—	S	—	—	—	—	—	—	O	—	O ²
F-350 SRW	6.7L 4V OHV Power Stroke® V8 Turbo Diesel B20	TorqShift® Ten-Speed Automatic w/SelectShift® Automatic	S	O	—	—	—	—	—	O	O ²	—	—
	6.2L 2V Gas SOHC EFI NA V8	TorqShift®-G Six-Speed Automatic w/SelectShift® Automatic	—	—	S	—	—	—	—	—	—	—	—
	6.2L 2V Gas SOHC EFI NA V8	TorqShift® Ten-Speed Automatic w/SelectShift® Automatic	—	—	S	—	—	—	—	—	—	O	O
	7.3L 2V Gas DEVCT PFI NA V8	TorqShift® Ten-Speed Automatic w/SelectShift® Automatic	—	—	—	—	—	—	—	—	—	S	O ²
F-350 DRW	6.2L 2V Gas SOHC EFI NA V8	TorqShift®-G Six-Speed Automatic w/SelectShift® Automatic	—	—	—	—	—	—	S	—	—	—	—
	6.2L 2V Gas SOHC EFI NA V8	TorqShift® Ten-Speed Automatic w/SelectShift® Automatic	—	—	—	—	S	—	O	—	—	—	—
	6.7L 4V OHV Power Stroke® V8 Turbo Diesel B20	TorqShift® Ten-Speed Automatic w/SelectShift® Automatic	—	S	—	O	—	O	—	—	—	—	—
	7.3L 2V Gas DEVCT PFI NA V8	TorqShift® Ten-Speed Automatic w/SelectShift® Automatic	—	—	—	—	S	—	O	—	—	—	—
F-450	6.7L 4V OHV Power Stroke® V8 Turbo Diesel B20	TorqShift® Ten-Speed Automatic w/SelectShift® Automatic	—	—	—	—	—	—	S	—	—	—	—

¹ Requires Trailer Tow Upgrade (535/53Q)² Standard with Tremor Off-Road Package (17Y)³ NOTE: Adding 3.55 Electronic-Locking Axle (X3J) on F-250 w/ 6.7L Power Stroke® Diesel increases GVWR to 10,400 lb.

2022 SUPER DUTY® PICKUP (F-250 / F-350 / F-450) FUNCTIONAL EQUIPMENT

			2022MY (F-250 / F-350) Super Duty		Alternators					
			6.2L Gas - Pickups							
Series	Engine	Drive	Option Code	Description	XL	XL T	Lariat	King Ranch	Platinum	
F250 & F350	6.2L Gas 2 Valve V8	4x2 & 4x4	(43C)	110V/400W Inverter	STD	67D (STD)	67D (STD)	67D (STD)	67D (STD)	
			(66S)	6 Upfitter Switches	67D	67D	67D	67E	67E	
			(473 or 47B)	Snow Plow Pkg.	67D	67D	67E	67E	67E	
			(43C & 66S)	Inverter & Upfitter Switches	67D	67D	67E	67E	67E	
			(43C & 473 or 47B)	Inverter & Snow Plow	67D	67D	67E	67E	67E	
SRW & DRW			(66S & 473 or 47B)	Upfitters Switches & Snowplow	67D	67D	67E	67E	67E	
			(43C & 66S & 473 or 47B)	Invert. & Upfit Switch & Snowplow	67E	67E	67E	67E	67E	
							(STD) Standard @ 157 Amp			
				(STD or 67D) @ 200 Amp						
				(67E) @ 240 Amp						

			2022MY (F-250 / F-350) Super Duty		Alternators					
			7.3L Gas - Pickups							
Series	Engine	Drive	Option Code	Description	XL	XLT	Lariat	King Ranch	Platinum	
F250 & F350	7.3L Gas 2 Valve V8	4x2 & 4x4	(43C)	110V/400W Inverter	STD	STD	STD	STD	STD	
			(66S)	6 Upfitter Switches	STD	STD	STD	STD	STD	
			(473 or 47B)	Snow Plow Pkg.	STD	STD	STD	STD	STD	
			(43C & 66S)	Inverter & Upfitter Switches	STD	STD	STD	STD	STD	
			(43C & 473 or 47B)	Inverter & Snow Plow	STD	STD	STD	STD	STD	
			(66S & 473 or 47B)	Upfitters Switches & Snowplow	STD	STD	STD	STD	STD	
SRW & DRW			(43C & 66S & 473 or 47B)	Invert. & Upfit Switch & Snowplow	STD	STD	STD	STD	STD	
			86M	Dual Batteries	67B	67B	67B	67B	67B	
							(STD) 240 Amp			
				(67B) 397 Amp						

			2022MY (F-250 / F-350 / F-450) Super Duty		Alternators					
			6.7L Diesel - Pickups							
Series	Engine	Drive	Option Code	Description	XL	XL T	Lariat	King Ranch	Platinum	Limited
F-250 & F-350 F-450	6.7L Diesel 4 Valve V8	4x2 & 4x4	(43C)	110V/400W Inverter	67D	67D	67D	67D	67D	STD (67A)
			(66S)	6 Upfitter Switches	67D	67D	67D	67D	67D	STD (67A)
			(473 or 47B)	Snow Plow Pkg.	67D	67D	67D	67D	67D	STD (67A)
			(43C & 66S)	Inverter & Upfitter Switches	67D	67D	67D	67D	67D	STD (67A)
			(43C & 473 or 47B)	Inverter & Snow Plow	67D	67D	67D	67D	67D	STD (67A)
			(66S & 473 or 47B)	Upfitters Switches & Snowplow	67D	67A	67A	67A	67A	STD (67A)
SRW & DRW			(43C & 66S & 473 or 47B)	Invert. & Upfit Switch & Snowplow	67A	67A	67A	67A	67A	STD (67A)
			(41A)	Rapid Heat*	67B	67B	67B	67B	67B	67B
					(STD) 175 Amp					
					(STD or 67D) 240 Amp					
					(67A) #1 @ 332 Amp					
					(67B) #2 @ 397 Amp					

FUNCTIONAL EQUIPMENT**WHEEL AVAILABILITY – SRW ONLY**

17" Argent Painted Steel
w/Painted Hub
Cover/Center Ornament
(Std. on XL) – 64A



18" Argent Painted Steel
w/Painted Hub
Cover/Center Ornament
(Opt. on F-350 XL) – 64F

WHEEL AVAILABILITY – SRW ONLY (Continued)

18" Sparkle Silver Painted
Cast Aluminum w/Bright
Hub Cover/Center
Ornament
(Included w/STX Pkg. (17S)
on F-250/F-350 SRW; Std.
on XLT) – 648



18" Bright Machined Cast
Aluminum w/Magnetic
Painted Pockets
and Bright Hub
Cover/Center Ornament
(Std. on Lariat) – 64C



18" Chrome PVD Aluminum
(included in XLT Premium
Pkg. (17P), Chrome Pkg. –
(17C)) – 647

FUNCTIONAL EQUIPMENT



18" Low-Gloss Black
Painted Aluminum Wheel
(incl. Tremor Off-Road Pkg
(17Y)) – 64E



20" Bright Machined Cast
Aluminum w/Magnetic
Painted Pockets and Bright
Hub/Cover Center
Ornament
(Opt. on 4x4 F-250 and F-
350 SRW Lariat) – 642



20" Bright Machined Cast
Aluminum w/Light Caribou
Painted Pockets; Light
Caribou Wheel Ornament
with King Ranch® Logo
(Std. on F-250 and F-350
SRW King Ranch®) – 643



20" Chrome PVD Aluminum
(Opt. on 4x4 F-350 SRW
Chrome Pkg. (17C) –
(Chrome Pkg. has unique
center ornament on King
Ranch®) – 649



20" High-Gloss Black
Premium Painted Aluminum
(Included in Lariat Black
Appearance Package
(17L)) – 646



20 " Polished Aluminum
(Std. on F-250 F-350 SRW
Platinum) – 64U



20" Polished Aluminum
(Std. on Limited F-250/F-
350 SRW) – 64L

FUNCTIONAL EQUIPMENT

WHEEL AVAILABILITY – DRW ONLY



17" Argent Painted Steel
(hub cover/center ornament
not included) (Std. on XL
and XLT F-350) – 64K



17" Forged Polished
Aluminum w/bright hub
cover/center ornament
(Included on STX Pkg.
(17S) F-350 DRW; Std. on
Lariat and Platinum
F-350; Opt. on XL and XLT
F-350) – 64J



17" Forged Polished
Aluminum w/bright hub
cover/center ornament
(Std. on King Ranch® F-
350) – 64J



19.5" Forged Polished
Aluminum w/bright hub
cover/center ornament
(Included on STX Pkg.
(17S) F-450) – 64D



19.5" Forged Polished
Aluminum w/bright hub
cover/center ornament;
Light Caribou wheel
ornament with King Ranch®
Logo – 64D



17" Stainless Steel Wheel
Covers (Front & Rear) (Opt.
on XL and XLT) – 945

OPTIONAL EQUIPMENT

		XL				XLT				Lariat					
		F-250	F-350 SRW	F-350 DRW	F-450	F-250	F-350 SRW	F-350 DRW	F-450	F-250	F-350 SRW	F-350 DRW	F-450		
		Order Code	600 A	610 A	620 A	670 A	603 A	613 A	623 A	673 A	608 A	618 A	628 A	678 A	
BODYSTYLE & WHEELBASES															
Regular Cab 4X2 – 8' Box	142"	F2A	F3A	F3C	F4C	F2A	F3A	F3C	F4C	—	—	—	—		
Regular Cab 4X4 – 8' Box	142"	F2B	F3B	F3D	F4D	F2B	F3B	F3D	F4D	—	—	—	—		
SuperCab 4X2 – 6 ¾' Box	148"	X2A	X3A	—	—	X2A	X3A	—	—	X2A	X3A	—	—		
SuperCab 4X2 – 8' Box	164"	X2A	X3A	X3C	—	X2A	X3A	X3C	—	X2A	X3A	X3C	—		
SuperCab 4X4 – 6 ¾' Box	148"	X2B	X3B	—	—	X2B	X3B	—	—	X2B	X3B	—	—		
SuperCab 4X4 – 8' Box	164"	X2B	X3B	X3D	—	X2B	X3B	X3D	—	X2B	X3B	X3D	—		
Crew Cab 4X2 – 6 ¾' Box	160"	W2A	W3A	—	—	W2A	W3A	—	—	W2A	W3A	—	—		
Crew Cab 4X2 – 8' Box	176"	W2A	W3A	W3C	W4C	W2A	W3A	W3C	W4C	W2A	W3A	W3C	W4C		
Crew Cab 4X4 – 6 ¾' Box	160"	W2B	W3B	—	—	W2B	W3B	—	—	W2B	W3B	—	—		
Crew Cab 4X4 – 8' Box	176"	W2B	W3B	W3D	W4D	W2B	W3B	W3D	W4D	W2B	W3B	W3D	W4D		
ENGINE/TRANSMISSION															
6.2L 2 Valve Gas SOHC EFI NA V8 (Flex Fuel)/TorqShift®-G Six-Speed Automatic w/SelectShift® Automatic	996/44 S	S	P-96G	P-96G	—	S	—	—	—	S	—	—	—		
6.2L 2 Valve Gas SOHC EFI NA V8 (Flex Fuel)/TorqShift® Ten-Speed Automatic with Selectable Drive Modes: Normal, Tow/Haul, Eco, Deep Sand/Snow & Slippery	996/44 G	—	S	S	—	—	S	S	—	—	S	S	—		
7.3L 2V DEVCT NA PFI V8 Gas/TorqShift® Ten-Speed Automatic with Selectable Drive Modes: Normal, Tow/Haul, Eco, Deep Sand/Snow & Slippery	99N/4 4G	O	O	O	—	O	O	O	—	O	O	O	—		
6.7L 4 Valve OHV Power Stroke® V8 Turbo Diesel B20 with manual push-button Engine-Exhaust Braking/TorqShift® Ten-Speed Automatic with Selectable Drive Modes: Normal, Tow/Haul, Eco, Deep Sand/Snow & Slippery	99T/44 G	O	O	O	S	O	O	O	S	O	O	O	S		
WHEELS															
4-Wheels (SRW); 6 Wheels (DRW). Spare Wheel included with Spare Tire.															
17" Argent Painted Steel w/Painted Hub Covers/Center Ornaments	64A	S	S	—	—	—	—	—	—	—	—	—	—		
17" Argent Painted Steel (Hub Covers/Center Ornaments not included)	64K	—	—	S	—	—	—	S	—	—	—	—	—		
17" Forged Polished Aluminum w/Bright Hub Covers/Center Ornaments (4 aluminum outer and 2 steel inner)	64J	—	—	O P-17S P-96G/P96H	—	—	—	O	—	—	—	S	—		
18" Chrome PVD Aluminum Wheel	647	—	—	—	—	P-17P	P-17P	—	—	P-17C	P-17C	—	—		
18" Bright Machined Cast Aluminum w/Magnetic Painted Pockets and Bright Hub Covers/Center Ornaments	64C	—	—	—	—	—	—	—	—	S	S	—	—		
18" Argent Painted Steel w/Painted Hub Covers/Center Ornaments	64F	—	O	—	—	—	—	—	—	—	—	—	—		
18" Sparkle Silver Painted Cast Aluminum w/Bright Hub Covers/Center Ornaments	648	P-17S	P-17S	—	—	S	S	—	—	—	—	—	—		
18" Low-Gloss Black Painted Aluminum Wheel	64E	—	—	—	—	P-17Y	P-17Y	—	—	P-17Y	P-17Y	—	—		
19.5" Forged Polished Aluminum w/Bright Hub Covers/Center Ornaments (4 aluminum outer and 2 steel inner)	64D	—	—	—	S	—	—	—	S	—	—	—	S		
20" Chrome PVD Aluminum (4x4 only; req. Chrome Package (17C))	649	—	—	—	—	—	—	—	—	P-17C	O-17C	—	—		
20" Bright Machined Cast Aluminum w/Magnetic Painted Pockets and Bright Hub Covers/Center Ornaments (4X4 only)	642	—	—	—	—	—	—	—	—	O	O	—	—		
20" High-Gloss Black Premium Painted Aluminum Wheel (4x4 only; req. Lariat Black Appearance Package (17L))	646	—	—	—	—	—	—	—	—	P-17L	P-17L	—	—		
TIRES															
4 Tires (SRW); 6 Tires (DRW). Spare may not be the same as the road tire.															
LT245/75Rx17EBSW A/S	TD8	S	S	S	—	—	—	S	—	—	—	S	—		
LT245/75Rx17EBSW A/T	TBM	O	O	O	—	—	—	O	—	—	—	O	—		
LT245/75Rx17E OWL A/T(4)	TBL	—	—	—	—	—	—	O	—	—	—	O	—		
LT265/70Rx17E OWL A/T	TCD	O	O	—	—	—	—	—	—	—	—	—	—		
LT275/65Rx18EBSW A/S	TCH	P-17S	O P-17S	—	—	S P-17P	S P-17P	—	—	S	S	—	—		
LT275/70Rx18EBSW A/T, 4x4	TDX	P-17S	O P-17S	—	—	O	O	—	—	O	O	—	—		
LT275/70Rx18E OWL A/T, 4x4	TDU	P-17S	P-17S	—	—	O	O	—	—	O	O	—	—		

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OPTIONAL EQUIPMENT

	Order Code	XL				XLT				Lariat			
		F-250	F-350 SRW	F-350 DRW	F-450	F-250	F-350 SRW	F-350 DRW	F-450	F-250	F-350 SRW	F-350 DRW	F-450
		600 A	610 A	620 A	670 A	603 A	613 A	623 A	673 A	608 A	618 A	628 A	678 A
TIRES													
4 Tires (SRW); 6 Tires (DRW). Spare may not be the same as the road tire. (continued)													
35" Off-Road Tire (LT285/75R18EBSW A/T)	TFW	—	—	—	—	P-17Y	P-17Y	—	—	P-17Y	P-17Y	—	—
225/70Rx19.5G BSW Traction	TGL	—	—	—	S	—	—	—	S	—	—	—	S
LT275/65Rx20E OWL A/T, 4x4 – (NA 142" WB on XLT)	TCW	—	—	—	—	—	—	—	—	O	O	—	—
Spare Tire, Wheel, Carrier and Jack (req. Pickup Box Delete (66D); NA w/F-450)	512	O	O	O	O	O	O	O	O	—	—	—	—
GROUPS/PACKAGES (see Packaged Options/Emissions pages for complete content and restrictions)													
XL Value Package	96V		O					—				—	
STX Appearance Package	17S		O					—				—	
Power Equipment Group	90L		O					S				S	
XLT Value Package	17V		—					O				—	
XLT Premium Package	17P		—					O-2,3				—	
Chrome Package	17C		—					—				O	
Lariat Black Appearance Package – F-250/F-350 4x4 SRW only; NA w/Camper Package (471) or Snowplow/Camper Package (47B)	17L		—					—				O-3	
★ Lariat Sport Appearance Package (NA w/ DRW)	17K		—					—				O	
Lariat Value Package	96L		—					—				O	
Lariat Ultimate Package	96U		—					—				O-3	
FX4 Off-Road Package	17X		O					O				O	
Tremor Off-Road Package – req. 4x4 and 6.7L Diesel or 7.3L Gas Engine; NA w/8' Box or F-450	17Y		—					O-3				O-3	
Snow Plow Prep Package (w/6.7L Power Stroke® Diesel engine includes 240 Amp Alternator (67D))	473		O					O				O	
Camper Package	471		O					O				O	
Snowplow/Camper Package	47B		O					O				O	
F-250 Trailer Tow Package – High Capacity (req. 6.7L Power Stroke® Diesel engine; req. Trailer Brake Controller (TBC) (52B) on XL SRW; NA w/10,000 GVWR/9,900 GVWR Pkg. (68D) or Pickup Box Delete (66D)	535		O					O				O	
F-250 Trailer Tow High Capacity w/Ultimeate Trailer Tow Camera System and Pro Trailer Backup Assist Package (req. 6.7L Power Stroke® Diesel engine; NA w/Pickup Box Delete (66D))	53Q		O					O				O	
F-350 Gas Heavy-Duty Payload Package (req. 6.2L Gas Engine (996) and 4x2; NA w/ Pickup Box Delete (66D))	96G		O-1					—				—	
F-350 Diesel Heavy-Duty Payload Package (req. 6.7L Diesel Engine (99T),DRW and 4x2)	96H		O-1					—				—	
Heavy-Service Front Suspension Package	67H		O					O				O	
Heavy-Service Package for Pickup Box Delete	63R		O					O				—	
Pickup Box Delete (NA F-450; NA F-250 Trailer Tow Package – High Capacity (535) or F-250 Trailer Tow High Capacity w/ Ultimate Trailer Tow Camera System; NA w/ 7.3L Gas Engine (99N) or Pro Trailer Backup Assist Package (53Q); req. Long Wheelbase Variants)	66D		O					O				—	
10,000 GVWR/9,900 GVWR Package (10,000 GVWR Pkg. avail. on F-350 SRW only; 9,900 GVWR Pkg. avail. on F-250 only; NA w/Trailer Tow Package – High Capacity (535) or F-250 Trailer Tow High Capacity w/Ultimeate Trailer Tow Camera System and Pro Trailer Backup Assist Package (53Q))	68D		O					O				O	
11,400 (SRW Only)/13,000 (DRW Only) GVWR Package (see Packaged Options/Emissions page for availability)	68L		O					O				O	
CNG/Propane Gaseous Engine Prep Package (avail. on F-250/F-350 w/6.2L gas engine only)	98F		O					O				O	
FUNCTIONAL													
Skid Plates – Transfer Case and Fuel Tank (4x4 only) (incl. in FX4 Off-Road Pkg. (17X) and Tremor Off-Road Pkg (17Y))	41P		O					O				O	
Engine Block Heater	41H		O					O				O	
Transmission Power Take-Off Provision (req. Ten-Speed Transmission; includes Transmission mounted live drive and stationary mode PTO; NA 4x2 142" WB; NA F-450 142" WB; 6.2L engine req. 4.30 Final Drive Ratio)	62R		O					O				O	
Engine Idle Shutdown – 5 minute	86A		O					O				—	
Engine Idle Shutdown – 10 minute	86B		O					O				—	
Engine Idle Shutdown – 15 minute	86C		O					O				—	
Engine Idle Shutdown – 20 minute	86D		O					O				—	
Operator Commanded Regeneration (OCR) (req. 6.7L Power Stroke® Diesel engine)	98R		O					O				—	

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OPTIONAL EQUIPMENT

		XL				XLT				Lariat					
		F-250	F-350 SR W	F-350 DR W	F-450	F-250	F-350 SR W	F-350 DR W	F-450	F-250	F-350 SR W	F-350 DR W	F-450		
		Order Code	600 A	610 A	620 A	670 A	603 A	613 A	623 A	673 A	608 A	618 A	628 A	678 A	
FUNCTIONAL (continued)															
Dual Battery (Dual 78 AH; req. 6.2L or 7.3L. Gas engine; reqs. 397 Amp Alternator (67B) when 7.3L engine (99N) is ordered)	86M	O				O				O					
BoxLink™ (includes four (4) premium locking cleats; includes Interface Brackets on XL; Brackets are std when spray-in-bedliner (85S) is ordered on XL; feature is removed when Pickup Box Delete (66D) is ordered on XLT)	66B	O				S				S					
Adaptive Steering (req. Ultimate Trailer Tow Camera System w/ Pro Trailer Backup Assist Package (53R) or F-250 Trailer Tow High Capacity w/Ultimate Trailer Tow Camera System and Pro Trailer Backup Assist Package (53Q))	60A	—				—				O					
Adaptive Cruise Control and Collision Warning with Brake Support (optional availability requires 96U Lariat Ultimate Pkg.)	527	—				—				O-96U					
Audible Lane Departure Warning (req. 66D Pickup Box Delete and Pre-Collision Assist with Automatic Emergency Braking (AEB), Automatic High Beam and Forward Collision Warning (94P) on XL; NA w/F-450)	60C	O				O				—					
BLIS® (Blind Spot Information System) with Cross-traffic Alert and Trailer Tow (BLIS® sensor in taillamp) (Reqs. Power Equipment Group (90L) on XL; N/A with Pickup Box Delete (66D))	60B	O				S				S					
12,000 lb. Ford Performance Parts winch by Warn (Incl. wireless and wired remote controls; 70-foot high-tensile strength, abrasion-resistant synthetic line; requires 4x4; 7.3L Gas engine (99N) requires Dual Battery (86M); 6.7L Power Stroke® Diesel engine (99T) requires 397 Amp Alternator (67B); NA w/ F-450 or F-350 DRW w/ 4.10 Final Drive Ratio (X4N))	15W	O				O				O					
Power-Adjustable Pedals	62M	—				O				S					
Pre-Collision Assist with Automatic Emergency Braking (AEB), Automatic High Beam and Forward Collision Warning	94P	O				S				S					
Alternators (*Refer to alternator charts for further details)															
200 Amp Alternator – w/6.2L engine; 240 Amp w/6.7L Power Stroke® Diesel engine (required w/Snow Plow Pkg.(473), Upfitter Switches (66S) or 110V/400W Outlet(43C); on XL and XLT NA w/Snow Plow Pkg. (473), Upfitter Switches (66S) and 110V/400W Outlet (43C) is ordered together)	67D	S				S				S					
240 Amp Alternator (req. 6.2L engine; 240 Amp; required w/Snow Plow Pkg. (473), Upfitter Switches (66S) and 110V/400W Outlet (43C) is ordered together)	67E	S/O				S/O				S/O					
332 Amp Alternator (requires 6.7L Power Stroke® Diesel engine, Snow Plow Pkg. (473), Upfitter Switches (66S) and 110V/400W Outlet (43C))	67A	S				S				S					
397 Amp Alternator (req. Dual Battery (86M) on 7.3L Gas engine (99N) only; NA w/6.2L Gas engine (996); required w/41A Rapid-Heat Supplemental Heater)	67B	S/O				S/O				S/O					
Trailer Towing Equipment															
Manually Telescoping, Folding Trailer Tow Mirrors with Power/Heated Glass, Heated Convex Spotter Mirror, Integrated Clearance Lamps/Turn Signals	54K	P-90L				S				—					
Power-folding with Autofold, PowerScope® Telescoping, Power Glass Trailer Tow Mirrors with Heat, Turn Signal, High-Intensity LED Security Approach Lamps, Utility Lighting System(LED Side-mirror Spotlights)	54F	—				O				S					
LED Box Lighting (Incl. LED Center High-Mounted Stop Lamp (CHMSL); NA 66D Pickup Box Delete)	66L	O				O				O P-96L P-96U					
Quad Beam LED Headlamps and LED Fog Lamps, and LED Taillamps; optional availability requires Lariat Ultimate Pkg. (96U); LED Fog Lamps and LED Center High-Mounted Stop Lamp (CHMSL))	59Q	—				—				O-96U					
Trailer Brake Controller (TBC) (Verified to be compatible w/select electric over hydraulic brakes; 7 & 4-way combo trailer tow socket and bracket deleted w/66D Pickup Box Delete; Std. on DRW; includes Smart Trailer Tow Connector)	52B	S/O				S				S					
5 th Wheel/Gooseneck Hitch Prep Package (NA w/85L Drop-in Bedliner, 85M Bed Mat or Pickup Box Delete 66D; std on F-450)	53W	O				O				O					
Cab Steps and Running Boards															
Platform Running Boards	18B	O				O				—					
6" Angular Chrome Step Bar (Std. on Lariat F-350 DRW and F-450; XL reqs. STX Appearance Pkg. (17S))	18C	O-17S,2,3				O-2,3				S/O					

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OPTIONAL EQUIPMENT

	Order Code	XL				XLT				Lariat			
		F-250	F-350 SRW	F-350 DRW	F-450	F-250	F-350 SRW	F-350 DRW	F-450	F-250	F-350 SRW	F-350 DRW	F-450
		600 A	610 A	620 A	670 A	603 A	613 A	623 A	673 A	608 A	618 A	628 A	678 A
Cab Steps and Running Boards (continued)													
Extended Running Board, 6" Angular Chrome	18D	—				O-2,3				O			
Power-Deployable Running Boards; requires Lariat Ultimate Pkg. (96U) or Lariat Value Package (96L); Not available with Lariat Interior Trims 6J or 6B, SuperCab, Lariat Chrome Package (17C), Lariat Black Appearance Package (17L) or Lariat Sport Appearance Package (17K) (unless 17L pr 17K is ordered with Tremor Off-Road Pkg (17Y))	18E	—				—				O -96U, 96L			
KEY EXTERIOR OPTIONS													
Center High-mounted Stop Lamp (CHMSL) (F-350 only; CHMSL is deleted from vehicles over 10,000 lbs. GVWR with 66D Pickup Box Delete; replaced with a black cover; to add CHMSL with 66D Pickup Box Delete, select 59H. CHMSL is standard under all other conditions.)	59H	S/O				S/O				S			
Front License Plate Bracket Note: See "Emissions" section for additional information	153	O				O				O			
Rear View Camera and Prep Kit (includes loose camera, wiring bundle and electrochromic mirror; req. 66D Pick Up Box Delete; required on 10,000 GVWR or less)	872	O				O				—			
Rain-Sensing Windshield Wipers and Heated Steering Wheel	60W	—				—				O			
Halogen Fog Lamps (req. XL Décor Group (17F) on XL)	595	O				O				—			
Rear CHMSL Camera (display in center stack screen; includes LED Center High-mounted Stop Lamp (CHMSL) with Cargo Light and Rear Video Camera; NA w/Pickup Box Deleted (66D), Individual Trailer TPMS/Customer/Placed Trailer Camera (653) or Customer/Placed Trailer Camera (65B))	873	O				O				O			
Ultimate Trailer Tow Camera System w/ Pro Trailer Backup Assist Package (NA w/ Pickup Box Delete (66D))	53R	O				O				O			
LED Roof Marker/Clearance Lamps (Std. on F-350 DRW & F-450)	592	S/O				S/O				S/O			
Tailgate Step (includes step and handle; NA w/66D Pickup Box Delete)	85G	O				O				O			
Tough Bed® (spray-in bedliner; includes tailgate-Guard, black box bed tie-down hooks and black bed attachment bolts; NA w/66D Pickup Box Delete)	85S	O				O				O			
Paint													
Lower Accent Two-Tone Paint (includes accent two-tone paint on SRW wheel-lip moldings; NA on F-350 DRW and F-450 wheel-lip moldings)	954	—				—				O			
Rear-windows													
Defrost with Fixed and Privacy Glass (Privacy Glass is standard on XLT; XL req. Privacy Glass (924) and Power Equipment Group (90L))	43B	O				O				—			
Power-Sliding Glass with Defrost and Privacy Glass (XL req. 90L Power Equipment Group; 924 Privacy Glass is standard on XLT)	435/924	O-2,3				O-2,3				S			
KEY INTERIOR OPTIONS													
Moonroof, Power (Twin Panel on Crew Cab; optional availability on XLT req. 17P XLT Premium Pkg.; includes map lights and Moonroof switches; NA w/Pickup Box Delete (66D))	43V	—				O-3				O-3			
Universal Garage Door Opener (UGDO)	85D	—				—				O			
110V/400W Outlet (with 40/20/40 seats, there is one in-dash mounted outlet; 2 nd outlet in the console req. 40/Console/40 seats; req. 200 Amp Alternator (67D))	43C	O				S				S			
Floor Covering, color-coordinated full carpet with floor mats (reqs. STX Appearance Pkg. (17S))	16F	O-17S				—				—			
Floor Mats, All-Weather (Doesn't include carpet floor mats; req. Super Cab or Crew Cab, 4x2 or 4x4 w/ESOF when Carpet Delete (166) is ordered)	16T	—				O				O			
Carpet Delete (XLT & Lariat replaced w/black flooring)	166	S				O				O			
Rapid-Heat Supplemental Cab Heater (Optional in all states with 6.7L Power Stroke® Diesel engine)	41A	O				O				O			
Remote Start System (req. 90L Power Equipment Group)	76S	O				O				O P-96U P-96L			
Reverse Sensing System (NA w/66D Pickup Box Delete)	76R	F				O				S			
Upfitter Switches; (6) (Located in overhead console; req. 200 Amp Alternator (67D))	66S	O				O				O			

OPTIONAL EQUIPMENT

	Order Code	XL				XLT				Lariat			
		F-250	F-350 SRW	F-350 DRW	F-450	F-250	F-350 SRW	F-350 DRW	F-450	F-250	F-350 SRW	F-350 DRW	F-450
		600 A	610 A	620 A	670 A	603 A	613 A	623 A	673 A	608 A	618 A	628 A	678 A
KEY INTERIOR OPTIONS (continued)													
Audio SYNC® 3 – Enhanced Voice Recognition Communications and Entertainment System – 8" LCD Capacitive Touchscreen in Center Stack with Swipe Capability – Pinch-to-Zoom capability included with available Voice-Activated Touchscreen Navigation System – 4.2" productivity screen in IP cluster – AppLink® – 911 Assist® – Apple CarPlay™ and Android Auto™ Capability – Smart-Charging USB-C ports – two (2) – Includes 110V/400W Outlet (43C) Reqs. Power Equipment Group (90L) on XL only	913		O				S					—	
SiriusXM® Radio Note: Includes a three (3)-month prepaid subscription. Service is not available in Alaska and Hawaii. Note: SiriusXM audio and data services each require a subscription sold separately, or as a package, by Sirius XM Radio Inc. If you decide to continue service after your trial, the subscription plan you choose will automatically renew thereafter and you will be charged according to your chosen payment method at then-current rates. Fees and taxes apply. To cancel you must call SiriusXM at 1-866-635-2349. See SiriusXM Customer Agreement for complete terms at www.siriusxm.com . All fees and programming subject to change. Sirius, XM and all related marks and logos are trademarks of Sirius XM Radio Inc - adds one (1) I/P mounted center speaker on XL and XLT only	39S		O				S					—	
Voice-Activated Navigation with HD and SiriusXM Traffic and Travel Link® Note: SiriusXM Traffic and Travel Link® includes a 5-year prepaid subscription. Services are not available in Alaska and Hawaii. Note: SiriusXM audio and data services each require a subscription sold separately, or as a package, by SiriusXM Radio Inc. If you decide to continue service after your trial, the subscription plan you choose will automatically renew thereafter and you will be charged according to your chosen payment method at then-current rates. Fees and taxes apply. To cancel you must call SiriusXM at 1-866-635-2349. See SiriusXM Customer Agreement for complete terms at www.siriusxm.com . All fees and programming subject to change. Sirius, XM and all related marks and logos are trademarks of Sirius XM Radio Inc	21N		—				O					—	
Front-Seats (See Color & Trim Availability page for additional information)													
Cloth, 40/20/40 Split Bench	1		O				—					—	
Vinyl, 40/Mini-Console/40	L		O				—					—	
Cloth, 40/Mini-Console/40	4		O				—					—	
Cloth, 40/Console/40	2		—				O-2,3					—	
Leather, 40/20/40 Split Bench	6		—				—					O	
Rear-Seats													
Heated Seats (req. 40/Console/40 front-seat; req. 96L Lariat Interior Pkg. or 96U Lariat Ultimate Pkg.)	90R		—				—					O-3	
LPO/FLEET OPTIONS (Requires Valid FIN Code)													
XL Décor Group	17F		F				—					—	
Cruise Control (steering wheel-mounted)	525		F, P-17S, P-96V				—					—	
Daytime Running Lamps (DRL) (the non-controllable 942 Daytime Running Lamps (DRL) replace the standard Daytime Running Lamps (DRL) (On/Off Cluster Controllable)	942		F				F					F	
Spare Wheel and Tire Delete (also deletes jack and frame-mounted carrier)	51X		F				—					—	
Speed Limitation – 65-mph governed top speed	926		F				F					—	
Speed Limitation – 75-mph governed top speed	927		F				F					—	
Individual TPMS Delete (optional on F-350 SRW over 10K GVWR; NA w/68D 10,000 GVWR Package; NA on F-250; Individual Trailer TPMS/Customer/Placed Trailer Camera Package (653) or Customer/Placed Trailer Camera (65B) – F-350 SRW only)	18L		F				F					F	
Upfitter Interface Module	18A		F				F					F	
FORD ACCESSORIES, PRE-INSTALLED													
Aluminum Crossbed Toolbox by Weather Guard (Defender Series) – NA w/Pickup Box Delete (66D)	62X		O				O					O	
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OPTIONAL EQUIPMENT

	Order Code	XL				XLT				Lariat			
		F-250	F-350 SRW	F-350 DRW	F-450	F-250	F-350 SRW	F-350 DRW	F-450	F-250	F-350 SRW	F-350 DRW	F-450
		600 A	610 A	620 A	670 A	603 A	613 A	623 A	673 A	608 A	618 A	628 A	678 A
Premium Aluminum Crossbed Toolbox by Weather Guard (model # 127-0-02) – NA w/ Pickup Box Delete (66D)	62Y		O				O				O		
Gooseneck Dual Hitch Kit-15E – F-450 only (includes one (1) 2 5/16" Gooseneck ball, one (1) 3" Gooseneck ball and two (2) safety chain tie-down bars; NA w/85L Drop-in Bedliner or 85M Bed Mat)	15E		O				O				O		
Customer-Placed Trailer Camera (req. Ultimate Trailer Tow Camera System; w/ Pro Trailer Backup Assist Package (53R) or F-250 Trailer Tow High Capacity w/Ultimate Trailer Tow Camera System and Pro Trailer Backup Assist Package (53Q); NA w/Rear CHMSL Camera (873))	65B		—				O				O		
Individual Trailer TPMS (Includes four (4) TPMS sensors) Note: Trailer TPMS sensors only compatible on wheels with a .452' diameter valve stem	65A		—				O				O		
Individual Trailer TPMS/Customer-Placed Trailer Camera (req. Ultimate Trailer Tow Camera System; w/ Pro Trailer Backup Assist Package (53R) or F-250 Trailer Tow High Capacity w/Ultimate Trailer Tow Camera System and Pro Trailer Backup Assist Package (53Q); NA w/Rear CHMSL Camera (873)) Note: Trailer TPMS sensors only compatible on wheels with a .452' diameter valve stem	653		—				O				O		
Wheel Locks (reqs. 20" wheels)	94W		—				—				O		
Stowable Loading Ramps (NA with Aluminum Toolbox (62X/62Y); reqs. second unit body)	52R		O				O				O		
★360-Degree Dual Beacon LED Warning Strobes – Amber (req. Center High-Mounted Stop Lamp)	91S		O				O				O		
★360-Degree Dual Beacon LED Warning Strobes – Amber-White (req. Center High-Mounted Stop Lamp)	91G		O				O				O		
Hood Deflector – Black Molded	87H		O				O				O		
Drop-in Bedliner (NA with all Gooseneck features (53W, 15E, 15J, 15K), 66D Pickup Box Delete)	85L		O				O				O		
Tonneau Pickup Box Cover – Soft Folding (NA w/Aluminum Crossbed Toolbox (62X/62Y), Stowable Loading Ramps (52R) or Drop-in Bedliner (85L))	21D		O				O				O		
Tonneau Pickup Box Cover – Hard Folding (NA w/Aluminum Crossbed Toolbox (62X/62Y), Stowable Loading Ramps (52R) or Drop-in Bedliner (85L))	21E		O				O				O		
Tonneau Pickup Box Cover – Retractable (NA w/Aluminum Crossbed Toolbox (62X/62Y), Stowable Loading Ramps (52R) or Drop-in Bedliner (85L))	21J		O				O				O		
Wheel Well Liner, Front	61L		O				O				O		
Wheel Well Liner, Rear (avail. on F-250 and F350 SRW only; NA w/66D Pickup Box Delete)	61M		O				O				O		
Wheel Well Liner, Front/Rear (avail. On F-250 and F350 SRW only; NA w/66D Pickup Box Delete)	61N		O				O				O		
Bed Step (NA w/ Pickup Box Delete (66D) or F-450)	87B		O				O				O		
Bed Mat (NA with all Gooseneck features (53W, 15E, 15J, 15K), 66D Pickup Box Delete, 85L Drop-in Bedliner or 85S Tough Bed® (spray-in bedliner))	85M		O				O				O		
Splash Guards/Mud Flaps Front (reqs. Splash Guards/Mud Flaps Rear (62S) for F250 & F350 SRW and DRW; standard on F-350 DRW when Deployable Running Boards (18E) are ordered; NA on F-450 or 66D Pickup Box Delete)	61S		O				O				O		
Splash Guards/Mud Flaps Rear (NA w/66D Pickup Box Delete; reqs. Splash Guards/Mud Flaps Front (61S) for F250 & F350 SRW and DRW; optional on F-350 DRW when Deployable Running Boards (18E) are ordered)	62S		O				O				O		
Vehicle Safe by Console Vault (reqs. Seat-Bucket 40/console/40)	21X		—				O				O		
Exterior Backup Alarm	76C		O				O				O		
Gooseneck Hitch Kit – 15J (req. 53W 5 th Wheel/Gooseneck Hitch Prep Package; Available F-250/F-350 only; NA w/85L Drop-in Bedliner or 85M Bed Mat)	15J		O				O				O		
5 th Wheel Hitch Kit-15L – includes 19k rated hitch for SRW. (req. 53W 5 th Wheel/Gooseneck Hitch Prep Pkg. and 8-ft. box; NA w/85L Drop-in Bedliner or 85M Bed Mat)	15L		O				O				O		
FORD ACCESSORIES, PRE-INSTALLED (continued)													
5 th Wheel Hitch Kit-15K – includes 32.5k rated hitch for DRW (req. 53W 5 th Wheel/Gooseneck Hitch Prep Pkg. and 8-ft. box; NA w/85L Drop-in Bedliner or 85M Bed Mat)	15K		O				O				O		
Stainless Steel Wheel Covers – Front & Rear (F-350 DRW only; req. 64K 17" Argent Painted Steel Wheel)	945		O				O				—		

1 = Regular Cab only, 2 = SuperCab only, 3 = Crew Cab only

S = Standard, O = Optional, P = Packaged Option, F = Fleet Only Option

★ = New for this model year

2022 SUPER DUTY® PICKUP
(F-250 / F-350 / F-450)
OPTIONAL EQUIPMENT

		King Ranch®				Platinum				Limited			
		F-250	F-350 SRW	F-350 DRW	F-450	F-250	F-350 SRW	F-350 DRW	F-450	F-250	F350 0 SRW	F-350 DRW	F-450
		Order Code	700 A	710 A	720 A	770 A	703 A	713 A	723 A	773 A	708 A	718 A	728 A
BODYSTYLE & WHEELBASES													
Crew Cab 4X4 – 6 ¾' Box	160"	W2B	W3B	—	—	W2B	W3B	—	—	W2B	W3B	—	—
Crew Cab 4X4 – 8' Box	176"	W2B	W3B	W3D	W4D	W2B	W3B	W3D	W4D	W2B	W3B	W3D	W4D
ENGINE/TRANSMISSION													
6.2L 2 Valve Gas SOHC EFI NA V8 (Flex Fuel)/TorqShift®-G Six-Speed Automatic w/SelectShift® Automatic	996 / 44S	S	—	—	—	S	—	—	—	—	—	—	—
6.2L 2 Valve Gas SOHC EFI NA V8 (Flex Fuel)/TorqShift® Ten-Speed Automatic with Selectable Drive Modes: Normal, Tow/Haul, Eco, Deep Sand/Snow & Slippery	996 / 44G	—	S	S	—	—	S	S	—	—	—	—	—
7.3L 2V DEVCT NA PFI V8 Gas Ten-Speed Automatic with Selectable Drive Modes: Normal, Tow/Haul, Eco, Deep Sand/Snow & Slippery	99N / 44G	O	O	O	—	O	O	O	—	—	—	—	—
6.7L 4 Valve OHV Power Stroke®V8 Turbo Diesel B20/TorqShift® Ten-Speed Automatic with Selectable Drive Modes: Normal, Tow/Haul, Eco, Deep Sand/Snow & Slippery	99T / 44G	O	O	O	S	O	O	O	S	S	S	S	S
WHEELS (King Ranch® wheels have unique King Ranch® logo center ornaments)													
4-Wheels (SRW); 6 Wheels (DRW). Spare Wheel included with Spare Tire.													
17" Forged Polished Aluminum (4 aluminum outer and 2 steel inner)	64J	—	—	S	—	—	—	S	—	—	—	S	—
18" Low-Gloss Black Painted Aluminum Wheel	64E	P-17Y	P-17Y	—	—	P-17Y	P-17Y	—	—	—	—	—	—
19.5" Forged Polished Aluminum (4 aluminum outer and 2 steel inner)	64D	—	—	—	S	—	—	—	S	—	—	—	S
20" Bright Machined Cast Aluminum (req. TCW tire)	643	S	S	—	—	—	—	—	—	—	—	—	—
20" Chrome PVD Aluminum (4x4 only; req. Chrome Package (17C))	649	P-17C	P-17C	—	—	—	—	—	—	—	—	—	—
20" Polished Aluminum	64U	—	—	—	—	S	S	—	—	—	—	—	—
20" Polished Aluminum	64L	—	—	—	—	—	—	—	—	S	S	—	—
TIRES													
4 Tires (SRW); 6 Tires (DRW). Spare may not be the same as the road tire.													
LT245/75Rx17EBSW A/ S	TD8	—	—	S	—	—	—	S	—	—	—	S	—
LT275/65Rx20E OWL A/T, 4x4	TCW	S	S	—	—	S	S	—	—	S	S	—	—
LT245/75Rx17EBSW A/T	TBM	—	—	O	—	—	—	O	—	—	—	O	—
LT245/75Rx17E OWL A/T (DRW inner rear are LT245/75Rx17E)	TBL	—	—	O	—	—	—	O	—	—	—	O	—
225/70Rx19.5G BSW Traction	TGL	—	—	—	S	—	—	—	S	—	—	—	S
35" Off-Road Tire (LT285/75R18EBSW A/T)	TFW	P-17Y	P-17Y	—	—	P-17Y	P-17Y	—	—	—	—	—	—
GROUPS/PACKAGES (see Packaged Options/Emissions page for complete content and restrictions)													
Chrome Package (req. 85G Tailgate Step)	17C	O	O	O	O	—	—	—	—	—	—	—	—
King Ranch® Monochromatic Paint Package (req. Chrome Package (17C))	96M	O	O	O	O	—	—	—	—	—	—	—	—
King Ranch® Ultimate Package	96K	O	O	O	O	—	—	—	—	—	—	—	—
FX4 Off-Road Package	17X	O	O	O	O	O	O	O	O	O	O	O	O
F-250 Trailer Tow High Capacity w/Ultimate Trailer Tow Camera System and Pro Trailer Backup Assist Package (req. 6.7L Power Stroke® Diesel engine	53Q	O	—	—	—	O	—	—	—	O	—	—	—
Tremor Off-Road Pacakge – req. 4x4 and 6.7L Diesel or 7.3L Gas Engine; NA w/8' Box	17Y	O	O	—	—	O	O	—	—	—	—	—	—
Snow Plow Prep Package (6.7L Power Stroke® Diesel engine req. 240 Amp Alternator (67D))	473	O	O	O	O	O	O	O	O	O	O	O	O
Camper Package	471	—	—	O	O	—	—	O	O	—	—	—	—
Snowplow/Camper Package	47B	—	—	O	O	—	—	—	—	—	—	—	—
Heavy-Service Front Suspension Package	67H	O	O	O	O	O	O	O	O	O	O	O	O
10,000 GVWR/9,900 GVWR Package (10,000 GVWR Pkg. avail. on F-350 SRW only. 9,900 GVWR Pkg. avail. on F-250 only; NA w/F-250 Trailer Tow High Capacity w/Ultimate Trailer Tow Camera System and Pro Trailer Backup Assist Package (53Q)	68D	O	O	—	—	O	O	—	—	O	O	—	—
11,400 (SRW Only)/13,000 (DRW Only) GVWR Package (see Packaged Options/Emissions page for availability)	68L	—	O	O	—	—	O	O	—	—	O	O	—
CNG/Propane Gaseous Engine Prep Package (avail. on F-250/F-350 w/6.2L gas engine only)	98F	O	O	O	—	O	O	O	—	—	—	—	—
FUNCTIONAL													
Dual Battery (req. 6.2L. or 7.3L Gas engine; reqs. 397 Amp Alternator (67B) when 7.3L engine (99N) is ordered)	86M	O	O	O	—	O	O	O	—	—	—	—	—
Engine Block Heater	41H	O	O	O	O	O	O	O	O	O	O	O	O

1 = Regular Cab only, 2 = SuperCab only, 3 = Crew Cab only
 ★ = New for this model year

S = Standard, O = Optional, P = Packaged Option, F = Fleet Only Option

OPTIONAL EQUIPMENT

	Order Code	King Ranch®				Platinum				Limited			
		F-250	F-350 SR W	F-350 DR W	F-450	F-250	F-350 SR W	F-350 DR W	F-450	F-250	F350 0 SR W	F-350 DR W	F-450
		700 A	710 A	720 A	770 A	703 A	713 A	723 A	773 A	708 A	718 A	728 A	778 A
FUNCTIONAL (continued)													
Transmission Power Take-Off Provision (includes Transmission mounted live drive and stationary mode PTO capability; req. Ten-Speed Transmission (F-250 NA w/6.2L engine; NA F-450 142" WB; 6.2L engine req. 4.30 Final Drive Ratio)	62R	O	O	O	O	O	O	O	O	O	O	O	O
332 Amp Alternators (requires 6.7L Power Stroke® Diesel engine, Snow Plow Pkg. (473), Upfitter Switches (66S) and 110V/400W Outlet (43C))	67A	S	S	S	S	S	S	S	S	S	S	S	S
240 Amp Alternator (req. 6.2L engine; required w/Snow Plow Pkg. (473), Upfitter Switches (66S) and 110V/400W Outlet (43C) when ordered together)	67E	S/O	S/O	S/O	S/O	S/O	S/O	S/O	S/O	—	—	—	—
397 Amp Alternator (req. Dual Battery (86M) on 7.3L Gas engine(99N); NA w/6.2L Gas engine (996))	67B	O	O	O	O	O	O	O	O	O	O	O	O
5 th Wheel/Gooseneck Hitch Prep Package (NA w/85L Drop-in Bedliner, 85M Bed Mat)	53W	O	O	O	S	O	O	O	S	O	O	O	S
Adaptive Steering	60A	O	O	O	O	O	O	O	O	S	S	S	S
Skid Plates, Transfer Case & Fuel Tank (4x4 only)	41P	O	O	O	O	O	O	O	O	O	O	O	O
12,000 lb. Ford Performance Parts winch by Warn (Incl. wireless and wired remote controls; 70-foot high-tensile strength, abrasion-resistant synthetic line; requires 4x4; 7.3L Gas engine (99N) requires Dual Battery (86M); 6.7L Power Stroke® Diesel engine (99T) requires 397 Amp Alternator (67B); NA w/ F-450 or F-350 DRW w/ 4.10 Final Drive Ratio (X4N))	15W	O	O	O	—	O	O	O	—	O	O	O	—
KEY EXTERIOR OPTIONS													
Quad Beam LED Headlamps, LED Fog Lamps and LED Taillamps	59Q	O – P-96K	O – P-96K	O – P-96K	O – P-96K	S	S	S	S	S	S	S	S
Extended Running Board, 6" Angular Chrome	18D	O	O	O	O	—	—	—	—	—	—	—	—
Front License Plate Bracket	153	O	O	O	O	O	O	O	O	O	O	O	O
Note: See "Emissions" section for additional information													
LED Roof Clearance Lights	592	O	O	S	S	O	O	S	S	O	O	S	S
Power-Deployable Running Boards (includes Front Splash Guards/Mud Flaps on F-350 DRW)	18E	O – P-96K	O – P-96K	O – P-96K	O – P-96K	S	S	S	S	S	S	S	S
Tough Bed® (spray-in bedliner) (includes tailgate-Guard, black box bed tie-down hooks and black bed attachment bolts)	85S	O	O	O	O	O	O	O	O	O	O	O	O
KEY INTERIOR OPTIONS													
Moonroof, Power (Twin Panel; includes map lights and Moonroof switches)	43V	O – P-96K	O – P-96K	O – P-96K	O – P-96K	O	O	O	O	S	S	S	S
Rapid-Heat Supplemental Cab Heater (Optional in all states with 6.7L Power Stroke® Diesel engine)	41A	O	O	O	O	O	O	O	O	O	O	O	O
Upfitter Switches; six (6) located in overhead console (6.7L Power Stroke® Diesel engine req. 240 Amp Alternator (67D))	66S	O	O	O	O	O	O	O	O	S	S	S	S
Floor Covering – Vinyl (incl. all-weather Floor Mats and carpeted floor mats) Note: Vinyl Flooring replaces carpet flooring	16P	O	O	O	O	O	O	O	O	O	O	O	O
Adaptive Cruise Control and Collision Warning with Brake Support	527	O	O	O	O	S	S	S	S	S	S	S	S
Floor Mats, All-Weather (includes carpet floor mats)	16S	O	O	O	O	O	O	O	O	O	O	O	O
2 nd Row Heated Seat	90R	O	O	O	O	S	S	S	S	S	S	S	S
LPO/FLEET OPTIONS (Requires Valid FIN Code)													
Daytime Running Lamps (DRL) the non-controllable 942 Daytime Running Lamps (DRL) replace the standard Daytime Running Lamps (DRL) (On/Off Cluster Controllable)	942	F	F	F	F	F	F	F	F	F	F	F	F
Upfitter Interface Module	18A	F	F	F	F	F	F	F	F	F	F	F	F
FORD ACCESSORIES, PRE-INSTALLED													
Aluminum Crossbed Toolbox by Weather Guard (Defender Series)	62X	O	O	O	O	O	O	O	O	O	O	O	O
Premium Aluminum Crossbed Toolbox by Weather Guard (model # 127-0-02)	62Y	O	O	O	O	O	O	O	O	O	O	O	O
Gooseneck Dual Hitch Kit-15E – F-450 only (includes one (1) 2 5/16" Gooseneck ball, one (1) 3" Gooseneck ball and two (2) safety chain tie-down bars; NA w/85L Drop-in Bedliner or 85M Bed Mat)	15E	—	—	—	O	—	—	—	O	—	—	—	O
FORD ACCESSORIES, PRE-INSTALLED (continued)													
Individual Trailer TPMS (Includes four (4) TPMS sensors) Note: Trailer TPMS sensors only compatible on wheels with a .452' diameter valve stem	65A	O	O	O	O	O	O	O	O	O	O	O	O
1 = Regular Cab only, 2 = SuperCab only, 3 = Crew Cab only ★ = New for this model year S = Standard, O = Optional, P = Packaged Option, F = Fleet Only Option													

1 = Regular Cab only, 2 = SuperCab only, 3 = Crew Cab only

★ = New for this model year

S = Standard, O = Optional, P = Packaged Option, F = Fleet Only Option

OPTIONAL EQUIPMENT

	Order Code	King Ranch®				Platinum				Limited			
		F-250	F-350 SRW	F-350 DRW	F-450	F-250	F-350 SRW	F-350 DRW	F-450	F-250	F350 SRW	F-350 DRW	F-450
		700 A	710 A	720 A	770 A	703 A	713 A	723 A	773 A	708 A	718 A	728 A	778 A
Customer-Placed Trailer Camera	65B	O	O	O	O	O	O	O	O	O	O	O	O
Individual Trailer TPMS/Customer-Placed Trailer Camera (NA w/Rear CHMSL Camera (873)) Note: Trailer TPMS sensors only compatible on wheels with a .452" diameter valve stem	653	O	O	O	O	O	O	O	O	O	O	O	O
Wheel Locks (reqs. 20" wheels)	94W	O	O	—	—	O	O	—	—	O	O	—	—
Hood Deflector – Black Molded	87H	O	O	O	O	O	O	O	O	O	O	O	O
Stowable Loading Ramps (NA with Aluminum Toolbox (62X/62Y); reqs. Second unit body)	52R	O	O	O	O	O	O	O	O	O	O	O	O
Vehicle Safe by Console Vault (reqs. Seat-Bucket 40-20 Bridge-40)	21X	O	O	O	O	O	O	O	O	O	O	O	O
Drop-in Bedliner (NA with all Gooseneck features (53W, 15E, 15J, 15K))	85L	O	O	O	—	O	O	O	—	O	O	O	—
Tonneau Pickup Box Cover – Soft Folding (NA w/Aluminum Crossbed Toolbox (62X/62Y), Stowable Loading Ramps (52R) or Drop-in Bedliner (85L))	21D	O	O	O	O	O	O	O	O	O	O	O	O
Tonneau Pickup Box Cover – Hard Folding (NA w/Aluminum Crossbed Toolbox (62X/62Y), Stowable Loading Ramps (52R) or Drop-in Bedliner (85L))	21E	O	O	O	O	O	O	O	O	O	O	O	O
Tonneau Pickup Box Cover – Retractable (NA w/Aluminum Crossbed Toolbox (62X/62Y), Stowable Loading Ramps (52R) or Drop-in Bedliner (85L))	21J	O	O	O	O	O	O	O	O	O	O	O	O
Wheel Well Liner, Front (DRW only)	61L	—	—	O	O	—	—	O	O	—	—	O	O
Wheel Well Liner, Front/Rear (SRW only; Rear is already standard)	61N	O	O	—	—	O	O	—	—	O	O	—	—
Bed Step	87B	O	O	O	—	O	O	O	—	O	O	O	—
Bed Mat (NA with all Gooseneck features (53W, 15E, 15J, 15K), 85L Drop-in Bedliner or 85S Tough Bed® (spray-in bedliner))	85M	O	O	O	O	O	O	O	O	O	O	O	O
Splash Guards/Mud Flaps Front (reqs. Splash Guards/Mud Flaps Rear (62S) for F250 & F350 SRW and DRW; standard on F-350 DRW when Deployable Running Boards (18E) are ordered; NA on 450)	61S	O	O	O	—	O	O	S	—	O	O	S	—
Splash Guards/Mud Flaps Rear (reqs. Splash Guards/Mud Flaps Front (61S) for F250 & F350 SRW and DRW; optional on F-350 DRW when Deployable Running Boards (18E) are ordered)	62S	O	O	O	O	O	O	O	O	O	O	O	O
Exterior Backup Alarm	76C	O	O	O	O	O	O	O	O	O	O	O	O
Gooseneck Hitch Kit (req. 53W 5 th Wheel/Gooseneck Hitch Prep Package; NA w/85L Drop-in Bedliner)	15J	O	O	O	—	O	O	O	—	O	O	O	—
5 th Wheel Hitch Kit-15L – includes 19k rated hitch for SRW (req. 53W 5 th Wheel/Gooseneck Hitch Prep Pkg. and 8-ft. box; NA w/85L Drop-in Bedliner or 85M Bed Mat)	15L	O	O	—	—	O	O	—	—	O	O	—	—
5 th Wheel Hitch Kit-15K – includes 32.5k rated hitch for DRW (req. 53W 5 th Wheel/Gooseneck Hitch Prep Pkg. and 8-ft. box; NA w/85L Drop-in Bedliner or 85M Bed Mat)	15K	—	—	O	O	—	—	O	O	—	—	O	O

COLOR & TRIM AVAILABILITY

		Interior and Seat Color
INTERIOR COLOR		Medium Earth Gray
XL	• HD Vinyl 40/20/40 Split Bench w/center armrest, cupholder and storage; manual lumbar (driver's side only) • Cloth 40/20/40 Split Bench w/center armrest, cupholder and storage; manual lumbar (driver's side only) • Vinyl 40/Mini-Console/40, manual lumbar (driver's side only) • Cloth 40/Mini-Console/40, manual lumbar (driver's side only)	AS
		1S
		LS ¹
		4S ¹
XLT	• Cloth 40/20/40 split bench, 20% locking center under-seat storage, w/center armrest, cupholder and storage, two-way adjustable driver/passenger headrests, manual lumbar (driver's side only) • Cloth 40/Console/40; two-way adjustable driver/passenger headrests, manual lumbar (driver's side only); Flow-through Console with 110V/400W outlet in rear (SuperCab & Crew Cab only; 4x4 req. ESOF – 213)	3S
		2S
EXTERIOR COLOR		Monotone
XL		Availability
Agate Black Metallic		UM
Antimatter Blue Metallic		HX
★Atlas Blue Metallic		B3
Carbonized Gray Metallic		M7
Iconic Silver Metallic		JS
Oxford White		Z1
Race Red		PQ
Stone Gray Metallic		D1
XLT		
Agate Black Metallic		UM
Animatter Blue Metallic		HX
★Atlas Blue Metallic		B3
Carbonized Gray Metallic		M7
Iconic Silver Metallic		JS
Oxford White		Z1
Race Red		PQ
Rapid Red Metallic Tinted Clearcoat ²		D4
Stone Gray Metallic		D1
FLEET ONLY EXTERIOR COLOR – (REQUIRES VALID FIN CODE) ^{3,4}		Monotone
XL		Availability
Green		GR
Green Gem		W6
Orange		MB
School Bus Yellow		BY
Vermillion Red		E4
Yellow		AT
XLT		
Green		GR
Green Gem		W6
Orange		MB
School Bus Yellow		BY
Vermillion Red		E4
Yellow		AT

¹ Fleet Only² Extra Charge Paint³ Fleet only exterior colors will be priced as VSO colors.⁴ Not available with DRW or XLT Premium Package (17P), or Tremor Off-Road Package (17Y)

COLOR & TRIM AVAILABILITY (cont.)

		Interior and Seat Color				
		Baja	Black Onyx	Black Onyx / Dark Marsala	Java	Navy Pier / Light Slate
LARIAT	• Front Leather Seating Surfaces 40/Console/40; 10-way power driver and 8-way power front passenger seating (includes power lumbar), two-way adjustable driver/passenger headrests, matching 60/40 Rear Bench w/partitioned locking under-seat storage and 12V Powerpoint, Flow-through Console with 110V/400W outlet in rear	5J	5B	—	—	
	• Front Leather Seating Surfaces 40/20/40 Split Bench; 10-way power driver and 8-way front passenger seating (includes power lumbar), two-way adjustable driver/passenger headrests, matching 60/40 Rear Bench w/partitioned locking under-seat storage and 12V Powerpoint	6J	6B	—	—	
KING RANCH®	• Unique King Ranch® Kingsville Antique Affect Leather Seating Surfaces Front 40/Console/40 w/matching 60/40 Rear Bench w/partitioned locking under-seat storage and 12V Powerpoint, dual integrated cupholders in armrest and 2 outboard head restraints; 10-way power driver and 8-way power passenger (includes power lumbar), memory, easy-entry/exit driver's seat, and heated/ventilated driver and passenger seating. Flow-through Console with 110V/400W outlet in rear.	—	—	—	SP	
PLATINUM	• Unique Platinum Multi-contour Driver and Passenger Leather 40/console/40 Seats; 10-way power driver and 8-way power front passenger heated/ventilated seating (includes power lumbar), memory and four-way adjustable driver/passenger headrests; second row armrest. Flow-through Console with 110V/400W outlet in rear.	—	7B	BB	—	
LIMITED	• Unique Limited Navy Pier/Light Slate Two-tone Premium Luxury Leather Seating Surfaces, Multi-contour Driver and Passenger 40/console/40 Seats; 10-way power driver and 8-way power front passenger, heated/ventilated driver and passenger seating (includes power lumbar), memory and four-way adjustable driver/passenger headrests; second row armrest. Flow-through Console with 110V/400W outlet in rear.	—	—	—	—	TT

COLOR & TRIM AVAILABILITY (cont.)

		Two-Tone						
EXTERIOR COLOR	Monotone	Stone Gray (D1)	Carbonized Gray (M7)	Availability				
LARIAT								
Agate Black Metallic	UM	—	—	•	•	—	—	—
Antimatter Blue Metallic	HX	—	—	•	•	—	—	—
★Atlas Blue	B3	—	—	•	•	—	—	—
Carbonized Gray Metallic	M7	—	—		•	—	—	—
Iconic Silver Metallic	JS	—	—	•	•	—	—	—
Oxford White	Z1	—	—	•	•	—	—	—
Race Red	PQ	—	—	•	•	—	—	—
Rapid Red Metallic Tinted Clearcoat	D4	—	—	•	•	—	—	—
Star White Metallic Tri-Coat	AZ	—	—	•	•	—	—	—
Stone Gray Metallic	D1	—	—	•	•	—	—	—
★ LARIAT BLACK APPEARANCE PACKAGE (17L)								
Agate Black Metallic	UM	—	—	—	•	—	—	—
Antimatter Blue Metallic	HX	—	—	—	•	—	—	—
★Atlas Blue	B3	—	—	—	•	—	—	—
Carbonized Gray Metallic	M7	—	—	—	•	—	—	—
Iconic Silver Metallic	JS	—	—	—	•	—	—	—
Rapid Red Metallic Tinted Clearcoat	D4	—	—	—	•	—	—	—
Star White Metallic Tri-Coat	AZ	—	—	—	•	—	—	—
LARIAT TWO-TONE (954) ¹								
Agate Black Metallic	UM	D1	—	•	•	—	—	—
Agate Black Metallic	UM	—	M7	—	•	—	—	—
★Atlas Blue	B3	—	M7	—	•	—	—	—
Antimatter Blue Metallic	HX	D1	—	•	•	—	—	—
Antimatter Blue Metallic	HX	—	M7	—	•	—	—	—
Iconic Silver Metallic	JS	—	M7		•	—	—	—
Oxford White	Z1	—	M7	—	•	—	—	—
Oxford White	Z1	D1	—	•	•	—	—	—
Rapid Red Metallic Tinted Clearcoat	D4	D1	—	•	•	—	—	—
Rapid Red Metallic Tinted Clearcoat	D4	—	M7	—	•	—	—	—
Star White Metallic Tri-Coat	AZ	D1	—	•	•	—	—	—
Star White Metallic Tri-Coat	AZ	—	M7	—	•	—	—	—
KING RANCH®								
Agate Black Metallic	UM	D1	—	—	—	—	•	—
Antimatter Blue Metallic	HX	D1	—	—	—	—	•	—
Rapid Red Metallic Tinted Clearcoat	D4	D1	—	—	—	—	•	—
Oxford White	Z1	D1	—	—	—	—	•	—
Star White Metallic Tri-Coat	AZ	D1	—	—	—	—	•	—
KING RANCH® W/MONOCROMATIC PAINT PACKAGE (96M)								
Agate Black Metallic	UM	—	—	—	—	—	•	—
Antimatter Blue Metallic	HX	—	—	—	—	—	•	—
★Atlas Blue	B3	—	—	—	—	—	•	—
Oxford White	Z1	—	—	—	—	—	•	—
Rapid Red Metallic Tinted Clearcoat	D4	—	—	—	—	—	•	—
Stone Gray Metallic	D1	—	—	—	—	—	•	—
Star White Metallic Tri-Coat	AZ	—	—	—	—	—	•	—
PLATINUM								
Agate Black Metallic	UM	—	—	—	•	•	—	—
Antimatter Blue Metallic	HX	—	—	—	•	•	—	—
★Atlas Blue	B3	—	—	—	•	•	—	—
Carbonized Gray Metallic	M7	—	—	—	•	•	—	—
Iconic Silver Metallic	JS	—	—	—	•	•	—	—
Rapid Red Metallic Tinted Clearcoat	D4	—	—	—	•	—	—	—
Star White Metallic Tri-Coat	AZ	—	—	—	•	•	—	—
LIMITED								
Agate Black Metallic	UM	—	—	—	—	—	—	•
★Atlas Blue	B3	—	—	—	—	—	—	•
Carbonized Gray Metallic	M7	—	—	—	—	—	—	•
Iconic Silver Metallic	JS	—	—	—	—	—	—	•
Rapid Red Metallic Tinted Clearcoat	D4	—	—	—	—	—	—	•
Star White Metallic Tri-Coat	AZ	—	—	—	—	—	—	•
Stone Gray Metallic	D1	—	—	—	—	—	—	•

¹ NA w/ Lariat Sport Package (17K)

★ = New for this model year

• = Available

PACKAGED OPTIONS/EMISSIONS

STX APPEARANCE PACKAGE (17S)**Availability:**

- Optional on XL

Not available with:

- XL Value Package (96V)

Includes:

- Bright Chrome Grille
- High Airflow Grille (std w/6.7L Diesel DRW only)
- Bright Hub Covers
- Chrome Front and Rear Step Bumpers
- Cruise Control (steering wheel-mounted)
- STX Fender Vent Badge
- 18" Sparkle Silver Painted Cast Aluminum Wheels (648) (F-250/F-350 SRW)
- LT275/65Rx18E BSW A/S (TCH)
- 17" Forged Polished Aluminum Wheels (F-350 DRW)
- 19.5" Forged Polished Aluminum Wheels (F-450)

Options Available:

- LT275/70Rx18E BSW A/T, 4x4 (TDX)
- LT275/70Rx18E OWL A/T, 4x4 (TDU)
- Floor Covering, color-coordinated full carpet with floor mats (16F)
- 6" Angular Chrome step bars (NA to Regular Cab)

XL VALUE PACKAGE (96V)**Availability:**

- Optional on XL

Not available with:

- STX Appearance Package (17S)

Includes:

- Bright chrome hub covers and center ornaments (SRW Only)
- Chrome front and rear step bumper
- Cruise Control (steering wheel-mounted)

NOTE: Does not include rear bumper when ordered w/66D Pickup Box Delete

XL DÉCOR GROUP (17F)**Availability:**

- Optional on XL (Fleet only)

Includes:

- Bright chrome hub covers and center ornaments (SRW and 64J DRW Wheel only)
- Chrome front and rear step bumper

NOTE: Does not include rear bumper when ordered w/66D Pickup Box Delete

POWER EQUIPMENT GROUP (90L)**Availability:**

- Optional on XL
- Standard on XLT and Lariat

Includes:

- Accessory delay
- Manual-folding, manually telescoping, power glass trailer tow mirrors with heated glass and heated convex spotter mirror, integrated clearance lamps/turn signals (54K) (XL & XLT)
- Advanced Security Pack (Incl. SecuriLock® Passive Anti-Theft System (PATS) and Inclination / Intrusion Sensors)
- Power locks
- Power Tailgate Lock
- Power 1st row (front-seat) windows w/one-touch up/down
- Power 2nd row (rear-seat) windows (SuperCab and Crew Cab)
- Power-folding with Autofold, PowerScope® Telescoping, Power Glass Trailer Tow Mirrors with Heat, Turn Signal, High-Intensity LED Security Approach Lamps, Utility Lighting System (LED Side-mirror Spotlights) (54F) (Lariat only)
- Remote keyless-entry
- Upgraded door-trim panel on XL

Deletes:

- Passenger-side lock cylinder

Options Available:

- Power-folding with Autofold, PowerScope® Telescoping, Power Glass Trailer Tow Mirrors with Heat, Turn Signal, High-Intensity LED Security Approach Lamps, Utility Lighting System (LED Side-mirror Spotlights) (54F) (XLT only)

XLT VALUE PACKAGE (17V)**Availability:**

- Optional on XLT

Not available with:

- XLT Premium Package (17P)

Includes:

- Autolock/Auto unlock
- Fog Lamps
- Power Driver's Seat (eight-way)
- Rear under-seat storage (NA w/ Regular Cab; fixed/non-locking on SuperCab; foldable/locking on Crew Cab)
- Reverse Sensing System (76R) (not included when ordered w/Pickup Box Delete (66D))
- SecuriCode™ keyless entry keypad (driver's side)

PACKAGED OPTIONS/EMISSIONS

XLT PREMIUM PACKAGE (17P)**Availability:**

- Optional on XLT SuperCab and Crew Cab

Not available with:

- Pickup Box Delete (66D)
- XLT Value Package (17V)

Requires:

- 17" Forged Polished Aluminum (64J) (F-350 DRW only)
- PowerScope® Trailer Tow Mirrors (54F)
- Fixed Rear-window w/Privacy Glass and Defrost (43B) or Power-Sliding w/Privacy Glass and Defrost (435)

Includes:

- 6" Angular Chrome step bars
- 18" Chrome PVD Aluminum Wheel (647) (SRW only)
- LT275/65Rx18EBSW A/S (TCH) (standard on SRW only)
- Autolock/Auto unlock
- Chrome exhaust tip
- Chrome tailgate handle; body-color door handles with chrome insert
- Chrome tow hooks – front, two (2)
- Fog Lamps
- Power Driver seat w/heat (8-Way)
- Rear under-seat storage (fixed/non-locking on Super Cab; foldable/locking on Crew Cab)
- Passenger seat w/heat (2-Way)
- Reverse Sensing System (76R)
- SecuriCode™ keyless entry keypad (driver's side)
- Unique chrome mirror caps

Options Available:

- Extended Running Boards, 6" Chrome Angular (18D)
- LT275/70Rx18EBSW A/T 4x4 (TDX)
- LT275/70Rx18E OWL A/T 4x4 (TDU)

LARIAT BLACK APPEARANCE PACKAGE (17L)**Availability:**

- Optional on Lariat Crew Cab

Not available with:

- Camper Package (471)
- Snowplow/Camper Package (47B)

Requires:

- 4x4
- F-250 or F-350 SRW

Includes:

- 6" Ebony Black Angular – Running Boards
- 20" Ebony Black Painted Premium Aluminum Wheel
- LT275/65R 20E OWL A/T (TCW)
- Body-color front and rear bumper
- Ebony Black Fender Vent Surround
- Ebony Black Painted front Grille Bars
- Ebony Black Painted Mirror Caps
- Headlamps – Black out surrounds, LED only
- Tough Bed® (spray-in bedliner; includes tailgate-Guard, black box bed tie-down hooks and black bed attachment bolts)
- Wheel Well Liner, Rear (61M)

LARIAT VALUE PACKAGE (96L)**Availability:**

- Optional on Lariat

Not available with:

- Lariat Ultimate Package (96U)

Includes:

- Easy Entry/Exit Memory Driver's Seat Feature
- LED Box Lighting (incl. LED Center High-Mounted Stop Lamp (CHMSL))
- Power-Adjustable Pedals with Memory
- Power Heated/Ventilated Driver/Passenger Seat with Driver Side Memory
- PowerScope® Trailer Tow Mirrors with Memory
- Remote Start System

CHROME PACKAGE (17C)**Availability:**

- Optional on Lariat SuperCab and Crew Cab
- Optional on King Ranch® 4x4

Not available with:

- Power-Deployable Running Boards (18E) on Lariat

Includes:

- 6" Angular Chrome step bars (replaces Accent-color Illuminated tubular cab steps on King Ranch®)
- 18" Chrome PVD Wheels (647) (Lariat SRW only)
- 20" Chrome PVD Aluminum Wheels (643) (King Ranch® SRW Only)
- Body-color door handles with chrome insert
- Chrome exhaust tip
- Chrome tow hooks – front, two (2)
- LT275/65Rx18EBSW A/S (TCH) (standard on Lariat SRW only)
- Unique Chrome mirror caps
- Chrome front and rear bumpers – King Ranch®
- Chrome rear tailgate appliqué – King Ranch®
- Power-folding with Autofold, PowerScope® Telescoping, Power Glass Trailer Tow Mirrors with Heat, Turn Signal, High-Intensity LED Security Approach Lamps, Utility Lighting System(LED Side-mirror Spotlights) (54F)

Options Available:

- Extended Running Boards, 6" Chrome Angular (18D) (when King Ranch® Ultimate Pkg. 96K is ordered you will get Power-Deployable Running Boards)
- LT275/70Rx18EBSW A/T, 4x4 (TDX) (Lariat SRW only)
- LT275/70Rx18E OWL A/T, 4x4 (TDU) (Lariat SRW only)
- LT275/65Rx20E OWL A/T, 4x4 (TCW) (SRW only; includes 20" Chrome PVD Aluminum wheel (649))

LARIAT ULTIMATE PACKAGE (96U)**Availability:**

- Lariat Crew Cab

Not available with:

- Lariat Value Package (96L)

Includes:

- Ambient Lighting – Fixed Color
- LED Box Lighting (incl. LED Center High-Mounted Stop Lamp (CHMSL))
- Power-Adjustable Pedals with Memory
- Easy Entry/Exit Memory Driver's Seat Feature
- Power Heated/Ventilated Driver/Passenger Seat with Driver Side Memory
- Intelligent Access with Push-button Start (PEPS)
- Power Telescoping/Tilt Steering Wheel/Column, memory and audio controls
- PowerScope® Trailer Tow Mirrors with Memory
- Remote Start System
- Remote Tailgate Release
- Tailgate Step
- Wireless Charging Pad (only included when 40/console/40 seat is ordered)

LARIAT SPORT APPEARANCE PACKAGE (17K)**Availability:**

- Optional on Lariat

Not available with:

- DRW
- 4x2
- Lariat Two-Tone Paint (954)

Includes:

- Chrome exhaust tip
- Body-color front and rear bumpers
- Exterior mirror – body-color
- Painted body-color grille
- Platform running boards
- Unique Sport 4x4 box decal

PACKAGED OPTIONS/EMISSIONS

KING RANCH® ULTIMATE PACKAGE (96K)**Availability:**

- Optional on King Ranch®

Includes:

- LED Fog Lamps
- LED Taillamps
- Quad LED Headlamps
- Moonroof (Twin Panel)
- Multi-contour Seats
- Power-Deployable Running Boards

KING RANCH® MONOCHROMATIC PAINT PACKAGE (96M)**Availability:**

- Optional on King Ranch®

Requires:

- Chrome Package (17C)

Includes:

- Chrome front and rear bumpers
- Monochromatic Paint
- Monotone fender flares (F-450 DRW only)

Deletes:

- Accent-color Wheelip moldings (SRW)

NOTE: If combined with Tremor Off-Road Package (17Y) body-color Wheelip moldings will be included

FX4 OFF-ROAD PACKAGE (17X)**Availability:**

- Optional on all 4x4 Pickups

Not available with:

- Pickup Box Delete (66D)

Requires:

- 4x4
- All-Terrain Tires (F-250 and F-350)
- 225/70Rx19.5G BSW Traction Tires (F-450)
- Electronic-locking differential on SRW
- Limited-slip rear-axle DRW

Includes:

- Hill Descent Control™
- Off-Road Specifically tuned front/rear shock absorbers
- Transfer case and fuel tank skid plates
- Unique "FX4 Off-Road" box decal

TREMOR OFF-ROAD PACKAGE (17Y)**Availability:**

- Optional on XLT, Lariat, King Ranch® and Platinum

Not available with:

- 8' Box
- Dual Rear Wheel (DRW)
- Pickup Box Delete (66D)
- Rear Stabilizer Bar (DZLAB)

Requires:

- 4x4
- 7.3L DEVCT Gas engine (99N)
- 6.7L Power Stroke® Diesel engine (99T)
- F-250 w/ 6.7L Diesel Engine req. F-250 Trailer Tow High Capacity w/ Ultimate Trailer Tow Camera System and **Pro Trailer Backup Assist** Package (53Q) or F-250 Trailer Tow Package – High Capacity (535)
- Crew Cab

Includes:

- 4.30 Electronic Locking Final Drive Ratio (X4M) (7.3L Gas Engine only (99N))
- 3.55 Electronic Locking final Drive Ratio (X3J) (6.7L Diesel Engine only (99T))
- 35" Off-Road Tire – LT285/75R18 (TFW)
- 18" Low-Gloss Black Painted Wheel (64E)
- Lane Departure Warning
- Unique Front Springs – Ride Height Increase
- Rear Electronic Locking Differential
- Front Limited Slip Differential
- Performance Front & Rear Shock Absorb
- Power Driver seat (8-Way) w/ rear under-seat storage (XLT only)
- Off-Road Running Boards – Textured Matte Finish
- Skid Plates – Transfer Case and Fuel Tank (41P)
- Unique Front Air Dams – Approach Angle Improvement
- Water Fording Vent Tubes – Transfer Case & Axle
- Rock Crawl Mode
- Trail Control Mode
- Tremor Off-Road Decal
- Spare – Conventional Road Wheel
- LT285/75R 18E BSW Spare Tire
- Wheelip Molding – Body-Color

Options Available:

- Power-Deployable Running Boards (18E) – NA w/ XLT or interior trims 6J or 6B

F-250 TRAILER TOW PACKAGE – HIGH CAPACITY (535)**Availability:**

- Optional on XL, XLT, and Lariat F-250

Not available with:

- 10,000 GVWR/9,900 GVWR Pkg. (68D)
- Pickup Box Delete (66D)

Requires:

- 6.7L Power Stroke® Diesel engine (99T)
- Trailer Brake Controller (TBC) (52B) – XL SRW

Includes:

- Increase GCW on diesel engine from 23,500 lbs. to 30,000 lbs.
- Upgraded axle

NOTE: Salesperson's Portfolio or Trailer Towing Guide should be consulted for specific trailer towing or camper limits and corresponding required equipment, axle ratios and model availability. See Supplemental Reference for vehicle height consideration.

PACKAGED OPTIONS/EMISSIONS

F-250 TRAILER TOW HIGH CAPACITY W/ ULTIMATE TRAILER TOW CAMERA SYSTEM PACKAGE AND PRO TRAILER BACKUP ASSIST (53Q)**Availability:**

- Optional on F-250

Not available with:

- Pickup Box Delete (66D)

Requires:

- 6.7L Power Stroke® Diesel engine (99T)
- Power Equipment Group (90L) – XL only
- STX Appearance Package (17S) – XL only
- SYNC® 3 (913) – XL only
- Trailer Brake Controller (52B) – XL only

Includes:

- Lane Departure Warning
- F-250 Trailer Tow Package – High Capacity (535)
 - Upgraded Axle
 - Increase GCW on diesel engine from 23,500 lbs. to 30,000 lbs.

★**Pro Trailer Backup Assist** – std on King Ranch®, Platinum and Limited

- Ultimate Trailer Tow Camera System – std on King Ranch®, Platinum and Limited
 - Rear View Camera
 - 360 Degree Camera System
 - Rear CHMSL Camera
 - Trailer Reverse Guidance
 - LED Center High-Mounted Stop Lamp

NOTE: *Salesperson's Portfolio or Trailer Towing Guide should be consulted for specific trailer towing or camper limits and corresponding required equipment, axle ratios and model availability. See Supplemental Reference for vehicle height consideration.*

ULTIMATE TRAILER TOW CAMERA SYSTEM W/ PRO TRAILER BACKUP ASSIST PACKAGE (53R)**Availability:**

- Optional on XL, XLT, and Lariat
- Standard on King Ranch®, Platinum, and Limited

Not available with:

- Pickup Box Delete (66D)

Requires:

- Power Equipment Group (90L) – XL only
- STX Appearance Package (17S) – XL only
- SYNC® 3 (913) – XL only
- Trailer Brake Controller (52B) – XL only

Includes:★ **Pro Trailer Backup Assist**

- Lane Departure Warning
- Ultimate Trailer Tow Camera System
 - Rear View Camera
 - 360 Degree Camera System
 - Rear CHMSL Camera
 - Trailer Reverse Guidance
 - LED Center High-Mounted Stop Lamp

SNOW PLOW PREP PACKAGE (473)**Availability:**

- Optional on all 4x4 Pickups

Not available with:

- ★ Tremor Off-Road Package (17Y)
- Heavy-Service Front Suspension Package (67H)
- Heavy-Service Package for Pickup Box Delete (63R)

Requires:

- 4x4

Includes:

- Computer selected springs for snowplow application
- 200 Amp Alternator (67D)

Options Available:

- 240 Amp Alternator (67E) with 6.2L Gas Engine

NOTE 1: *Restrictions apply; see Supplemental Reference or Body Builders Layout Book for details*

NOTE 2: *May result in deterioration of ride quality when vehicle is not equipped with snowplow*

NOTE 3: *Dual Battery (86M) recommended with 6.2L or 7.3L Gasoline Engines; See Body Builders Layout Book for details.*

CAMPER PACKAGE (471)**Availability:**

- Optional on XL, XLT, Lariat and King Ranch® (DRW only), Platinum (DRW)

Not available with:

- 20" Wheels and Tires
- Pickup Box Delete (66D)
- Heavy-Service Front Suspension Package (67H)
- ★ Tremor Off-Road Package (17Y)

Includes:

- Extra heavy-service front springs (4x2) (2 up upgrade above the spring computer selected as a consequence of options chosen. Not included if maximum springs have been computer selected as standard equipment)
- Heavy-service front springs (4x4) (1 up upgrade above the spring computer selected as a consequence of options chosen. Not included if maximum springs have been computer selected as standard equipment)
- Rear auxiliary springs (F-250 only; Std. on 350)
- Rear stabilizer bar (SRW only)
- Slide-in camper certification

NOTE 1: *Salesperson's Source Book or Ford RV Trailer Towing Guide should be consulted for specific Trailer Towing or camper limits and corresponding required equipment, axle ratios and model availability.*

NOTE 2: *May result in deterioration of ride quality when vehicle is not equipped with camper*

PACKAGED OPTIONS/EMISSIONS

SNOWPLOW/CAMPER PACKAGE (47B)**Availability:**

- Optional on XL, XLT, Lariat, and King Ranch® (DRW only)

Not available with:

- 20" Wheels and Tires
- Tremor Off-Road Package (17Y)
- Heavy-Service Front Suspension Package (67H)
- Heavy-Service Package for Pickup Box Delete (63R)
- Pickup Box Delete (66D)

Requires:

- 4x4

Includes:

- Computer selected springs for snowplow application
- 200 Amp Alternator (67D)
- Heavy-service front springs (4x4) (1 up upgrade above the spring computer selected as a consequence of options chosen. Not included if maximum springs have been computer selected as standard equipment)
- Rear auxiliary springs (F-250 only; Std. on 350)
- Rear stabilizer bar (SRW only)
- Slide-in camper certification

NOTE 1: *Salesperson's Source Book or Ford RV Trailer Towing Guide should be consulted for specific Trailer Towing or camper limits and corresponding required equipment, axle ratios and model availability.*

Restrictions apply; see Supplemental Reference or Body Builders Layout Book for details. Expect firmer ride when vehicle is not equipped with snowplow and/or camper.

NOTE 2: *May result in deterioration of ride quality when vehicle is not equipped with snowplow and/or camper*

NOTE 3: *Dual Battery (86M) recommended with 6.2L or 7.3L Gasoline Engines; See Body Builders Layout Book for details.*

HEAVY-SERVICE FRONT SUSPENSION PACKAGE (67H)**Availability:**

- Optional on all Pickups

Usage:

- Recommended only on vehicles which will permanently utilize aftermarket equipment such as heavy-duty winches, brush guards or other apparatus which loads the front axle to the specified Gross Axle Weight Rating (GAWR)

Not available with:

- Tremor Off-Road Package (17Y)
- Snow Plow Package (473), Camper Package (471) or Heavy-Service Package for Pickup Box Delete (63R)

Includes:

- Heavy-service front springs (1 up upgrade above the spring computer selected as a consequence of options chosen. Not included if maximum springs have been computer selected as standard equipment)

NOTE 1: *Vehicle ride height will increase w/the addition of this package.*

NOTE 2: *May result in deterioration of ride quality when vehicle is not equipped with front end utility attachment.*

HEAVY-SERVICE PACKAGE FOR PICKUP BOX DELETE (63R)**Availability:**

- Optional on XL and XLT
- F-250 and F-350 SRW

Not available with:

- 20" Wheels and Tires, Snow Plow Prep Package (473) or Heavy-Service Front Suspension Package (67H)
- Moonroof (Twin Panel) (43V)

Requires:

- Pickup Box Delete (66D)

Includes:

- Heavy-service front springs (200 lbs. Upgrade above the spring computer selected as a consequence of options chosen. Not included if maximum springs have been computer selected as standard equipment).
- Rear stabilizer bar
- Rear auxiliary springs (F-250 only; Std. on 350)

NOTE: *Salesperson's Source book or Ford RV Trailer Towing Guide should be consulted for specific Trailer Towing or camper limits and corresponding required equipment, axle ratios and model availability.*

10,000/9,900 GVWR PACKAGE (68D)**Availability:**

- Optional on F-250 and F-350 SRW

Not available with:

- Trailer Tow Pkg. – High Capacity (535)
- F-250 Trailer Tow High Capacity w/ Ultimate Trailer Tow Camera System Package and **Pro Trailer Backup Assist** (53Q)

Includes:

- 9,900 lbs. Gross Vehicle Weight Rating (F-250 SRW)
- 10,000 lbs. Gross Vehicle Weight Rating (F-350 SRW)

F-350 GAS HEAVY-DUTY PAYLOAD PACKAGE (96G)**Availability:**

- Optional on XL
- F-350
- Regular Cab

Not available with:

- 4x4
- Pickup Box Delete (66D)

Requires:

- 6.2L Gas engine (996) with 3.73 Non-Limited-Slip final drive ratio (X37) – SRW only
- 6.2L Gas engine (996) with 4.30 Limited-Slip final drive ratio (X4L) – DRW only

Includes:

- TorqShift®-G Six-Speed Automatic Transmission (44S) – 6.2L Gas engine (996) only
- 40/Mini-Console/40
- 17" Forged Polished Aluminum wheels (64J) (four (4) exterior wheels; inner DRW are steel) – DRW only

NOTE: *Package increases payload by reducing base curb weight*

PACKAGED OPTIONS/EMISSIONS

F-350 DIESEL HEAVY-DUTY PAYLOAD PACKAGE (96H)**Availability:**

- Optional on XL
- F-350
- Regular Cab
- DRW

Not available with:

- 4x4
- 6.2L Gas engine (996)
- 7.3L DEVCT Gas engine (99N)

Requires:

- 6.7L Power Stroke® Diesel engine (99T) with 3.55 (X3K) or 4.10 (X4N) Limited-Slip final drive ratio

Includes:

- 40/Mini-Console/40
- 17" Forged Polished Aluminum wheels (64J) (four (4) exterior wheels; inner DRW are steel)

NOTE: *Package increases payload by reducing base curb weight*

11,400 (SRW)/13,000 (DRW Only) GVWR PACKAGE (68L)**Availability:**

- Optional on F-350 SRW:
 - 4x4 with 6.2L Gas Engine and 18" or 20" A/T Tires
 - SuperCab 164" WB (8' box)
 - Crew Cab 176" WB (8' box)
 - 4x4 with 7.3L Gas Engine and 18" or 20" A/T Tires
 - SuperCab 164" WB (8' box)
 - Crew Cab 176" WB (8' box)
 - 4x2 with 6.7L Power Stroke® Diesel engine and 18" A/S Tires
 - SuperCab 164" WB (8' box)
 - Crew Cab 176" WB (8' box)
 - 4x4 with 6.7L Power Stroke® Diesel engine and any 18" or 20" tires
 - Regular Cab 142" WB (8' box)
 - SuperCab 148" WB (6 3/4' box)
 - SuperCab 164" WB (8' box)
 - Crew Cab 160" WB (6 3/4' box)
 - 4x4 with 6.7L Power Stroke® Diesel engine and any size tires
 - Crew Cab 176" WB (8' box)
- Optional on F-350 DRW

Not available with:

- F-350 DRW w/Box Delete and 6.7L Diesel

Includes:

- 11,400 lbs. Gross Vehicle Weight Rating
 - Available w/F350 SRW Pickups or Box Deletes w/:
 - 6.2L GAS (996) w/4x4 & w/18" or 20" A/T Tires w/:
 - PU SUPERCAB LONG BOX 164 WB
 - PU CREW CAB LONG BOX 176 WB
 - 7.3L GAS (99N) w/4x4 & w/18" or 20" A/T Tires w/:
 - PU SUPERCAB LONG BOX 164 WB
 - PU CREW CAB LONG BOX 176 WB
 - 6.7L DIESEL (99T) w/4x2 & w/18" A/S Tires w/:
 - PU SUPERCAB LONG BOX 164 WB
 - PU CREW CAB LONG BOX 176 WB
 - 6.7L DIESEL (99T) w/4x4 & w/any 18" or 20" Tires w/:
 - PU REG CAB LONG BOX 142" WB
 - PU SUPERCAB SHORT BOX 148 WB
 - PU SUPERCAB LONG BOX 164 WB
 - PU CREW CAB SHORT BOX 160 WB
 - 6.7L DIESEL (99T) w/4x4 & w/All Size Tires w/:
 - PU CREW CAB LONG BOX 176 F WB
- 13,000 lbs. Gross Vehicle Weight Rating (F-350 DRW)

PICKUP BOX DELETE (66D)**Availability:**

- Optional XL and XLT: F-250, F-350 SRW and F-350 DRW Pickups with long wheelbases
- Regular Cab 142" WB (8 ft. box)
- SuperCab 164" WB (8 ft. box)
- Crew Cab 176" WB (8 ft. box)

Usage:

- Incomplete vehicle package – req. further manufacture and certification by a final stage manufacturer. In addition, Ford urges manufacturers to follow the recommendations of the Ford Incomplete Vehicle Manual and the Ford Truck Body Builder's Layout Book (and applicable supplements).

Not available with:

- 7.3L Gas Engine (99N)
- 20" Wheels and Tires
- Tremor Off-Road Package (17Y)
- Moonroof (Twin Panel) (43V)
- Short Wheelbase Variants
- FX4 Off-Road Package (17X)

Deletes:

- Pickup Box and Tie-down hooks
- Tailgate
- Rear bumper
- Rearview Camera
- Spare wheel, tire, carrier and jack
- 7/4 Pin Connector
- Center High-mounted Stop Lamp (CHMSL) (59H) (only on vehicles over 10,000 lbs. Gross Vehicle Weight Rating)

Options Available:

- Center High-mounted Stop Lamp (CHMSL) (59H) (only on vehicles over 10,000 lbs. Gross Vehicle Weight Rating)
- Rear View Camera and Prep Kit (872)

5TH WHEEL/GOOSENECK HITCH PREP PACKAGE (53W)**Availability:**

- Optional on XL, XLT, Lariat, King Ranch® Platinum and Limited
- Standard on F-450

Not available with:

- Drop-in Bedliner (85L)
- Pickup Box Delete (66D)

Includes:

- Five (5) pickup bed attachment points w/plugs
- One (1) frame under-bed cross member
- One (1) integrated 7-pin connector on driver's side pickup bed wall

5th Wheel Hitch Compatibility:

- The 5th Wheel/Gooseneck Prep Package (53W) is compatible w/the factory orderable 5th Wheel Hitch Kits (15K and 15L) and Dealer-installed Ford Accessories 5th Wheel Hitch kit by Reese – part #BC3Z-19D520-A (8 ft. box only). The prep package is also compatible w/Reese Signature Series 5th wheel hitch kits updated w/a new Leg Service Kit – Part# BC3Z-A00A25-A (8 ft. box only)
- The 5th Wheel Hitch Kit-15K, 5th Wheel Hitch Kit-15L and Dealer-installed Ford Accessories 5th Wheel Hitch kit by Reese – part # BC3Z-19D520-A is not released to the short box (6.75 ft. box)

NOTE: *The short pickup box provides less clearance between the cab and 5th wheel trailer compared to "long box" pickups. The receiver centerline of the hitch should be mounted at least two inches forward from the rear-axle of the truck chassis. When selecting a trailer and tow vehicle, it's critical that this combination provide clearance between the cab and tow vehicle for turns up to and including 90 degrees. Failure to follow this recommendation could result in the trailer contacting the cab of the tow vehicle during tight turns.*

Gooseneck Hitch Compatibility:

- The 5th Wheel/Gooseneck Prep Package (53W) is compatible only w/the factory orderable Gooseneck Hitch Kit-15J, Gooseneck Dual Hitch Kit-15E or Dealer-installed Ford Customer Accessories Gooseneck hitch by Reese – part # BC3Z-19F503-A (8 ft. box and 6.75 ft. box)

PACKAGED OPTIONS/EMISSIONS

CNG/Propane GASEOUS ENGINE PREP PACKAGE (98F)

Availability:

- Optional on all F-250 and F-350

Requires:

- 6.2L Gas Engine (996)

Includes:

- Hardened Engine Intake Valves and Valve Seats
- Bi-Fuel manifold

NOTE: This package does not include CNG/Propane fuel tanks, lines, etc. Vehicle will be equipped w/the standard factory gasoline fuel system. Additional equipment combined w/Certified calibration reflash is required, from an external upfitter, to convert the vehicle to a CNG/Propane fueled vehicle. See Alternative Fuel Buyers Guide: www.ford.com/altfuelbuyersguide

Ford Motor Company does not provide an exhaust or evaporative emissions certificate w/this option when converted to use CNG or Propane fuel. Ford does not represent that a vehicle converted to use CNG or Propane will comply w/all applicable U.S. or Canadian safety standards. It is the responsibility of the final stage manufacturer (body-builder, installer, alterer or subsequent stage manufacturer) to determine that any vehicle converted to use CNG or Propane complies w/U.S. Federal, California or Canadian exhaust and evaporative emission requirements, Federal fuel economy standards, U.S. and Canadian safety standards, labeling and any other requirements

REAR VIEW CAMERA AND PREP KIT (872)

Availability:

- Optional on XL and XLT

Requires:

- Pick Up Box Delete (66D)

Pre-installed Content Includes:

- Cab Wiring
- Frame Wiring to the rear most cross member
- Video Display
 - 4" display when ordered
 - 8" display when ordered with SYNC@3

Upfitters kit Includes:

- Camera with mounting bracket
- 20' jumper wire
- Camera mounting and aiming instructions

Vehicle Special Order (VSO)

FLEET ONLY. See www.fmcdealer.com for current VSO Order Guide. This live guide includes VSO option codes, descriptions and pricing. Email vsomail@ford.com or call 1.800.34.FLEET, menu 4 w/any VSO questions you may have.

High Sulfur Diesel Fuel Usage

Vehicles for intended usage w/diesel fuel sulfur content greater than 15ppm require Euro II (>500ppm sulfur) or Euro III (<500ppm sulfur) packages to avoid engine functionality issues.

Packages are available through Export Order Guide w/the appropriate US EPA exemption or verifiable export usage.

NOTE: Post build modification kits are not available. Vehicles must be ordered correctly for the market that they are to be sold and operated in.

NOTE: JP8 fuel is supported and compatible w/these packages

Leaded Fuel Capable

Package is available through Export Order Guide w/the appropriate US EPA exemption or verifiable market usage.

NOTE: Post build modification kits are not available. Vehicles must be ordered correctly for the market that they are to be sold and operated in.

European Certified Headlamps

European certified headlamp package is available for export usage through Export Order Guide.

NOTE: Post build modification kits are not available. Vehicles must be ordered correctly for the market that they are to be sold and operated in.

MISCELLANEOUS OPTIONS

COV req.....	79V
Priced DORA	C09

EMISSIONS STANDARD/OPTIONAL EQUIPMENT

50-STATE EMISSIONS SYSTEM	425
Standard on all Vehicles	

FRONT LICENSE PLATE BRACKET

.....	153
Standard in states requiring two license plates and optional to all others.	

POWERTRAIN**ENGINE HORSEPOWER AND TORQUE RATINGS***

ENGINE	TRANSMISSION	NOMINAL COMPRESSION RATIO	50-STATE	
			HORSEPOWER	TORQUE
			H.P. @ RPM*	FT. LBS. @ RPM
ALL				
6.2L 2V Gas SOHC EFI NA V8	TorqShift®-G Six-Speed SelectShift® Automatic	TBD	TBD	TBD
7.3L 2V Gas DEVCT PFI NA V8	TorqShift® Ten-Speed Automatic w/SelectShift®	TBD	TBD	TBD
6.7L 4V OHV Power Stroke® V8 Turbo Diesel B20	TorqShift® Ten-Speed Automatic w/SelectShift®	TBD	TBD	TBD

(1) 10,000 lbs. GVWR and Under

(2) 10,001 lbs. GVWR and above

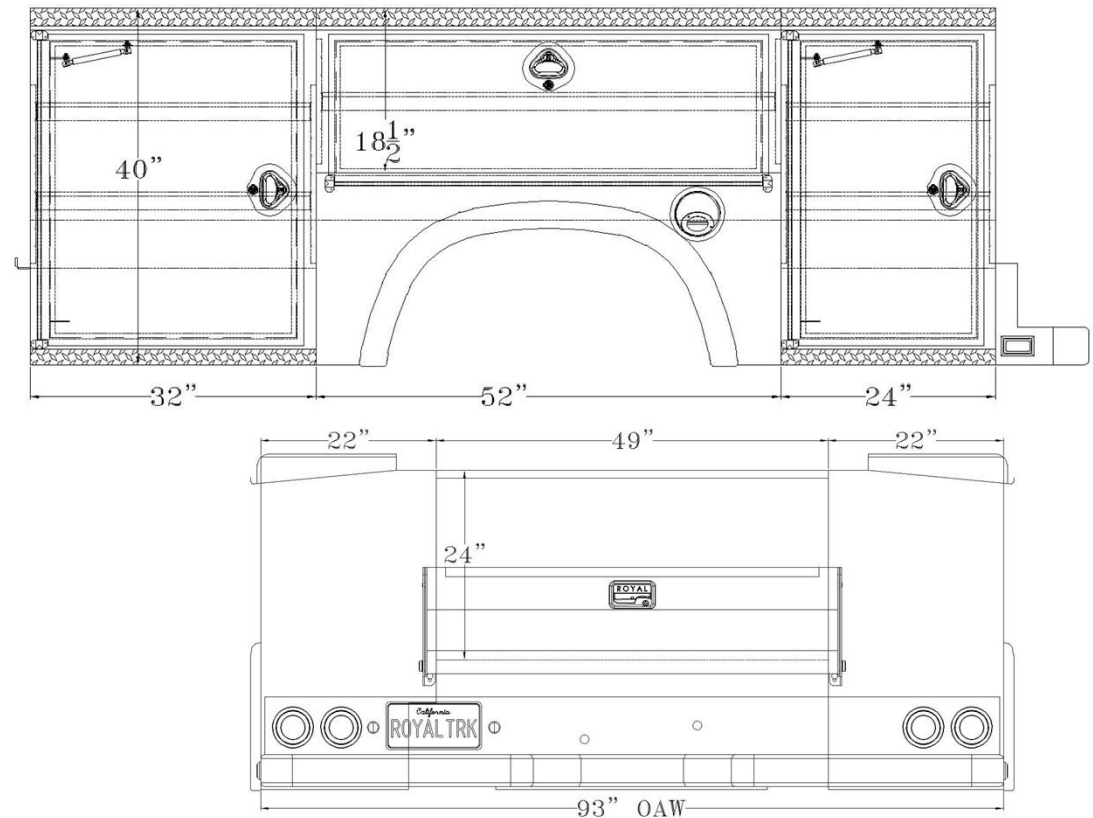
FUEL ECONOMY

TRUCKS W/GROSS VEHICLE WEIGHT RATINGS OVER 8,500 POUNDS ARE NOT INCLUDED IN THE EPA FUEL ECONOMY RATING SYSTEM. FUEL ECONOMY INFORMATION ON THESE MODELS IS GENERALLY NOT AVAILABLE BECAUSE OF WIDE VARIANCES IN VEHICLE LOADING AND OPERATIONAL CONDITIONS BETWEEN VARIOUS CUSTOMER APPLICATIONS.

9' DRW SERVICE UTILITY BODY

For 60" CA DRW Chassis

- Full Width Shelf up to 22"
- Ready for Dual Rear Wheel Chassis
- Designed for Storage Capacity and the Ability to Carry Heavy Loads
- Complete Offering of Royal Accessories
- Ideal for:
GM , Ford, and Ram



40-VDO-108

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CITY OF FERNLEY

City Council AGENDA REPORT

Meeting Date: August 3, 2022

REPORT TO: Mayor and City Council

REPORT FROM: Kari Weitzel

FINANCIAL IMPACT:

Yes:X

No:

CURRENTLY BUDGETED:

Yes:X

No:

FUND/ACCOUNT:

510-810-698

ACTION REQUESTED: Consent

AGENDA ITEM: (For Possible Action):

Possible action to authorize the execution of the Water Right Banking and Dedication Agreement with Wai C. Louie, Trustee of the Wai C. Louie Separate Property Trust, APN 020-351-26 TCID serial number 1052-G-3 in the amount of 4.5-acre feet.

AGENDA ITEM BRIEF:

Staff is seeking Council approval to authorize the execution of the Water Right Banking and Dedication Agreement with Wai C. Louie, Trustee of the Wai C. Louie Separate Property Trust, APN 020-351-26 TCID serial number 1052-G-3 in the amount of 4.5 acre feet.

RECOMMENDED MOTION:

"I move to authorize the execution of the Water Right Banking and Dedication Agreement Wai C. Louie, Trustee of the Wai C. Louie Separate Property Trust, APN 020-351-26 TCID serial number 1052-G-3 in the amount of 4.5-acre feet."

BUSINESS IMPACT (per NRS Chapter 237):

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

See attached report for background, analysis, alternatives.

ALTERNATIVES:

The City Council could choose to reject the dedication of water rights. This alternative is not recommended by staff and would be contrary to existing city policies.

BACKGROUND:

It is policy for the City of Fernley to have City Council approve all water right dedication agreements provided that city staff has confirmed that: (1) the water rights are valid, in good standing, and can be readily converted for municipal use in the City's water system, and (2) the Dedicator holds clear and unencumbered legal title to the rights.

Wai C. Louie is proposing to dedicate 4.5 acre-feet of water rights appurtenant to APN 020-351-26 (TCID Serial Number 1052-G-3) to the City of Fernley then immediately reassign water to R.C. Herrera. The deed and dedication package were reviewed and approved by Taggart and Taggart, Ltd. The water will be used to support future development projects.

RELEVANT LAWS, STATUTES, AND REGULATIONS:

FMC 32.09.035 requires developers to dedicate sufficient water rights to support their proposed development projects. Water dedicated to the City and banked under a banking agreement such as the one proposed here may be used to meet that requirement.

FINANCIAL IMPLICATIONS:

This dedication is being made to support future will serve commitment requests. Pursuant to prior Council direction on December 3, 2014, the City will cover all legal and engineering costs associated with the dedication.

ATTACHMENTS:

1. Wai Louie Dedication Agreement
2. Wai Louie Draft Deed

**WATER RIGHTS BANKING
AND DEDICATION AGREEMENT**

This Water Rights Banking and Dedication Agreement made as of the ____ day of _____, 20__ (this “Agreement”), by and between WAI C. LOUIE, Trustee of the WAI C. LOUIE SEPARATE PROPERTY TRUST dated April 22, 2000, (the “Dedicator”) and the City of Fernley, a political subdivision of the State of Nevada (the “City”), for the purpose of dedicating and banking certain water rights.

R E C I T A L S

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

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

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

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

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

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

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

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

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

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

A four and one-half (4.5) acre-foot/annually portion of Truckee-Carson Irrigation District Serial Number 1052-G-3. Said water rights are appurtenant to that certain real property located in Lyon County, State of Nevada described as Lyon County Assessor Parcel Number 021-351-26 and further described in that certain Grant, Bargain, and Sale Deed recorded in the official records of Lyon County on January 15, 2021 as Document No. 628617.

3. **Revegetation Requirements.** As a condition of receiving water right dedications in exchange for utility service, any lands which are being irrigated within the existing place of use of the Dedicated Water Rights, and which will no longer be a place of use of the Dedicated Water Rights, must be re-vegetated pursuant to a re-vegetation plan approved by the City. The intent of this requirement is to prevent formerly irrigated lands from becoming dust and erosion hazards when the land is no longer irrigated. This requirement does not apply to land which is the existing place of use if that land will become a subdivision, or other use that will maintain ground cover.

- (a) As part of any dedication, the City will determine whether revegetation of formerly irrigated land is required, and if re-vegetation is required, the Dedicator of the water rights, or its assignee, will submit a plan for re-vegetation that will be reviewed and approved by the City.
- (b) A re-vegetation plan must be prepared by a qualified agricultural engineer or the equivalent and must outline the method by which permanent ground cover will be established. The re-vegetation plan shall provide for the application of a suitable seed mixture susceptible to natural germination in the climatic conditions existing

on the formerly irrigated land. The re-vegetation plan shall be deemed fully performed upon the first to occur of the following:

- (i) The City's written confirmation that the re-vegetation plan has been fully performed or
 - (ii) The Dedicator or its assignee, as the case may be, diligently and in compliance with the re-vegetation plan causes not less than two applications of the approved seed mixture to be placed upon the formerly irrigated land without success during a period of thirty (30) months following the date of dedication of the applicable water rights.
 - (c) The goal of a re-vegetation plan is to establish natural ground cover that will limit dust and erosion and can be sustained in Fernley's climatic conditions without human assistance.
 - (d) For each water right that is dedicated to the City of Fernley from land that it is determined by the City to require re-vegetation, the City of Fernley will hold back a portion of the water right, in an amount equal to ten (10) percent of the total water right, from the issuance of will serve commitments until the City of Fernley has approved the actual re-vegetation of the property at issue. Once the City of Fernley has approved the actual re-vegetation on a former place of use for a dedicated water right, the ten (10) percent portion of the Water Right held back pursuant to this section will be made available for future will serve commitments.
4. **Annexation.** If water utility service is requested by the Dedicator or the Assignee from the City outside the city limits of the City, and the Dedicator or the Assignee desires to use the Water Rights to satisfy the water right dedication requirements for water utility service, the City will determine whether it is appropriate to annex that property and will only provide water utility service if the area is annexed into the City.
- (a) If annexation is necessary, the Dedicator or the Assignee is responsible for any and all annexation costs and fees in the same manner as any other person or entity requesting that property be annexed to the City.
 - (b) If annexation is necessary, all line extensions, water distribution systems and upgrades shall be constructed to the standard required by the City, and the Dedicator or Assignee shall pay all hook-up fees and complete all required improvements that the City determines are reasonably necessary to service the property.
5. **Banking.** The Water Rights dedicated to the City under this Agreement shall be available for use in the satisfaction of the water right dedication requirement that is a pre-condition to receiving water utility service from the City. Once the water rights have been dedicated

to the City, the City will maintain those rights in an account as a credit for the Dedicator for the term of this agreement, including any renewal period.

- (a) During the term of this agreement, including any renewal period, the Dedicator and the Assignee may request will-serve commitments for water utility service from the City. The Water Rights that are held by the City pursuant to this Agreement may be used to satisfy the water dedication requirement that exists at the time of the request for the will-serve commitments.
 - (b) **Place of Will-Serve Commitments.** The Dedicator and the Assignee may request will-serve commitments for water utility service from the City anywhere within the City's water utility service area. Will-serve commitments may be requested for property to which the Water Rights are not appurtenant.
 - (c) **Assignment of Banked Credits.** The Dedicator's banked credits that are held in an account with the City may be assigned to an Assignee. Upon the execution of an assignment agreement with the Assignee, the City will allow the Assignee to receive the credits as satisfaction of the water right dedication requirement in existence when the Assignee applies for will-serve commitments from the City for water utility service.
 - (d) **City Consent to Assignment.** The assignment of banked credits includes the assignment of all rights and obligations under this Agreement and requires the consent of the City. An assignment of banked credits created by this Agreement is invalid without the City's consent. Consent may only be withheld by the City if the Assignee does not agree to comply with the terms of this Agreement. All fees and costs assessed against banked water rights, if any, shall be paid to the City prior to any assignment of banked credits. No assignment agreement will be valid unless and until such costs are reimbursed.
 - (e) **Reduction in Banked Credits.** The City will file an application to change the manner of use and place of use of the Water Rights to municipal uses in the City's water utility service area. If the State Engineer determines, or if appeal from such a ruling by the State Engineer determines, that the total number of acre-feet that can be used by the City for municipal uses in its water utility service area is less than the amount of Water Rights that are dedicated under this Agreement, the City will reduce the credits that are accounted to the Dedicator by the amount of the reduction in the State Engineer's ruling, or in the appeal from such a ruling.
6. **Change Applications.** Dedicator recognizes that the manner of use and place of use of the Water Rights must be changed to allow for municipal use in the City. Change applications that change the points of diversion, manner and place of use of the Water Rights will be prepared so that the Water Rights may be utilized for municipal purposes

within the City's water utility service area as its boundaries are currently set and as they may be expanded through annexation.

- (a) At the option of the Dedicator, the City may prepare all required change applications.
 - (b) If the Dedicator elects to prepare the required change applications, they must be completed, along with appropriate maps and documentation, to the City's satisfaction and delivered to the City for submittal to the State Engineer by and on behalf of the City.
 - (c) The City shall pay all associated statutory fees relating to the filing and approval of the Change Application, including but not limited to the application filing fees, permit fees, and certificate fees.
7. **Use of Dedicated Water Rights.** Dedicator and Assignee agree and acknowledge that the City receives the dedication of Water Rights that are the subject of this agreement free and clear of any encumbrances or liens and that as a result of such dedication the City shall be the sole holder of legal title to such Water Rights. Accordingly, the City may perform any action that a holder of such Water Rights is legally allowed to perform including, without limitation, hypothecation, rental, or lease of the dedicated Water Rights to a third party; and any revenue collected pursuant to such agreements may be utilized by the City at its sole and complete discretion. The parties agree that the City may, by contract or written agreement, permit the use of the Water Rights by other governmental entities, public or private utilities, or any other person or entity, including those engaged in providing water, storm drainage or sewer service. The Parties agree that in exchange for the dedication of Water Rights pursuant to this Agreement, the Dedicator or Assignee shall have the ability, pursuant to Section 5, to use the dedicated Water Rights to satisfy the water right dedication requirement that is a pre-condition to receiving water utility service from the City, however, nothing in this agreement shall be construed as creating an encumbrance or lien on the title of the dedicated Water Rights in favor of Dedicator or Assignee. The Parties further agree that the City reserves the right to satisfy its obligation to provide water service to Dedicator or Assignee in any manner that the City, at its sole discretion and consistent with Nevada Law and the Fernley Municipal Code, determines best serves the interests of the City water system.
8. **Facilities Standards.** Any facilities that are subject to this Agreement shall be designed and constructed in accordance with standards and other requirements prescribed by the City as a condition to provision of water utility service.
9. **Approval of Service Conditional.** Every will-serve notification and administrative approval of applications for water utility service is conditioned upon the acceptance of the dedication, and the satisfaction of all other service requirements that are established by local ordinance or state law. Any application or renewal, including applications for extension of will-serve commitments is subject to the provisions herein. The parties agree that:

- (a) The City is the final authority in determining the number of will-serve commitments which may be granted by the City; and
 - (b) The City is the final authority regarding the number of will serves that may be serviced by the Water Rights for any development. Such determination shall be based on the criteria established by the City and further established by the State Engineer.
10. **Term of Agreement.** The term of this Agreement shall be for a period of twenty-five (25) years and shall be renewable for one successive twenty-five (25) year period upon application of the Dedicator or the Assignee, and the approval of the City.
- (a) It is further understood and agreed between the City and the Dedicator that the Parties must agree to renew this agreement for the subsequent twenty-five-year period. The City's decision to approve or reject a renewal of this agreement must be made pursuant to a vote by the Fernley City Council.
 - (b) The City may reject approval of a renewal of this Agreement **only** if:
 - (i) The City sends notice of the expiration of the initial twenty-five-year term to the record owner of the Water Rights and receives no response within thirty (30) days of such notice; and
 - (ii) The Dedicator has not complied with the obligations included in this Agreement or does not agree to comply with the obligations of this Agreement during the renewal term of this Agreement.
 - (c) In the event that this Agreement is terminated, or expires pursuant to the provisions of this section, the City shall retain the title to the Water Rights, regardless of whether the Water Rights have been credited to an existing will-serve commitment.
11. **Notice.** Any notice required pursuant to this Agreement shall be sent via certified mail to the address listed below. Each Party is responsible for informing the other Party of any change in address. Notices from the City, including but not limited to notice of expiration of the 25-year term of this Agreement, shall be made to the address listed below, or to an updated address provided by the Dedicator or Assignee.

Dedicator

Nancy Ausano c/o John Gezelin, Esq.

405 Marsh Ave.

Reno, NV 89509

City of Fernley

Department of Public Works

595 Silver Lace Boulevard

Fernley, NV 89408

12. **General Conditions.**

- (a) **Counterparts.** This Agreement may be executed in counterparts, each of which shall be deemed an original, and all of which, taken together, shall constitute but one and the same instrument.
- (b) **Governing Law.** This Agreement shall be governed by, interpreted under, and construed and enforced in accordance with the laws of the State of Nevada applicable to agreements made and to be performed wholly within the State of Nevada.
- (c) **Venue.** Any action or proceeding concerning the rights or responsibilities of the parties to this Agreement shall be heard and entertained in the State district court in Lyon County, Nevada.
- (d) **Entire Agreement.** This Agreement (including any exhibits attached hereto) constitutes the entire agreement between the parties with respect to the subject matter hereof and supersedes all prior understandings with respect thereto, including without limitation, that certain memorandum of understanding between the parties. This Agreement may not be modified, changed or supplemented, nor may any obligations hereunder be waived, except by written instrument signed by the party to be charged or by its agent duly authorized in writing or as otherwise expressly permitted herein. The parties do not intend to confer any benefit hereunder on any person, firm or corporation other than the parties hereto.
- (e) **Survivability.** The parties' rights and responsibilities under this Agreement shall survive the conveyance of the Water Rights by the Dedicator to the City.
- (f) **Waivers; Extensions.** No waiver of any breach of any agreement or provision herein contained shall be deemed a waiver of any preceding or succeeding breach thereof or of any other agreement or provision herein contained. No extension of time for performance of any obligations or acts shall be deemed an extension of the time for performance of any other obligations or acts.
- (g) **Non-Waiver of Rights.** No failure or delay of either party in the exercise of any

right given to such party hereunder shall constitute a waiver thereof unless the time specified herein for exercise of such right has expired, nor shall any single or partial exercise of any right preclude any other or further exercise thereof or of any other right. The waiver of any breach hereunder shall not be deemed to be a waiver of any other or any subsequent breach hereof.

- (h) **Further Assurances.** The parties agree to do such further acts and things and to execute and deliver such additional agreements and instruments as the other may reasonably require to consummate, evidence, or confirm the dedication of the above reference water rights or any other agreement contained herein in the manner contemplated hereby.
- (i) **Successors and Assigns: Assignment.** This Agreement shall be binding upon and shall inure to the benefit of each of the City and the Dedicator and to their respective heirs, successors and assigns.
 - (i) The City shall have the right to assign its interest in this Agreement in whole or in part to any successor agency, subsidiary, or entity with jurisdiction to supply water service to customers within the City of Fernley, in which case, the references to the City herein shall include such assignee, and provided that such assignee assumes all of the obligations of the City under this Agreement by written instrument.
 - (ii) Any such assignment shall not relieve any party of its obligations under this Agreement. Any attempt to transfer, convey or assign this Agreement other than as provided herein shall be null and void.
- (j) **Time.** Time is of the essence in respect to each and every particular of this Agreement. Any time period to be computed pursuant to this Agreement shall be computed by excluding the first day and including the last. If the last day falls on a Saturday, Sunday or holiday, the last day shall be extended until the next business day that the City is open for business, but in no case will the extension be for more than four (4) days.
- (k) **Severability.** The determination that any covenant, agreement, condition or provision of this Agreement is invalid shall not affect the enforceability of the remaining covenants, agreements, conditions or provisions hereof and, in the event of such determination, this Agreement shall be construed as if such invalid covenant, agreement, condition or provision were not included herein.
- (l) **Delivery of Deed and Warranty.** The Dedicator shall deliver a Water Rights Grant Bargain and Sale Deed conveying and dedicating the Water Rights to the City at the time of the execution of this Agreement. Further, the Dedicator shall warrant that it is the legal owner of the Water Rights.

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

[signature page follows]

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

City of Fernley

Mayor of Fernley

Date:

Attested:

City Clerk

Dedicator

Wai C. Louie, Trustee

Date:

Assignee

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

ROBERT C. HERRERA

Robert C. Herrera

Date:

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

LYON CO. APN: 020-351-26

RECORDING REQUESTED BY:

City of Fernley
595 Silver Lace Blvd
Fernley, NV 89408

AFTER RECORDATION RETURN TO:

City of Fernley
595 Silver Lace Blvd
Fernley, NV 89408

SPACE ABOVE THIS LINE FOR RECORDER'S USE

WATER RIGHTS GRANT, BARGAIN, & SALE DEED

THIS WATER RIGHTS DEED is made and entered into this ____ day of _____, 20__, to convey the below-mentioned water rights from WAI C. LOUIE, Trustee of the WAI C. LOUIE SEPARATE PROPERTY TRUST dated April 22, 2000, (hereinafter referred to as "GRANTOR") to the CITY OF FERNLEY, a political subdivision of the State of Nevada (hereinafter referred to as "GRANTEE")

WITNESSETH:

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

A four and one-half (4.5) acre-foot/annually portion of Truckee-Carson Irrigation District Serial Number 1052-G-3. Said water rights are appurtenant to that certain real property located in Lyon County, State of Nevada described as Lyon County Assessor Parcel Number 021-351-26 further described as follows:

All that certain real property being a portion of Lot 4, in Block 3, as shown on the Official Map of FLYING CIRCLE RANCH ESTATES, recorded in the Official Records of Lyon County, on August 2, 1978, as Document No. 39323, Lyon County, Nevada, described as follows:

Parcel A, as shown on the Parcel Map for Lew E. White, recorded in the Official Records of Lyon County, Nevada, on November 16, 1998, as Document No. 226208.

EXCEPTING THEREFROM an undivided one-half interest in and to all oil, gas, petroleum, naphtha, and other hydrocarbon substances and mineral of whatsoever kind and nature, in, upon, or beneath the property hereinabove described as previously recorded.

This legal description appeared previously in Document No. 628617, recorded on January 15, 2021, Official Records of Lyon County, Nevada.

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

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

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

DATED this ____ day of _____, 2022.

GRANTOR:

BY: _____
Wai C. Louie, Trustee

STATE OF _____)
: ss.
COUNTY OF _____)

This instrument was acknowledged before me on _____, 20__, by Wai C. Louie.

WITNESS my hand and official seal.

NOTARY PUBLIC



CITY OF FERNLEY

CITY COUNCIL AGENDA REPORT

Meeting Date: August 3, 2022

REPORT TO:	Mayor and City Council
REPORT THROUGH:	Tim Thompson, Planning Director
REPORT BY:	Shay League, Assistant Planner
REVIEWED BY:	

FINANCIAL IMPACT: ☐ YES ☒ NO	CURRENTLY BUDGETED: ☐ YES ☐ NO ☒ N/A	FUND/ACCOUNT: N/A
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ACTION REQUESTED:	☐ Consent	☒ Motion	☒ Ordinance
	☐ Presentation	☐ Receive/File	☐ Resolution

AGENDA ITEM: (For possible action) Second Reading and Public Hearing, Bill #310 (ANX22001)
Consideration and possible action on Bill #310 as an ordinance to annex approximately 685.51 acres into the City of Fernley, generally located southeast of Interstate 80, east of Nevada Pacific Parkway, and west of the Fernley Wildlife Management Area (APN: 021-201-01). Upon annexation, the zoning shall convert from the Lyon County zoning designation of M-1 (General Industrial) to a City of Fernley zoning designation of I (Industrial).

AGENDA ITEM BRIEF: The subject ±685.51-acre parcel is meant to be added to the existing ±1,505.34 acres already within the City of Fernley, for a total ±2,190.85-acre industrial subdivision called Victory Logistics. A tentative subdivision map submitted with this request has been placed on hold and a development agreement is currently under review.

This item was considered by the City of Fernley Planning Commission at the June 8, 2022 Planning Commission meeting. The Planning Commission, by a vote of 6-0, forwarded a recommendation of approval to the City Council.

RECOMMENDED MOTION LANGUAGE:
<u>Approve</u> "I move to adopt Bill #310, a general ordinance for an Annexation request associated with ANX22001, based on findings AX1 through AX4 and the facts supporting these findings as set forth in the staff report."
<u>Deny</u> "Based on information received in written materials and at the public hearings on this matter, I move to deny Bill #310 as an ordinance for an annexation associated with ANX22001 because I have determined that the proposed changes are detrimental to the public's health, safety, and general welfare, and I am unable to make the following required annexation findings: I am unable to make finding(s) _____ as it relates to _____. Therefore, I cannot approve the annexation."

Business Impact (per NRS Chapter 237):
☐ A Business Impact Statement is Attached.
☒ 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/Findings.

PROJECT SUMMARY

CASE NUMBER(S):	• ANX22001
REQUESTED ACTION(S):	• Annexation
PROPERTY OWNER(S):	• M4 New Fernley LLC, C/O Mark IV Capital Prop Inc
APPLICANT:	• Mark IV Capital
LOCATION:	• Generally located southeast of Interstate 80 and northeast of MSC Industrial. (APN: 021-201-01)
TOTAL SITE SIZE:	• ± 685.51 Acres
EXISTING ZONING:	• M-1 (General Industrial – Lyon County)
PROPOSED ZONING	• I (Industrial)
EXISTING LAND USE:	• Industrial
PROPOSED LAND USE:	• Industrial
WARD INFORMATION:	• Ward 1 – Councilmember Lacy

*****A PUBLIC HEARING IS REQUIRED**

POLICY REFERENCE

Nevada Statutes: NRS 278

Fernley Municipal Code: Title 32

Policies & Procedure Manual: N/A

Community Assessment: N/A

City of Fernley Development Code:

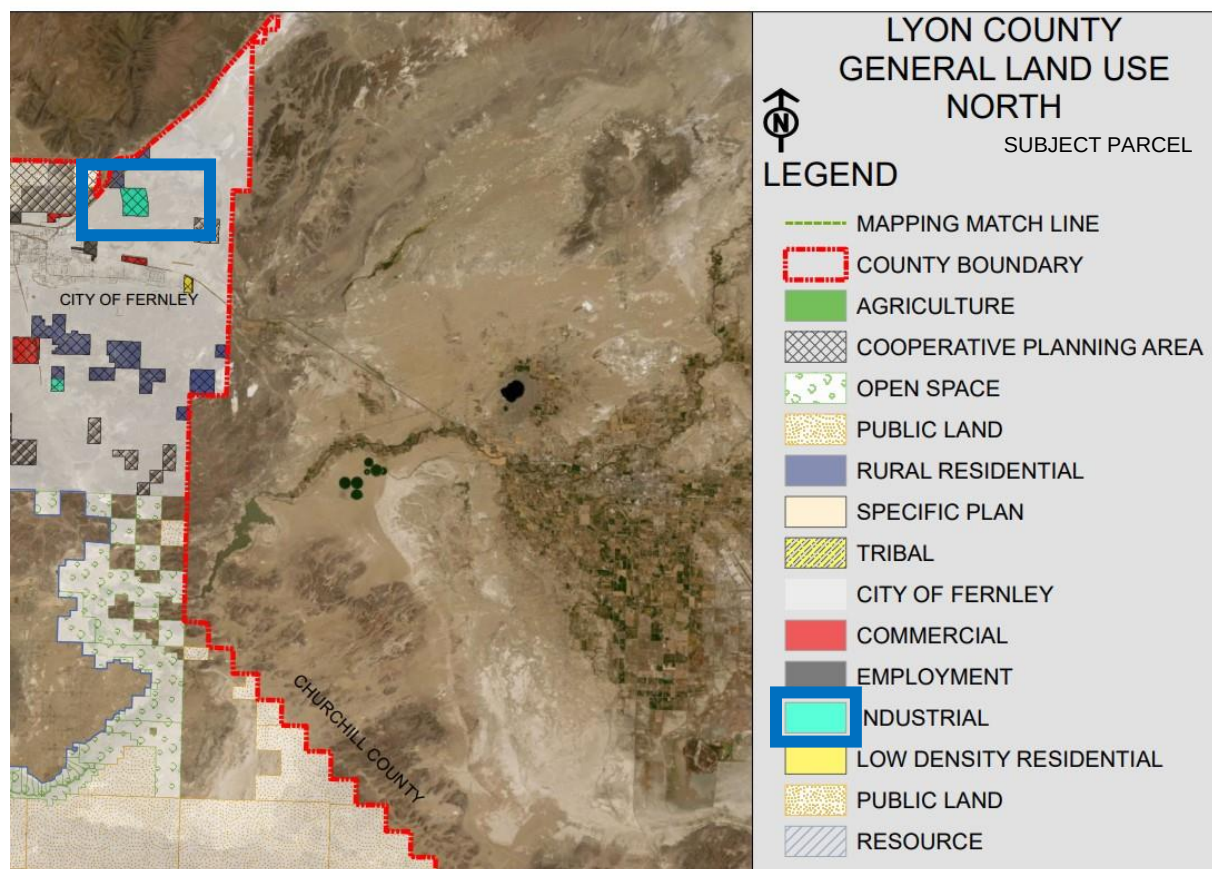
- [Chapter 32.03 – Administration](#)
- [Sec. 32.03.030 – Common review procedures.](#)
- [Sec. 32.03.040 – Annexation, comprehensive master plan, and zoning applications.](#)

BACKGROUND

In 1994, Wade Development purchased this parcel and others as part of what they intended to become the Crossroads Commerce Center. The Crossroads Commerce Center encompassed approximately 4,184 acres of undeveloped land within the boundaries of then-Town of Fernley and Lyon County. During their stewardship of the land that would eventually become the City of Fernley's industrial core, The applicant purchased this and related parcels in 2019 with the intention of adding new industrial development northeast of the existing industrial development, along Interstate 80.

ANALYSIS

This project site has a current land use designation of Industrial, Cooperative Planning Area (seen in an excerpt of Lyon County's General Land Use map below).



Because this unincorporated parcel is within the City of Fernley boundaries, Lyon County identified it as a cooperative planning area. Due to the nature of their cooperative planning areas, Lyon County's land use designation and zoning already match the current City of Fernley Master Plan for surrounding parcels.

In anticipation of this parcel one day being annexed into the City of Fernley, the 2018 Comprehensive Master Plan land use map shows this parcel as being designated Industrial land use.

FINDINGS

AX1. The request conforms to the requirements of NRS 268.

NRS 268.646 Factors to be considered in review of proposed annexation. Factors that must be considered in the review of an annexation proposal include, but are not limited to:

1. Population, population density, land area and land uses, per capita assessed valuation, topography, including natural boundaries and drainage basins, proximity to other populated areas, and the likelihood of significant growth in the area and in adjacent incorporated and unincorporated areas during the next 10 years.

The subject parcel and surrounding parcels are currently vacant. The nearest land uses are industrial in nature. This area has already been designated as an industrial area in the City of Fernley Comprehensive Master Plan.

2. The need for organized community services, the present cost and adequacy of governmental services and controls in the area, probable future needs for such services and controls, and the probable effect of the proposed formation and of alternative courses of action on the cost and adequacy of services and controls in the area and adjacent areas.

As part of the City of Fernley development process, the applicant will be required to ensure adequate organized community services to the subject parcel and mitigate any impacts to the adequacy of services and controls in the area and adjacent areas.

3. The effect of the proposed annexation and of alternative actions on adjacent areas, on mutual social and economic interests and on the local governmental structure of the county.

As part of the City of Fernley development process, the applicant will be required to mitigate any negative impacts toward mutual social and economic interests and on the local government structure of the county.

4. The effect of the proposed annexation and of alternative actions upon the availability and requirement of water and other natural resources throughout the affected area.

As part of the City of Fernley development process, the applicant will be required to ensure adequate water access to the subject parcel.

5. Any determination by the Bureau of Land Management that the territory proposed to be annexed is suitable for residential, commercial, or industrial development, or will be opened to private acquisition.

Not Applicable. This parcel is not being annexed from the Bureau of Land Management.

6. The consistency of the annexation proposal with any applicable comprehensive regional plan, area plan or master plan and any program of annexation adopted and certified pursuant to NRS 268.625.

NRS 268.6255 Requirements for land proposed for annexation by certified program of annexation.

1. The land proposed for annexation by a certified program of annexation must be contiguous to the annexing city unless:
 - a. The proposal is a voluntary annexation
 - b. The timing of the proposal is consistent with the certified program of annexation

- c. The services and facilities required for the development of the land proposed for annexation will be provided upon annexation

This parcel is contiguous to the proposed annexing city.

2. The annexation of the land must not have the effect of:

- a. Creating an island of 40 acres or less

Annexing this land will not create an island of 40 acres or less. The subject parcel is currently an island within the City of Fernley sphere of influence that would be removed by annexation.

- b. Dividing an individual lot or parcel of land so that only a portion of the lot or parcel is proposed for annexation

Annexing this land does not involve dividing an individual lot or parcel.

AX2. The request conforms to the findings established for annexation applications pursuant to the Fernley Municipal Code Chapter 20.23. (a through j)

- a. Location of the property to be considered for annexation

Assessor Parcel Number 021-201-01, located southeast of Interstate 80 and Northeast of Assessor Parcels 021-241-11 (currently MSC Industrial) and 021-242-17.

- b. The logical extension of city limits

This parcel is an island surrounded by the City of Fernley tax district on all sides. It is already within city limits and requires no extension of them to annex.

- c. The need for the expansion to accommodate planned regional growth

The applicant intends to spur planned regional growth through development of this project.

- d. The location of existing and planned water and sewer service

There are existing water and sewer service facilities with the Victory Logistics District; the applicant proposes to expand them throughout the subdivision.

- e. Community goals that would be met by the proposed annexation

The applicant identified their project as contributing toward the following community goals and action strategies outlined in the City of Fernley Comprehensive Master Plan:

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

LU.1 .1.1 Require new development to provide its proportionate share of improvements to avoid a degradation of services for existing residents. This requirement will be applied regardless of project size in order to avoid incremental erosion of services and facilities.

LU.1.1.2 Encourage development of vacant or underutilized lands within the community core where adequate infrastructure and facilities currently exists.

LU.1.1.3 Require new development to provide certified, stamped studies demonstrating the impact proposed development will have on existing infrastructure and to provide improvements and/or funding in lieu of improvements in proportion to the impacts of the proposed projects on the city's roadway, sewer and water systems.

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

LU.1.2.1 Consistently monitor development applications that intend to utilize the underlying zoning. Modify the Fernley Development Code as necessary to ensure compatible development that reflects the community goals envisioned in the Comprehensive Master Plan.

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

LU.1.3.1 Encourage land uses and development, which maintains a balance of population, housing, and employment.

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

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

f. The efficient and cost-effective provision of service areas and capital facilities

The subject property is currently served by the Lyon County Sheriff and North Lyon County Fire Protection District and that would remain unchanged. The provision of roads, sewer, water, and other services not yet established would be most efficiently provisioned by the City of Fernley because the parcel is surrounded by existing City of Fernley lands.

g. Fiscal analysis regarding the proposed annexation

The applicant provided a Fiscal Impact Analysis that finds "the project will have a positive fiscal impact on the City of Fernley". See Attachment 5 for the detailed analysis.

h. Whether Lyon County has adopted a community management plan for the proposed annexation area

Lyon County has not adopted a community management plan for the proposed annexation area.

i. Whether the annexation creates any islands

This annexation will not create any islands and serves to remove an island of unincorporated Lyon County within City of Fernley boundaries.

j. Any other factors concerning the proposed annexation deemed appropriate for consideration by the City Council

AX3. The property requested to be annexed conforms to the Master Plan.

The subject property is currently master planned by Lyon County as Industrial and zoned M-1 (General Industrial). Surrounding City of Fernley parcels are largely master planned Industrial and zoned I (Industrial). The applicant has further identified community goals and action strategies from

the City of Fernley Comprehensive Master Plan that are fulfilled by this project (outlined in finding AX2. – subsection 5. above).

AX4. Public notice was given, and a public hearing held per the requirements of the development code.

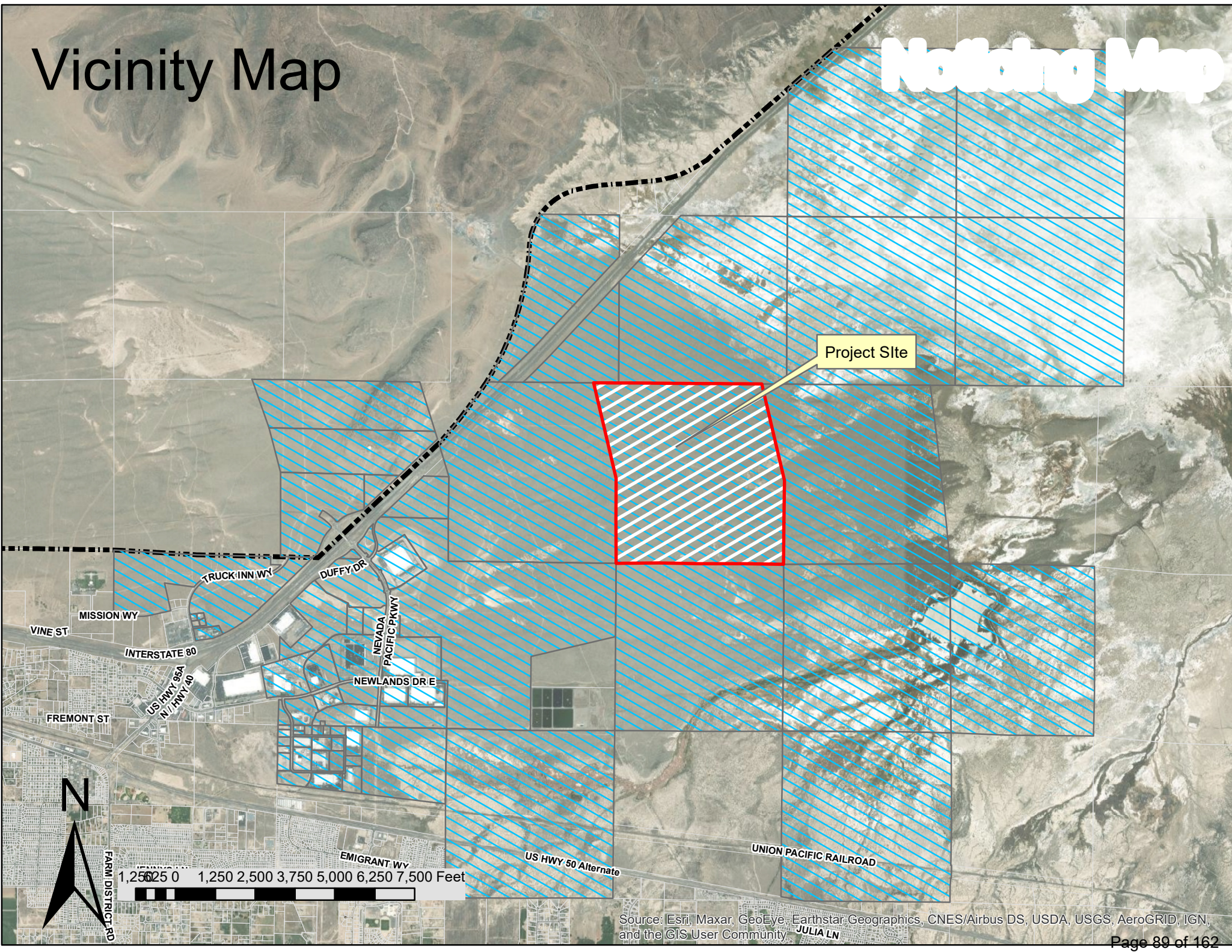
Public notice has been given and a public hearing scheduled per the provisions outlined in Fernley Municipal Code and Nevada Revised Statutes.

ATTACHMENTS

1. Vicinity Map
2. Bill # 310 – Ordinance for Annexation
3. Exhibit A – Legal Description
4. Exhibit B – Annexation Map
5. Fiscal Impact Analysis

Vicinity Map

Notching Map



Project Site

When recorded, mail to:
City Clerk
City of Fernley
595 Silver Lace Boulevard
Fernley, NV 89408

**BILL # 310
CITY OF FERNLEY
ORDINANCE # _____**

AN ORDINANCE FOR THE ANNEXATION (ANX22001) OF CERTAIN LANDS TO THE CITY OF FERNLEY; LANDS MORE SPECIFICALLY DESCRIBED AS ASSESSOR PARCEL NUMBER 021-201-01, ON A SITE APPROXIMATELY 685.51 ACRES OWNED BY M4 NEW FERNLEY LLC, LOCATED SOUTHEAST OF INTERSTATE 80 AND NORTHEAST OF ASSESSOR PARCELS 021-241-11 AND 021-242-17; INTO THE INCORPORATED CITY LIMITS, PURSUANT TO NRS 268.670 CONTIGUOUS VOLUNTARY ANNEXATIONS; AND OTHER MATTERS PROPERLY RELATED THERETO.

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

SECTION 1: The property described in Exhibit “A” and shown in Exhibit “B”, which is attached hereto and incorporated herein by reference, situated in the County of Lyon, State of Nevada, shall become and hereafter shall be a part of the City of Fernley and shall be embraced within the corporate limits of this said City.

SECTION 2: Upon annexation, the zoning shall convert from the Lyon County zoning of M-1 (General Industrial) to a City of Fernley zoning of I (Industrial).

SECTION 3: All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 4: The City Clerk is instructed and authorized to publish the title to this ordinance as provided by law and to record the plan certified herein as provided by law.

SECTION 5: This ordinance shall become effective upon passage, approval, and publication.

SECTION 6: The provisions of this ordinance shall be liberally construed to effectively carry out its purposes in the interest of the public health, safety, welfare and convenience.

SECTION 7: If any subsection, phrase, sentence or portion of this section 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 8: 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 # 310 BEING HEREBY PROPOSED on the ____ day of _____ 2022.

BILL # 310 BEING HEREBY PASSED, APPROVED and ADOPTED this ____ day of _____ 2022, by the following vote of the Council:

Ayes: ____ Nays: ____ Abstentions: ____ Absent: ____

FERNLEY CITY COUNCIL

By: _____
Roy Edgington, Mayor

Date: _____

Attest By: _____
Kim Swanson, City Clerk

Date: _____

ANNEXATION PARCEL

All that certain parcel situate within Section Three (3), Township Twenty (20) North, Range Twenty-Five (25) East, Mount Diablo Meridian, Lyon County, Nevada, being all of Section 3 as shown on United States General Land Office Township Plat Of Township 20 North, Range 25 East, Mount Diablo Meridian, Accepted April 9, 1935, said parcel being more particularly described as follows:

BEGINNING at the northwest corner of said Section 3;

THENCE along the north line of said Section 3, South $89^{\circ}36'54''$ East, 784.26 feet to the south corner common to Sections 33 and 34, Township 21 North, Range 25 East, Mount Diablo Meridian

THENCE continuing along said north line, being coincident with the south line of said Section 34, South $89^{\circ}36'02''$ East, 2636.43 feet to the south $1/4$ corner of said Section 34;

THENCE continuing along said north and south lines, South $89^{\circ}34'09''$ East, 1857.50 feet to the northeast corner of said Section 3;

THENCE leaving said south line of Section 34, along the east line of said Section 3, South $13^{\circ}12'59''$ East, 3118.75 feet to the east $1/4$ corner of said Section 3;

THENCE continuing along said east line, South $00^{\circ}32'19''$ West, 2636.54 feet to the southeast corner of said Section 3;

THENCE along the south line of said Section 3, North $89^{\circ}18'41''$ West, 2637.53 feet to the south $1/4$ corner of said Section 3;

THENCE continuing along said south line, North $89^{\circ}23'54''$ West, 2639.72 feet to the southwest corner of said Section 3;

THENCE along the west line of said Section 3, North $00^{\circ}22'22''$ East, 2643.53 feet to the west $1/4$ corner of said Section 3;

THENCE continuing along said west line, North 13°13'21" West, 3089.20 feet to the POINT OF BEGINNING.

Said ANNEXATION PARCEL contains 685.51 Acres of land, more or less.

THE BASIS OF BEARINGS FOR THIS SURVEY IS NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE NAD83(94) BASED UPON REAL TIME KINEMATIC GPS OBSERVATIONS, OBSERVED FEBRUARY 7, 2022 USING A SURVEY GRADE DUAL FREQUENCY GPS RECEIVER FROM NEVADA DEPARTMENT OF TRANSPORTATION MONUMENT NO. 1528012 MODIFIED BY A COMBINED FACTOR OF 1.000245, SCALED FROM 0.00N ,0.00E AND CONVERTED TO U.S. SURVEY FEET. ALL DIMENSIONS ON THIS MAP ARE GROUND DISTANCES.

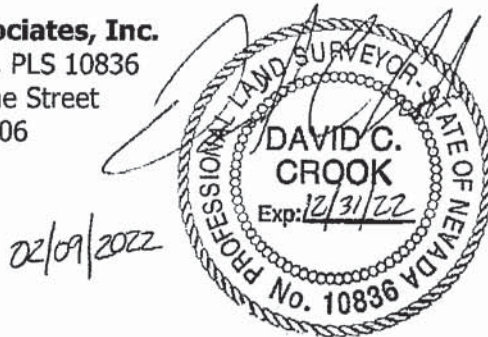
Prepared by:

Lumos & Associates, Inc.

David C. Crook, PLS 10836

178 South Maine Street

Fallon, NV 89406

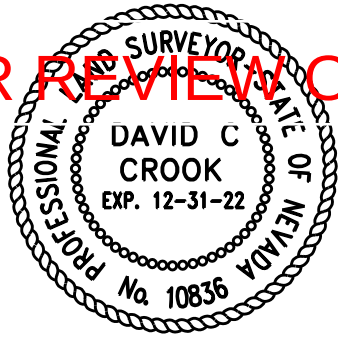


SURVEYOR'S CERTIFICATE

I, DAVID C. CROOK, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, AS AGENT FOR LUMOS AND ASSOCIATES, INC., CERTIFY THAT:

- 1) THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF M4 NEW FERNLEY LLC
- 2) THE LANDS SURVEYED LIE WITHIN SECTION 3, T.20N., R.25 E., M.D.M., LYON COUNTY, NEVADA AND THE SURVEY WAS COMPLETED ON _____, 2022.
- 3) THIS PLAT COMPLIES WITH APPLICABLE STATUTES OF THIS STATE AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE SURVEY WAS COMPLETED AND THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH CHAPTER 625 OF THE NEVADA ADMINISTRATIVE CODE.
- 4) THE MONUMENTS DEPICTED ON THIS PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED, AND ARE OF SUFFICIENT NUMBER AND DURABILITY.
- 5) THE PARCEL HEREON TRULY REPRESENTS THE LAND PROPOSED FOR ANNEXATION TO THE CITY OF FERNLEY.

FOR REVIEW ONLY



DAVID C. CROOK, P.L.S.
NEVADA CERTIFICATE No. #10836

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED

M4 NEW FERNLEY LLC

IS THE OWNERS OF THE REAL PROPERTY DEPICTED HEREON AND HAVE CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAT AND THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF N.R.S. 278.

M4 NEW FERNLEY LLC
C/O/ MARK IV CAPITAL PROPERTY INC

BY: _____

ITS: _____

STATE OF NEVADA }
COUNTY OF CHURCHILL }SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS ____ DAY OF _____, 20__ BY _____ AS _____ OF MARK IV CAPITAL PROPERTY INC.

NOTARY PUBLIC

CITY COUNCIL CERTIFICATE

APPROVED AND ACCEPTED BY THE CITY COUNCIL OF THE CITY OF FERNLEY, LYON COUNTY, NEVADA, THIS ____ DAY OF _____, 2022, AS PER ORDINANCE NO. _____, APPROVED _____, 2022 BY THE FERNLEY CITY COUNCIL, FERNLEY, NEVADA.

MAYOR

ATTEST: FALLON CITY CLERK

RECORDER'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF LUMOS AND ASSOCIATES, INC., ON THIS ____ DAY OF _____, 20__, AT ____ MINUTES PAST ____ O'CLOCK __M., IN BOOK __, AT PAGE __, OF OFFICIAL RECORDS OF LYON COUNTY, NEVADA.

RECORDING FEE: _____ BY: _____ RECORDER

FILE NUMBER: _____ BY: _____

CITY OF FERNLEY

MAP TO SUPPORT THE ANNEXATION
OF CERTAIN LANDS TO THE
CITY OF FERNLEY

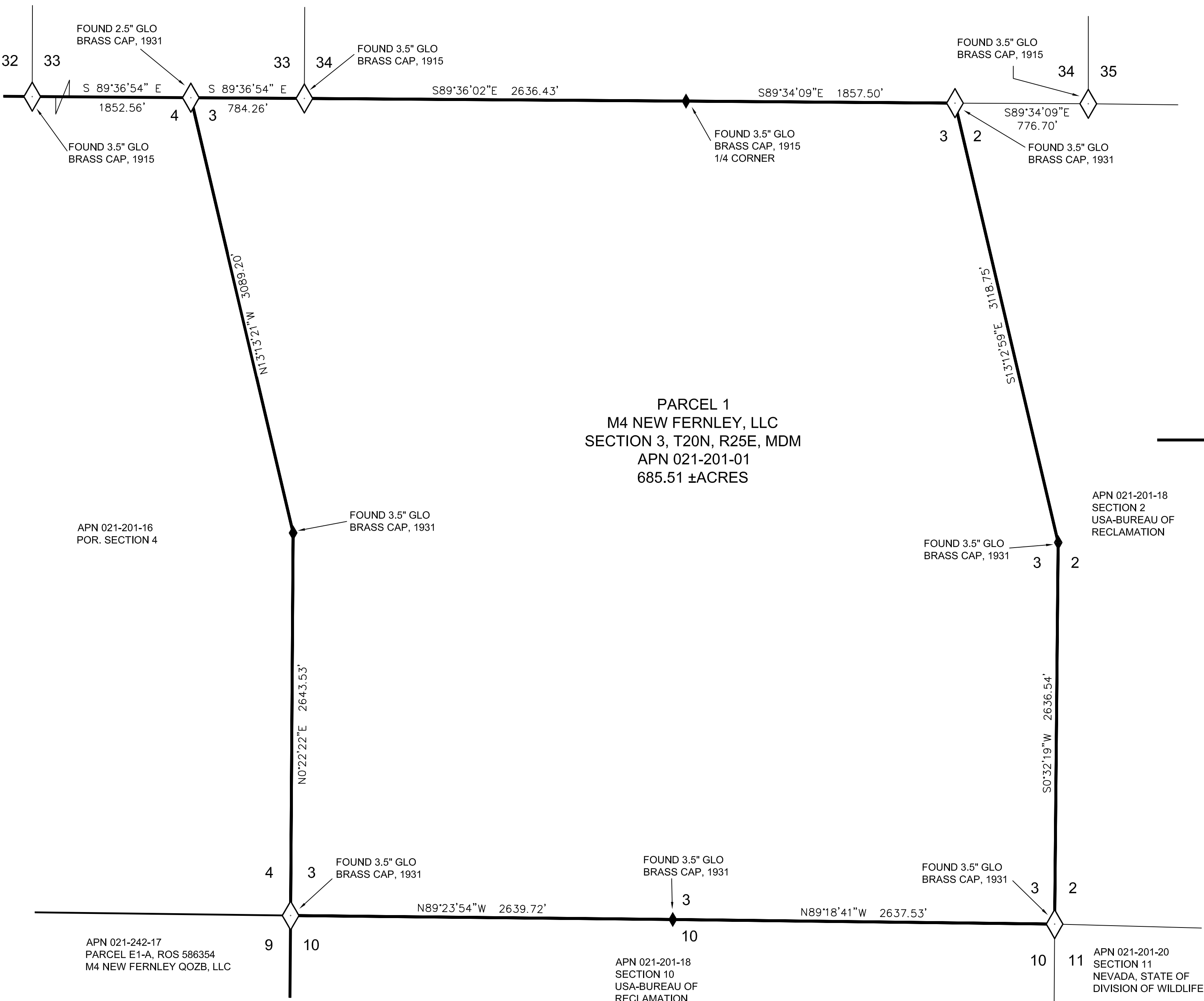
BEING ALL OF SECTION 3, TOWNSHIP 20 NORTH, RANGE 25 EAST,
M.D.M.

CITY OF FERNLEY LYON COUNTY STATE OF NEVADA



178 SOUTH MAINE STREET
FALLON, NV 89406
TEL (775) 423-2188
LUMOSINC.COM

Drawn By : DCC
Sheet : 1 of 1
Job No. : 10067.010
Drawing No.: 10067010ANNEX.DWG



LEGEND



FOUND PLSS CORNER AS NOTED

SUBJECT PARCEL LINE

REFERENCE DOCUMENTS

- R1 - RECORD OF SURVEY MAP, FILED SEPTEMBER 19, 2018 AS FILE NO. 586354 IN THE OFFICIAL RECORDS OF LYON COUNTY, NEVADA.
- R2 - UNITED STATES GENERAL LAND OFFICE TOWNSHIP PLAT OF TOWNSHIP 21 NORTH, RANGE 25 EAST, MOUNT DIABLO MERIDIAN, APPROVED FEBRUARY 6, 1917.
- R3 - UNITED STATES GENERAL LAND OFFICE TOWNSHIP PLAT OF TOWNSHIP 20 NORTH, RANGE 25 EAST, MOUNT DIABLO MERIDIAN, ACCEPTED APRIL 9, 1935.
- R4 - UNITED STATES DEPARTMET OF THE INTERIOR BUREAU OF LAND MANAGEMENT SUPPLEMENTAL PLAT OF SECTION 4, TOWNSHIP 20 NORTH, RANGE 25 EAST, OF THE MOUNT DIABLO MERIDIAN, NEVADA, ACCEPTED JUNE 8, 1999.

NOTE

1) THE INTENTION OF THIS MAP IS TO ANNEX THE SUBJECT PARCEL INTO THE CITY OF FERNLEY.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE NAD83(94) BASED UPON REAL TIME KINEMATIC GPS OBSERVATIONS, OBSERVED FEBRUARY 7, 2022 USING A SURVEY GRADE DUAL FREQUENCY GPS RECEIVER FROM NEVADA DEPARTMENT OF TRANSPORTATION MONUMENT NO. 1528012 MODIFIED BY A COMBINED FACTOR OF 1.000245, SCALED FROM 0.00N/0.00E AND CONVERTED TO U.S. SURVEY FEET. ALL DIMENSIONS ON THIS MAP ARE GROUND DISTANCES.

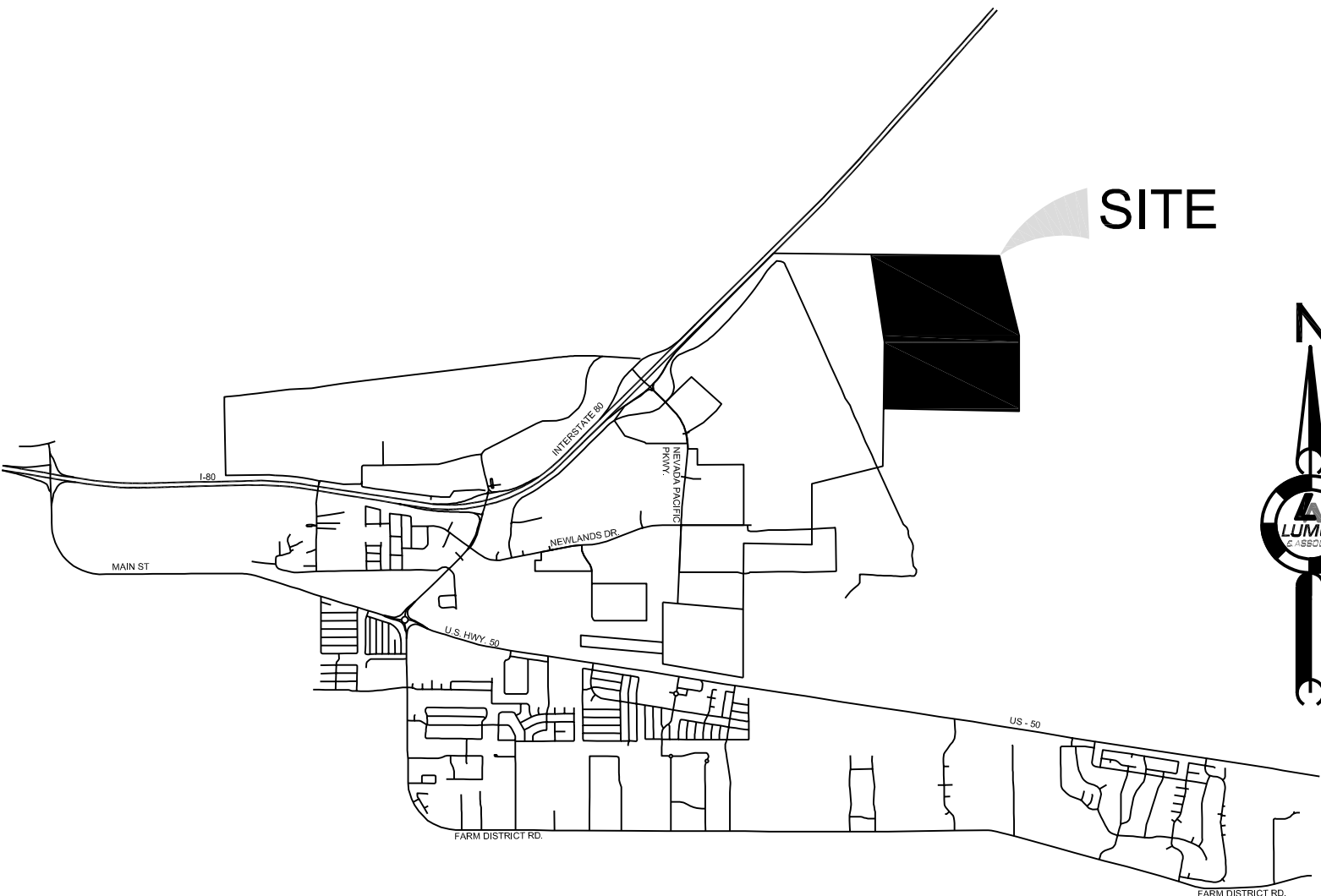
OWNERS

M4 NEW FERNLEY
C/O MARK IV CAPITAL PROPERTY INC.
4450 MACARTHUR BLVD, 2ND FLOOR
NEWPORT BEACH, CA 92660

APN 021-201-01
ZONING: M1

AREA: 685.51 ±ACRES

SITE



VICINITY MAP

NOT TO SCALE

VICTORY LOGISTICS DISTRICT

City of Fernley

Fiscal Impact Analysis

JANUARY 26, 2022

Prepared by:



EKAY Economic Consultants, Inc.

Economics for the changing world

550 West Plumb Lane

Suite B459

Reno, NV 89509

(775) 232-7203

www.ekayconsultants.com

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EXECUTIVE SUMMARY

Ekey Economic Consultants, Inc. (EEC) of Reno, Nevada was retained to conduct a fiscal impact analysis on approximately 2,066 acres of the 4,300-acre Victory Logistics District (hereafter “Victory”) located south of I-80 in the City of Fernley, Nevada. Project details and findings of the fiscal impact analysis are summarized below.

Project Overview

- The analysis assumes 31.8 million square feet of industrial and commercial space constructed on 2,051 acres, plus additional space for roadways.
- The project is expected to be dominated by industrial uses that include distribution warehouse and manufacturing, data center uses and some convenience retail at the I-80 interchange. The project will include rail infrastructure to deliver rail services within the Victory.
- The project is expected to add 2.5 million square feet of road space to the City of Fernley inventory.

Fiscal Impact Findings

- The project is estimated to generate a **\$137.8 million revenue surplus** over the 40-year analysis period for the City of Fernley’s General Fund.
 - The project is estimated to generate \$168.2 million in revenue for the General Fund over the analysis period. This includes property tax and building permit/planning fee revenue.
 - The project is estimated to generate \$10.1 million in operating expenditures for the General Fund over the analysis period. This includes expenditures for the Public Works and Building and Planning departments.
 - The project is also estimated to generate \$20.3 million in infrastructure replacement costs over the analysis period.
- The project will have a **positive** fiscal impact on the City of Fernley.

DEVELOPMENT DESCRIPTION

The project is proposed to be constructed on 2,051 acres of land located in the City of Fernley, Nevada, plus additional space for roadways for a total of approximately 2,066 acres. Upon completion, the project will deliver approximately 31.8 million square feet of building space. Victory includes some buildings with expected delivery starting in 2022, with full notices of completion starting in 2025 and extending over an 18-year period. The fiscal impact analysis includes estimates of the impact of the project over this period, plus an additional twenty two years for a total analysis period of 40 years.

The project is expected to be dominated by industrial development that includes distribution warehouse and manufacturing facilities, at least one data center campus, some convenience retail on the south side of I-80, and rail service in the heart of the project and related rail infrastructure. Detailed project information, including acres and building square feet developed by use type, by year, is shown in Appendix 1 at the end of this report.

METHODOLOGY

City of Fernley is working with a consulting company, Verdunity, to arrive at a methodology for estimating fiscal impacts of future projects on the City. A tool has been created for City staff to estimate fiscal impacts of projects based on project-related information provided by developers. As this tool is in the early stages of implementation, EEC was asked by Victory Logistics District project developers to estimate the fiscal impact of this project.

EEC was provided a copy of the “Development Fiscal Impact Analysis Tool Methodology and Instructions” report by Verdunity, dated July 2021. The report outlined much of the methodology and assumptions behind the City’s fiscal impact tool. EEC provided a number of questions to the City regarding this methodology, answers to which were not received prior to the due date of this report. As a result, findings of the fiscal impact analysis contained in this report, which are based on our understanding of Verdunity’s methodology, may need to be updated as additional information becomes available.

The following assumptions were made in this analysis:

1. Industrial and commercial land and improvement values for the project are unavailable at this early stage in the planning process. As a result, the analysis uses average taxable land and improvement values for nearby industrial and commercial uses in City of Fernley, as these provide the latest market information for similar products in the City. Detailed information for this assumption is shown in Appendix 1.

It should be noted that the majority of industrial space in the City and used to arrive at comparable taxable values, is over 20 years old, while this project is expected to correspond to the latest design standards, including taller clear heights, technology, and other characteristics, which may significantly increase the replacement value of this project over existing uses. As a result, taxable valuation shown in this report, and resulting property tax revenue and revenue surplus for the City of Fernley may be significantly underestimated.

2. The Verdunity methodology covers all General Fund revenues and expenditures. However, it assumes non-residential developments only impact some of these sources. For this industrial/commercial development, EEC estimated revenues associated with property tax and building/planning fees only. Expenditures for only Public Works and Building and Planning services are included.
3. Additionally, the Verdunity methodology includes a discussion of an estimate of the long-term impact of a project on infrastructure costs to replace and repair city streets. However, no actual cost for this estimate is provided in the Verdunity report. EEC uses street replacement costs for the City of Sparks of \$7 per square foot in 2018 dollars, inflated and rounded to a conservative \$8 per square foot for this analysis in 2022 dollars. City of Sparks street replacement occurs 20 years after road construction, the schedule used in this analysis.
4. The Verdunity report provides no discussion of inflation, as a result, no inflation adjustments have been made to any estimates over the 40-year analysis period.
5. Additional information for revenue and cost estimate methodology, sources of data, calculations, and findings is provided in the appendices attached to this report.

FINDINGS

Findings of the fiscal impact analysis are presented below using table and figure templates from the Verdunity report. Appendices 1-3 attached to this narrative include a detailed calculation of these revenues and expenditures by year and use type, as well as a detailed discussion of all methodology, data, and assumptions.

Table 1. Fiscal Impact Analysis Results

Non-Inflated Values	Buildout	10 Years	20 Years	30 Years	40 Years
Property Tax Revenue	\$ 40,954,109	\$ 13,713,510	\$ 51,007,532	\$ 101,274,642	\$ 151,541,753
One-Time Fee Revenue	16,638,292	7,066,012	16,638,292	16,638,292	16,638,292
Total Revenue	\$ 57,592,401	\$ 20,779,522	\$ 67,645,823	\$ 117,912,934	\$168,180,045
Commercial Expense	\$ 2,782,804	\$ 943,844	\$ 3,447,263	\$ 6,769,559	\$ 10,091,855
Savings for Streets	9,143,784	5,079,880	10,159,760	15,239,640	20,319,520
Total Costs	\$ 11,926,588	\$ 6,023,724	\$ 13,607,023	\$ 22,009,199	\$ 30,411,375
Net Fiscal Impact	\$ 45,665,813	\$ 14,755,797	\$ 54,038,800	\$ 95,903,735	\$137,768,670
<i>Per Acre-Revenue</i>	\$ 28,083	\$ 10,132	\$ 32,985	\$ 57,496	\$ 82,007
<i>Per Acre-Expense</i>	5,816	2,937	6,635	10,732	14,829
Per Acre-Net Impact	\$ 22,267	\$ 7,195	\$ 26,350	\$ 46,764	\$ 67,178

Figure 1. Budget Impact

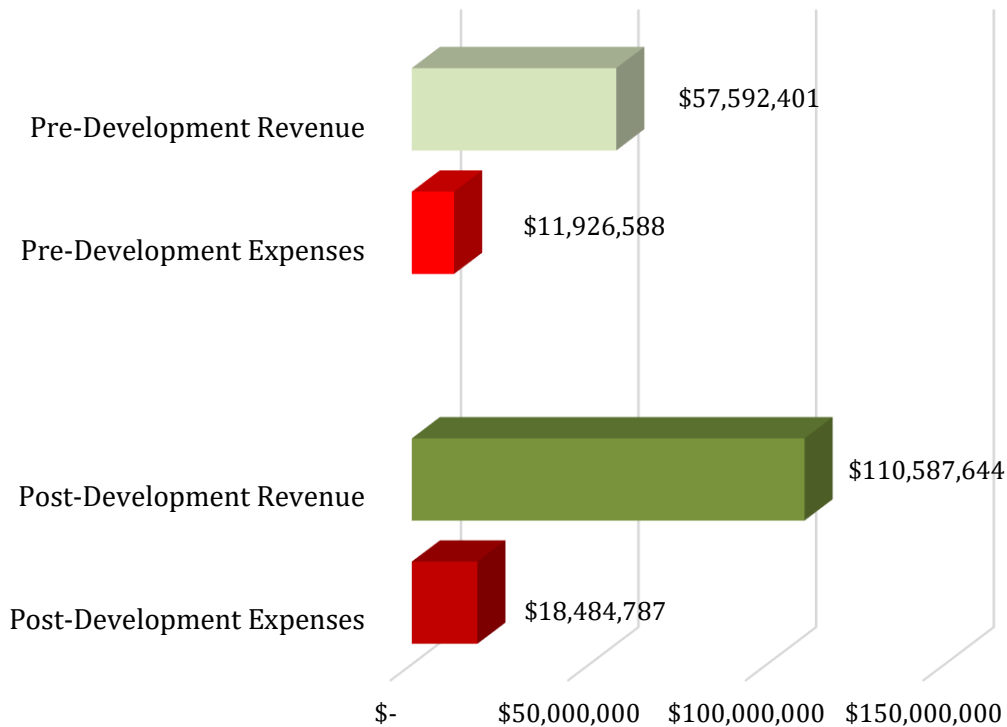
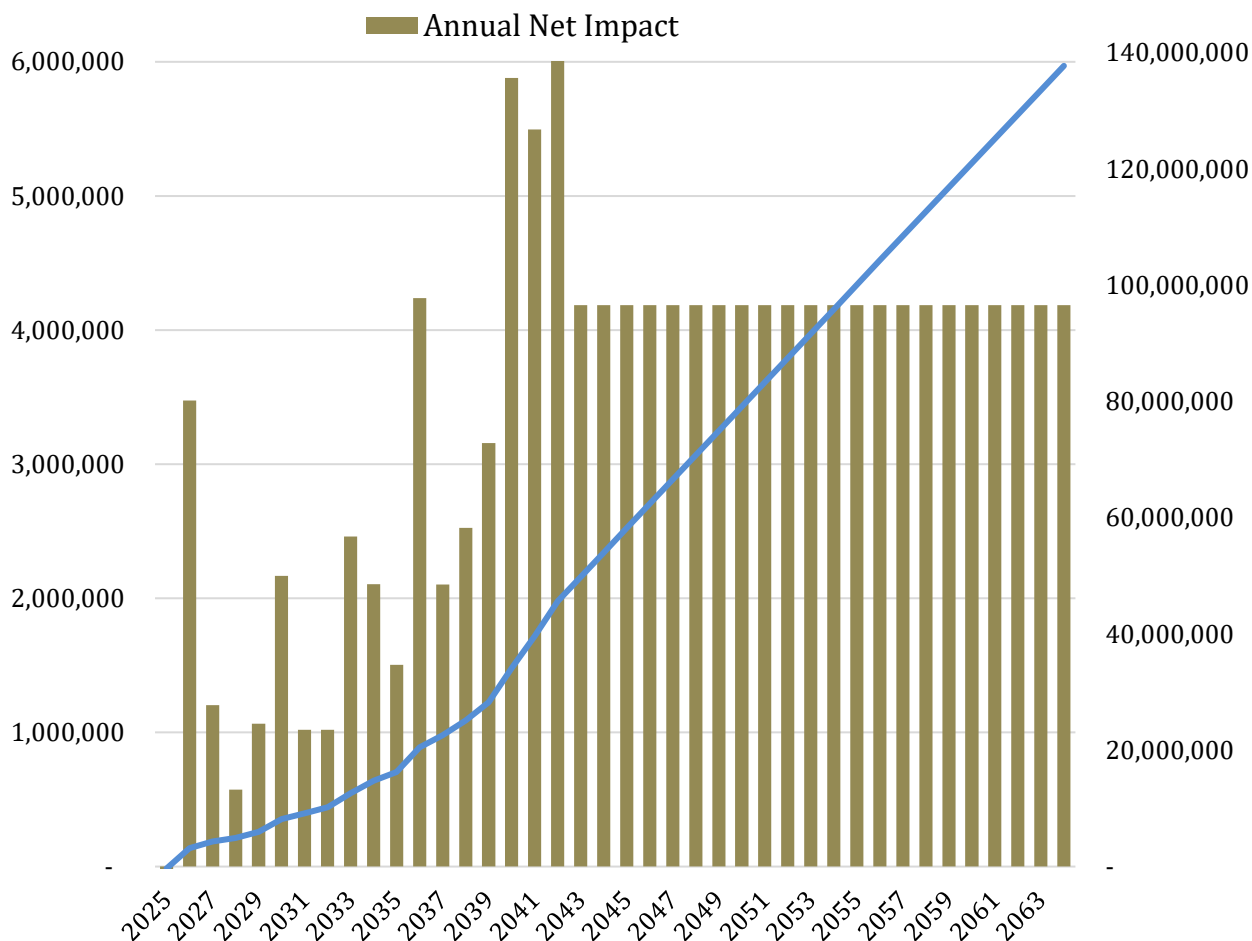


Figure 2. Fiscal Impact Analysis Results



The project is estimated to generate a \$137.8 million revenue surplus over the 40-year analysis period for the City of Fernley’s General Fund. The project is estimated to generate \$168.2 million in revenue for the General Fund over the analysis period. This includes property tax and building permit/planning fee revenues. As noted above, this revenue estimate is likely conservative as it is based on taxable values for existing industrial uses, which may underrepresent actual values for the project.

The project is estimated to generate \$10.1 million in operating expenditures for the General Fund over the analysis period. This includes expenditures for the Public Works and Building and Planning departments. The project is also estimated to generate \$20.3 million in infrastructure replacement costs over the analysis period.

The project will have a **positive** fiscal impact on the City of Fernley.

LIMITING CONDITIONS & DISCLOSURES

In the preparation of this report, EEC asserts:

- The report is to be used in its entirety, and no part is to be used without the whole.
- In preparing this report, EEC relied on information provided by other individuals or found in previously existing records and/or documents. This information is assumed to be reliable. However, no warranty, either expressed or implied, is given by EEC for the accuracy of such information and EEC assumes no responsibility for information relied upon later found to have been inaccurate.
- EEC may amend this report in the event additional documents and/or other material discovered subsequent to the submission of this report and pertinent to the report and/or the conclusions contained herein are made available.
- EEC assumes no responsibility for economic, physical, or demographic factors, which may affect or alter the opinions of this report if said economic, physical, or demographic factors were not present or known as of the date of this report.
- Possession of this report, or a copy of this report, does not carry with it the right of publication. Without the consent of EEC, this report may not be used for any purpose by any person other than the party for whom this report was prepared.

APPENDICES

**APPENDIX 1
BUILDOUT ASSUMPTIONS**

<u>YEAR</u>	<u>USE TYPE</u>	<u>SQ.FT. ADDED</u>	<u># OF ACRES</u>	<u>ESTIMATED LAND VALUE</u>	<u>ESTIMATED IMPROV. VALUE</u>	<u>BUILD. PERMIT VALUATION</u>
2025	Data Center	-	-	\$ -	\$ -	\$ -
	Distribution	-	-	-	-	-
	Manufacturing	-	-	-	-	-
	Retail	180,426	10.9	3,956,840	21,199,999	22,278,943
	Other	-	38.7	-	-	-
Subtotal		180,426	49.6	3,956,840	21,199,999	22,278,943
2026	Data Center	2,975,000	166.6	15,032,535	179,690,000	289,675,750
	Distribution	1,876,000	111.2	10,033,721	113,310,400	182,666,120
	Manufacturing	1,051,000	54.4	4,908,583	63,480,400	102,335,870
	Retail	-	-	-	-	-
	Other	-	26.4	-	-	-
Subtotal		5,902,000	358.6	29,974,838	356,480,800	574,677,740
2027	Data Center	-	-	-	-	-
	Distribution	-	-	-	-	-
	Manufacturing	1,205,000	77.9	7,029,018	72,782,000	117,330,850
	Retail	-	-	-	-	-
	Other	-	-	-	-	-
Subtotal		1,205,000	77.9	7,029,018	72,782,000	117,330,850
2028	Data Center	-	-	-	-	-
	Distribution	-	-	-	-	-
	Manufacturing	-	-	-	-	-
	Retail	-	-	-	-	-
	Other	-	-	-	-	-
Subtotal		-	-	-	-	-
2029	Data Center	-	-	-	-	-
	Distribution	-	-	-	-	-
	Manufacturing	480,000	44.8	4,042,362	28,992,000	46,737,600
	Retail	166,000	10.0	3,630,128	19,505,000	20,497,680
	Other	-	-	-	-	-
Subtotal		646,000	54.8	7,672,490	48,497,000	67,235,280
2030	Data Center	-	-	-	-	-
	Distribution	-	-	-	-	-
	Manufacturing	2,200,000	165.5	14,933,280	132,880,000	214,214,000
	Retail	-	-	-	-	-
	Other	-	-	-	-	-
Subtotal		2,200,000	165.5	14,933,280	132,880,000	214,214,000
2031	Data Center	-	-	-	-	-
	Distribution	-	-	-	-	-
	Manufacturing	-	-	-	-	-
	Retail	-	-	-	-	-
	Other	-	-	-	-	-
Subtotal		-	-	-	-	-

**APPENDIX 1
BUILDOUT ASSUMPTIONS**

<u>YEAR</u>	<u>USE TYPE</u>	<u>SQ.FT. ADDED</u>	<u># OF ACRES</u>	<u>ESTIMATED LAND VALUE</u>	<u>ESTIMATED IMPROV. VALUE</u>	<u>BUILD. PERMIT VALUATION</u>
2032	Data Center	-	-	-	-	-
	Distribution	-	-	-	-	-
	Manufacturing	-	-	-	-	-
	Retail	-	-	-	-	-
	Other	-	-	-	-	-
Subtotal		-	-	-	-	-
2033	Data Center	2,160,000	121.0	10,917,987	130,464,000	210,319,200
	Distribution	-	-	-	-	-
	Manufacturing	-	-	-	-	-
	Retail	-	-	-	-	-
	Other	-	-	-	-	-
Subtotal		2,160,000	121.0	10,917,987	130,464,000	210,319,200
2034	Data Center	-	-	-	-	-
	Distribution	1,150,000	81.3	7,335,805	69,460,000	111,975,500
	Manufacturing	-	-	-	-	-
	Retail	-	-	-	-	-
	Other	-	-	-	-	-
Subtotal		1,150,000	81.3	7,335,805	69,460,000	111,975,500
2035	Data Center	-	-	-	-	-
	Distribution	-	-	-	-	-
	Manufacturing	-	-	-	-	-
	Retail	-	-	-	-	-
	Other	-	-	-	-	-
Subtotal		-	-	-	-	-
2036	Data Center	-	-	-	-	-
	Distribution	700,000	58.6	5,287,554	42,280,000	68,159,000
	Manufacturing	3,400,000	205.3	18,524,486	205,360,000	331,058,000
	Retail	-	-	-	-	-
	Other	-	-	-	-	-
Subtotal		4,100,000	263.9	23,812,040	247,640,000	399,217,000
2037	Data Center	-	-	-	-	-
	Distribution	-	-	-	-	-
	Manufacturing	-	-	-	-	-
	Retail	-	-	-	-	-
	Other	-	-	-	-	-
Subtotal		-	-	-	-	-
2038	Data Center	-	-	-	-	-
	Distribution	630,000	55.7	5,025,883	38,052,000	61,343,100
	Manufacturing	-	-	-	-	-
	Retail	-	-	-	-	-
	Other	-	-	-	-	-
Subtotal		630,000	55.7	5,025,883	38,052,000	61,343,100

**APPENDIX 1
BUILDOUT ASSUMPTIONS**

<u>YEAR</u>	<u>USE TYPE</u>	<u>SQ.FT. ADDED</u>	<u># OF ACRES</u>	<u>ESTIMATED LAND VALUE</u>	<u>ESTIMATED IMPROV. VALUE</u>	<u>BUILD. PERMIT VALUATION</u>
2039	Data Center	-	-	-	-	-
	Distribution	1,440,000	96.8	8,734,390	86,976,000	140,212,800
	Manufacturing	-	-	-	-	-
	Retail	-	-	-	-	-
	Other	-	-	-	-	-
Subtotal		1,440,000	96.8	8,734,390	86,976,000	140,212,800
2040	Data Center	-	-	-	-	-
	Distribution	5,220,000	329.6	29,740,236	315,288,000	508,271,400
	Manufacturing	-	-	-	-	-
	Retail	-	-	-	-	-
	Other	-	-	-	-	-
Subtotal		5,220,000	329.6	29,740,236	315,288,000	508,271,400
2041	Data Center	-	-	-	-	-
	Distribution	3,500,000	184.1	16,611,582	211,400,000	340,795,000
	Manufacturing	-	-	-	-	-
	Retail	-	-	-	-	-
	Other	-	-	-	-	-
Subtotal		3,500,000	184.1	16,611,582	211,400,000	340,795,000
2042	Data Center	-	-	-	-	-
	Distribution	3,500,000	212.0	19,129,036	211,400,000	340,795,000
	Manufacturing	-	-	-	-	-
	Retail	-	-	-	-	-
	Other	-	-	-	-	-
Subtotal		3,500,000	212.0	19,129,036	211,400,000	340,795,000
TOTAL		31,833,426	2,050.8	\$ 184,873,426	\$ 1,942,519,799	\$ 3,108,665,813

APPENDIX 1, ASSUMPTIONS:

1. The following information represents the Developer's best estimate and market data as of the date of this report:

<u>Land Use</u>	<u>Phase</u>	<u>Building Square Feet</u>	<u>Land Acres</u>	<u>Year of Completion</u>
Retail	0	166,000	10.0	2029
Distribution/Light Industrial	1	700,000	45.4	2034
Distribution/Light Industrial	2	700,000	58.6	2036
Distribution/Light Industrial	3	630,000	55.7	2038
	4a	840,000		2040
	4b	840,000		2040
Distribution/Light Industrial	4c	840,000	279.6	2040
	4d	840,000		2040
	4e	1,020,000		2040
Distribution/Light Industrial	5	450,000	35.9	2034
Data Center/ High Tech	6a	840,000	121.0	2033
Manufacturing	6b	1,320,000		2033
Distribution/Light Industrial	7	1,440,000	96.8	2039
Distribution/Light Industrial	8	840,000	50.0	2040

APPENDIX 1
BUILDOUT ASSUMPTIONS

<u>YEAR</u>	<u>USE TYPE</u>	<u>SQ.FT. ADDED</u>	<u># OF ACRES</u>	<u>ESTIMATED LAND VALUE</u>	<u>ESTIMATED IMPROV. VALUE</u>	<u>BUILD. PERMIT VALUATION</u>
		9a	800,000		2036	
	Manufacturing	9b	1,300,000	205.3	2036	
		9c	1,300,000		2036	
	Distribution/Light Industrial	10	3,500,000	212.0	2042	
	Distribution/Light Industrial	11	3,500,000	184.1	2041	
	Manufacturing	12	480,000	44.8	2029	
	Manufacturing	13	1,200,000	83.4	2030	
	Manufacturing	14	1,000,000	82.1	2030	
	Transload/ Switching Facility			38.7	2025	
		15				
	Manufacturing	D-1 (16)	441,000	25.6	2026	
	Manufacturing	17	1,205,000	77.9	2027	
	Data Center/High Tech			166.6	2026	
	Manufacturing	18	2,975,000			
	Manufacturing	G (19)	610,000	28.8	2026	
	Drainage Facility	20		26.4	2026	
	Retail	21	180,426	10.9	2025	
		H-1 (22)	938,000		2026	
	Distribution/Light Industrial	H-2 (22)	938,000	111.2	2026	
Total			31,833,426	2,050.8		

Source: Development acreage, buildout schedule, and square footage data from Developer.

Land Use	Land Use Code	Land Value/Acre	Improv. Value/Sq.Ft.
General Commercial	400	\$ 363,013	\$ 118
Industrial	500/510	\$ 90,231	\$ 60

Land and improvement value information from actual taxable values for similar land uses in the City of Fernley, data from Lyon County Assessor's website for FY 2021-22.

Analysis conservatively does not include taxable and building permit valuation and resulting revenues associated with the drainage and transload/switching facility, acreage for which is shown in the analysis under "Other" land use.

2. Building Valuation is estimated at \$ **97.37** per square foot for industrial uses and \$ **123.48** per square foot for retail uses.

Source: International Code Council, Building Valuation Data – February 2021. Data for IIIA building type.

APPENDIX 2
CITY OF FERNLEY
ESTIMATED GENERAL FUND REVENUE

<u>YEAR</u>	<u>LAND USE</u>	<u>TOTAL TAXABLE VALUE</u>	<u>CUMULATIVE TOTAL TAX VALUE</u>	<u>BUILDING PERMIT VALUATION</u>	<u>REAL PROP. TAX REVENUE</u>	<u>BUILD. PERMIT PLAN CHECK REVENUE</u>	<u>TOTAL REVENUE</u>
2025	Data Center	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Distribution	-	-	-	-	-	-
	Manufacturing	-	-	-	-	-	-
	Retail	25,156,838	25,156,838	22,278,943	59,442	122,892	182,334
	Other	-	-	-	-	-	-
Subtotal		25,156,838	25,156,838	22,278,943	59,442	122,892	182,334
2026	Data Center	194,722,535	194,722,535	289,675,750	460,100	1,547,983	2,008,083
	Distribution	123,344,121	123,344,121	182,666,120	291,444	977,675	1,269,119
	Manufacturing	68,388,983	68,388,983	102,335,870	161,593	549,555	711,148
	Retail	-	25,156,838	-	59,442	-	59,442
	Other	-	-	-	-	-	-
Subtotal		386,455,638	411,612,476	574,677,740	972,579	3,075,214	4,047,792
2027	Data Center	-	194,722,535	-	460,100	-	460,100
	Distribution	-	123,344,121	-	291,444	-	291,444
	Manufacturing	79,811,018	148,200,001	117,330,850	350,174	629,471	979,645
	Retail	-	25,156,838	-	59,442	-	59,442
	Other	-	-	-	-	-	-
Subtotal		79,811,018	491,423,494	117,330,850	1,161,160	629,471	1,790,631
2028	Data Center	-	194,722,535	-	460,100	-	460,100
	Distribution	-	123,344,121	-	291,444	-	291,444
	Manufacturing	-	148,200,001	-	350,174	-	350,174
	Retail	-	25,156,838	-	59,442	-	59,442
	Other	-	-	-	-	-	-
Subtotal		-	491,423,494	-	1,161,160	-	1,161,160
2029	Data Center	-	194,722,535	-	460,100	-	460,100
	Distribution	-	123,344,121	-	291,444	-	291,444
	Manufacturing	33,034,362	181,234,363	46,737,600	428,230	253,244	681,474
	Retail	23,135,128	48,291,966	20,497,680	114,107	113,399	227,505
	Other	-	-	-	-	-	-
Subtotal		56,169,490	547,592,984	67,235,280	1,293,880	366,643	1,660,523
2030	Data Center	-	194,722,535	-	460,100	-	460,100
	Distribution	-	123,344,121	-	291,444	-	291,444
	Manufacturing	147,813,280	329,047,643	214,214,000	777,490	1,145,810	1,923,300
	Retail	-	48,291,966	-	114,107	-	114,107
	Other	-	-	-	-	-	-
Subtotal		147,813,280	695,406,265	214,214,000	1,643,141	1,145,810	2,788,951
2031	Data Center	-	194,722,535	-	460,100	-	460,100
	Distribution	-	123,344,121	-	291,444	-	291,444
	Manufacturing	-	329,047,643	-	777,490	-	777,490
	Retail	-	48,291,966	-	114,107	-	114,107
	Other	-	-	-	-	-	-
Subtotal		-	695,406,265	-	1,643,141	-	1,643,141

**APPENDIX 2
CITY OF FERNLEY
ESTIMATED GENERAL FUND REVENUE**

<u>YEAR</u>	<u>LAND USE</u>	<u>TOTAL TAXABLE VALUE</u>	<u>CUMULATIVE TOTAL TAX VALUE</u>	<u>BUILDING PERMIT VALUATION</u>	<u>REAL PROP. TAX REVENUE</u>	<u>BUILD. PERMIT PLAN CHECK REVENUE</u>	<u>TOTAL REVENUE</u>
2032	Data Center	-	194,722,535	-	460,100	-	460,100
	Distribution	-	123,344,121	-	291,444	-	291,444
	Manufacturing	-	329,047,643	-	777,490	-	777,490
	Retail	-	48,291,966	-	114,107	-	114,107
	Other	-	-	-	-	-	-
Subtotal		-	695,406,265	-	1,643,141	-	1,643,141
2033	Data Center	141,381,987	336,104,522	210,319,200	794,165	1,125,052	1,919,217
	Distribution	-	123,344,121	-	291,444	-	291,444
	Manufacturing	-	329,047,643	-	777,490	-	777,490
	Retail	-	48,291,966	-	114,107	-	114,107
	Other	-	-	-	-	-	-
Subtotal		141,381,987	836,788,252	210,319,200	1,977,205	1,125,052	3,102,258
2034	Data Center	-	336,104,522	-	794,165	-	794,165
	Distribution	76,795,805	200,139,925	111,975,500	472,901	600,930	1,073,830
	Manufacturing	-	329,047,643	-	777,490	-	777,490
	Retail	-	48,291,966	-	114,107	-	114,107
	Other	-	-	-	-	-	-
Subtotal		76,795,805	913,584,057	111,975,500	2,158,662	600,930	2,759,592
2035	Data Center	-	336,104,522	-	794,165	-	794,165
	Distribution	-	200,139,925	-	472,901	-	472,901
	Manufacturing	-	329,047,643	-	777,490	-	777,490
	Retail	-	48,291,966	-	114,107	-	114,107
	Other	-	-	-	-	-	-
Subtotal		-	913,584,057	-	2,158,662	-	2,158,662
2036	Data Center	-	336,104,522	-	794,165	-	794,165
	Distribution	47,567,554	247,707,479	68,159,000	585,296	367,410	952,705
	Manufacturing	223,884,486	552,932,129	331,058,000	1,306,496	1,768,530	3,075,026
	Retail	-	48,291,966	-	114,107	-	114,107
	Other	-	-	-	-	-	-
Subtotal		271,452,040	1,185,036,097	399,217,000	2,800,063	2,135,940	4,936,002
2037	Data Center	-	336,104,522	-	794,165	-	794,165
	Distribution	-	247,707,479	-	585,296	-	585,296
	Manufacturing	-	552,932,129	-	1,306,496	-	1,306,496
	Retail	-	48,291,966	-	114,107	-	114,107
	Other	-	-	-	-	-	-
Subtotal		-	1,185,036,097	-	2,800,063	-	2,800,063
2038	Data Center	-	336,104,522	-	794,165	-	794,165
	Distribution	43,077,883	290,785,363	61,343,100	687,082	331,084	1,018,167
	Manufacturing	-	552,932,129	-	1,306,496	-	1,306,496
	Retail	-	48,291,966	-	114,107	-	114,107
	Other	-	-	-	-	-	-
Subtotal		43,077,883	1,228,113,980	61,343,100	2,901,849	331,084	3,232,933

**APPENDIX 2
CITY OF FERNLEY
ESTIMATED GENERAL FUND REVENUE**

<u>YEAR</u>	<u>LAND USE</u>	<u>TOTAL TAXABLE VALUE</u>	<u>CUMULATIVE TOTAL TAX VALUE</u>	<u>BUILDING PERMIT VALUATION</u>	<u>REAL PROP. TAX REVENUE</u>	<u>BUILD. PERMIT PLAN CHECK REVENUE</u>	<u>TOTAL REVENUE</u>
2039	Data Center	-	336,104,522	-	794,165	-	794,165
	Distribution	95,710,390	386,495,753	140,212,800	913,231	751,420	1,664,652
	Manufacturing	-	552,932,129	-	1,306,496	-	1,306,496
	Retail	-	48,291,966	-	114,107	-	114,107
	Other	-	-	-	-	-	-
Subtotal		95,710,390	1,323,824,370	140,212,800	3,127,998	751,420	3,879,419
2040	Data Center	-	336,104,522	-	794,165	-	794,165
	Distribution	345,028,236	731,523,989	508,271,400	1,728,481	2,712,989	4,441,470
	Manufacturing	-	552,932,129	-	1,306,496	-	1,306,496
	Retail	-	48,291,966	-	114,107	-	114,107
	Other	-	-	-	-	-	-
Subtotal		345,028,236	1,668,852,606	508,271,400	3,943,248	2,712,989	6,656,237
2041	Data Center	-	336,104,522	-	794,165	-	794,165
	Distribution	228,011,582	959,535,571	340,795,000	2,267,239	1,820,423	4,087,662
	Manufacturing	-	552,932,129	-	1,306,496	-	1,306,496
	Retail	-	48,291,966	-	114,107	-	114,107
	Other	-	-	-	-	-	-
Subtotal		228,011,582	1,896,864,189	340,795,000	4,482,006	1,820,423	6,302,429
2042	Data Center	-	336,104,522	-	794,165	-	794,165
	Distribution	230,529,036	1,190,064,607	340,795,000	2,811,944	1,820,423	4,632,367
	Manufacturing	-	552,932,129	-	1,306,496	-	1,306,496
	Retail	-	48,291,966	-	114,107	-	114,107
	Other	-	-	-	-	-	-
Subtotal		230,529,036	2,127,393,224	340,795,000	5,026,711	1,820,423	6,847,134
2043	Data Center	-	336,104,522	-	794,165	-	794,165
	Distribution	-	1,190,064,607	-	2,811,944	-	2,811,944
	Manufacturing	-	552,932,129	-	1,306,496	-	1,306,496
	Retail	-	48,291,966	-	114,107	-	114,107
	Other	-	-	-	-	-	-
Subtotal		-	2,127,393,224	-	5,026,711	-	5,026,711
2044	Data Center	-	336,104,522	-	794,165	-	794,165
	Distribution	-	1,190,064,607	-	2,811,944	-	2,811,944
	Manufacturing	-	552,932,129	-	1,306,496	-	1,306,496
	Retail	-	48,291,966	-	114,107	-	114,107
	Other	-	-	-	-	-	-
Subtotal		-	2,127,393,224	-	5,026,711	-	5,026,711
2045	Data Center	-	336,104,522	-	794,165	-	794,165
	Distribution	-	1,190,064,607	-	2,811,944	-	2,811,944
	Manufacturing	-	552,932,129	-	1,306,496	-	1,306,496
	Retail	-	48,291,966	-	114,107	-	114,107
	Other	-	-	-	-	-	-
Subtotal		-	2,127,393,224	-	5,026,711	-	5,026,711

**APPENDIX 2
CITY OF FERNLEY
ESTIMATED GENERAL FUND REVENUE**

<u>YEAR</u>	<u>LAND USE</u>	<u>TOTAL TAXABLE VALUE</u>	<u>CUMULATIVE TOTAL TAX VALUE</u>	<u>BUILDING PERMIT VALUATION</u>	<u>REAL PROP. TAX REVENUE</u>	<u>BUILD. PERMIT PLAN CHECK REVENUE</u>	<u>TOTAL REVENUE</u>
2046	Data Center	-	336,104,522	-	794,165	-	794,165
	Distribution	-	1,190,064,607	-	2,811,944	-	2,811,944
	Manufacturing	-	552,932,129	-	1,306,496	-	1,306,496
	Retail	-	48,291,966	-	114,107	-	114,107
	Other	-	-	-	-	-	-
Subtotal		-	2,127,393,224	-	5,026,711	-	5,026,711
2047	Data Center	-	336,104,522	-	794,165	-	794,165
	Distribution	-	1,190,064,607	-	2,811,944	-	2,811,944
	Manufacturing	-	552,932,129	-	1,306,496	-	1,306,496
	Retail	-	48,291,966	-	114,107	-	114,107
	Other	-	-	-	-	-	-
Subtotal		-	2,127,393,224	-	5,026,711	-	5,026,711
2048	Data Center	-	336,104,522	-	794,165	-	794,165
	Distribution	-	1,190,064,607	-	2,811,944	-	2,811,944
	Manufacturing	-	552,932,129	-	1,306,496	-	1,306,496
	Retail	-	48,291,966	-	114,107	-	114,107
	Other	-	-	-	-	-	-
Subtotal		-	2,127,393,224	-	5,026,711	-	5,026,711
2049	Data Center	-	336,104,522	-	794,165	-	794,165
	Distribution	-	1,190,064,607	-	2,811,944	-	2,811,944
	Manufacturing	-	552,932,129	-	1,306,496	-	1,306,496
	Retail	-	48,291,966	-	114,107	-	114,107
	Other	-	-	-	-	-	-
Subtotal		-	2,127,393,224	-	5,026,711	-	5,026,711
2050	Data Center	-	336,104,522	-	794,165	-	794,165
	Distribution	-	1,190,064,607	-	2,811,944	-	2,811,944
	Manufacturing	-	552,932,129	-	1,306,496	-	1,306,496
	Retail	-	48,291,966	-	114,107	-	114,107
	Other	-	-	-	-	-	-
Subtotal		-	2,127,393,224	-	5,026,711	-	5,026,711
2051	Data Center	-	336,104,522	-	794,165	-	794,165
	Distribution	-	1,190,064,607	-	2,811,944	-	2,811,944
	Manufacturing	-	552,932,129	-	1,306,496	-	1,306,496
	Retail	-	48,291,966	-	114,107	-	114,107
	Other	-	-	-	-	-	-
Subtotal		-	2,127,393,224	-	5,026,711	-	5,026,711
2052	Data Center	-	336,104,522	-	794,165	-	794,165
	Distribution	-	1,190,064,607	-	2,811,944	-	2,811,944
	Manufacturing	-	552,932,129	-	1,306,496	-	1,306,496
	Retail	-	48,291,966	-	114,107	-	114,107
	Other	-	-	-	-	-	-
Subtotal		-	2,127,393,224	-	5,026,711	-	5,026,711

**APPENDIX 2
CITY OF FERNLEY
ESTIMATED GENERAL FUND REVENUE**

<u>YEAR</u>	<u>LAND USE</u>	<u>TOTAL TAXABLE VALUE</u>	<u>CUMULATIVE TOTAL TAX VALUE</u>	<u>BUILDING PERMIT VALUATION</u>	<u>REAL PROP. TAX REVENUE</u>	<u>BUILD. PERMIT PLAN CHECK REVENUE</u>	<u>TOTAL REVENUE</u>
2053	Data Center	-	336,104,522	-	794,165	-	794,165
	Distribution	-	1,190,064,607	-	2,811,944	-	2,811,944
	Manufacturing	-	552,932,129	-	1,306,496	-	1,306,496
	Retail	-	48,291,966	-	114,107	-	114,107
	Other	-	-	-	-	-	-
Subtotal		-	2,127,393,224	-	5,026,711	-	5,026,711
2054	Data Center	-	336,104,522	-	794,165	-	794,165
	Distribution	-	1,190,064,607	-	2,811,944	-	2,811,944
	Manufacturing	-	552,932,129	-	1,306,496	-	1,306,496
	Retail	-	48,291,966	-	114,107	-	114,107
	Other	-	-	-	-	-	-
Subtotal		-	2,127,393,224	-	5,026,711	-	5,026,711
2055	Data Center	-	336,104,522	-	794,165	-	794,165
	Distribution	-	1,190,064,607	-	2,811,944	-	2,811,944
	Manufacturing	-	552,932,129	-	1,306,496	-	1,306,496
	Retail	-	48,291,966	-	114,107	-	114,107
	Other	-	-	-	-	-	-
Subtotal		-	2,127,393,224	-	5,026,711	-	5,026,711
2056	Data Center	-	336,104,522	-	794,165	-	794,165
	Distribution	-	1,190,064,607	-	2,811,944	-	2,811,944
	Manufacturing	-	552,932,129	-	1,306,496	-	1,306,496
	Retail	-	48,291,966	-	114,107	-	114,107
	Other	-	-	-	-	-	-
Subtotal		-	2,127,393,224	-	5,026,711	-	5,026,711
2057	Data Center	-	336,104,522	-	794,165	-	794,165
	Distribution	-	1,190,064,607	-	2,811,944	-	2,811,944
	Manufacturing	-	552,932,129	-	1,306,496	-	1,306,496
	Retail	-	48,291,966	-	114,107	-	114,107
	Other	-	-	-	-	-	-
Subtotal		-	2,127,393,224	-	5,026,711	-	5,026,711
2058	Data Center	-	336,104,522	-	794,165	-	794,165
	Distribution	-	1,190,064,607	-	2,811,944	-	2,811,944
	Manufacturing	-	552,932,129	-	1,306,496	-	1,306,496
	Retail	-	48,291,966	-	114,107	-	114,107
	Other	-	-	-	-	-	-
Subtotal		-	2,127,393,224	-	5,026,711	-	5,026,711
2059	Data Center	-	336,104,522	-	794,165	-	794,165
	Distribution	-	1,190,064,607	-	2,811,944	-	2,811,944
	Manufacturing	-	552,932,129	-	1,306,496	-	1,306,496
	Retail	-	48,291,966	-	114,107	-	114,107
	Other	-	-	-	-	-	-
Subtotal		-	2,127,393,224	-	5,026,711	-	5,026,711

**APPENDIX 2
CITY OF FERNLEY
ESTIMATED GENERAL FUND REVENUE**

<u>YEAR</u>	<u>LAND USE</u>	<u>TOTAL TAXABLE VALUE</u>	<u>CUMULATIVE TOTAL TAX VALUE</u>	<u>BUILDING PERMIT VALUATION</u>	<u>REAL PROP. TAX REVENUE</u>	<u>BUILD. PERMIT PLAN CHECK REVENUE</u>	<u>TOTAL REVENUE</u>
2060	Data Center	-	336,104,522	-	794,165	-	794,165
	Distribution	-	1,190,064,607	-	2,811,944	-	2,811,944
	Manufacturing	-	552,932,129	-	1,306,496	-	1,306,496
	Retail	-	48,291,966	-	114,107	-	114,107
	Other	-	-	-	-	-	-
Subtotal		-	2,127,393,224	-	5,026,711	-	5,026,711
2061	Data Center	-	336,104,522	-	794,165	-	794,165
	Distribution	-	1,190,064,607	-	2,811,944	-	2,811,944
	Manufacturing	-	552,932,129	-	1,306,496	-	1,306,496
	Retail	-	48,291,966	-	114,107	-	114,107
	Other	-	-	-	-	-	-
Subtotal		-	2,127,393,224	-	5,026,711	-	5,026,711
2062	Data Center	-	336,104,522	-	794,165	-	794,165
	Distribution	-	1,190,064,607	-	2,811,944	-	2,811,944
	Manufacturing	-	552,932,129	-	1,306,496	-	1,306,496
	Retail	-	48,291,966	-	114,107	-	114,107
	Other	-	-	-	-	-	-
Subtotal		-	2,127,393,224	-	5,026,711	-	5,026,711
2063	Data Center	-	336,104,522	-	794,165	-	794,165
	Distribution	-	1,190,064,607	-	2,811,944	-	2,811,944
	Manufacturing	-	552,932,129	-	1,306,496	-	1,306,496
	Retail	-	48,291,966	-	114,107	-	114,107
	Other	-	-	-	-	-	-
Subtotal		-	2,127,393,224	-	5,026,711	-	5,026,711
2064	Data Center	-	336,104,522	-	794,165	-	794,165
	Distribution	-	1,190,064,607	-	2,811,944	-	2,811,944
	Manufacturing	-	552,932,129	-	1,306,496	-	1,306,496
	Retail	-	48,291,966	-	114,107	-	114,107
	Other	-	-	-	-	-	-
Subtotal		-	2,127,393,224	-	5,026,711	-	5,026,711
TOTAL		\$ 2,127,393,224		\$ 3,108,665,813	\$ 151,541,753	\$ 16,638,292	\$ 168,180,045

APPENDIX 2, ASSUMPTIONS:

1. Development taxable value and building permit valuation from Appendix 1.
2. City of Fernley FY 2021-22 property tax rate of **\$ 0.6751** is assumed to remain unchanged over the analysis period.
3. Property tax calculation: Taxable X 35% = Assessed Value; Assessed Value/100 X Tax Rate = Property Tax Revenue.
4. Analysis assumes a single building permit for each land use in each year. Building permit fee calculation is based on the following rate:
\$ 5,748.97 per first **\$ 1,000,000** plus **\$ 3.23** for each additional **\$1,000** of value. Source: Building Permit Fee Schedule (BPFS), City of Fernley, June 3, 2020.
5. Plan Check fee revenue calculated at **65.0%** of building permit revenue.
Source: Building Permit Fee Schedule (BPFS), City of Fernley, June 3, 2020.

APPENDIX 3
CITY OF FERNLEY
COMPARISON OF ESTIMATED GENERAL FUND REVENUES AND EXPENDITURES

<u>YEAR</u>	<u>LAND USE</u>	<u>CUMULATIVE # OF ACRES</u>	<u>ROAD SQFT ADDED</u>	<u>ESTIMATED GEN. FUND REVENUE</u>	<u>ESTIMATED GEN. FUND COSTS</u>	<u>INFRASTR. REPLACEM'T COST</u>	<u>ANNUAL REPLACEM'T COSTS</u>	<u>ESTIMATED REVENUE SURPLUS</u>
2025	Data Center	-		\$ -	\$ -			
	Distribution	-		-	-			
	Manufacturing	-		-	-			
	Retail	10.90		182,334	1,766			
	Other	38.70		-	6,269			
Subtotal		49.60	-	182,334	8,035	\$ -	\$ 507,988	\$ (333,689)
2026	Data Center	166.60		2,008,083	26,989			
	Distribution	111.20		1,269,119	18,014			
	Manufacturing	54.40		711,148	8,813			
	Retail	10.90		59,442	1,766			
	Other	65.10		-	10,546			
Subtotal		408.20	243,186	4,047,792	66,128	-	507,988	3,473,676
2027	Data Center	166.60		460,100	26,989			
	Distribution	111.20		291,444	18,014			
	Manufacturing	132.30		979,645	21,433			
	Retail	10.90		59,442	1,766			
	Other	65.10		-	10,546			
Subtotal		486.10	-	1,790,631	78,748	-	507,988	1,203,895
2028	Data Center	166.60		460,100	26,989			
	Distribution	111.20		291,444	18,014			
	Manufacturing	132.30		350,174	21,433			
	Retail	10.90		59,442	1,766			
	Other	65.10		-	10,546			
Subtotal		486.10	-	1,161,160	78,748	-	507,988	574,424
2029	Data Center	166.60		460,100	26,989			
	Distribution	111.20		291,444	18,014			
	Manufacturing	177.10		681,474	28,690			
	Retail	20.90		227,505	3,386			
	Other	65.10		-	10,546			
Subtotal		540.90	480,003	1,660,523	87,626	-	507,988	1,064,909
2030	Data Center	166.60		460,100	26,989			
	Distribution	111.20		291,444	18,014			
	Manufacturing	342.60		1,923,300	55,501			
	Retail	20.90		114,107	3,386			
	Other	65.10		-	10,546			
Subtotal		706.40	420,146	2,788,951	114,437	-	507,988	2,166,526
2031	Data Center	166.60		460,100	26,989			
	Distribution	111.20		291,444	18,014			
	Manufacturing	342.60		777,490	55,501			
	Retail	20.90		114,107	3,386			
	Other	65.10		-	10,546			
Subtotal		706.40	-	1,643,141	114,437	-	507,988	1,020,716

APPENDIX 3
CITY OF FERNLEY
COMPARISON OF ESTIMATED GENERAL FUND REVENUES AND EXPENDITURES

<u>YEAR</u>	<u>LAND USE</u>	<u>CUMULATIVE # OF ACRES</u>	<u>ROAD SQFT ADDED</u>	<u>ESTIMATED GEN. FUND REVENUE</u>	<u>ESTIMATED GEN. FUND COSTS</u>	<u>INFRASTR. REPLACEM'T COST</u>	<u>ANNUAL REPLACEM'T COSTS</u>	<u>ESTIMATED REVENUE SURPLUS</u>
2032	Data Center	166.60		460,100	26,989			
	Distribution	111.20		291,444	18,014			
	Manufacturing	342.60		777,490	55,501			
	Retail	20.90		114,107	3,386			
	Other	65.10		-	10,546			
Subtotal		706.40	-	1,643,141	114,437	-	507,988	1,020,716
2033	Data Center	287.60		1,919,217	46,591			
	Distribution	111.20		291,444	18,014			
	Manufacturing	342.60		777,490	55,501			
	Retail	20.90		114,107	3,386			
	Other	65.10		-	10,546			
Subtotal		827.40	111,031	3,102,258	134,039	-	507,988	2,460,231
2034	Data Center	287.60		794,165	46,591			
	Distribution	192.50		1,073,830	31,185			
	Manufacturing	342.60		777,490	55,501			
	Retail	20.90		114,107	3,386			
	Other	65.10		-	10,546			
Subtotal		908.70	295,286	2,759,592	147,209	-	507,988	2,104,394
2035	Data Center	287.60		794,165	46,591			
	Distribution	192.50		472,901	31,185			
	Manufacturing	342.60		777,490	55,501			
	Retail	20.90		114,107	3,386			
	Other	65.10		-	10,546			
Subtotal		908.70	-	2,158,662	147,209	-	507,988	1,503,465
2036	Data Center	287.60		794,165	46,591			
	Distribution	251.10		952,705	40,678			
	Manufacturing	547.90		3,075,026	88,760			
	Retail	20.90		114,107	3,386			
	Other	65.10		-	10,546			
Subtotal		1,172.60	367,695	4,936,002	189,961	-	507,988	4,238,053
2037	Data Center	287.60		794,165	46,591			
	Distribution	251.10		585,296	40,678			
	Manufacturing	547.90		1,306,496	88,760			
	Retail	20.90		114,107	3,386			
	Other	65.10		-	10,546			
Subtotal		1,172.60	-	2,800,063	189,961	-	507,988	2,102,113
2038	Data Center	287.60		794,165	46,591			
	Distribution	306.80		1,018,167	49,702			
	Manufacturing	547.90		1,306,496	88,760			
	Retail	20.90		114,107	3,386			
	Other	65.10		-	10,546			
Subtotal		1,228.30	142,869	3,232,933	198,985	-	507,988	2,525,961

APPENDIX 3
CITY OF FERNLEY
COMPARISON OF ESTIMATED GENERAL FUND REVENUES AND EXPENDITURES

<u>YEAR</u>	<u>LAND USE</u>	<u>CUMULATIVE # OF ACRES</u>	<u>ROAD SQFT ADDED</u>	<u>ESTIMATED GEN. FUND REVENUE</u>	<u>ESTIMATED GEN. FUND COSTS</u>	<u>INFRASTR. REPLACEM'T COST</u>	<u>ANNUAL REPLACEM'T COSTS</u>	<u>ESTIMATED REVENUE SURPLUS</u>
2039	Data Center	287.60		794,165	46,591			
	Distribution	403.60		1,664,652	65,383			
	Manufacturing	547.90		1,306,496	88,760			
	Retail	20.90		114,107	3,386			
	Other	65.10		-	10,546			
Subtotal		1,325.10	304,061	3,879,419	214,666	-	507,988	3,156,765
2040	Data Center	287.60		794,165	46,591			
	Distribution	733.20		4,441,470	118,778			
	Manufacturing	547.90		1,306,496	88,760			
	Retail	20.90		114,107	3,386			
	Other	65.10		-	10,546			
Subtotal		1,654.70	175,663	6,656,237	268,061	-	507,988	5,880,188
2041	Data Center	287.60		794,165	46,591			
	Distribution	917.30		4,087,662	148,603			
	Manufacturing	547.90		1,306,496	88,760			
	Retail	20.90		114,107	3,386			
	Other	65.10		-	10,546			
Subtotal		1,838.80	-	6,302,429	297,886	-	507,988	5,496,555
2042	Data Center	287.60		794,165	46,591			
	Distribution	1,129.30		4,632,367	182,947			
	Manufacturing	547.90		1,306,496	88,760			
	Retail	20.90		114,107	3,386			
	Other	65.10		-	10,546			
Subtotal		2,050.80	-	6,847,134	332,230	-	507,988	6,006,917
2043	Data Center	287.60		794,165	46,591			
	Distribution	1,129.30		2,811,944	182,947			
	Manufacturing	547.90		1,306,496	88,760			
	Retail	20.90		114,107	3,386			
	Other	65.10		-	10,546			
Subtotal		2,050.80	-	5,026,711	332,230	-	507,988	4,186,493
2044	Data Center	287.60		794,165	46,591			
	Distribution	1,129.30		2,811,944	182,947			
	Manufacturing	547.90		1,306,496	88,760			
	Retail	20.90		114,107	3,386			
	Other	65.10		-	10,546			
Subtotal		2,050.80	-	5,026,711	332,230	-	507,988	4,186,493
2045	Data Center	287.60		794,165	46,591			
	Distribution	1,129.30		2,811,944	182,947			
	Manufacturing	547.90		1,306,496	88,760			
	Retail	20.90		114,107	3,386			
	Other	65.10		-	10,546			
Subtotal		2,050.80	-	5,026,711	332,230	-	507,988	4,186,493

APPENDIX 3
CITY OF FERNLEY
COMPARISON OF ESTIMATED GENERAL FUND REVENUES AND EXPENDITURES

<u>YEAR</u>	<u>LAND USE</u>	<u>CUMULATIVE # OF ACRES</u>	<u>ROAD SQFT ADDED</u>	<u>ESTIMATED GEN. FUND REVENUE</u>	<u>ESTIMATED GEN. FUND COSTS</u>	<u>INFRASTR. REPLACEM'T COST</u>	<u>ANNUAL REPLACEM'T COSTS</u>	<u>ESTIMATED REVENUE SURPLUS</u>
2046	Data Center	287.60		794,165	46,591			
	Distribution	1,129.30		2,811,944	182,947			
	Manufacturing	547.90		1,306,496	88,760			
	Retail	20.90		114,107	3,386			
	Other	65.10		-	10,546			
Subtotal		2,050.80	-	5,026,711	332,230	1,945,488	507,988	4,186,493
2047	Data Center	287.60		794,165	46,591			
	Distribution	1,129.30		2,811,944	182,947			
	Manufacturing	547.90		1,306,496	88,760			
	Retail	20.90		114,107	3,386			
	Other	65.10		-	10,546			
Subtotal		2,050.80	-	5,026,711	332,230	-	507,988	4,186,493
2048	Data Center	287.60		794,165	46,591			
	Distribution	1,129.30		2,811,944	182,947			
	Manufacturing	547.90		1,306,496	88,760			
	Retail	20.90		114,107	3,386			
	Other	65.10		-	10,546			
Subtotal		2,050.80	-	5,026,711	332,230	-	507,988	4,186,493
2049	Data Center	287.60		794,165	46,591			
	Distribution	1,129.30		2,811,944	182,947			
	Manufacturing	547.90		1,306,496	88,760			
	Retail	20.90		114,107	3,386			
	Other	65.10		-	10,546			
Subtotal		2,050.80	-	5,026,711	332,230	3,840,024	507,988	4,186,493
2050	Data Center	287.60		794,165	46,591			
	Distribution	1,129.30		2,811,944	182,947			
	Manufacturing	547.90		1,306,496	88,760			
	Retail	20.90		114,107	3,386			
	Other	65.10		-	10,546			
Subtotal		2,050.80	-	5,026,711	332,230	3,361,168	507,988	4,186,493
2051	Data Center	287.60		794,165	46,591			
	Distribution	1,129.30		2,811,944	182,947			
	Manufacturing	547.90		1,306,496	88,760			
	Retail	20.90		114,107	3,386			
	Other	65.10		-	10,546			
Subtotal		2,050.80	-	5,026,711	332,230	-	507,988	4,186,493
2052	Data Center	287.60		794,165	46,591			
	Distribution	1,129.30		2,811,944	182,947			
	Manufacturing	547.90		1,306,496	88,760			
	Retail	20.90		114,107	3,386			
	Other	65.10		-	10,546			
Subtotal		2,050.80	-	5,026,711	332,230	-	507,988	4,186,493

APPENDIX 3
CITY OF FERNLEY
COMPARISON OF ESTIMATED GENERAL FUND REVENUES AND EXPENDITURES

<u>YEAR</u>	<u>LAND USE</u>	<u>CUMULATIVE # OF ACRES</u>	<u>ROAD SQFT ADDED</u>	<u>ESTIMATED GEN. FUND REVENUE</u>	<u>ESTIMATED GEN. FUND COSTS</u>	<u>INFRASTR. REPLACEM'T COST</u>	<u>ANNUAL REPLACEM'T COSTS</u>	<u>ESTIMATED REVENUE SURPLUS</u>
2053	Data Center	287.60		794,165	46,591			
	Distribution	1,129.30		2,811,944	182,947			
	Manufacturing	547.90		1,306,496	88,760			
	Retail	20.90		114,107	3,386			
	Other	65.10		-	10,546			
Subtotal		2,050.80	-	5,026,711	332,230	888,248	507,988	4,186,493
2054	Data Center	287.60		794,165	46,591			
	Distribution	1,129.30		2,811,944	182,947			
	Manufacturing	547.90		1,306,496	88,760			
	Retail	20.90		114,107	3,386			
	Other	65.10		-	10,546			
Subtotal		2,050.80	-	5,026,711	332,230	2,362,288	507,988	4,186,493
2055	Data Center	287.60		794,165	46,591			
	Distribution	1,129.30		2,811,944	182,947			
	Manufacturing	547.90		1,306,496	88,760			
	Retail	20.90		114,107	3,386			
	Other	65.10		-	10,546			
Subtotal		2,050.80	-	5,026,711	332,230	-	507,988	4,186,493
2056	Data Center	287.60		794,165	46,591			
	Distribution	1,129.30		2,811,944	182,947			
	Manufacturing	547.90		1,306,496	88,760			
	Retail	20.90		114,107	3,386			
	Other	65.10		-	10,546			
Subtotal		2,050.80	-	5,026,711	332,230	2,941,560	507,988	4,186,493
2057	Data Center	287.60		794,165	46,591			
	Distribution	1,129.30		2,811,944	182,947			
	Manufacturing	547.90		1,306,496	88,760			
	Retail	20.90		114,107	3,386			
	Other	65.10		-	10,546			
Subtotal		2,050.80	-	5,026,711	332,230	-	507,988	4,186,493
2058	Data Center	287.60		794,165	46,591			
	Distribution	1,129.30		2,811,944	182,947			
	Manufacturing	547.90		1,306,496	88,760			
	Retail	20.90		114,107	3,386			
	Other	65.10		-	10,546			
Subtotal		2,050.80	-	5,026,711	332,230	1,142,952	507,988	4,186,493
2059	Data Center	287.60		794,165	46,591			
	Distribution	1,129.30		2,811,944	182,947			
	Manufacturing	547.90		1,306,496	88,760			
	Retail	20.90		114,107	3,386			
	Other	65.10		-	10,546			
Subtotal		2,050.80	-	5,026,711	332,230	2,432,488	507,988	4,186,493

APPENDIX 3
CITY OF FERNLEY
COMPARISON OF ESTIMATED GENERAL FUND REVENUES AND EXPENDITURES

<u>YEAR</u>	<u>LAND USE</u>	<u>CUMULATIVE # OF ACRES</u>	<u>ROAD SQFT ADDED</u>	<u>ESTIMATED GEN. FUND REVENUE</u>	<u>ESTIMATED GEN. FUND COSTS</u>	<u>INFRASTR. REPLACEM'T COST</u>	<u>ANNUAL REPLACEM'T COSTS</u>	<u>ESTIMATED REVENUE SURPLUS</u>
2060	Data Center	287.60		794,165	46,591			
	Distribution	1,129.30		2,811,944	182,947			
	Manufacturing	547.90		1,306,496	88,760			
	Retail	20.90		114,107	3,386			
	Other	65.10		-	10,546			
Subtotal		2,050.80	-	5,026,711	332,230	1,405,304	507,988	4,186,493
2061	Data Center	287.60		794,165	46,591			
	Distribution	1,129.30		2,811,944	182,947			
	Manufacturing	547.90		1,306,496	88,760			
	Retail	20.90		114,107	3,386			
	Other	65.10		-	10,546			
Subtotal		2,050.80	-	5,026,711	332,230	-	507,988	4,186,493
2062	Data Center	287.60		794,165	46,591			
	Distribution	1,129.30		2,811,944	182,947			
	Manufacturing	547.90		1,306,496	88,760			
	Retail	20.90		114,107	3,386			
	Other	65.10		-	10,546			
Subtotal		2,050.80	-	5,026,711	332,230	-	507,988	4,186,493
2063	Data Center	287.60		794,165	46,591			
	Distribution	1,129.30		2,811,944	182,947			
	Manufacturing	547.90		1,306,496	88,760			
	Retail	20.90		114,107	3,386			
	Other	65.10		-	10,546			
Subtotal		2,050.80	-	5,026,711	332,230	-	507,988	4,186,493
2064	Data Center	287.60		794,165	46,591			
	Distribution	1,129.30		2,811,944	182,947			
	Manufacturing	547.90		1,306,496	88,760			
	Retail	20.90		114,107	3,386			
	Other	65.10		-	10,546			
Subtotal		2,050.80	-	5,026,711	332,230	-	507,988	4,186,493
TOTAL			2,539,940	\$ 168,180,045	\$ 10,091,855	\$ 20,319,520	\$ 20,319,520	\$ 137,768,670

APPENDIX 3, ASSUMPTIONS:

1. Number of developed acres shown in Appendix 1.
2. The project is estimated to add **2,539,940** square feet of roadways to the City's inventory. Source: Project developers.
3. Revenue estimated in Appendix 2.
4. General Fund costs estimated at **\$ 162.00** per acre of developed space. Source: Development Fiscal Impact Analysis Tool Methodology and Instructions, Verdunity, July 2021. Analysis conservatively includes costs for drainage and transload/switching facility, though costs associated with these uses are expected to be minimal or lower than other commercial uses, revenues for these uses were not estimated.
5. Road maintenance costs, according to the Verdunity report, are included in above General Fund cost estimates. Costs for road replacement are not provided in Verdunity report and are estimated using City of Sparks costs of **\$ 8.00** per square foot occurring every 20 years. Infrastructure Replacement Costs show estimated costs occurring 20 years after roads are added to City's inventory. Annual Replacement Costs show total costs divided by 40 years of analysis and shown in every year of the analysis.
6. Estimated Revenue Surplus=Estimated General Fund Revenue-Estimated General Fund Costs-Annual Replacement Costs



CITY OF FERNLEY

CITY COUNCIL AGENDA REPORT

Meeting Date: August 3, 2022

REPORT TO: Mayor and City Council

REPORT BY: Shay League, Assistant Planner

FINANCIAL IMPACT:

☐ YES ☒ NO

CURRENTLY BUDGETED:

☐ YES ☒ NO ☐ N/A

FUND/ACCOUNT:

ACTION REQUESTED:

☐ Consent

☒ Motion

☐ Ordinance

☐ Presentation

☐ Receive/File

☒ Resolution

AGENDA ITEM: (For possible action) Public Hearing, Resolution #22-015 (MPA22002)

Consideration and possible action on Resolution #22-015 as a resolution for a Master Plan Amendment Request from Mark IV Capital to change the land use designation of parcel APN: 021-211-02 from Commercial to Industrial.

AGENDA ITEM BRIEF:

The subject parcel of vacant land (APN: 021-211-02) is generally located southeast of Interstate 80 and northeast of Nevada Pacific Parkway and is ±41.27 acres.

This item was considered by the City of Fernley Planning Commission at the June 8, 2022, Planning Commission meeting. The Planning Commission, by a vote of 6-0, forwarded a recommendation of approval to the City Council

RECOMMENDED MOTION Language:

Approve:

"I move to certify Resolution #22-015 to approve the Comprehensive Master Plan Amendment associated with MPA22002, based on findings MP1 through MP3 and the facts supporting those findings as set forth in the staff report."

Deny:

"Based on information received in written materials, and at the public hearings on this matter, I move to deny certification of the Resolution #22-015 for a Comprehensive Master Plan Amendment, associated with MPA22002, and remand the item back to Planning Commission with direction to file a report in accordance with Nevada Revised Statutes Chapter 278. I have determined the proposed changes may be detrimental to the public's health, safety, and general welfare and am unable to make the following required Comprehensive Master Plan Amendment findings: I am unable to make the finding(s) _____ as it relates to _____. Therefore, I cannot certify the Comprehensive Master Plan Amendment Resolution #22-015."

Business Impact (per NRS Chapter 237):

☐ A Business Impact Statement is Attached.

☒ 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/Findings

PROJECT SUMMARY

- CASE NUMBER(S):** • MPA22002
- REQUESTED ACTION(S):** • Master Plan Amendment
- PROJECT DESCRIPTION:** • A Master Plan Amendment request to change the land use designation of parcel APN: 021-211-02, generally located southeast of Interstate 80 and northeast of Nevada Pacific Parkway, from Commercial to Industrial.
- PROPERTY OWNER(s):** • M4 New Fernley QOZB, LLC
- APPLICANT:** • Mark IV Capital
- LOCATION:** • Generally located southeast of Interstate 80 and northeast of Nevada Pacific Parkway (APN: 021-211-02)
- SITE SIZE:** • ±41.27 acres
- EXISTING LAND USE:** • Commercial
- PROPOSED LAND USE:** • Industrial
- WARD INFORMATION:** • Ward 1 – Councilmember Lacy

***A PUBLIC HEARING IS REQUIRED**

POLICY REFERENCE

Nevada Statutes: *NRS 278*

Fernley Municipal Code: *Title 32*

Policies & Procedure Manual: *N/A*

Community Assessment: *N/A*

City of Fernley Development Code:

- *Section 32.03.040 – Comprehensive Master Plan/Zoning Map Amendments*
- *Section 32.06.110 – Industrial (I) Zoning Districts*
- *Section 32.09.035 – Dedication of Water Rights*
- *Section 32.09.140 – Streets (Roadways)*
- *Section 32.09.150 – Utilities*
- *Section 32.12.010 – Adequate Public Facilities Required*
- *Section 32.13.030 – Improvements, Security, & Inspections*

BACKGROUND

This parcel is vacant. It has long been passed down among family members with the first deed appearing in Lyon County Assessor records in May of 1979. M4 Fernley Jackson LLC obtained parcel APN: 021-211-02 in August of 2020 and intends it to become a part of the Victory Logistics project.

ANALYSIS

The applicant provided a fiscal impact analysis completed January 26, 2022, for the proposed project in its entirety. Their analysis was conducted assuming phased development of 2,066 acres of the Victory Logistics District (to include the 685.51-acre subject parcel). Their fiscal impact findings are as follows:

- The project is estimated to generate a \$137.8 million revenue surplus over the 40-year analysis period for the City of Fernley's General Fund.
 - The project is estimated to generate \$168.2 million in revenue for the General Fund over the analysis period. This includes property tax and building permit/planning fee revenue.
 - The project is estimated to generate \$10.1 million in operating expenditures for the General Fund over the analysis period. This includes expenditures for the Public Works and Building and Planning departments.
 - The project is also estimated to generate \$20.3 million in infrastructure replacement costs over the analysis period.
- The project will have a positive fiscal impact on the City of Fernley.

This annexation was distributed to the City's Public Works Department, City Engineer, and all applicable outside agencies for feedback; comments received were provided to the applicant.

FINDINGS

Relationship to the Master Plan

1. Industrial (I)

The proposed development is located within an area designated as Industrial in the city's Comprehensive Master Plan. The description of the Industrial land use states the equivalent zoning district is I (Industrial). Per the Comprehensive Master Plan document, Industrial land use focuses on Industrial uses, such as manufacturing/warehousing, maintenance and repair shops, distribution, mining, storage, and construction. Other uses such as supporting railroad uses and limited support services for the convenience of employees, such as restaurants, small scale retail, and professional and medical offices may also be permitted. Planned Development (PD) zoning may be applied to the area designated Industrial for entitlement and construction.

The Comprehensive Master Plan goes on to state that Industrial areas are intended to create an environment where industrial activities may occur with a minimum amount of impact on the natural environment and surrounding land uses. Industrial land uses are not appropriate adjacent to residential development. Areas of steep slopes, floodplains and/or potential wetlands should generally be avoided. Industrial land uses are typically located near major transportation corridors but isolated from residential land uses and are generally located south of I-80 and north of US 50A. Municipal Services are required.

2. The Land Use Plan Goals and Action Strategies in the 2018 Comprehensive Master Plan that are relevant to this proposal include:

MP1: The master plan amendment would implement the goals listed within the City of Fernley Master Plan as listed in the staff report.

The applicant identified the following City of Fernley Comprehensive Master Plan goals and policies as being supported by the entire Victory Logistics project:

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

- **LU.1.1.1** Require new development to provide its proportionate share of improvements to avoid a degradation of services for existing residents. This requirement will be applied regardless of project size in order to avoid incremental erosion of services and facilities.
- **LU.1.1.2** Encourage development of vacant or underutilized lands within the community core where adequate infrastructure and facilities currently exists.
- **LU.1.1.3** Require new development to provide certified, stamped studies demonstrating the impact proposed development will have on existing infrastructure and to provide improvements and/or funding in lieu of improvements in proportion to the impacts of the proposed projects on the city's roadway, sewer and water systems.
- **LU.1.2** Encourage new development to be in accordance with the Comprehensive Master Plan land use category, and other land use controls to accomplish community principles.
- **LU.1.2.1** Consistently monitor development applications that intend to utilize the underlying zoning. Modify the Fernley Development Code as necessary to ensure compatible development that reflects the community goals envisioned in the Comprehensive Master Plan.
- **LU.1.3** Provide a balanced distribution of employment and population.
- **LU.1.3.1** Encourage land uses and development, which maintains a balance of population, housing, and employment.
- **LU.1.4** Ensure existing and future land uses are compatible.
- **LU.1.4.2** Projects shall be evaluated with the intent to promote land use compatibility; community design measures can increase compatibility among adjoining land uses.
- **LU.1.4.4** Prohibit piecemeal parcelization through the parcel maps to subvert the subdivision map process.
- **LU.1.4.6** Review all projects in relation to their geographic location, impacts to adjacent communities, fiscal impact and mitigation measures to protect natural and cultural resources. Apply specific conditions of approval tailored for each development proposal.
- **LU.1.4.7** Protect viable industrial areas from encroachment by potentially incompatible land uses or conversion to alternate uses.
- **LU.1.6** Create a growth pattern that assures flexible, feasible and efficient projects.
- **LU.1.6.1** Support for developmental approval of projects that provide an appropriate balance of population.
- **LU.1.6.2** The land use designations include minimum service standards that shall apply to proposed developments and land use changes.
- **LU.1.12** It is the intent of the City of Fernley to provide timely, orderly, and efficient arrangement of adequate public facilities and infrastructure that support existing and planned land use patterns and densities.
- **LU.1.12.1** Subdivision or intensification of land without adequate public facilities available to serve the new development as it occurs shall not be allowed.
- **LU.1.12.2** Any land use entitlement applications for subdivision or intensification of land shall also be require to submit a fiscal impact analysis to the approval of the City Manager or their designee.
- **LU.1.12.4** The City, land owner(s), and/or future developer(s) shall develop Area Plans for the Future Development Areas to efficiently plan for adequate public facilities and infrastructure to support future development of these areas.
- **T.1.1** Require that roadway facilities be maintained and constructed as needed to ensure high quality and safe travel on major streets and major intersections.
- **T.1.1.1** The minimum Level of Service on all city maintained roadways shall be LOS D. The City will work with representatives from NDOT to ensure timely improvements are planned when NDOT roadways are forecast to fall below LOS D.

- **T.1.1.4** Develop regulations regarding setbacks, signage and right-of-way dedication, and other considerations which preserve and increase roadway capacity and safety.
- **T.1.1.5** Ensure development of the roadways planned in the Streets and Highways Plan of the Comprehensive Master Plan occurs in a timely manner and with the financial assistance from the development community.
- **T.1.1.6** Require all new development to be consistent with the access right-of-way dedication and improvement standards as specified in the Public Works Design Manual and pursuant to the functional classification as defined in this chapter.
- **T.1.3** Implement street design and access standards to provide for safe and efficient movement of goods and people.
- **T.1.3.4** Require proposed new development that intends to connect with an NDOT roadway to incorporate the NDOT Access Management System and Standards into the project design. These standards regulate access onto the roadway network in order to protect health, safety and welfare of the public, maintain the rights-of-way, and to preserve the functional classification level of the roadway network while meeting the needs of the motoring public. The access management standards address the location, spacing and frequency of access points on the roadway network.
- **T.1.4** Plan for a transportation system that combines a mix of transportation modes and system management techniques while minimizing the impacts upon the environment or upon adjacent development.
- **T.1.4.5** Work with Southern Pacific Railroad to plan new safe and effective lines and spurs through the city.
- **T.1.5** The City of Fernley will work with the Nevada Department of Transportation to obtain right-of-way along US 50, US 95A and I-80 for purposes of implementing a frontage road system to minimize direct access onto these state owned roadways.
- **PSF.1.1** To provide and maintain a reliable and adequate water supply and delivery system.
- **PSF.1.1.3** Final maps and building permits will be approved only when adequate water rights have been dedicated to the City of Fernley and applicable service and connections fees have been paid.
- **PSF.1.2** To the maximum extent possible, the cost of improvement, extension and construction of public facilities should be borne by those whose land development and redevelopment actions made such improvement, extension and construction necessary. A procedure is to be established that defines the responsibility for improvements for individual projects.
- **PSF.2.1** Insure an efficient, adequate and self-supporting wastewater collection treatment and disposal system that will meet the needs of the public and comply with federal, state and local clean water requirements.
- **PSF.2.1.2** Final maps and building permits will be approved only when adequate sewer capacity is secured and applicable service and connections fees have been paid.
- **PSF.2.1.3** Sewer costs directly attributable to new development shall be paid for by the new development. The cost of providing services shall include the cost of extending service lines or other necessary facilities to the individual project site.
- **PSF.3.1** Develop a regional stormwater drainage system.
- **PSF.3.2** Ensure major utility lines, such as electric transmission or high pressure gas, are compatible with existing and future development.
- **PSF.3.2.1** Require that any new major utility lines be placed within existing transmission line corridors or in new corridors defined through a public planning process.
- **PSF.3.3** Ensure appropriate levels of public services and facilities are continually provided.
- **PSF.3.3.1** Coordinate the provision of public services with growth and development in Fernley.

- **PSF.3.3.2** Consider the financial impacts in all growth management decisions.
- **PSF.3.11** Require large-scale developments to be within adequate fire service areas.
- **PSF.3.11.2** All development in the City (except for residential densities less than one residence per acre) shall be within a 4-7 minute response time of an existing or planned fire station.
- **PSF.3.11.3** New Development shall identify and fund facilities and infrastructure necessary to provide adequate fire protection.
- **PSF.3.11.5** Require water distribution systems to meet the Lyon County Fire District standards for all future development.

MP2: The master plan amendment would be compatible with surrounding land uses.

SURROUNDING LAND USES AND ZONINGS (OF PROJECT SITE)		
Direction	Land Use	Zoning
North	Interstate-80	N/A
South	Industrial (I) - Same Project	Industrial (I)
East	Industrial (I) - Same Project	Industrial (I)
West	Interstate-80	N/A

This parcel is directly southeast of Interstate-80. Surrounding parcels are undeveloped but are a part of the overall Victory Logistics project and zoned and master planned as Industrial accordingly.

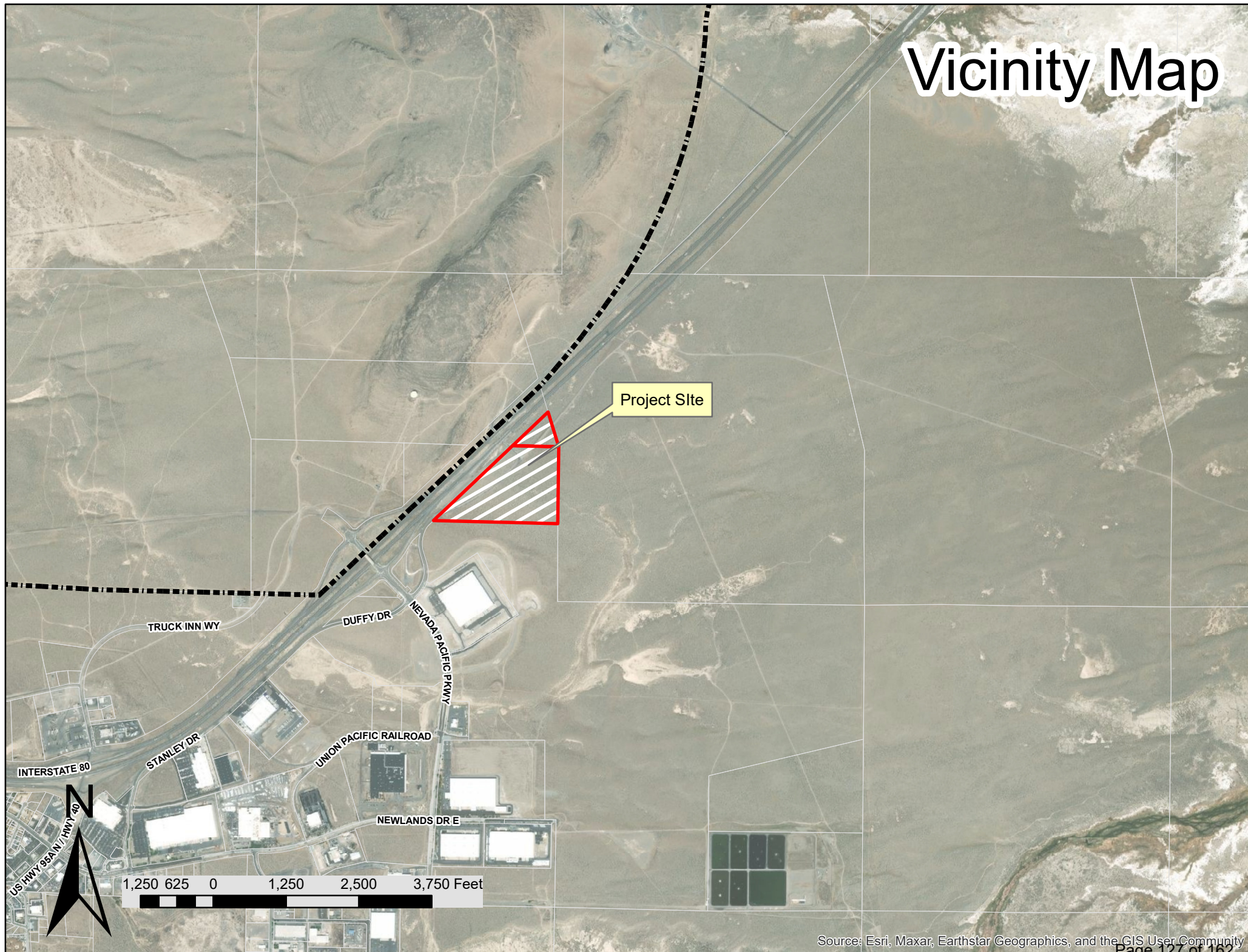
MP3: Public notice was given, and a public hearing held per the requirements of Nevada Revised Statutes and Fernley Development Code.

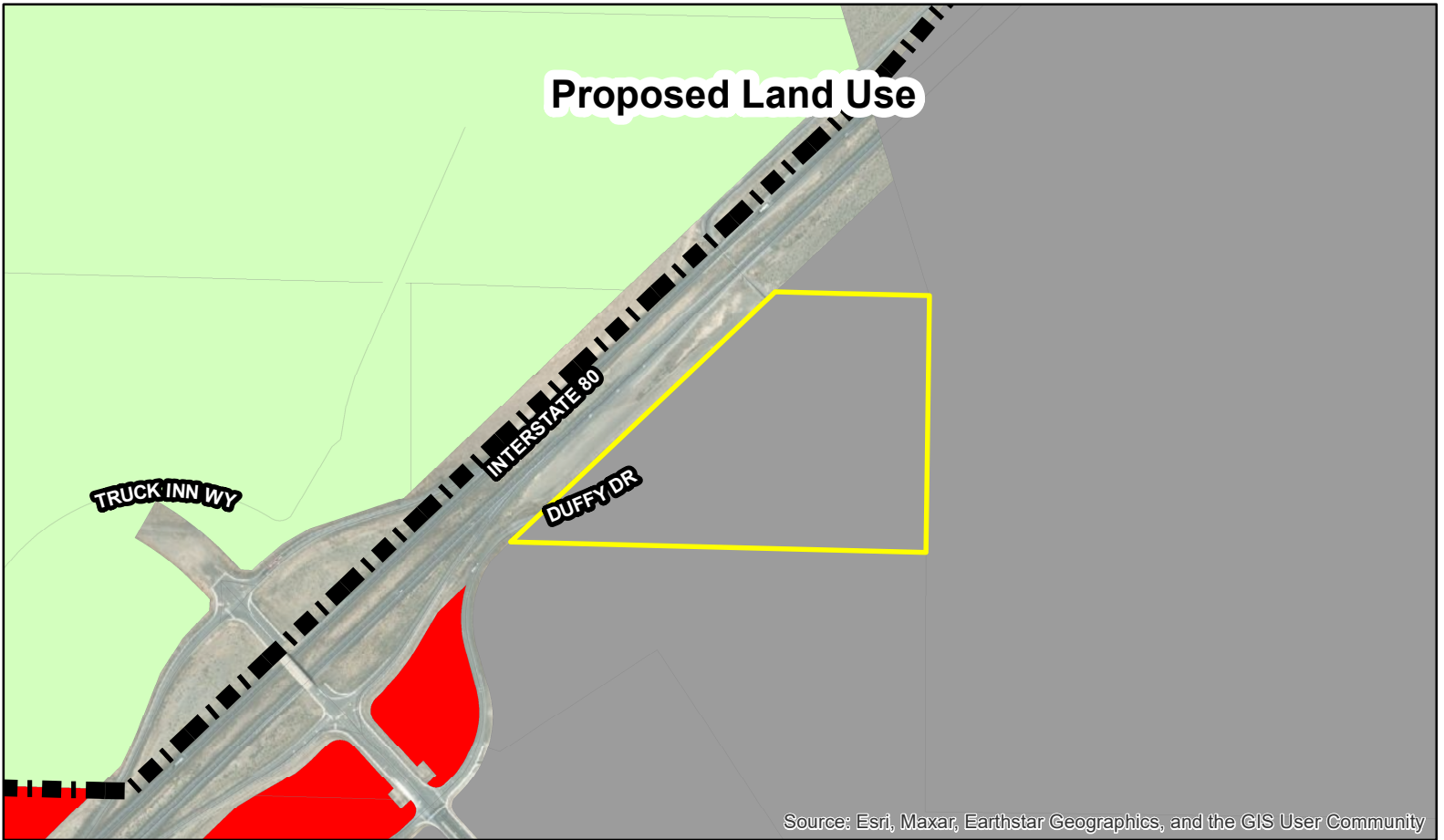
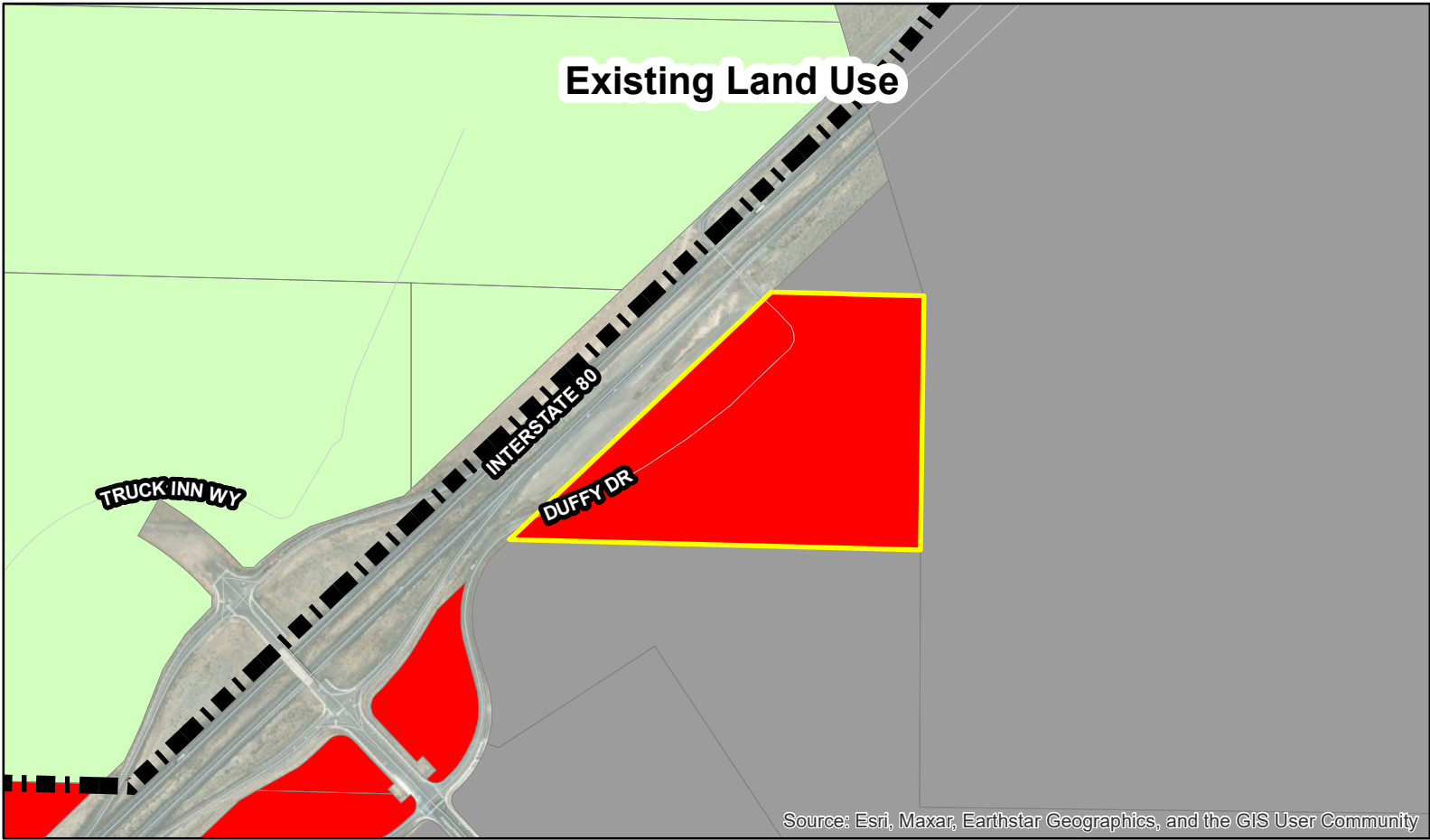
Staff certifies that public notice has been given per the requirements of the development code and the Nevada Revised Statutes. A public hearing will be held Wednesday, June 8, 2022, during the regularly scheduled Planning Commission meeting.

ATTACHMENTS

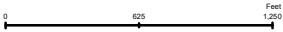
1. Vicinity Map
2. Existing & Proposed Land Use Map Exhibit
3. Resolution 22-015

Vicinity Map





NOTE: The scale and configuration of all information shown hereon are approximate only and are NOT intended as a guide for design or survey work. Reproduction is NOT permitted without prior written permission from the City of Fernley



Proposed Land Use

- General Rural (GR)
- Rural Residential (RR)
- Single-Family Residential (SFR)
- Mixed Residential (MR)
- Multi Family Residential (MFR)
- Commercial (C)
- Suburban Mixed Use (SMU)
- Industrial (I)

Legend

- Mixed Employment (ME)
- Public Facility (PF)
- Open Space and Parks (OSP)
- Tribal

CITY OF FERNLEY
RESOLUTION # 22-015

A RESOLUTION OF THE CITY OF FERNLEY FOR A COMPREHENSIVE MASTER PLAN AMENDMENT, ASSOCIATED WITH CASE NUMBER MPA22002, TO CHANGE THE LAND USE CLASSIFICATION FROM COMMERCIAL TO INDUSTRIAL ON A SITE CONSISTING OF ONE PARCEL OF LAND TOTALING ±41.27 ACRES IN SIZE GENERALLY LOCATED SOUTHEAST OF INTERSTATE-80 AND NORTHEAST OF NEVADA PACIFIC PARKWAY. (APN: 021-211-02).

WHEREAS, the 2018 Fernley Comprehensive Plan was adopted by Resolution of the Planning Commission on August 8, 2018, and by the City Council on August 15, 2018; and

WHEREAS Nevada Revised Statutes chapter 278.210 specifies that master plans or any amendments must be adopted by resolution of the Planning Commission; and

WHEREAS the Planning Commission held a public hearing on June 8th, 2022;

NOW, THEREFORE, BE IT RESOLVED, that based on the discussion and findings provided in the staff report and/or testimony presented at the June 8th, 2022 public hearing, that the change in the Land Use Classification from Commercial to Industrial on a site consisting of one parcel of land totaling ±41.27 acres in size generally located northeast of Interstate-80 and northeast of Nevada Pacific Parkway (APN's: 021-211-02) be adopted as part of the City of Fernley's Comprehensive Plan; and

BE IT FURTHER RESOLVED that the Fernley Planning Commission approves and recommends that the City Council adopt this Master Plan Amendment as part of the Fernley Comprehensive Plan.

RESOLUTION PASSED, APPROVED, AND ADOPTED this 8th day of June 2022, by the following vote of the Fernley Planning Commission:

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

By: _____ Date: _____

Barry Williams, Sr., Chairman

Attest By: _____ Date: _____

Brenda Gosser, Deputy City Clerk

RESOLUTION CERTIFIED this 20thth day of July, 2022, by the following vote of the Fernley City Council:

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

FERNLEY CITY COUNCIL

By: _____ Date: _____

Roy Edgington, Mayor

Attest By: _____ Date: _____

Kim Swanson, City Clerk



CITY OF FERNLEY

CITY COUNCIL AGENDA REPORT

Meeting Date: August 3, 2022

REPORT TO: Mayor and City Council		
REPORT BY: Shay League, Assistant Planner		
FINANCIAL IMPACT: ☐ YES ☒ NO	CURRENTLY BUDGETED: ☐ YES ☒ NO ☐ N/A	FUND/ACCOUNT:
ACTION REQUESTED: ☐ Consent ☒ Motion ☒ Ordinance ☐ Presentation ☐ Receive/File ☐ Resolution		
AGENDA ITEM: (For possible action) Second Reading and Public Hearing, Bill #313 (ZMA22005) Consideration and possible action on Bill #313 as an ordinance for a Zoning Map Amendment request from Mark IV Capital to change the zoning of two parcels of land (APN's 021-211-02 & 021-211-03) from RR1 (Rural Residential, 1-acre minimum lot size) to I (Industrial).		
AGENDA ITEM BRIEF: The subject parcels of vacant land (APNs: 021-211-02 and 021-211-03) are generally located southeast of Interstate 80 and northeast of Nevada Pacific Parkway and have a combined acreage of ±46.27 acres. This item was considered by the City of Fernley Planning Commission at the June 8, 2022, Planning Commission meeting. The Planning Commission, by a vote of 6-0, forwarded a recommendation of approval to the City Council.		
RECOMMENDED MOTION LANGUAGE: <u>Approve</u> "I move to adopt Bill #313, a general ordinance for a Zoning Map Amendment associated with ZMA22005, based on findings Z1 through Z3 and the facts supporting these findings as set forth in the staff report." <u>Deny</u> "Based on information received in written materials and at the public hearings on this matter, I move to deny Bill #313 as an ordinance for a Zoning Map Amendment associated with ZMA22005 because I have determined that the proposed changes are detrimental to the public's health, safety, and general welfare, and I am unable to make the following required annexation findings: I am unable to make finding(s) _____ as it relates to _____. Therefore, I cannot approve the zoning map amendment."		
Business Impact (per NRS Chapter 237): ☐ A Business Impact Statement is Attached. ☒ 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/Findings

PROJECT SUMMARY

- CASE NUMBER(S):** • ZMA22005
- REQUESTED ACTION(S):** • Master Plan Amendment & Zoning Map Amendment
- PROPERTY OWNER(s):** • M4 New Fernley QOZB, LLC
- APPLICANT:** • Mark IV Capital
- LOCATION:** • Generally located southeast of Interstate 80 and northeast of Nevada Pacific Parkway (APNs: 021-211-02 & 021-211-03)
- SITE SIZE:** • ±46.27 acres
- EXISTING ZONING:** • RR1 – Rural Residential, 1-acre minimum lot size
- PROPOSED ZONING** • I – Industrial
- WARD INFORMATION:** • Ward 1 – Councilmember Lacy

***A PUBLIC HEARING IS REQUIRED**

POLICY REFERENCE

Nevada Statutes: NRS 278

Fernley Municipal Code: Title 32

Policies & Procedure Manual: N/A

Community Assessment: N/A

City of Fernley Development Code:

- *Section 32.03.040 – Zoning Map Amendments*
- *Section 32.06.110 – Industrial (I) Zoning Districts*
- *Section 32.09.035 – Dedication of Water Rights*
- *Section 32.09.140 – Streets (Roadways)*
- *Section 32.09.150 – Utilities*
- *Section 32.12.010 – Adequate Public Facilities Required*
- *Section 32.13.030 – Improvements, Security, & Inspections*

BACKGROUND

Both parcels are vacant. They have long been passed down among family members with the first deed appearing in Lyon County Assessor records in May of 1979. M4 Fernley Jackson LLC obtained parcel APN: 021-211-02 in August of 2020 and is working to obtain ownership of parcel APN: 021-211-03. Both parcels are intended to be a part of their Victory Logistics project.

ANALYSIS

The applicant provided a fiscal impact analysis completed January 26, 2022, for the proposed project in its entirety. Their analysis was conducted assuming phased development of 2,066 acres of the Victory Logistics District (to include the 685.51-acre subject parcel). Their fiscal impact findings are as follows:

- The project is estimated to generate a \$137.8 million revenue surplus over the 40-year analysis period for the City of Fernley's General Fund.
 - The project is estimated to generate \$168.2 million in revenue for the General Fund over the analysis period. This includes property tax and building permit/planning fee revenue.
 - The project is estimated to generate \$10.1 million in operating expenditures for the General Fund over the analysis period. This includes expenditures for the Public Works and Building and Planning departments.
 - The project is also estimated to generate \$20.3 million in infrastructure replacement costs over the analysis period.
- The project will have a positive fiscal impact on the City of Fernley.

This annexation was distributed to the City's Public Works Department, City Engineer, and all applicable outside agencies for feedback; comments received were provided to the applicant.

FINDINGS

Z1: Consistent with the city's master plan and otherwise consistent with state and federal law.

The applicant identified the following City of Fernley Comprehensive Master Plan goals and policies as being supported by the entire Victory Logistics project:

- **LU.1.1** Encourage and plan for new development in areas where adequate public services and facilities can be provided efficiently.
- **LU.1.1.1** Require new development to provide its proportionate share of improvements to avoid a degradation of services for existing residents. This requirement will be applied regardless of project size in order to avoid incremental erosion of services and facilities.
- **LU.1.1.2** Encourage development of vacant or underutilized lands within the community core where adequate infrastructure and facilities currently exists.
- **LU.1.1.3** Require new development to provide certified, stamped studies demonstrating the impact proposed development will have on existing infrastructure and to provide improvements and/or funding in lieu of improvements in proportion to the impacts of the proposed projects on the city's roadway, sewer and water systems.
- **LU.1.2** Encourage new development to be in accordance with the Comprehensive Master Plan land use category, and other land use controls to accomplish community principles.
- **LU.1.2.1** Consistently monitor development applications that intend to utilize the underlying zoning. Modify the Fernley Development Code as necessary to ensure compatible development that reflects the community goals envisioned in the Comprehensive Master Plan.
- **LU.1.3** Provide a balanced distribution of employment and population.
- **LU.1.3.1** Encourage land uses and development, which maintains a balance of population, housing, and employment.
- **LU.1.4** Ensure existing and future land uses are compatible.
- **LU.1.4.2** Projects shall be evaluated with the intent to promote land use compatibility; community design measures can increase compatibility among adjoining land uses.

- **LU.1.4.4** Prohibit piecemeal parcelization through the parcel maps to subvert the subdivision map process.
- **LU.1.4.6** Review all projects in relation to their geographic location, impacts to adjacent communities, fiscal impact and mitigation measures to protect natural and cultural resources. Apply specific conditions of approval tailored for each development proposal.
- **LU.1.4.7** Protect viable industrial areas from encroachment by potentially incompatible land uses or conversion to alternate uses.
- **LU.1.6** Create a growth pattern that assures flexible, feasible and efficient projects.
- **LU.1.6.1** Support for developmental approval of projects that provide an appropriate balance of population.
- **LU.1.6.2** The land use designations include minimum service standards that shall apply to proposed developments and land use changes.
- **LU.1.12** It is the intent of the City of Fernley to provide timely, orderly, and efficient arrangement of adequate public facilities and infrastructure that support existing and planned land use patterns and densities.
- **LU.1.12.1** Subdivision or intensification of land without adequate public facilities available to serve the new development as it occurs shall not be allowed.
- **LU.1.12.2** Any land use entitlement applications for subdivision or intensification of land shall also be require to submit a fiscal impact analysis to the approval of the City Manager or their designee.
- **LU.1.12.4** The City, land owner(s), and/or future developer(s) shall develop Area Plans for the Future Development Areas to efficiently plan for adequate public facilities and infrastructure to support future development of these areas.
- **T.1.1** Require that roadway facilities be maintained and constructed as needed to ensure high quality and safe travel on major streets and major intersections.
- **T.1.1.1** The minimum Level of Service on all city maintained roadways shall be LOS D. The City will work with representatives from NDOT to ensure timely improvements are planned when NDOT roadways are forecast to fall below LOS D.
- **T.1.1.4** Develop regulations regarding setbacks, signage and right-of-way dedication, and other considerations which preserve and increase roadway capacity and safety.
- **T.1.1.5** Ensure development of the roadways planned in the Streets and Highways Plan of the Comprehensive Master Plan occurs in a timely manner and with the financial assistance from the development community.
- **T.1.1.6** Require all new development to be consistent with the access right-of-way dedication and improvement standards as specified in the Public Works Design Manual and pursuant to the functional classification as defined in this chapter.
- **T.1.3** Implement street design and access standards to provide for safe and efficient movement of goods and people.
- **T.1.3.4** Require proposed new development that intends to connect with an NDOT roadway to incorporate the NDOT Access Management System and Standards into the project design. These standards regulate access onto the roadway network in order to protect health, safety and welfare of the public, maintain the rights-of-way, and to preserve the functional classification level of the roadway network while meeting the needs of the motoring public. The access management standards address the location, spacing and frequency of access points on the roadway network.
- **T.1.4** Plan for a transportation system that combines a mix of transportation modes and system management techniques while minimizing the impacts upon the environment or upon adjacent development.

- **T.1.4.5** Work with Southern Pacific Railroad to plan new safe and effective lines and spurs through the city.
- **T.1.5** The City of Fernley will work with the Nevada Department of Transportation to obtain right-of-way along US 50, US 95A and I-80 for purposes of implementing a frontage road system to minimize direct access onto these state owned roadways.
- **PSF.1.1** To provide and maintain a reliable and adequate water supply and delivery system.
- **PSF.1.1.3** Final maps and building permits will be approved only when adequate water rights have been dedicated to the City of Fernley and applicable service and connections fees have been paid.
- **PSF.1.2** To the maximum extent possible, the cost of improvement, extension and construction of public facilities should be borne by those whose land development and redevelopment actions made such improvement, extension and construction necessary. A procedure is to be established that defines the responsibility for improvements for individual projects.
- **PSF.2.1** Insure an efficient, adequate and self-supporting wastewater collection treatment and disposal system that will meet the needs of the public and comply with federal, state and local clean water requirements.
- **PSF.2.1.2** Final maps and building permits will be approved only when adequate sewer capacity is secured and applicable service and connections fees have been paid.
- **PSF.2.1.3** Sewer costs directly attributable to new development shall be paid for by the new development. The cost of providing services shall include the cost of extending service lines or other necessary facilities to the individual project site.
- **PSF.3.1** Develop a regional stormwater drainage system.
- **PSF.3.2** Ensure major utility lines, such as electric transmission or high pressure gas, are compatible with existing and future development.
- **PSF.3.2.1** Require that any new major utility lines be placed within existing transmission line corridors or in new corridors defined through a public planning process.
- **PSF.3.3** Ensure appropriate levels of public services and facilities are continually provided.
- **PSF.3.3.1** Coordinate the provision of public services with growth and development in Fernley.
- **PSF.3.3.2** Consider the financial impacts in all growth management decisions.
- **PSF.3.11** Require large-scale developments to be within adequate fire service areas.
- **PSF.3.11.2** All development in the City (except for residential densities less than one residence per acre) shall be within a 4-7 minute response time of an existing or planned fire station.
- **PSF.3.11.3** New Development shall identify and fund facilities and infrastructure necessary to provide adequate fire protection.
- **PSF.3.11.5** Require water distribution systems to meet the Lyon County Fire District standards for all future development.

Z2: Consistent with the surrounding land uses.

SURROUNDING LAND USES AND ZONINGS (OF PROJECT SITE)		
Direction	Land Use	Zoning
North	Interstate-80	N/A
South	Industrial (I) - Same Project	Industrial (I)
East	Industrial (I) - Same Project	Industrial (I)
West	Interstate-80	N/A

These parcels are directly southeast of Interstate-80. Surrounding parcels are undeveloped but are a part of the overall Victory Logistics project and zoned and master planned as Industrial accordingly.

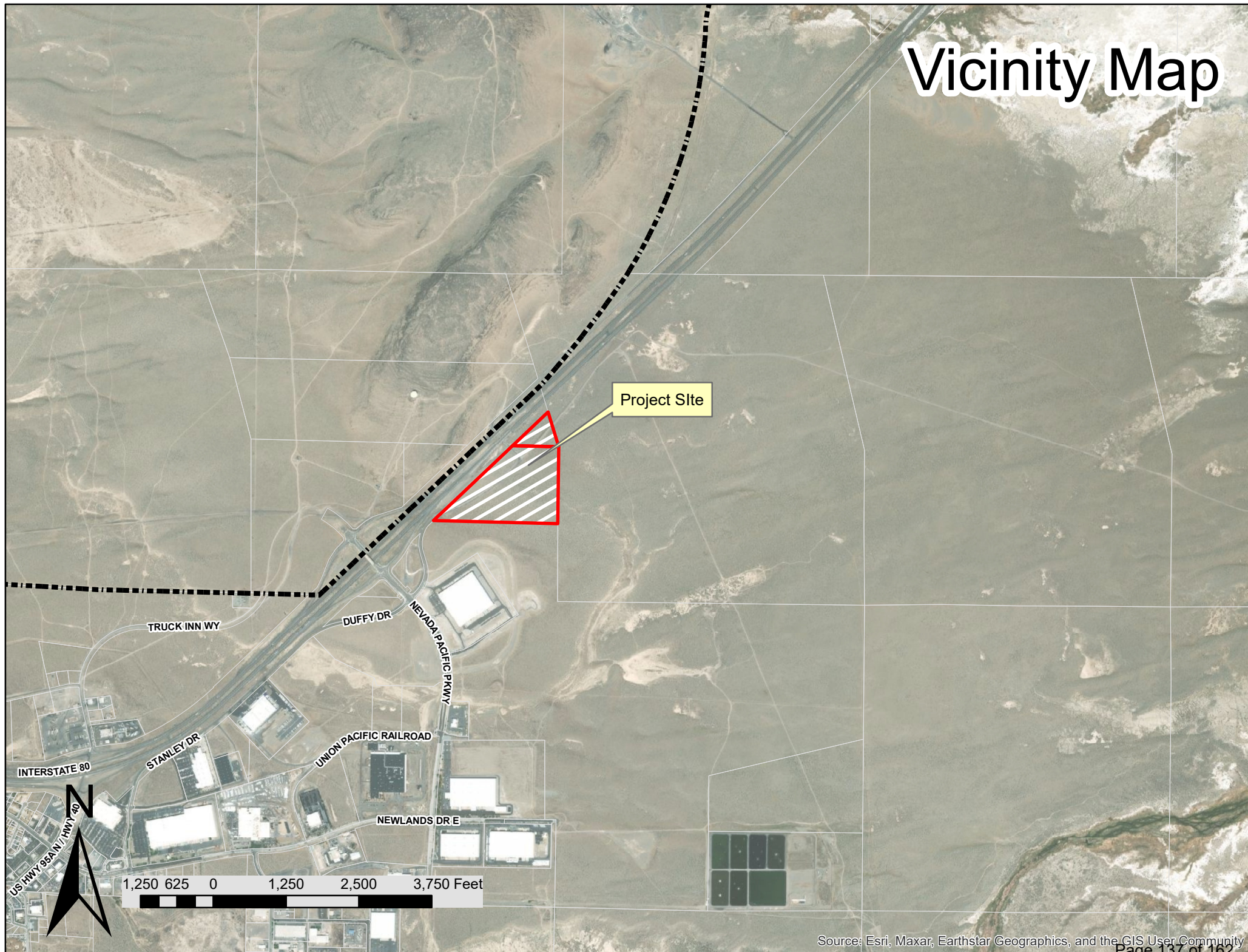
Z3: Public notice was given, and a public hearing held per the requirements of Nevada Revised Statutes and Fernley Development Code.

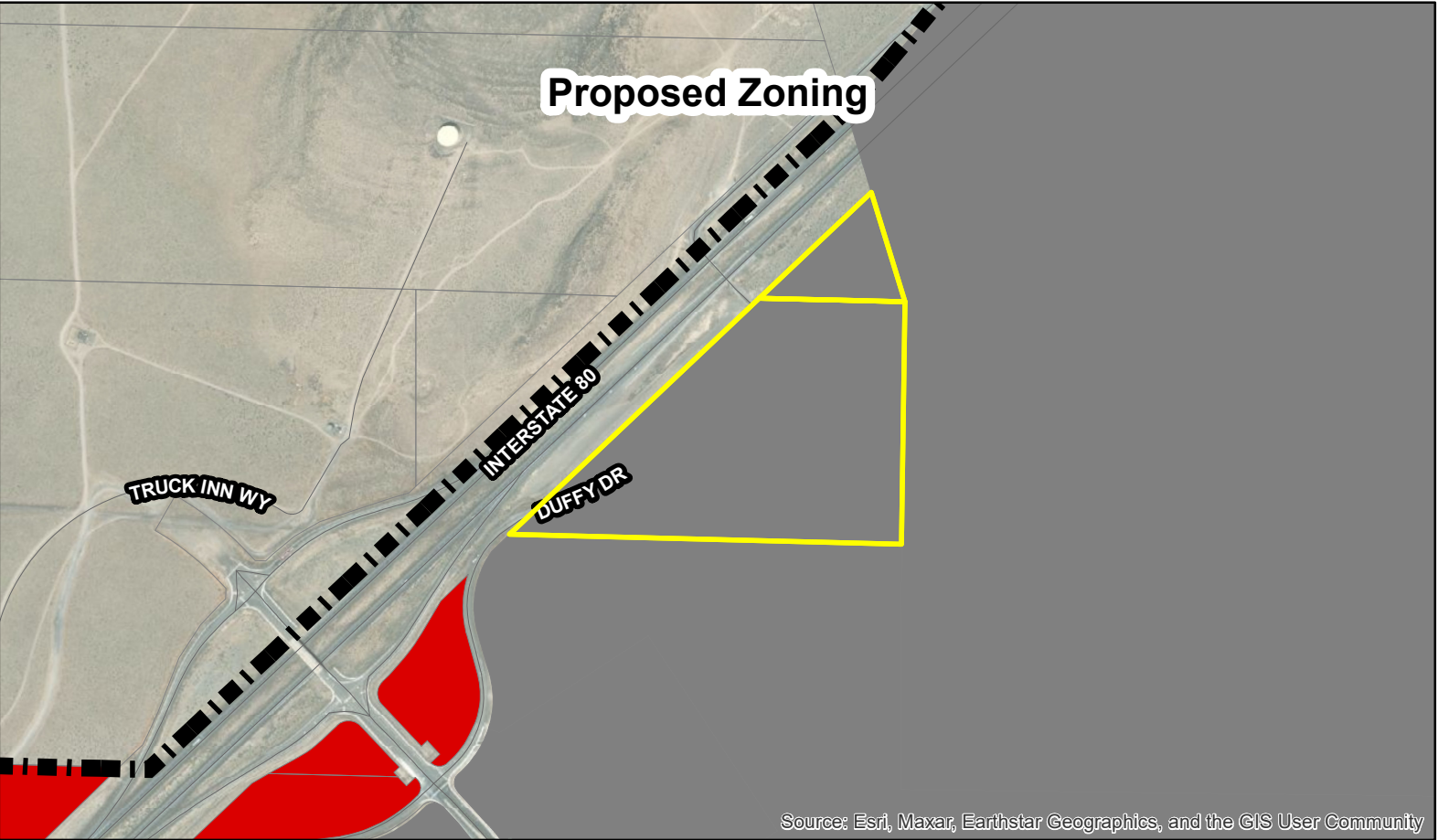
Staff certifies that public notice has been given and a public hearing was held per the requirements of the development code and the Nevada Revised Statutes.

ATTACHMENTS

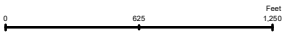
1. Vicinity Map
2. Existing & Proposed Zoning Map Exhibit
3. Legal Description and Boundary Map
4. Bill #313 – Ordinance for Zoning Map Amendment

Vicinity Map





NOTE: The scale and configuration of all information shown hereon are approximate only and are NOT intended as a guide for design or survey work. Reproduction is NOT permitted without prior written permission from the City of Ferley



Legend

GR20	RR1/2	SF9	MF21	C1	EC	PF
RR5	SF20	SF6	MF30	C2	I	OSP
RR1	SF12	MDR14	MU	TC	PD	Split Zoning

When recorded, mail to:
City Clerk
City of Fernley
595 Silver Lace Boulevard
Fernley, NV 89408

BILL # 313
CITY OF FERNLEY
ORDINANCE # _____

A GENERAL ORDINANCE FOR A ZONING MAP AMENDMENT, ASSOCIATED WITH ZMA22005, TO CHANGE THE ZONING FROM RR1 (RURAL RESIDENTIAL, 1 ACRE) TO I (INDUSTRIAL) ON A SITE APPROXIMATELY ±46.27 ACRES AND GENERALLY LOCATED SOUTHEAST OF INTERSTATE 80 AND NORTHEAST OF NEVADA PACIFIC PARKWAY IN FERNLEY, NV, ASSESSOR'S PARCEL NUMBERS 021-211-02 AND 021-211-03, AND PROVIDING OTHER MATTERS PROPERLY RELATING THERETO.

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

Section 1: The zoning of property described in Exhibit "A" and shown in Exhibit "A-1", which is attached hereto and incorporated herein by reference, situated in the City of Fernley, County Of Lyon, State Of Nevada, Is Hereby Changed from RR1 (Rural Residential, 1 Acre) to Industrial (I) on a site approximately ±46.27 acres in size generally located southeast of Interstate 80 and northeast of Nevada Pacific Parkway in Fernley, NV (APNs: 021-211-02 AND 021-211-03).

SECTION 2: The zoning map of the City of Fernley is hereby amended in accordance with the zoning map amendment herein.

SECTION 3: All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 4: The City Clerk is instructed and authorized to publish the title to this ordinance as provided by law and to record the plan certified herein as provided by law.

SECTION 5: This ordinance shall become effective upon passage, approval, and publication.

SECTION 6: The provisions of this ordinance shall be liberally construed to effectively carry out its purposes in the interest of the public health, safety, welfare and convenience.

SECTION 7: If any subsection, phrase, sentence or portion of this section 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 8: 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 # 313 BEING HEREBY PROPOSED on this 20th day of July 2022.

BILL # 313 BEING HEREBY PASSED, APPROVED and ADOPTED this 3rd day of August 2022, by the following vote of the Council:

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

FERNLEY CITY COUNCIL

By: _____
Roy Edgington, Mayor

Date: _____

Attest By: _____
Kim Swanson, City Clerk

Date: _____

LEGAL DESCRIPTION

All that certain real property situate within Section 5, Township Twenty (20) North, Range Twenty-Five (25) East, Mount Diablo Base and Meridian, City of Fernley, County of Lyon, State of Nevada, being, being more particularly described as follows:

BEING all those portions of the South One-Half of the Northeast One-Quarter and the North One-Half of the Southeast One-Quarter of said Section 5 lying southeasterly of Southeast right-of-way of Interstate 80 in said Township Twenty (20) North, Range Twenty-Five (25) East, Diablo Base and Meridian, City of Fernley, County of Lyon, State of Nevada.

Prepared by:
Christy Corporation
1000 Kiley Parkway
Sparks, Nevada 89436



Daniel A. Bigrigg P.L.S.
Nevada Certificate No. 19716



CITY OF FERNLEY

CITY COUNCIL AGENDA REPORT

Meeting Date: August 3, 2022

REPORT TO: Mayor and City Council		
REPORT BY: Shay League, Assistant Planner		
FINANCIAL IMPACT: ☐ YES ☒ NO	CURRENTLY BUDGETED: ☐ YES ☐ NO ☒ N/A	FUND/ACCOUNT: N/A
ACTION REQUESTED: ☐ Consent ☒ Motion ☒ Ordinance ☐ Presentation ☐ Receive/File ☐ Resolution		
AGENDA ITEM: (For possible action) First Reading, Introduction of Bill #312 (ZMA22006) Consideration and possible action to introduce Bill #312 as an ordinance for a Zoning Map Amendment request from Wood Rodgers, Inc to change the zoning of parcel APN: 021-041-09 from SF6 (residential single-family - 6,000 square feet), SF12 (residential single-family - 12,000 square feet) and C1 (neighborhood commercial) to MDR14 (medium density residential - 14 dwelling units per acre).		
AGENDA ITEM BRIEF: The subject parcel is generally located south of Main Street and west of Miller Lane and is ±31.15 acres. This item was considered by the City of Fernley Planning Commission at the July 14, 2022 Planning Commission meeting. The Planning Commission, by a vote of 4-1, forwarded a recommendation of denial to the City Council.		
RECOMMENDED MOTION: Read bill by title and schedule 2 nd reading, public hearing, and possible adoption of Bill #312 for the regularly scheduled meeting on August 17, 2022. RECOMMENDED MOTION LANGUAGE: "I move to introduce Bill #312 and set the public hearing for the August 17, 2022, City Council Meeting."		
Business Impact (per NRS Chapter 237): ☐ A Business Impact Statement is Attached. ☒ 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, and information relevant to the necessary Findings.

PROJECT SUMMARY

CASE NUMBER(S):	• ZMA22006
REQUESTED ACTION(S):	• Zoning Map Amendment
PROPERTY OWNER(s):	• DB-BB Investments I LLC
APPLICANT:	• Paradiso Communities, Attention: John Foley
LOCATION:	• Generally located south of Dallas Lane and west of Miller Lane at APN: 021-041-09
SITE SIZE:	• ±31.15 acres
EXISTING ZONING:	• SF6, SF12, and C1
PROPOSED ZONING	• MDR14
LAND USE:	• Mixed Residential (MR)
WARD INFORMATION:	• Ward 1 – Councilmember Raymond Lacey

A PUBLIC HEARING IS REQUIRED

POLICY REFERENCE

Nevada Revised Statutes:	NRS 278 – Planning and Zoning
Fernley Municipal Code:	Title 32 – Development Code
Policies & Procedure Manual:	N/A
Community Assessment:	N/A
City of Fernley Development Code:	Section 32.03.040 (e) – Zoning map amendments (rezoning) Section 32.09.035 – Dedication of water rights Section 32.09.140 – Streets (roadways) Section 32.09.150 – Utilities Section 32.12.010 – Adequate public facilities required Section 32.13.030 – Improvements, security and inspection

BACKGROUND

The proposed project is directly adjacent to the proposed Red Hawk Ranch development and is located in a land use area of Fernley identified as Mixed Residential in the City of Fernley Comprehensive Master Plan. Some of the listed characteristics and location of this type of residential land use are as follows: "Provides mix of housing options and densities", "Encouraged to integrate a range of housing product types into projects", and "Typically located in areas within walking distance to services and amenities".

ANALYSIS

A Preliminary Traffic Evaluation conducted by Headway Transportation indicates that the potential traffic impacts of the proposed rezoning "can be reasonably mitigated". The applicant has indicated that they anticipate the following items as possible requirements of their future development:

- ▶ Make improvements on Miller Lane along the project frontage
- ▶ Make improvements on the Main Street project frontage
- ▶ Improve the Main Street/Miller Lane intersection for safety and potentially to increase intersection capacity
- ▶ Contribute to the improvement of other local intersections consistent with requirements/conditions placed on other recently approved projects in the City of Fernley

FINDINGS

Z1. Consistent with the city's master plan and otherwise consistent with state and federal law.

The applicant has identified the following community goals and action strategies from the city's master plan as being supported by this project:

HP.1.2 Encourage housing that supports sustainable development patterns by promoting the efficient use of land, conservation of natural resources, easy access to services and public facilities such as parks, and resource efficient design and construction.

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

LU.1.2 Encourage new development to be in accordance with the Comprehensive Master Plan land use category.

LU.1.5 Promote infill development.

Please see attached project description provided by the applicant for a full explanation regarding the proposed project's applicability to these goals.

Z2. Consistent with the surrounding land uses.

The applicant provided an excellent summary of surrounding land uses. (Table seen below).

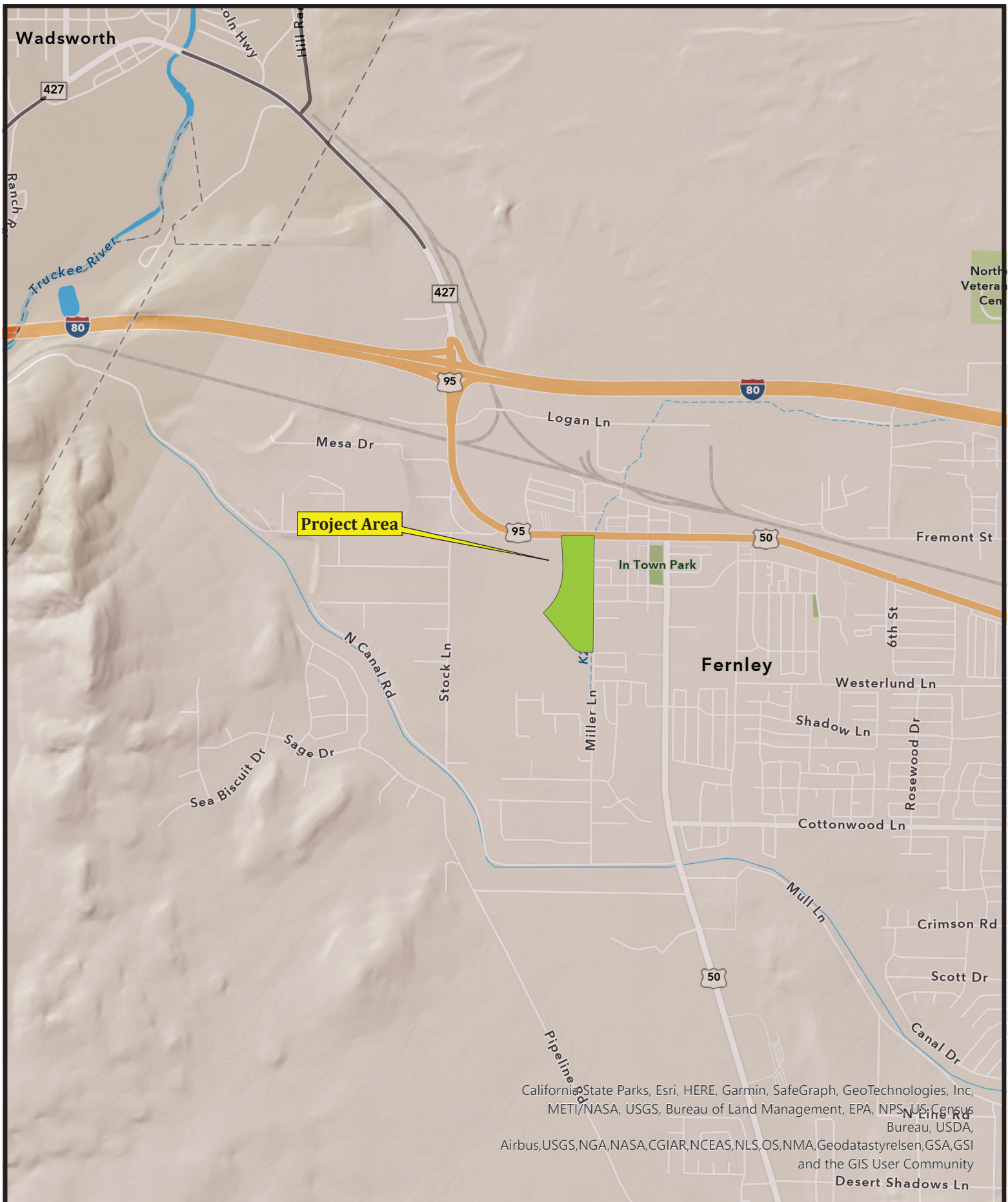
Adjacent Property Compatibility		
Adjacent Properties	Current Zoning District	Comprehensive Plan Land Use Designation
<u>North</u> Commercial buildings, Munzinich RV Park, Fernley RV Park	C1, C2 Split Zoning- C1/MF30	SMU
<u>West</u> Vacant land (Red Hawk Ranch)	MDR14	MR & SFR
<u>East</u> Existing single-family residences, Commercial buildings	C1, MF30, SF6, SF20	SMU & MR
<u>South</u> Vacant Land (Red Hawk Ranch)	SF6	SFR

Z3. Public notice was given, and a public hearing held per the requirements of the development code and Nevada Revised Statutes.

Staff certifies that public notice was given per the requirements of the development code and Nevada Revised Statutes. A public hearing will be held as a part of the Planning Commission's deliberations on this matter.

ATTACHMENTS

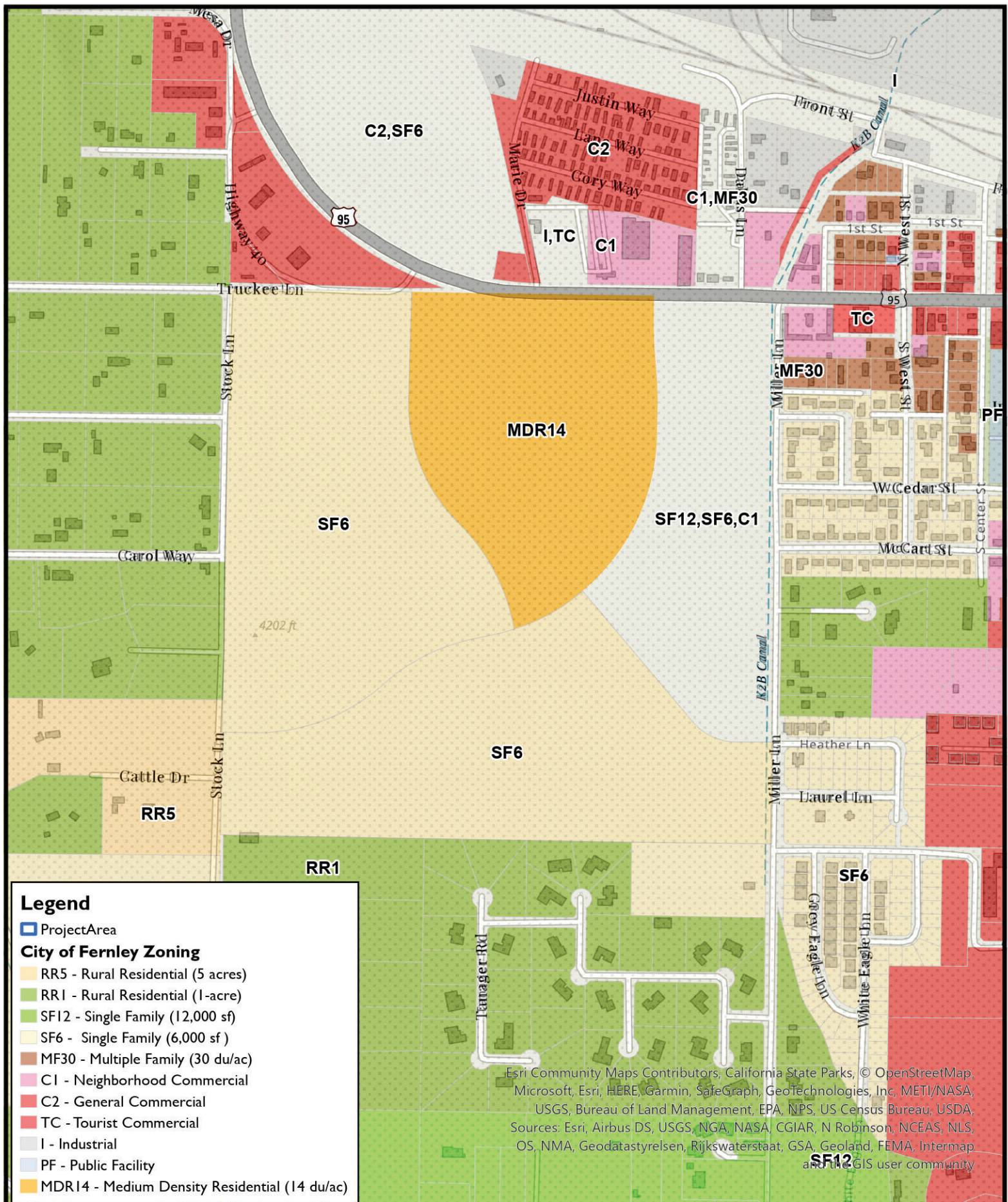
1. Vicinity Map
2. Existing Zoning
3. Proposed Zoning
4. Applicant Analysis
5. Traffic Memo
6. Bill #312



California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc,
 METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census
 Bureau, USDA,
 Airbus, USGS, NGA, NASA, CGIAR, NCEAS, NLS, OS, NMA, Geodatastyrelsen, GSA, GSI
 and the GIS User Community
 Desert Shadows Ln

Vicinity Map **Paradiso Zoning Map Amendment** **May 2022**

WOOD RODGERS
 BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
 1361 Corporate Boulevard Tel: 775.823.4068
 Reno, NV 89502 Fax: 775.823.4066



Existing Zoning

Paradiso Zoning Map Amendment

May 2022



WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
1361 Corporate Boulevard
Reno, NV 89502
Tel: 775.823.4068
Fax: 775.823.4066

EXECUTIVE SUMMARY

Project Name:	Miller/Main Street Zoning Map Amendment
Site Location:	±31.15 acre parcel located at 0 West Main St (corner of Miller Ln) Fernley, NV.
APN Numbers:	021-041-09
Applicant:	Paradiso Communities, Attention: John Foley
Applicant's Representative:	Wood Rodgers, Inc., Attention: Derek Kirkland, AICP
Owner:	DBB-BB Investments I LLC
Proposed Action:	This is a request to amend the existing zoning of APN 021-041-09 (31.15 acres) from a mixed zoning of SF6, SF12, and C1 to MDR14.
Land Use Classification:	Mixed Residential (MR)
Current Zoning:	SF6, SF12, and C1
Proposed Zoning:	MDR14
Flood Zone Designation:	Zone X
Gross Site Area	±31.15 acres

Adjacent Property Compatibility		
Adjacent Properties	Current Zoning District	Comprehensive Plan Land Use Designation
North Commercial buildings, Munzinich RV Park, Fernley RV Park	C1, C2 Split Zoning- C1/MF30	SMU
West Vacant land (Red Hawk Ranch)	MDR14	MR & SFR
East Existing single-family residences, Commercial buildings	C1, MF30, SF6, SF20	SMU & MR
South Vacant Land (Red Hawk Ranch)	SF6	SFR

ANALYSIS

Background / Existing Conditions

The subject parcel (APN 021-041-09) is located at the corner of Main Street and Miller Lane in the western gateway to downtown Fernley. The subject parcel is in a location that has been targeted for redevelopment since the original Jackson Ranch Planned Development approvals over twenty years ago. The City of Fernley 2018 Master Plan update identified the subject parcel as Mixed Residential (MR) encouraging a density of 7-14 dwelling units per acre. On February 3, 2021, the City of Fernley Council approved a zoning map amendment

(Case# ZMA20001/Bill# 293) on the adjacent parcel (APN 021-041-08) to Medium Density Residential 14 dwelling units per acre (MDR-14), which was consistent with the adopted Master Plan. The proposed request to change the zoning of the subject parcel to MDR14 is consistent with the previously approved zoning map amendment of the adjacent parcel and the adopted Master Plan.

Master Plan and Zoning Designations

The subject parcel has a Master Plan designation of Mixed Residential (MR). The site currently has three zoning designations: Single Family- 12,000 square foot minimum (SF12), Single Family – 6,000 square foot minimum (SF6) and Limited Commercial (C1) (*Refer to the Master Plan and Zoning maps in Section 3 of this submittal packet*). The two zoning districts listed as being compatible with the MR land use category are Medium Density Residential with 14 du/ac maximum (MDR14) and Planned Development (PD). The requested zoning map amendment would bring the property into conformance with the Master Plan and eliminate incompatible split zoning on the parcel. The MR Master Plan designation guides the character of redevelopment in this area and the entire western gateway to Downtown Fernley, encouraging higher-density residential development to support redevelopment along Main Street while providing an appropriate transition between surrounding single-family uses and commercial developments located toward downtown. The proposed Zoning Map Amendment also aligns the subject parcel with goals and policies which are further described in the findings section of this Project Description.

Justification for Request

One of the important community principles that guided the 2018 City of Fernley Comprehensive Master Plan update was to diversify Fernley’s housing types and provide more obtainable options to serve a broader range of the community. Previous land patterns in Fernley have promoted larger lots, which have led to higher housing costs and inefficient use of infrastructure resulting in higher utility costs. The proposed Zoning Map Amendment will help implement the new Master Plan and increase the overall supply of housing in the region while helping to diversify Fernley’s housing products.

The proposed Zoning Map Amendment supports a transition of zoning to coincide with the adopted Master Plan. The proposed MDR-14 zoning encourages a higher density near Main Street, a main thoroughfare through Fernley with growing commercial facilities and will help support redevelopment efforts along the corridor. The proposed MDR14 zoning would create an appropriate transition between the Mixed-Use/Commercial land designations along Main Street and the mix of residential uses along Miller Lane including higher density zoning such as SF6 and Multifamily 30 dwelling unit per acre (MF30). The proposed zoning will create an opportunity for more obtainable housing products and will be a much more efficient use of the infill parcel. A future single family attached project allowed under MDR14 would provide a benefit through much needed improvements for redevelopment of the western gateway including future roadway improvements, sewer, and flood mitigation. The proposed zoning map amendment is consistent with the recently approved Red Hawk Ranch zoning map amendment and future development plans. A future project would also participate in the already planned transportation improvements in the area as identified in the included traffic memo.

WHY MDR-14 ZONING?

- ✓ CONFORMS WITH THE MASTER PLAN
- ✓ HELP DIVERSIFY FERNLEY’S HOUSING STOCK – PRODUCTS TO ADDRESS THE “MISSING MIDDLE”
- ✓ PRODUCTS TO HELP SUPPORT THE DOWNTOWN MAIN STREET REDEVELOPMENT EFFORTS AND IMPROVE INFRASTRUCTURE
- ✓ COMPATIBLE WITH ADJACENT LAND USES ALONG MAIN STREET & MILLER LANE

ZONING MAP AMENDMENT FINDINGS FOR APPROVAL

Pursuant to the City of Fernley Municipal Code Section 32.03.040(e)(6) *Findings for approval*, a zoning map amendment may be approved if it is:

1) Consistent with the city’s Master Plan and otherwise consistent with state and federal law.

Response: MDR14 is one of two zoning districts allowed in the Mixed Residential (MR) Master Plan designation. The current Split Zoning of SF12, SF6, and C1 is not compatible with the current adopted Master Plan designation of MR. Therefore, the proposed zoning map amendment would bring the property into conformance with the adopted Master Plan.

As described in the Master Plan, the MR land use category should include a mix of housing options and densities, have access to municipal services, and be located in an area within walking distance to services and amenities. The proposed zoning map amendment will expand the potential options of housing types the site could be developed with. The site will have access to existing municipal services and be in an ideal location for access to nearby businesses and services. Additionally, the zoning map amendment would promote development of a currently vacant infill site located at the western gateway to the City of Fernley.

Below is an analysis of how the proposed zoning map amendment will further the goals and policies of the City of Fernley adopted Master Plan.

Applicable Master Plan Policies

HP.1.2 *Encourage housing that supports sustainable development patterns by promoting the efficient use of land, conservation of natural resources, easy access to services and public facilities such as parks, and resource efficient design and construction.*

Comment: The subject parcels are within an area near existing infrastructure and close to Main Street, which is an area of Fernley proposed for redevelopment. The Zoning Map Amendment request would promote a density compatible with the Master Plan and support redevelopment of the gateway to Fernley and Main Street.

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

Comment:

Sewer, Water, and Utilities

Utilities are in close proximity to the subject parcels. The City of Fernley is also in the process of upgrading the nearby sewer lift station in advance of the planned growth in this area. It is anticipated a future project on the subject parcel would utilize and improve existing infrastructure in this area to serve the development, which will also provide benefits to the surrounding area. Community wide benefits associated with redevelopment of this project are

anticipated to include reconstructing adjacent roadways, new bike and pedestrian facilities connecting to adjacent businesses and Main Street, redevelopment of a major corner within the City's western gateway, and appropriate density to help support long-term sustainability of the City's infrastructure.

Schools

The closest schools to the subject parcels are Fernley Elementary School and Fernley Intermediate School, both located less than a mile east of the site. Fernley High School is located approximately 2.0 miles south. According to the Lyon County School District's 2016 Facilities Plan, all the Fernley schools are currently under capacity and are planned to be within adequate utilization through 2025, with the exception of one elementary school. The School District's 10-year capital program identifies a new elementary school that is planned to be built in the next 4 to 6 years, which would address elementary school capacity. A future project would provide additional tax benefits for the school district.

Police & Fire

Police protection is provided by the Lyon County Sheriff's office. Fire protection is provided by the North Lyon County Fire Protection District. The subject site is located in a developed area near existing development that is already served by these agencies.

Parks/Recreation

The subject property is located approximately 1,000 feet east from In Town Park and is adjacent to the proposed Red Hawk Park to the south.

LU.1.2 Encourage new development to be in accordance with the Comprehensive Master Plan land use category.

Comment: The current split zoning (SF12, SF6, and C1) of the subject parcel is not in conformance with the Master Plan designation of "Mixed Residential." The appropriate zoning for this property is either Medium Density Residential – 14 units per acre (MDR14) or Planned Development (PD). This zoning amendment to MDR14 will bring the property into conformity with the Master Plan. The proposed Zoning Map Amendment would help support the goals and policies Comprehensive Master Plan.

LU.1.5 Promote infill development.

Comment: The subject parcel is an infill site surrounded by existing and planned residences and commercial development along Main Street as well as existing infrastructure and services. The proposed Zoning Map Amendment would be compatible with the surrounding area and would encourage redevelopment of the Main Street area.

2) Consistent with the surrounding land uses.

Response: The proposed zoning designation (MDR14) encourages a mix of housing types up to 14 dwelling units per acre and is consistent with the adopted Master Plan. The mid-range density of MDR14 would be a compatible land use with various residential districts and commercial uses making this

designation an ideal transition between commercial and more traditional single family uses. Below is a compatibility analysis of the surrounding area:

NORTH – Main Street and existing commercial uses. Properties to the north along Main Street have a master plan designation of Suburban Mixed Use that would allow a range of commercial uses and densities up to 30 dwelling units per acre. Existing uses to the north include commercial retail development and an RV park. MDR14 would be a compatible use and provide additional customers for the commercial retail uses.

SOUTH – Proposed Red Hawk Ranch Park facility, which would provide a buffer between the MDR14 and existing residential identified as Miller Meadows.

EAST – Miller Lane, commercial to the northeast, and existing residential to the southeast. Properties along Miller Lane have a variety of master plan designations including Suburban Mixed Use and Mixed Residential, and existing zoning designations including Commercial (C1), Multi-Family 30 dwelling units per acre (MF30), Single Family 6,000 square feet (SF6), and Residential 1 acre (RR1). Several of the residences along Miller Lane are smaller single-family homes with single car garages, and in some cases are more affordable type housing such as manufactured homes. Miller Lane is in poor condition and the area overall would greatly benefit from redevelopment. MDR14 would allow densities that are consistent with the existing residential and commercial uses along Miller Lane and provide an opportunity to help improve Miller Lane.

WEST – Future Red Hawk Ranch development. A similar zoning map amendment was recently approved on the Red Hawk Ranch adjacent parcel, changing the zoning to MDR14 bringing that parcel into conformance with the Master Plan. Consistent with Red Hawk Ranch the proposed zoning of MDR14 would bring the subject parcel into conformance with the Master Plan and would be compatible with the proposed adjacent Red Hawk Ranch development.

3) Public notice was given, and a public hearing held per the requirement of the development code and Nevada Revised Statutes.

Response: The Applicant acknowledges that public notice and a public hearing are required per the development code and Nevada Revised Statutes and ensures that these actions will be carried out as part of the project process.



May 16, 2022

Derek Kirkland
Wood Rodgers, Inc.
1361 Corporate Boulevard
Reno, NV 89502

Preliminary Traffic Evaluation for Miller/Main Street Site Rezoning

Dear Mr. Kirkland,

This preliminary traffic evaluation provides an overview of traffic conditions and recommendations associated with rezoning of the Miller/Main Street site (the eastern portion of the former Jackson Ranch project) to allow up to 14 dwelling units per acre.

Consistency with the Master Plan

Zoning allowing 14 dwelling units per acre on the project site is compatible with the City of Fernley Master Plan.

Consistency with Adjacent Projects

A future project with up to 14 dwelling units per acre would be compatible with Phase 2 of the Red Hawk Ranch project, immediately adjacent to the west, which is anticipated to include commercial and similar multi-family land uses.

Vehicular Access

The Red Hawk Ranch backbone roadway and connection to Main Street at Truckee Lane has been intentionally configured to serve traffic from the Miller/Main Street site. Further, the access points serving the subject site have been master planned with NDOT and the City of Fernley during the Red Hawk Ranch approval process.

Planned/Conditioned Improvements by Others

The Red Hawk Ranch development and other nearby projects have already or will be conditioned to construct a variety of traffic capacity improvements, roadway improvements, and pedestrian improvements on Main Street adjacent to the subject property. Previously conditioned and planned improvements by projects currently in process will also serve higher intensity development on the subject property.

Future Project Traffic Analysis & Improvements

Any future project based on the proposed rezoning will be required to complete a traffic impact study, identify potential traffic impacts, and provide appropriate mitigation measures. While conditions of approval are not allowed concurrent with a rezoning process, conditions would be defined and required during a future project specific approval process.

Based on the project location, probable access, and surrounding roadway conditions, it is anticipated that a future project would:

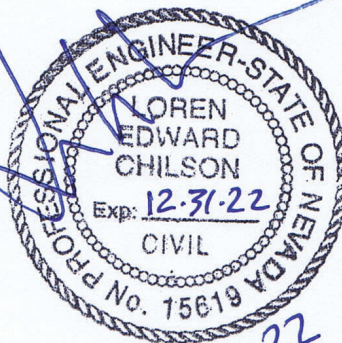
- ▶ Make improvements on Miller Lane along the project frontage
- ▶ Make improvements on the Main Street project frontage
- ▶ Improve the Main Street/Miller Lane intersection for safety and potentially to increase intersection capacity
- ▶ Contribute to the improvement of other local intersections consistent with requirements/conditions placed on other recently approved projects in the City of Fernley

The future formal Traffic Impact Analysis will identify appropriate and specific mitigations for addressing project impacts to the transportation network.

At a preliminary planning level review, it is expected that potential traffic impacts associated with the proposed rezoning can be reasonably mitigated.

Sincerely,
Headway Transportation, LLC

Loren E. Chilson, PE
Principal



When recorded, mail to:
City Clerk
City of Fernley
595 Silver Lace Boulevard
Fernley, NV 89408

BILL # 312
CITY OF FERNLEY
ORDINANCE # _____

A GENERAL ORDINANCE FOR A ZONING MAP AMENDMENT, ASSOCIATED WITH ZMA22006, TO CHANGE THE ZONING FROM SF6 (RESIDENTIAL SINGLE-FAMILY - 6,000 SQUARE FEET), SF12 (RESIDENTIAL SINGLE-FAMILY - 12,000 SQUARE FEET) AND C1 (NEIGHBORHOOD COMMERCIAL) TO MDR14 (MEDIUM DENSITY RESIDENTIAL - 14 DWELLING UNITS PER ACRE) ON A SITE APPROXIMATELY ±31.15 ACRES AND GENERALLY LOCATED SOUTH OF MAIN STREET AND WEST OF MILLER LANE IN FERNLEY, NV, ASSESSOR'S PARCEL NUMBER 021-041-09, AND PROVIDING OTHER MATTERS PROPERLY RELATING THERETO.

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

Section 1: The zoning of property described in Exhibit "A" and shown in Exhibit "A-1", which is attached hereto and incorporated herein by reference, situated in the City of Fernley, County Of Lyon, State Of Nevada, Is Hereby Changed from SF6 (residential single-family – 6,000 square feet), SF12 (residential single-family – 12,000 square feet), and C1 (neighborhood commercial) to MDR14 (medium density residential – 14 dwelling units per acre) on a site approximately ±31.15 acres in size and generally located south of Main Street and west of Miller Lane in Fernley, NV (APN: 021-041-09).

SECTION 2: The zoning map of the City of Fernley is hereby amended in accordance with the zoning map amendment herein.

SECTION 3: All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 4: The City Clerk is instructed and authorized to publish the title to this ordinance as provided by law and to record the plan certified herein as provided by law.

SECTION 5: This ordinance shall become effective upon passage, approval, and publication.

SECTION 6: The provisions of this ordinance shall be liberally construed to effectively carry out its purposes in the interest of the public health, safety, welfare and convenience.

SECTION 7: If any subsection, phrase, sentence or portion of this section 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 8: 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 # 312 BEING HEREBY PROPOSED on this 3rd day of August 2022.

BILL # 312 BEING HEREBY PASSED, APPROVED and ADOPTED this 17th day of August 2022, by the following vote of the Council:

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

FERNLEY CITY COUNCIL

By: _____
Roy Edgington, Mayor

Date: _____

Attest By: _____
Kim Swanson, City Clerk

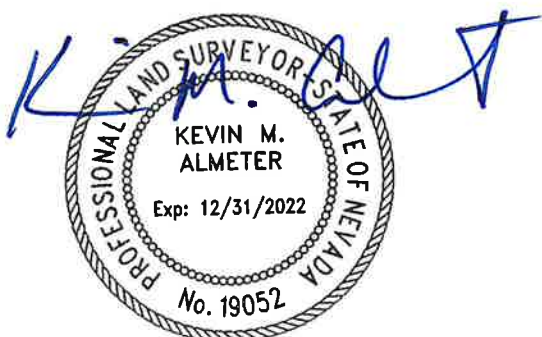
Date: _____

**LEGAL DESCRIPTION FOR
ZONE CHANGE**

All that certain real property situate within a portion of the Northwest One-Quarter (NW 1/4) of Section Fourteen (14), Township North (20) North, Range Twenty-Four (24) East, Mount Diablo Meridian, City of Fernley, County of Lyon, State of Nevada. Being Parcel 2 as shown on the Parcel Map for SCC-Canyon II, LLC, filed in the official record of Lyon County, State of Nevada, on January 27, 2006, as Document Number 373825.

APNs: 021-041-09

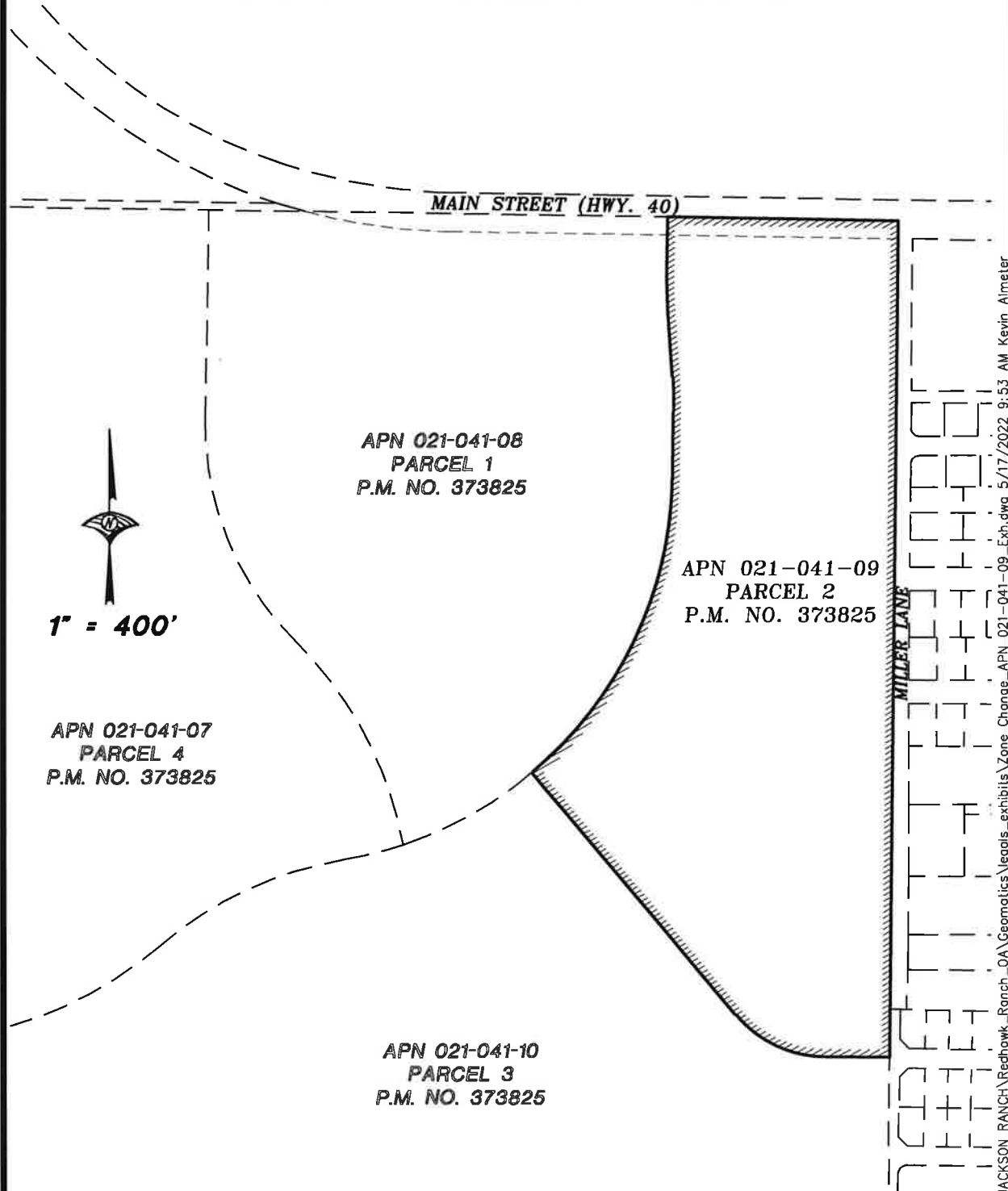
Prepared by:
Wood Rodgers, Inc.
1361 Corporate Blvd.
Reno, NV 89502
Ph: (775) 823-4068



5-17-22

Kevin M. Almeter, P.L.S.
Nevada Certificate No. 19052

ZONE CHANGE
BEING A PORTION OF THE NW 1/4 OF SECTION 14
TOWNSHIP 20 NORTH, RANGE 24 EAST, M.D.M.
FERNLEY LYON COUNTY NEVADA



JOB NO. 1557019
SHEET 1 OF 1



WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME

1361 Corporate Blvd
Reno, NV 89502

Tel 775.823.4068
Fax 775.823.4066

J:\Jobs\1557-JACKSON RANCH\Redhawk_Ranch_DA\Geomatics\legals_exhibits\Zone_Change-APN_021-041-09_Exh.dwg 5/17/2022 9:53 AM Kevin Almeter



CITY OF FERNLEY

City Council AGENDA REPORT

Meeting Date: August 3, 2022

REPORT TO: Mayor and City Council

REPORT FROM:

FINANCIAL IMPACT:

Yes:

No:

CURRENTLY BUDGETED:

Yes:

No:

FUND/ACCOUNT:

ACTION REQUESTED:

AGENDA ITEM: (For Possible Action):

Possible action and discussion regarding the recruitment of the City Manager position, including, but not limited to, job description, ordinances, job title, organizational chart, etc.

AGENDA ITEM BRIEF:

RECOMMENDED MOTION:

BUSINESS IMPACT (per NRS Chapter 237):

See attached report for background, analysis, alternatives.

ALTERNATIVES:

BACKGROUND:

RELEVANT LAWS, STATUTES, AND REGULATIONS:

FINANCIAL IMPLICATIONS:

ATTACHMENTS:

None