



N E V A D A

AGENDA
Regular Meeting
City Council

Wednesday, September 7, 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 August 17, 2022

2.3. (Possible Action) Business Licenses

2.4. Possible Action to Approve the Will-Serve Request from Mark IV Capital (Redwood Materials Building A) for 1.9 ERC's of Water and 9.3 ERC's of sewer for Lyon County Parcel 021-242-22 Building A located at 1895 Duffy Road, Fernley, NV 89408.

2.5. Possible action to approve Resolution 22-017 to accept the public improvements including roadway, water, sewer, storm drain, retention basin infrastructure and lift station for the Eagle Meadows Subdivision.

2.6. Possible action to approve the Final Subdivision Map for Cook Ranch Estates Phase 3 creating a 76-lot single-family residential subdivision.

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

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

4. PROCLAMATIONS BY THE MAYOR

5. PRESENTATIONS

5.1. Presentation by Domestic Violence Intervention

6. PUBLIC HEARINGS

6.1. (For possible action) Second Reading and Public Hearing, Bill #312 - ZMA22006 Consideration and possible action on a Zoning Map Amendment request 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 ±31.15 acres in size generally located south of Main Street and west of Miller Lane, Fernley, NV. (APN: 021-041-09)

6.2. Public Hearing: Presentation, discussion, and possible action on the 2023-2024 Community Development Block Grant (CDBG) program update, priorities and citizen participation process. Public Meeting #2.

7. STAFF REPORTS

7.1. A. Discussion and Possible Action regarding the City Clerk's past year's performance, and the City Council and Mayor's satisfaction with the City Clerk's employment performance and general performance as the City Clerk.

B. Discussion and Possible Action to approve the City Clerk's salary.

7.2. A. Discussion and Possible Action regarding the City Treasurer's past year's performance, and the City Council and Mayor's satisfaction with the City Treasurer's employment performance and general performance as the City Treasurer.

B. Discussion and Possible Action to approve the City Treasurer's salary.

8. ADDRESS REQUEST(S) FOR FUTURE AGENDA ITEMS

9. PUBLIC FORUM

10. ADJOURNMENT

Next Meeting: September 21, 2022 @ 5 PM



CITY OF FERNLEY

City Council AGENDA REPORT

Meeting Date: September 7, 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) Approval of the Voucher Report

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:

1. Vouchers for FCC Meeting 09072022

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
A & A MOBILE LOCK & KEY, LLC								
2050	A & A MOBILE LOCK & KEY, LLC	11040	Well 9 - Lock Repair	08/16/2022	118.50		510-810-430 Repairs & Maintenance	822
Total 2050:					118.50			
A & K EARTH MOVERS, INC.								
304	A & K EARTH MOVERS, INC.	Pay Req No. 3	Green Valley Park construction services	07/31/2022	116,122.07	08/18/2022	230-575-730 Improve other than Buildings	722
Total 304:					116,122.07			
AECOM TECHNICAL SERVICES, INC.								
8633	AECOM TECHNICAL SERVICES, INC.	2000651215	Gustafson bridge structural assessment engineering services	06/30/2022	21,504.00	08/18/2022	100-475-342 Tech Services-Other	622
8633	AECOM TECHNICAL SERVICES, INC.	2000658971	Surface water conveyance project construction management	08/18/2022	17,519.45		510-166100 Construction In Progress	822
Total 8633:					39,023.45			
AIT ADVANCED INTERPRETING & TRANSLATION								
8498	AIT ADVANCED INTERPRETING & TRANSLATION	202208	Spanish Lopez-Almanza	08/18/2022	160.00		100-425-330 PROF SERV-INTERPRETER	822
Total 8498:					160.00			
ARAMARK								
1895	ARAMARK	2591064862	Rags and rugs	08/11/2022	107.62	08/18/2022	510-840-420 Contract Services	822
1895	ARAMARK	2591064887	mats	08/11/2022	159.58	08/18/2022	100-417-420 Contract Services	822
1895	ARAMARK	2591064898	shop mats	08/11/2022	82.10	08/18/2022	510-810-614 Supplies-Plant/Shop/Maint	822
1895	ARAMARK	2591070890	rags and rugs	08/25/2022	107.62		510-840-420 Contract Services	822
1895	ARAMARK	2591070945	mats	08/25/2022	159.58		100-475-614 Supplies-Plant/Shop/Maint	822
1895	ARAMARK	2591070955	SHOP MATS	08/25/2022	82.10		520-810-614 Supplies-Plant/Shop/Maint	822
1895	ARAMARK	5980019009	shirt contract	08/08/2022	39.66	08/18/2022	100-480-600 GENERAL SUPPLIES/TOOLS	822
1895	ARAMARK	5980020370	Shop - WD Pants Service	08/15/2022	56.57		510-810-614 Supplies-Plant/Shop/Maint	822
1895	ARAMARK	5980020385	shirt contract	08/15/2022	39.66		100-480-600 GENERAL SUPPLIES/TOOLS	822
1895	ARAMARK	5980020387	uniforms	08/15/2022	36.16	08/18/2022	100-475-616 Supplies-Safety	822
1895	ARAMARK	5980021737	pants service	08/22/2022	56.57		510-810-614 Supplies-Plant/Shop/Maint	822
1895	ARAMARK	5980021749	SHIRT CONTRACT	08/22/2022	39.66		100-480-600 GENERAL SUPPLIES/TOOLS	822
1895	ARAMARK	5980021750	uniforms	08/22/2022	39.77		100-475-616 Supplies-Safety	822
1895	ARAMARK	5980023142	Shop - WD Pants Service	08/29/2022	56.57		510-810-614 Supplies-Plant/Shop/Maint	822
1895	ARAMARK	5980023154	SHIRT CONTRACT	08/29/2022	39.66		100-480-600 GENERAL SUPPLIES/TOOLS	822
1895	ARAMARK	5980023156	uniforms	08/29/2022	39.77		100-475-616 Supplies-Safety	822

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title		GL Period
Total 1895:					1,142.65				
AT&T									
13	AT&T	28574 AUG 22	131 252-7192 857 4	08/02/2022	160.00	08/23/2022	100-417-530	Communications (Internet,Cell)	822
13	AT&T	74368 JUL 22	775 575-7187 436 8	07/26/2022	893.84	08/17/2022	100-417-530	Communications (Internet,Cell)	722
13	AT&T	81650 JUL 22	775 835-8598 165 0	07/26/2022	3,051.05	08/17/2022	100-417-530	Communications (Internet,Cell)	722
13	AT&T	85367 JUL 22	775 575-9058 536 7	07/26/2022	893.84	08/17/2022	100-417-530	Communications (Internet,Cell)	722
13	AT&T	96145 AUG 22	131 252-8129 614 5	08/02/2022	230.00	08/23/2022	100-417-530	Communications (Internet,Cell)	822
13	AT&T	98670 JUL 22	775-786-2229 867 0	07/20/2022	2,060.69	08/11/2022	100-417-530	Communications (Internet,Cell)	722
Total 13:					7,289.42				
AT&T LONG DISTANCE									
448	AT&T LONG DISTANCE	815519343 Aug 22	Aug 22 Long Distance	08/04/2022	939.51	08/18/2022	100-417-530	Communications (Internet,Cell)	822
Total 448:					939.51				
ATLAS COPCO USA HOLDINGS INC									
5884	ATLAS COPCO USA HOLDINGS INC	1122086749	Filter for new compressors in MF	08/25/2022	612.51		510-840-430	Service-Repair and Maintenance	822
Total 5884:					612.51				
AUTO & TRUCK ELECTRIC, INC									
8868	AUTO & TRUCK ELECTRIC, INC	41617	BATTERY FOR GENSET	07/01/2022	156.00		520-810-430	Service-Repair and Maintenance	722
8868	AUTO & TRUCK ELECTRIC, INC	42046	BATTERIES FOR FLEET	08/24/2022	235.00		510-810-610	Automotive Supplies	822
8868	AUTO & TRUCK ELECTRIC, INC	42077	BATTERIES CHARGE	08/26/2022	36.00		510-810-610	Automotive Supplies	822
Total 8868:					427.00				
BIG R OF FERNLEY									
20	BIG R OF FERNLEY	15053/5	irrigation	08/10/2022	97.67	08/18/2022	100-575-600	General Supplies	822
20	BIG R OF FERNLEY	15055/5	METER TECH SUPPLIES	08/10/2022	119.99	08/18/2022	510-810-613	Supplies-Meter Service	822
20	BIG R OF FERNLEY	15058/5	primer bulb aerosol	08/10/2022	23.95	08/18/2022	100-575-600	General Supplies	822
20	BIG R OF FERNLEY	15064/5	latches	08/11/2022	24.27	08/18/2022	100-575-600	General Supplies	822
20	BIG R OF FERNLEY	15071/5	Swamp Cooler Kits	08/12/2022	47.97	08/18/2022	510-810-614	Supplies-Plant/Shop/Maint	822
20	BIG R OF FERNLEY	15082/5	graffti remover	08/15/2022	53.10	08/18/2022	100-575-600	General Supplies	822
20	BIG R OF FERNLEY	15083/5	ant trap and spray	08/15/2022	25.89	08/18/2022	100-417-600	General Supplies	822
20	BIG R OF FERNLEY	15094/5	insulated cover for backflow	08/16/2022	44.95		100-575-600	General Supplies	822
20	BIG R OF FERNLEY	15095/5	misc cleaning supplies	08/16/2022	36.04		100-417-612	Building Maintenance Supplies	822
20	BIG R OF FERNLEY	15107/5	u bolt's Bungys cap misc.	08/18/2022	122.81		100-475-600	General Supplies	822
20	BIG R OF FERNLEY	15131/5	conduit for GVP	08/23/2022	26.99		100-575-600	General Supplies	822
20	BIG R OF FERNLEY	15134/5	irrigation	08/23/2022	21.59		100-575-600	General Supplies	822
20	BIG R OF FERNLEY	15140/5	duct tape	08/23/2022	21.58		100-575-600	General Supplies	822

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title	GL Period
20	BIG R OF FERNLEY	15152/5	blades and ball mount	08/25/2022	159.43		100-475-600 General Supplies	822
20	BIG R OF FERNLEY	15154/5	lock set and pin	08/25/2022	55.96		100-475-600 General Supplies	822
20	BIG R OF FERNLEY	15172/5	GLASS CLEANER	08/29/2022	21.94		100-480-610 AUTOMOTIVE SUPPLIES	822
20	BIG R OF FERNLEY	15173/5	irrigation	08/29/2022	86.95		100-576-600 General Supplies	822
20	BIG R OF FERNLEY	15182/5	Chem Tank Fitting	08/30/2022	96.28		510-810-614 Supplies-Plant/Shop/Maint	822
20	BIG R OF FERNLEY	inv#14830/5	barn door hanger.	07/07/2022	83.98		100-575-600 General Supplies	722
Total 20:					1,171.34			
BRADY INDUSTRIES OF NEVADA LLC								
8837	BRADY INDUSTRIES OF NEVADA LLC	7480808	tissue and towels disinfectant	08/19/2022	282.60		100-417-612 Building Maintenance Supplies	822
8837	BRADY INDUSTRIES OF NEVADA LLC	7492935	cleaning supplies	08/26/2022	408.93		100-417-612 Building Maintenance Supplies	822
Total 8837:					691.53			
BRIGHTLY SOFTWARE, INC.								
8905	BRIGHTLY SOFTWARE, INC.	INV-120662	SmartGov ann'l subscription	08/01/2022	8,188.49	08/18/2022	100-605-399 Prof & Tech Fees-Misc	822
8905	BRIGHTLY SOFTWARE, INC.	INV-120662	SmartGov ann'l subscription	08/01/2022	8,188.49	08/18/2022	100-610-399 Prof & Tech Fees-Misc	822
Total 8905:					16,376.98			
BUILDING CONTROL SERVICES, INC								
7173	BUILDING CONTROL SERVICES, INC	22361-4	Admin building HVAC repairs	08/15/2022	6,489.47	08/18/2022	510-840-424 Contract Services-HVAC	822
Total 7173:					6,489.47			
CAPITAL GLASS, INC.								
8559	CAPITAL GLASS, INC.	SD14634	service auto doors	08/22/2022	320.00		100-417-612 Building Maintenance Supplies	822
Total 8559:					320.00			
CDW GOVERNMENT INC.								
27	CDW GOVERNMENT INC.	CF56901	Computer Purchases	08/18/2022	1,461.87		100-575-605 Minor Equipment	822
27	CDW GOVERNMENT INC.	CF56901	Computer Purchases	08/18/2022	1,461.87		100-417-605 Minor Equipment	822
27	CDW GOVERNMENT INC.	CF56901	Computer Purchases	08/18/2022	1,461.87		100-475-605 Minor Equipment	822
27	CDW GOVERNMENT INC.	CF56901	Computer Purchases	08/18/2022	974.58		510-810-605 Minor Equipment	822
27	CDW GOVERNMENT INC.	CG07653	Speakers - IT	08/19/2022	22.31		100-418-600 General Supplies	822
Total 27:					5,382.50			
CHASE PAYMENTECH MERCHANT SERVICES								
8637	CHASE PAYMENTECH MERCHANT SERVICES	JUL 2022	Water-CC Processing Fees 6181757	07/31/2022	3,713.47	07/31/2022	510-810-609 Credit Card Fees	722
8637	CHASE PAYMENTECH MERCHANT SERVICES	JUL 2022	Sewer-CC Processing Fees 6181757	07/31/2022	3,713.46	07/31/2022	520-810-609 Credit Card Fees	722
8637	CHASE PAYMENTECH MERCHANT SERVICES	JUL 2022	Finance-Cc Processing Fees 6291057	07/31/2022	586.19	07/31/2022	100-415-609 Credit Card Fees - Govt Svcs	722

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title	GL Period
8637	CHASE PAYMENTECH MERCHANT SERVICES	JUL 2022	finance-cc processing fees 6291058	07/31/2022	60.60	07/31/2022	100-415-609 Credit Card Fees - Govt Svcs	722
Total 8637:					8,073.72			
COMMUNITY CHEST, INC.								
8914	COMMUNITY CHEST, INC.	461	Higgins New Evaluation	08/03/2022	250.00		100-425-322 Prof Serv-Other	822
Total 8914:					250.00			
CORWIN FORD								
8843	CORWIN FORD	2619	WD Utility Body Truck Approved 9/1/2021	08/24/2022	46,047.25		510-165100 Maintenance Equipment	822
Total 8843:					46,047.25			
CUMMINS SALES AND SERVICE								
250	CUMMINS SALES AND SERVICE	58-51078	Emergency Generator service	08/15/2022	3,497.00	08/18/2022	510-840-420 Contract Services	822
Total 250:					3,497.00			
DOCUSIGN INC LOCKBOX								
8864	DOCUSIGN INC LOCKBOX	INV35584553	Electronic signature	08/20/2022	2,415.00		100-416-420 Contract Services	822
Total 8864:					2,415.00			
EDAWN								
5320	EDAWN	11129	EDAWN Support 22-23	08/18/2022	12,500.00		100-412-581 Dues and Memberships	822
Total 5320:					12,500.00			
EMPLOYEES, CITY OF FERNLEY								
8639	EMPLOYEES, CITY OF FERNLEY	06/2022	REIMB DONUTS FROM RALEYS; CEDS MTG	08/22/2022	6.99	08/25/2022	100-412-650 Community Support	822
8639	EMPLOYEES, CITY OF FERNLEY	08/12/22	REIMB UBER 8/12/22 NLOC LAS VEGAS	08/12/2022	18.90	08/25/2022	100-413-580 Training	822
8639	EMPLOYEES, CITY OF FERNLEY	6/1/22	REIMB BUILDERS ASSOC MTG 6/1/22	08/22/2022	10.32	08/25/2022	100-412-650 Community Support	822
8639	EMPLOYEES, CITY OF FERNLEY	7/6/22	REIMB BUILDERS ASSOC MTG 7/6/22	08/22/2022	9.04	08/25/2022	100-412-650 Community Support	822
8639	EMPLOYEES, CITY OF FERNLEY	8/11/22	REIMB DINNER NLOC CONF LAS VEGAS 8/11/22	08/11/2022	33.25	08/25/2022	100-413-580 Training	822
8639	EMPLOYEES, CITY OF FERNLEY	8/8/2022	REIMB UBER 8/8/22 NLOC LAS VEGAS	08/08/2022	26.94	08/25/2022	100-413-580 Training	822
8639	EMPLOYEES, CITY OF FERNLEY	AUG 2022	REIMB DIST D2 EXAM & CERTIFICATION	08/11/2022	120.00	08/18/2022	510-840-581 Dues and Memberships	822
8639	EMPLOYEES, CITY OF FERNLEY	SEP 2022	PER DIEM FOR FLEETCON IN LAS VEGAS 9/18-9/22/22	08/17/2022	37.05	08/25/2022	510-840-580 Training	822
8639	EMPLOYEES, CITY OF FERNLEY	SEP 2022	PER DIEM FOR FLEETCON IN LAS VEGAS 9/18-9/22/22	08/17/2022	74.10	08/25/2022	520-810-580 Training	822
8639	EMPLOYEES, CITY OF FERNLEY	SEP 2022	PER DIEM FOR FLEETCON IN LAS VEGAS 9/18-9/22/22	08/17/2022	74.10	08/25/2022	510-810-580 Training	822
8639	EMPLOYEES, CITY OF FERNLEY	SEP 2022	PER DIEM FOR FLEETCON IN LAS VEGAS 9/18-9/22/22	08/17/2022	92.63	08/25/2022	100-475-580 Training	822
8639	EMPLOYEES, CITY OF FERNLEY	SEP 2022	PER DIEM FOR FLEETCON IN LAS VEGAS 9/18-9/22/22	08/17/2022	55.58	08/25/2022	100-575-580 Training	822
8639	EMPLOYEES, CITY OF FERNLEY	SEP 2022	PER DIEM FOR FLEETCON IN LAS VEGAS 9/18-9/22/22	08/17/2022	37.04	08/25/2022	100-417-580 Training	822

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title		GL Period
Total 8639:					595.94				
FARR CONSTRUCTION									
668	FARR CONSTRUCTION	Pay req no. 7	Surface water conveyance project construciotn services	08/02/2022	518,219.64	08/18/2022	510-166100	Construction In Progress	822
Total 668:					518,219.64				
FARR WEST ENGINEERING									
6275	FARR WEST ENGINEERING	18288	WebGIS and VUEWorks 7/2022	07/29/2022	3,827.30	08/18/2022	100-417-320	PROF SEV-ENGINEERING	722
6275	FARR WEST ENGINEERING	18288	WebGIS and VUEWorks 7/2022	07/29/2022	3,827.30	08/18/2022	100-475-320	Prof Serv-Engineering	722
6275	FARR WEST ENGINEERING	18288	WebGIS and VUEWorks 7/2022	07/29/2022	3,827.30	08/18/2022	100-575-320	Prof Serv-Engineering	722
6275	FARR WEST ENGINEERING	18288	WebGIS and VUEWorks 7/2022	07/29/2022	3,827.30	08/18/2022	510-810-320	Prof Serv-Engineering	722
6275	FARR WEST ENGINEERING	18288	WebGIS and VUEWorks 7/2022	07/29/2022	3,827.30	08/18/2022	520-810-320	Prof Serv-Engineering	722
Total 6275:					19,136.50				
FIGUEROA, HEIDI									
8910	FIGUEROA, HEIDI	August 2022	Initial Payment Signal Box Art	08/08/2022	300.00	08/18/2022	100-413-322	Prof Serv-Other	822
8910	FIGUEROA, HEIDI	FINAL	SIGNAL BOX ART PROJECT; FINAL PAYMENT	08/16/2022	300.00	08/18/2022	100-413-322	Prof Serv-Other	822
Total 8910:					600.00				
FLYERS ENERGY, LLC									
18	FLYERS ENERGY, LLC	CFS-3112271	GASOLINE - PARKS	08/15/2022	592.78	08/25/2022	100-575-626	Gasoline	822
18	FLYERS ENERGY, LLC	CFS-3112271	GASOLINE - VECTOR	08/15/2022	29.91	08/25/2022	100-528-626	Gasoline	822
18	FLYERS ENERGY, LLC	CFS-3112271	GASOLINE - WATER DIST	08/15/2022	2,615.94	08/25/2022	510-810-626	Gasoline	822
18	FLYERS ENERGY, LLC	CFS-3112271	GASOLINE - SEWER	08/15/2022	1,855.79	08/25/2022	520-810-626	Gasoline	822
18	FLYERS ENERGY, LLC	CFS-3112271	GASOLINE - STREETS	08/15/2022	1,385.39	08/25/2022	100-475-626	Gasoline	822
18	FLYERS ENERGY, LLC	CFS-3112271	GASOLINE - ANIMAL CONTROL	08/15/2022	420.73	08/25/2022	100-525-626	Gasoline	822
18	FLYERS ENERGY, LLC	CFS-3112271	GASOLINE - CDD BUILDING	08/15/2022	315.47	08/25/2022	100-605-626	Gasoline	822
18	FLYERS ENERGY, LLC	CFS-3112271	GASOLINE - FACILITIES	08/15/2022	324.97	08/25/2022	100-417-626	Gasoline	822
18	FLYERS ENERGY, LLC	CFS-3112271	GASOLINE - WTP	08/15/2022	175.44	08/25/2022	100-413-626	Gasoline	822
18	FLYERS ENERGY, LLC	CFS-3112271	GASOLINE - MAYOR	08/15/2022	72.60	08/25/2022	100-412-626	Gasoline	822
Total 18:					7,789.02				
FRED PRYOR SEMINARS									
452	FRED PRYOR SEMINARS	32334895/96	UT TRAINING; HENDERSON/SAAVEDRA	08/09/2022	79.00		510-810-580	Training	822
452	FRED PRYOR SEMINARS	32334895/96	UT TRAINING; HENDERSON/SAAVEDRA	08/09/2022	79.00		520-810-580	Training	822
Total 452:					158.00				

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title	GL Period
GOPHER CONSTRUCTION INC								
202	GOPHER CONSTRUCTION INC	27384	Type 2 Base	08/05/2022	1,015.60		520-810-614 Supplies-Plant/Shop/Maint	822
202	GOPHER CONSTRUCTION INC	27404	Black Mtn type rock for WW	08/09/2022	464.20	08/18/2022	520-810-614 Supplies-Plant/Shop/Maint	822
202	GOPHER CONSTRUCTION INC	27494	Drain Rock	08/16/2022	172.50	08/18/2022	520-810-614 Supplies-Plant/Shop/Maint	822
Total 202:					1,652.30			
GRANITE CONSTRUCTION CO								
64	GRANITE CONSTRUCTION CO	2295749	hot mix	08/08/2022	256.54	08/18/2022	100-475-600 General Supplies	822
64	GRANITE CONSTRUCTION CO	2298098	hot mix	08/11/2022	222.07	08/18/2022	100-475-600 General Supplies	822
Total 64:					478.61			
HANNEMAN SERVICE								
70	HANNEMAN SERVICE	111120	Service Labor	08/15/2022	145.00		100-605-322 Prof Serv-Other	822
70	HANNEMAN SERVICE	12715	1998 Chrysler - White;NV836C86	08/15/2022	55.00		100-605-322 Prof Serv-Other	822
Total 70:					200.00			
HERC RENTALS								
8732	HERC RENTALS	33085282-001	chipper rental for parks and streets.	08/19/2022	2,443.44		100-575-441 Rental	822
Total 8732:					2,443.44			
HINTON BURDICK, PLLC								
8486	HINTON BURDICK, PLLC	270947	FY 22 Audit Services	07/31/2022	1,950.00	08/25/2022	100-415-328 Prof Serv-Auditing	722
Total 8486:					1,950.00			
IBEW Local 1245								
83	IBEW Local 1245	AUG 2022-1	UNION DUES, ONE HALF OF MONTH	08/12/2022	741.34	08/12/2022	100-219900 OTHER PAYROLL PAYABLES	822
83	IBEW Local 1245	AUG 2022-2	UNION DUES, ONE HALF OF MONTH	08/26/2022	741.34	08/26/2022	100-219900 OTHER PAYROLL PAYABLES	822
Total 83:					1,482.68			
INTERNAL REVENUE SERVICE								
7879	INTERNAL REVENUE SERVICE	AUG 2022-1	FICA TAX PAYABLE, PAYROLL	08/12/2022	294.90	08/12/2022	100-211000 FICA PAYABLE	822
7879	INTERNAL REVENUE SERVICE	AUG 2022-1	MED TAX PAYABLE, PAYROLL	08/12/2022	5,334.64	08/12/2022	100-211000 FICA PAYABLE	822
7879	INTERNAL REVENUE SERVICE	AUG 2022-1	W/HOLD TAX PAYABLE, PAYROLL	08/12/2022	19,122.64	08/12/2022	100-212000 FEDERAL WITHHOLDING PAYAB	822
7879	INTERNAL REVENUE SERVICE	AUG 2022-2	FICA TAX PAYABLE, PAYROLL	08/26/2022	299.36	08/26/2022	100-211000 FICA PAYABLE	822
7879	INTERNAL REVENUE SERVICE	AUG 2022-2	MED TAX PAYABLE, PAYROLL	08/26/2022	5,263.20	08/26/2022	100-211000 FICA PAYABLE	822
7879	INTERNAL REVENUE SERVICE	AUG 2022-2	W/HOLD TAX PAYABLE, PAYROLL	08/26/2022	18,628.61	08/26/2022	100-212000 FEDERAL WITHHOLDING PAYAB	822

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title	GL Period
Total 7879:					48,943.35			
INTERSTATE BATTERIES OF THE SIERRAS								
86	INTERSTATE BATTERIES OF THE SIERRAS	40091374	BATTERY FOR PARKS	08/24/2022	146.95		100-575-430 Service-Repair and Maintenance	822
Total 86:					146.95			
JNA CONSULTING GROUP LLC								
2953	JNA CONSULTING GROUP LLC	2022.044	Debt Management Policy FY2023	08/09/2022	750.00	08/18/2022	510-810-322 Prof Serv-Other	822
2953	JNA CONSULTING GROUP LLC	2022.044	Debt Management Policy FY2023	08/09/2022	750.00	08/18/2022	520-810-322 Prof Serv-Other	822
Total 2953:					1,500.00			
JOHNSON CONTROLS								
8907	JOHNSON CONTROLS	1-120488449982	HVAC controls service call	08/18/2022	2,223.06		510-840-424 Contract Services-HVAC	822
Total 8907:					2,223.06			
KONICA MINOLTA BUSINESS								
3811	KONICA MINOLTA BUSINESS	77116120	CONTRACT 500-50118244	07/27/2022	559.66	08/21/2022	100-416-550 Printing and Postage	722
3811	KONICA MINOLTA BUSINESS	77116120	CONTRACT 500-50118244	07/27/2022	270.74	08/21/2022	510-810-550 Printing and Postage	722
3811	KONICA MINOLTA BUSINESS	77116120	CONTRACT 500-50118244	07/27/2022	270.74	08/21/2022	520-810-550 Printing and Postage	722
3811	KONICA MINOLTA BUSINESS	77116120	CONTRACT 500-50118244	07/27/2022	541.48	08/21/2022	100-413-550 Printing and Postage	722
3811	KONICA MINOLTA BUSINESS	77116120	CONTRACT 500-50118244	07/27/2022	541.48	08/21/2022	100-414-550 Printing and Postage	722
3811	KONICA MINOLTA BUSINESS	77116120	CONTRACT 500-50118244	07/27/2022	527.87	08/21/2022	100-425-550 Printing and Postage	722
3811	KONICA MINOLTA BUSINESS	77116120	CONTRACT 500-50118244	07/27/2022	541.48	08/21/2022	100-417-550 Printing and Postage	722
Total 3811:					3,253.45			
LEMONS, GRUNDY & EISENBERG								
8835	LEMONS, GRUNDY & EISENBERG	STMNT: 5	HR legal matters	08/11/2022	1,170.00		100-414-310 Prof Serv-Legal	822
Total 8835:					1,170.00			
LOWES CREDIT SERVICES								
7650	LOWES CREDIT SERVICES	02346	Mortar patch holes ITP restroom	08/11/2022	56.53	08/18/2022	100-575-600 General Supplies	822
7650	LOWES CREDIT SERVICES	02660	ABS pipe	08/18/2022	201.61		100-475-600 General Supplies	822
7650	LOWES CREDIT SERVICES	17045	Tax credit	08/09/2022	21.57	08/18/2022	100-575-600 General Supplies	822
7650	LOWES CREDIT SERVICES	18827	cleaning supplies	08/11/2022	33.33		100-417-612 Building Maintenance Supplies	822
7650	LOWES CREDIT SERVICES	2003	concrete misc.	08/25/2022	260.11		100-475-600 General Supplies	822
7650	LOWES CREDIT SERVICES	2078	materials for barricade Royal oaks	08/15/2022	319.22	08/18/2022	100-475-600 General Supplies	822
7650	LOWES CREDIT SERVICES	2094	paint supplies	08/15/2022	19.25	08/18/2022	100-575-600 General Supplies	822
7650	LOWES CREDIT SERVICES	2350	weed eater supplies and gloves	08/11/2022	476.40	08/18/2022	100-475-600 General Supplies	822

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title	GL Period
7650	LOWES CREDIT SERVICES	2602	roofing materials for cottonwood shop	08/23/2022	86.38		100-475-614 Supplies-Plant/Shop/Maint	822
7650	LOWES CREDIT SERVICES	2611	2 CYCLE OIL; MISC	07/01/2022	24.62		100-575-600 General Supplies	722
7650	LOWES CREDIT SERVICES	2937	irrigation	08/09/2022	325.42	08/18/2022	100-575-600 General Supplies	822
7650	LOWES CREDIT SERVICES	902169	Shop supplies and tools	07/19/2022	334.75	08/18/2022	510-840-614 Plant/Shop/Maint. Supplies	722
Total 7650:					2,116.05			
LP INSURANCE SERVICES, INC								
8746	LP INSURANCE SERVICES, INC	704938	Renew policy public bond; Denise Lewis	08/08/2022	1,750.00	08/18/2022	100-415-322 Prof Serv-Other	822
Total 8746:					1,750.00			
LUMOS & ASSOCIATES INC								
370	LUMOS & ASSOCIATES INC	114168	Engineering services for US50/95A sewer improvements	08/12/2022	399.50		520-166100 Construction In Progress	822
370	LUMOS & ASSOCIATES INC	114170	Engineering services for industrial park rehab and reconstructi	08/12/2022	664.00		100-475-745 RTC REIMBURSABLE EXPENDI	822
370	LUMOS & ASSOCIATES INC	114173	Engineering services for FY 21/22 pavement maintenance pro	08/12/2022	5,576.50		100-475-430 Service-Repair and Maintenance	822
370	LUMOS & ASSOCIATES INC	114213	EWWTWP Monitoring wells and AOC coordination	08/19/2022	218.00		520-166100 Construction In Progress	822
Total 370:					6,858.00			
LYON COUNTY CLERK/TREASURER								
106	LYON COUNTY CLERK/TREASURER	AUG 2022	PROPERTY TAX - FACILITIES	08/10/2022	14.28	08/11/2022	100-417-643 Property Taxes/Assessmnts/Fees	822
106	LYON COUNTY CLERK/TREASURER	AUG 2022	PROPERTY TAX - PARKS	08/10/2022	55.08	08/11/2022	100-575-643 Property Taxes/Assessmnts/Fees	822
106	LYON COUNTY CLERK/TREASURER	AUG 2022	PROPERTY TAX - SEWER	08/10/2022	6.12	08/11/2022	520-810-643 Property Taxes/Assessmnts/Fees	822
106	LYON COUNTY CLERK/TREASURER	AUG 2022	PROPERTY TAX - STREETS	08/10/2022	40.80	08/11/2022	100-475-643 PROPERTY TAXES/ASSESSMN	822
106	LYON COUNTY CLERK/TREASURER	AUG 2022	PROPERTY TAX - WATER	08/10/2022	646.32	08/11/2022	510-810-643 Property Taxes/Assessmnts/Fees	822
Total 106:					762.60			
LYON COUNTY RECORDER								
108	LYON COUNTY RECORDER	021-092-17	LIEN RELEASE 350 VINE ST; RILEY; APN#021-092-17	08/10/2022	40.00	08/11/2022	510-810-322 Prof Serv-Other	822
Total 108:					40.00			
MANAGEMENT PARTNERS INC.								
8840	MANAGEMENT PARTNERS INC.	INV10573	Final payment efficiency study for City Attorney	05/31/2022	9,400.00		100-413-322 Prof Serv-Other	522
Total 8840:					9,400.00			
MATCO TOOLS								
8529	MATCO TOOLS	119318	scan tool for fleet	07/29/2022	809.95	08/18/2022	100-480-600 GENERAL SUPPLIES/TOOLS	722
8529	MATCO TOOLS	119955	shop light	08/12/2022	215.70		100-480-600 GENERAL SUPPLIES/TOOLS	822
8529	MATCO TOOLS	120274	SOCKET HOLDERS FOR SHOP	08/19/2022	13.68		100-480-600 GENERAL SUPPLIES/TOOLS	822

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title		GL Period
Total 8529:					1,039.33				
MATHEUS, SENIOR JUDGE LORI									
8042	MATHEUS, SENIOR JUDGE LORI	AUG 2022	MUNICIPAL COURT JUDGE	08/31/2022	3,750.00	08/25/2022	100-425-322	Prof Serv-Other	822
Total 8042:					3,750.00				
MCDONALD CARANO									
322	MCDONALD CARANO	12445499	Community Response Center Contract Review, NNCH lawsuit	05/31/2022	27,124.71	08/18/2022	100-414-310	Prof Serv-Legal	522
Total 322:					27,124.71				
MCGINLEY AND ASSOCIATES, INC.									
8911	MCGINLEY AND ASSOCIATES, INC.	26794	Enviro Assessment Hardie RE: NNCH lawsuit	07/31/2022	2,700.00		100-414-322	Prof Serv-Other	722
Total 8911:					2,700.00				
MISCELLANEOUS ONE TIME VENDOR									
1111	MISCELLANEOUS ONE TIME VENDOR	AUG 2022	REIMB 3 TIRES DAMAGED ON FARM DIST MULTI-PASS P	08/17/2022	468.74	08/18/2022	100-475-600	General Supplies	822
1111	MISCELLANEOUS ONE TIME VENDOR	BP22-478	REFUND BP22-478; PERMIT WAS CANCELLED	08/11/2022	198.50	08/18/2022	100-320-200	Building and Civil Permit Fees	822
Total 1111:					667.24				
MOUNTAIN ALARM									
8814	MOUNTAIN ALARM	3008821	maintenance and monitoring	09/01/2022	1,770.00	08/18/2022	100-417-420	Contract Services	922
8814	MOUNTAIN ALARM	339766	service	08/15/2022	180.00	08/18/2022	100-575-420	Contract Services	822
Total 8814:					1,950.00				
MSC INDUSTRIAL SUPPLY CO									
115	MSC INDUSTRIAL SUPPLY CO	21974486	Valves for chem tanks	08/08/2022	395.10	08/18/2022	510-810-614	Supplies-Plant/Shop/Maint	822
Total 115:					395.10				
NAPA AUTO & TRUCK PARTS									
58	NAPA AUTO & TRUCK PARTS	376152	replacement catalytic converter for streets dump truck	08/08/2022	1,228.38		100-475-610	Automotive Supplies	822
58	NAPA AUTO & TRUCK PARTS	376312	Generator oil	08/10/2022	19.98		520-810-614	Supplies-Plant/Shop/Maint	822
58	NAPA AUTO & TRUCK PARTS	376679	hvac belts; wiper blades; screwdrivers	08/16/2022	326.78		510-840-430	Service-Repair and Maintenance	822
58	NAPA AUTO & TRUCK PARTS	377244	Threadlock	08/24/2022	7.99		520-810-614	Supplies-Plant/Shop/Maint	822
58	NAPA AUTO & TRUCK PARTS	377379	OIL FOR FLEET	08/26/2022	63.98		100-480-610	AUTOMOTIVE SUPPLIES	822
Total 58:					1,647.11				

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title	GL Period
NEVADA DIVISION OF STATE LANDS								
120	NEVADA DIVISION OF STATE LANDS	2022	2022 Laws Relating to Planning Publication	08/16/2022	30.00	08/18/2022	100-414-640 Books and Periodicals	822
Total 120:					30.00			
NORTHERN NEVADA INTERNATIONAL CENTER								
8844	NORTHERN NEVADA INTERNATIONAL CENTER	6521	ASL Russell Davis 22TR00482	07/25/2022	300.00		100-425-330 PROF SERV-INTERPRETER	722
Total 8844:					300.00			
NORTHWEST AUTOMOTIVE PRODUCT SALES								
8701	NORTHWEST AUTOMOTIVE PRODUCT SALES	13255	BRAKE CLEAN	08/30/2022	90.00		100-480-610 AUTOMOTIVE SUPPLIES	822
Total 8701:					90.00			
NOVIKOVA, MARINA								
8895	NOVIKOVA, MARINA	03	Russian 21TR02203	08/08/2022	120.00	08/18/2022	100-425-330 PROF SERV-INTERPRETER	822
Total 8895:					120.00			
NSB - BANKCARD CENTER								
8649	NSB - BANKCARD CENTER	JUL 2022	ICMA; CITY MGR JOB POSTING	07/31/2022	825.00	08/10/2022	100-413-540 Advertising	722
8649	NSB - BANKCARD CENTER	JUL 2022	WALMART; COMM SUPPORT SUPPLIES	07/31/2022	15.06	08/10/2022	100-412-650 Community Support	722
8649	NSB - BANKCARD CENTER	JUL 2022	AMAZON; BATTERY REPLACEMENTS BAT610 3V	07/31/2022	198.12	08/10/2022	510-840-614 Plant/Shop/Maint. Supplies	722
8649	NSB - BANKCARD CENTER	JUL 2022	KOLO 8; CITY MGR JOB POSTING	07/31/2022	2,000.00	08/10/2022	100-413-540 Advertising	722
8649	NSB - BANKCARD CENTER	JUL 2022	EBAY; DOOR GLASS FOR ESCAPE 6002	07/31/2022	67.35	08/10/2022	520-810-600 General Supplies	722
8649	NSB - BANKCARD CENTER	JUL 2022	BRAIN SENSI; PMP COURSE; K WEITZEL	07/31/2022	112.50	08/10/2022	510-810-581 Dues and Memberships	722
8649	NSB - BANKCARD CENTER	JUL 2022	BRAIN SENSI; PMP COURSE; K WEITZEL	07/31/2022	157.50	08/10/2022	520-810-581 Dues and Memberships	722
8649	NSB - BANKCARD CENTER	JUL 2022	ZOOM; MONTHLY CMO	07/31/2022	140.00	08/10/2022	100-418-342 Tech Services-Other	722
8649	NSB - BANKCARD CENTER	JUL 2022	APA; JOB POSTING ASST/ASSOC PLANNER	07/31/2022	295.00	08/10/2022	100-610-342 Tech Services-Other	722
8649	NSB - BANKCARD CENTER	JUL 2022	CHARTER COMM; 179901070622; JUL 2022	07/31/2022	380.84	08/10/2022	100-417-530 Communications (Internet,Cell)	722
8649	NSB - BANKCARD CENTER	JUL 2022	CHARTER COMM; 179919070622; JUL 2022	07/31/2022	1,330.84	08/10/2022	100-417-530 Communications (Internet,Cell)	722
8649	NSB - BANKCARD CENTER	JUL 2022	BRAIN SENSI; PMP COURSE; K WEITZEL	07/31/2022	148.49	08/10/2022	100-529-580 Training	722
8649	NSB - BANKCARD CENTER	JUL 2022	BRAIN SENSI; PMP COURSE; K WEITZEL	07/31/2022	45.00	08/10/2022	510-840-581 Dues and Memberships	722
8649	NSB - BANKCARD CENTER	JUL 2022	SWAIRLINES; D LYNCH; PRE-TRIAL TRNG ATL	07/31/2022	846.46	08/10/2022	200-425-582 Travel	722
8649	NSB - BANKCARD CENTER	JUL 2022	CHARTER COMM; 304798062822 JUL 2022	07/31/2022	129.98	08/10/2022	100-417-530 Communications (Internet,Cell)	722
8649	NSB - BANKCARD CENTER	JUL 2022	NAT ASSOC PRE-TRIAL AGCY; D LYNCH TRNG	07/31/2022	475.00	08/10/2022	200-425-580 Training	722
8649	NSB - BANKCARD CENTER	JUL 2022	NAT ASSOC PRE-TRIAL; MEMBERSHIP D LYNCH 2023	07/31/2022	75.00	08/10/2022	200-425-581 Dues and Memberships	722
8649	NSB - BANKCARD CENTER	JUL 2022	AMAZON; LOGITECH KEYBOARD/MOUSE COMBO	07/31/2022	64.99	08/10/2022	100-605-601 Office Supplies	722
8649	NSB - BANKCARD CENTER	JUL 2022	AMAZON; U-POL RAPTOR ADJ GUN	07/31/2022	74.99	08/10/2022	100-480-600 GENERAL SUPPLIES/TOOLS	722
8649	NSB - BANKCARD CENTER	JUL 2022	PUBLIC LAWYERS MEMBERSHIP; A MOURITSON	07/31/2022	25.00	08/10/2022	100-414-580 Training	722
8649	NSB - BANKCARD CENTER	JUL 2022	ICMA 108TH ANN'L CONF; P MARSH 9/17-9/21	07/31/2022	825.00	08/10/2022	100-413-580 Training	722
8649	NSB - BANKCARD CENTER	JUL 2022	LEG COUNSEL BUREAU; 2021 NV REVISED STATUES	07/31/2022	395.00	08/10/2022	100-414-640 Books and Periodicals	722
8649	NSB - BANKCARD CENTER	JUL 2022	GROCERY OUTLET; CANDLE; EMP RECOG	07/31/2022	13.91	08/10/2022	100-412-586 Employee Recognition	722

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title	GL Period
8649	NSB - BANKCARD CENTER	JUL 2022	AUTOMATIONDIRECT.COM; ALARM SYST REPAIR & MAIN	07/31/2022	813.00	08/10/2022	510-840-430 Service-Repair and Maintenance	722
8649	NSB - BANKCARD CENTER	JUL 2022	GLOBAL INDUSTRIAL; DRAIN CLEANER FOR 4-9" PIPE	07/31/2022	1,448.00	08/10/2022	520-810-605 Minor Equipment	722
8649	NSB - BANKCARD CENTER	JUL 2022	AMAZON; USB-C TO ETHERNET	07/31/2022	30.24	08/10/2022	510-840-601 Office Supplies	722
8649	NSB - BANKCARD CENTER	JUL 2022	CMC TIRES; TIRES FOR STREETS FLAT BED	07/31/2022	1,018.60	08/10/2022	100-475-430 Service-Repair and Maintenance	722
8649	NSB - BANKCARD CENTER	JUL 2022	CMC TIRES; TIRES FOR BLDG F-150	07/31/2022	1,087.36	08/10/2022	100-605-610 Automotive Supplies	722
8649	NSB - BANKCARD CENTER	JUL 2022	AFFORDABLE OFFICE; DESK FOR CAO	07/31/2022	2,116.00	08/10/2022	100-414-605 Minor Equipment	722
8649	NSB - BANKCARD CENTER	JUL 2022	AFFORDABLE OFFICE; DESK INSTALL FOR CAO	07/31/2022	275.00	08/10/2022	100-414-612 Building Maintenance Supplies	722
8649	NSB - BANKCARD CENTER	JUL 2022	STATE BAR OF NV; ATTORNEY CONF 9/14-19 A MOURITS	07/31/2022	75.00	08/10/2022	100-414-581 Dues and Memberships	722
8649	NSB - BANKCARD CENTER	JUL 2022	SOUTHWEST AIRLINES; P MARSH NLOC IN LV NV	07/31/2022	474.96	08/10/2022	100-413-580 Training	722
8649	NSB - BANKCARD CENTER	JUL 2022	GOLDEN NUGGET; P MARSH NLOC, LV NV	07/31/2022	123.17	08/10/2022	100-413-580 Training	722
8649	NSB - BANKCARD CENTER	JUL 2022	GOLDEN NUGGET; A TORRES NLOC, LV NV; NOT CANCE	07/31/2022	123.17	08/10/2022	100-412-580 Training	722
8649	NSB - BANKCARD CENTER	JUL 2022	GFOA; FUNDAMENTALS FORUM; LUKAS	07/31/2022	149.00	08/10/2022	100-415-580 Training	722
8649	NSB - BANKCARD CENTER	JUL 2022	APA; MEMBERSHIP & AICP DUES; T THOMPSON	07/31/2022	808.00	08/10/2022	100-610-581 Dues and Memberships	722
8649	NSB - BANKCARD CENTER	JUL 2022	SMTP; REPUTATION DEFENDER 7/7-8/7/22	07/31/2022	5.00	08/10/2022	100-418-600 General Supplies	722
8649	NSB - BANKCARD CENTER	JUL 2022	AWWA; BACKFLOW TEST; E HEASLETT	07/31/2022	285.00	08/10/2022	510-840-580 Training	722
8649	NSB - BANKCARD CENTER	JUL 2022	ICMA; MEMBERSHIP T THOMPSON	07/31/2022	200.00	08/10/2022	100-610-581 Dues and Memberships	722
8649	NSB - BANKCARD CENTER	JUL 2022	NLOC; 2022 ANN'L CONF; P MARSH	07/31/2022	302.88	08/10/2022	100-413-580 Training	722
8649	NSB - BANKCARD CENTER	JUL 2022	NLOC; 2022 ANN'L CONF; A TORRES; CANCEL NO REFUN	07/31/2022	302.88	08/10/2022	100-412-580 Training	722
8649	NSB - BANKCARD CENTER	JUL 2022	AMAZON; VISION AID MAG GLASSES W/LIGHT KIT	07/31/2022	29.99	08/10/2022	510-840-616 Safety Supplies	722
8649	NSB - BANKCARD CENTER	JUL 2022	AMAZON; REPLACE WATER FILTERS	07/31/2022	38.99	08/10/2022	100-417-600 General Supplies	722
8649	NSB - BANKCARD CENTER	JUN 2022-1	STAMPLI; JUN 2022	06/30/2022	1,034.00	08/10/2022	100-418-342 Tech Services-Other	622
Total 8649:					19,381.27			

NV ENERGY

167	NV ENERGY	12019 AUG 22	34596505012019 ACH	07/16/2022	8,426.38	08/03/2022	510-810-622 Electricity	722
167	NV ENERGY	13050 AUG 22	48768103613050 ACH	08/10/2022	3,149.02	08/26/2022	100-417-622 Electricity	822
167	NV ENERGY	13818 JUL 22	34596405113818 ACH	07/28/2022	41.59	08/15/2022	100-475-622 Electricity	722
167	NV ENERGY	13924 JUL 22	48768108113924 ACH	07/28/2022	33.28	08/15/2022	100-575-622 Electricity	722
167	NV ENERGY	14319 JUL 22	34596405214319 ACH	08/10/2022	36.86	08/26/2022	100-575-622 Electricity	822
167	NV ENERGY	26093 AUG 22	34596402626093 ACH	08/06/2022	1,376.60	08/24/2022	100-575-622 Electricity	822
167	NV ENERGY	26100 AUG 22	34596502626100 ACH	08/06/2022	34,674.40	08/24/2022	510-810-622 Electricity	822
167	NV ENERGY	26100 AUG 22	34596502626100 ACH	08/06/2022	37.73	08/24/2022	520-810-622 Electricity	822
167	NV ENERGY	26445 JUL 22	34596505226445 ACH	07/27/2022	18,508.61	08/12/2022	510-840-622 Electricity	722
167	NV ENERGY	28458 JUL 22	34596505228458 ACH	07/27/2022	8,622.62	08/12/2022	510-840-622 Electricity	722
167	NV ENERGY	29499 JUL 22	13677906929499 ACH	07/30/2022	55.77	08/17/2022	100-475-622 Electricity	722
167	NV ENERGY	30037 JUL 22	1000034596403630037 ACH	07/16/2022	36.24	08/03/2022	100-576-622 Electricity	722
167	NV ENERGY	30672 JUL 22	213677908230672 ACH	07/28/2022	39.44	08/15/2022	100-575-622 Electricity	722
167	NV ENERGY	37594 JUL 22	80865904937594 ACH	08/11/2022	33.60	08/29/2022	100-475-622 Electricity	822
167	NV ENERGY	41110 AUG 22	82190403641110 ACH	08/06/2022	40.11	08/24/2022	520-810-622 Electricity	822
167	NV ENERGY	42683 AUG 22	82190404842683 ACH	08/06/2022	7,296.46	08/24/2022	520-810-622 Electricity	822
167	NV ENERGY	42683 AUG 22	82190404842683 ACH	08/06/2022	58.96	08/24/2022	100-475-622 Electricity	822
167	NV ENERGY	42683 AUG 22	82190404842683 ACH	08/06/2022	452.52	08/24/2022	510-810-622 Electricity	822
167	NV ENERGY	42683 AUG 22	82190404842683 ACH	08/06/2022	260.79	08/24/2022	100-575-622 Electricity	822

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title	GL Period
167	NV ENERGY	65197 JUL 22	34596407565197 ACH	08/10/2022	33.28	08/26/2022	510-810-622 Electricity	822
167	NV ENERGY	67463 AUG 22	34596404867463 ACH	08/11/2022	85.34	08/26/2022	100-575-622 Electricity	822
167	NV ENERGY	71493 JUL 22	271223607571493 ACH	07/28/2022	38.60	08/15/2022	100-475-622 Electricity	722
167	NV ENERGY	84389 AUG 22	34596503684389 ACH	08/10/2022	179.19	08/26/2022	100-417-622 Electricity	822
167	NV ENERGY	97731 JUL 22	213677908197731 ACH	07/28/2022	40.29	08/15/2022	100-575-622 Electricity	722
167	NV ENERGY	97899 AUG 22	80865904797899 ACH	08/06/2022	15,556.31	08/24/2022	100-475-622 Electricity	822
167	NV ENERGY	98954 AUG 22	82190405098954 ACH	08/06/2022	2,887.63	08/24/2022	520-810-622 Electricity	822

Total 167:

102,001.62

OFFICE DEPOT

133	OFFICE DEPOT	253928186001	Wireless Mouse for Court Laptop	07/12/2022	103.86		100-425-600 General Supplies	722
133	OFFICE DEPOT	255198742001	OFFICE SUPPLIES	07/13/2022	9.83		510-810-601 Office Supplies	722
133	OFFICE DEPOT	255198742001	OFFICE SUPPLIES	07/13/2022	9.83		520-810-601 Office Supplies	722
133	OFFICE DEPOT	255908258001	Keyboard credit	08/04/2022	39.99-	08/18/2022	100-413-600 General Supplies	822
133	OFFICE DEPOT	257495516001	Duster;DVDs;pencils	08/10/2022	66.33	08/18/2022	100-414-600 General Supplies	822
133	OFFICE DEPOT	257528427001	DVDs for body cams	08/10/2022	14.69		100-414-600 General Supplies	822
133	OFFICE DEPOT	257528451001	Paperclips	08/11/2022	7.99		100-414-600 General Supplies	822
133	OFFICE DEPOT	258087363001	CITY WIDE PAPER	08/03/2022	30.70	08/18/2022	100-416-600 General Supplies	822
133	OFFICE DEPOT	258087363001	CITY WIDE PAPER	08/03/2022	30.70	08/18/2022	100-475-600 General Supplies	822
133	OFFICE DEPOT	258087363001	CITY WIDE PAPER	08/03/2022	30.70	08/18/2022	520-810-601 Office Supplies	822
133	OFFICE DEPOT	258087363001	CITY WIDE PAPER	08/03/2022	30.70	08/18/2022	510-840-601 Office Supplies	822
133	OFFICE DEPOT	258087363001	CITY WIDE PAPER	08/03/2022	30.70	08/18/2022	510-810-601 Office Supplies	822
133	OFFICE DEPOT	258087363001	CITY WIDE PAPER	08/03/2022	30.70	08/18/2022	100-529-600 General Supplies	822
133	OFFICE DEPOT	258087363001	CITY WIDE PAPER	08/03/2022	30.72	08/18/2022	100-415-600 General Supplies	822
133	OFFICE DEPOT	258087363001	CITY WIDE PAPER	08/03/2022	30.72	08/18/2022	100-418-600 General Supplies	822
133	OFFICE DEPOT	258087363001	CITY WIDE PAPER	08/03/2022	30.70	08/18/2022	100-605-600 General Supplies	822
133	OFFICE DEPOT	258087363001	CITY WIDE PAPER	08/03/2022	30.70	08/18/2022	100-610-600 General Supplies	822
133	OFFICE DEPOT	258087363001	CITY WIDE PAPER	08/03/2022	30.70	08/18/2022	100-525-600 General Supplies	822
133	OFFICE DEPOT	258087363001	CITY WIDE PAPER	08/03/2022	30.70	08/18/2022	100-414-600 General Supplies	822
133	OFFICE DEPOT	258087363001	CITY WIDE PAPER	08/03/2022	30.74	08/18/2022	100-575-600 General Supplies	822
133	OFFICE DEPOT	258087363001	CITY WIDE PAPER	08/03/2022	30.72	08/18/2022	100-413-600 General Supplies	822
133	OFFICE DEPOT	258310228001	Steno books; pens	08/02/2022	47.92	08/18/2022	100-575-601 Office Supplies	822
133	OFFICE DEPOT	258310775001	Toner	08/02/2022	699.95	08/18/2022	100-575-601 Office Supplies	822
133	OFFICE DEPOT	258583366001	Toner CE278A; D Lewis	08/17/2022	41.33		100-415-600 General Supplies	822
133	OFFICE DEPOT	258586236001	Assorted pens	08/17/2022	9.60		100-414-600 General Supplies	822
133	OFFICE DEPOT	258694694001	Wireless keyboard	08/01/2022	2.27	08/18/2022	510-840-601 Office Supplies	822
133	OFFICE DEPOT	258694694001	Wireless keyboard	08/01/2022	4.53	08/18/2022	100-475-601 Supplies-Office	822
133	OFFICE DEPOT	258694694001	Wireless keyboard	08/01/2022	11.34	08/18/2022	100-529-600 General Supplies	822
133	OFFICE DEPOT	258694694001	Wireless keyboard	08/01/2022	4.53	08/18/2022	510-810-601 Office Supplies	822
133	OFFICE DEPOT	258695955001	COF Stamp	08/01/2022	4.00	08/18/2022	510-840-601 Office Supplies	822
133	OFFICE DEPOT	258695955001	COF Stamp	08/01/2022	8.00	08/18/2022	100-475-601 Supplies-Office	822
133	OFFICE DEPOT	258695955001	COF Stamp	08/01/2022	19.99	08/18/2022	100-529-600 General Supplies	822
133	OFFICE DEPOT	258695955001	COF Stamp	08/01/2022	8.00	08/18/2022	510-810-601 Office Supplies	822

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title	GL Period
133	OFFICE DEPOT	258695956001	Pens; post-its; tape; staples	08/03/2022	55.83	08/18/2022	100-529-600 General Supplies	822
133	OFFICE DEPOT	258695956001	Pens; post-its; tape; staples	08/03/2022	22.33	08/18/2022	510-810-601 Office Supplies	822
133	OFFICE DEPOT	258695956001	Pens; post-its; tape; staples	08/03/2022	11.17	08/18/2022	510-840-601 Office Supplies	822
133	OFFICE DEPOT	258695956001	Pens; post-its; tape; staples	08/03/2022	22.33	08/18/2022	100-475-601 Supplies-Office	822
133	OFFICE DEPOT	258695957001	office supplies	07/29/2022	5.49	08/18/2022	100-529-600 General Supplies	722
133	OFFICE DEPOT	258695957001	office supplies	07/29/2022	2.20	08/18/2022	510-810-601 Office Supplies	722
133	OFFICE DEPOT	258695957001	office supplies	07/29/2022	1.10	08/18/2022	510-840-601 Office Supplies	722
133	OFFICE DEPOT	258695957001	office supplies	07/29/2022	2.20	08/18/2022	100-475-601 Supplies-Office	722
133	OFFICE DEPOT	258695958001	office supplies	08/03/2022	4.18	08/18/2022	100-529-600 General Supplies	822
133	OFFICE DEPOT	258695958001	office supplies	08/03/2022	1.68	08/18/2022	510-810-601 Office Supplies	822
133	OFFICE DEPOT	258695958001	office supplies	08/03/2022	.84	08/18/2022	510-840-601 Office Supplies	822
133	OFFICE DEPOT	258695958001	office supplies	08/03/2022	1.68	08/18/2022	100-475-601 Supplies-Office	822
133	OFFICE DEPOT	260613892001	Pens; eyeglass tissues	08/22/2022	30.15		100-575-601 Office Supplies	822
133	OFFICE DEPOT	260613892001	Pens; eyeglass tissues	08/22/2022	20.10		100-417-601 OFFICE SUPPLIES	822
133	OFFICE DEPOT	260613892001	Pens; eyeglass tissues	08/22/2022	20.11		510-840-601 Office Supplies	822
133	OFFICE DEPOT	260613892001	Pens; eyeglass tissues	08/22/2022	40.20		520-810-601 Office Supplies	822
133	OFFICE DEPOT	260613892001	Pens; eyeglass tissues	08/22/2022	40.20		510-810-601 Office Supplies	822
133	OFFICE DEPOT	260613892001	Pens; eyeglass tissues	08/22/2022	50.25		100-475-601 Supplies-Office	822
133	OFFICE DEPOT	260620452001	Pens	08/20/2022	1.91		510-840-601 Office Supplies	822
133	OFFICE DEPOT	260620452001	Pens	08/20/2022	3.82		520-810-601 Office Supplies	822
133	OFFICE DEPOT	260620452001	Pens	08/20/2022	3.82		510-810-601 Office Supplies	822
133	OFFICE DEPOT	260620452001	Pens	08/20/2022	4.77		100-475-601 Supplies-Office	822
133	OFFICE DEPOT	260620452001	Pens	08/20/2022	2.86		100-575-601 Office Supplies	822
133	OFFICE DEPOT	260620452001	Pens	08/20/2022	1.91		100-417-601 OFFICE SUPPLIES	822
133	OFFICE DEPOT	261048653001	Speakers; pocket files	08/17/2022	75.03		100-413-600 General Supplies	822
133	OFFICE DEPOT	261142397001	Binders and Paper Clips - Financial Organization	08/19/2022	70.64		100-425-600 General Supplies	822
133	OFFICE DEPOT	261194726001	OFFICE SUPPLIES	08/17/2022	31.67		510-810-601 Office Supplies	822
133	OFFICE DEPOT	261194726001	OFFICE SUPPLIES	08/17/2022	31.67		520-810-601 Office Supplies	822
133	OFFICE DEPOT	261195976001	Ergonomic keyboard	08/17/2022	25.99		510-810-601 Office Supplies	822
133	OFFICE DEPOT	261195976001	Ergonomic keyboard	08/17/2022	26.00		520-810-601 Office Supplies	822
133	OFFICE DEPOT	261195977001	Adjustable keyboard tray	08/17/2022	21.90		520-810-601 Office Supplies	822
133	OFFICE DEPOT	261195977001	Adjustable keyboard tray	08/17/2022	21.89		510-810-601 Office Supplies	822
133	OFFICE DEPOT	262802590001	Duster; stapler	08/22/2022	37.57		100-416-600 General Supplies	822
133	OFFICE DEPOT	264146871001	Binder Dividers	08/24/2022	42.95		100-425-600 General Supplies	822
133	OFFICE DEPOT	264148078001	Planners	08/24/2022	59.17		100-425-600 General Supplies	822
133	OFFICE DEPOT	264148079001	Monthly Planner	08/24/2022	15.19		100-425-600 General Supplies	822
Total 133:					2,274.70			
O'REILLY AUTO PARTS								
6230	O'REILLY AUTO PARTS	3599-203111	coolant for fleet	07/06/2022	88.50	08/18/2022	100-475-610 Automotive Supplies	722
6230	O'REILLY AUTO PARTS	3599-206995	A/C compressor for water truck	08/02/2022	361.49	08/18/2022	100-475-610 Automotive Supplies	822
6230	O'REILLY AUTO PARTS	3599-207224	credit for actuator	08/03/2022	95.49	08/18/2022	100-475-610 Automotive Supplies	822
6230	O'REILLY AUTO PARTS	3599-207284	belt for 3003	08/04/2022	29.40	08/18/2022	100-475-610 Automotive Supplies	822

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title	GL Period
6230	O'REILLY AUTO PARTS	3599-207492	credit	08/03/2022	127.16-	08/18/2022	510-810-610 Automotive Supplies	822
6230	O'REILLY AUTO PARTS	3599-207941	cable for 1006	08/08/2022	61.52	08/18/2022	510-810-610 Automotive Supplies	822
6230	O'REILLY AUTO PARTS	3599-208066	headlights	08/09/2022	61.05	08/18/2022	510-810-610 Automotive Supplies	822
6230	O'REILLY AUTO PARTS	3599-208129	pully for 9002	08/09/2022	25.71	08/18/2022	510-810-610 Automotive Supplies	822
6230	O'REILLY AUTO PARTS	3599-208136	cabin filter for 1302	08/09/2022	14.96	08/18/2022	100-475-610 Automotive Supplies	822
6230	O'REILLY AUTO PARTS	3599-208229	tension-er	08/10/2022	41.57	08/18/2022	100-480-610 AUTOMOTIVE SUPPLIES	822
6230	O'REILLY AUTO PARTS	3599-208336	liner for fleet	08/11/2022	144.15	08/18/2022	510-810-610 Automotive Supplies	822
6230	O'REILLY AUTO PARTS	3599-209261	plug for 1008	08/17/2022	11.17		100-475-610 Automotive Supplies	822
6230	O'REILLY AUTO PARTS	3599-209934	PARTS FOR W/W TRUCK 2005	08/22/2022	193.53		520-810-610 Supplies-Automotive	822
6230	O'REILLY AUTO PARTS	3599-210061	CREDIT MEMO	08/16/2022	4.81-		100-475-610 Automotive Supplies	822
6230	O'REILLY AUTO PARTS	3599-210071	Work truck supplies	08/23/2022	86.96		520-810-610 Supplies-Automotive	822
6230	O'REILLY AUTO PARTS	3599-210534	OIL FOR W/W	08/26/2022	119.88		520-810-610 Supplies-Automotive	822
6230	O'REILLY AUTO PARTS	3599-211031	HOOD SUPPORT	08/29/2022	56.08		100-475-610 Automotive Supplies	822
Total 6230:					1,068.51			
OWEN EQUIPMENT								
7965	OWEN EQUIPMENT	57349	CONTROL VALVE FOR VACTOR	08/18/2022	854.72		100-475-430 Service-Repair and Maintenance	822
Total 7965:					854.72			
PACIFIC STORAGE COMPANY								
8876	PACIFIC STORAGE COMPANY	5122446	Document Shredding	08/24/2022	66.00		100-416-420 Contract Services	822
8876	PACIFIC STORAGE COMPANY	5122447	Shredding Bin	08/24/2022	16.50		100-425-322 Prof Serv-Other	822
Total 8876:					82.50			
PDM								
139	PDM	492711-01	steel for cat guards	08/10/2022	286.80	08/18/2022	520-810-610 Supplies-Automotive	822
139	PDM	492711-01	steel	08/10/2022	286.80	08/18/2022	510-810-610 Automotive Supplies	822
139	PDM	492711-01	steel	08/10/2022	286.80	08/18/2022	100-575-610 Automotive Supplies	822
139	PDM	492711-01	steel	08/10/2022	286.80	08/18/2022	100-475-610 Automotive Supplies	822
Total 139:					1,147.20			
PUBLIC EMPLOYEES BENEFITS PROG								
143	PUBLIC EMPLOYEES BENEFITS PROG	8/2022	Retiree Group Insurance	08/25/2022	223.42	08/18/2022	100-415-240 Group Insurance	822
143	PUBLIC EMPLOYEES BENEFITS PROG	8/2022	Retiree Group Insurance	08/25/2022	261.08	08/18/2022	520-810-240 Group Insurance	822
143	PUBLIC EMPLOYEES BENEFITS PROG	8/2022	Retiree Group Insurance	08/25/2022	1.08	08/18/2022	510-810-240 Group Insurance	822
143	PUBLIC EMPLOYEES BENEFITS PROG	8/2022	Retiree Group Insurance	08/25/2022	94.16	08/18/2022	100-605-240 Group Insurance	822
Total 143:					579.74			

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title	GL Period
PUBLIC EMPLOYEES RETIREMENT SYSTEM								
144	PUBLIC EMPLOYEES RETIREMENT SYSTEM	JUL 2022	#621 RETIREMENT CONTRIBUTIONS	07/31/2022	159,730.93	08/11/2022	100-216000 RETIREMENT PAYABLE	722
Total 144:					159,730.93			
PURCHASE POWER								
3155	PURCHASE POWER	69812 AUG 22	POSTAGE - WATER	08/03/2022	117.80	08/30/2022	510-810-550 Printing and Postage	822
3155	PURCHASE POWER	69812 AUG 22	POSTAGE - PLANNING	08/03/2022	114.73	08/30/2022	100-610-550 Printing and Postage	822
3155	PURCHASE POWER	69812 AUG 22	POSTAGE - BUILDING	08/03/2022	3.61	08/30/2022	100-605-550 Printing and Postage	822
3155	PURCHASE POWER	69812 AUG 22	POSTAGE - COURT	08/03/2022	285.49	08/30/2022	100-425-550 Printing and Postage	822
3155	PURCHASE POWER	69812 AUG 22	POSTAGE - CITY MANAGER	08/03/2022	6.18	08/30/2022	100-413-550 Printing and Postage	822
3155	PURCHASE POWER	69812 AUG 22	POSTAGE - CLERK	08/03/2022	1,234.66	08/30/2022	100-416-550 Printing and Postage	822
3155	PURCHASE POWER	69812 AUG 22	POSTAGE - FINANCE	08/03/2022	227.69	08/30/2022	100-415-550 Printing and Postage	822
3155	PURCHASE POWER	69812 AUG 22	POSTAGE - PARKS	08/03/2022	.52	08/30/2022	100-525-550 Printing and Postage	822
3155	PURCHASE POWER	69812 AUG 22	POSTAGE - ANIMAL CONTROL	08/03/2022	.56	08/30/2022	100-525-550 Printing and Postage	822
3155	PURCHASE POWER	69812 AUG 22	POSTAGE - CITY ATTORNEY	08/03/2022	23.75	08/30/2022	100-414-550 Printing and Postage	822
3155	PURCHASE POWER	69812 AUG 22	POSTAGE - SEWER	08/03/2022	5.29	08/30/2022	520-810-550 Printing and Postage	822
3155	PURCHASE POWER	69812 AUG 22	POSTAGE - STREETS	08/03/2022	.71	08/30/2022	100-475-550 Printing and Postage	822
Total 3155:					2,020.99			
RENO ROCK TRANSPORT								
7002	RENO ROCK TRANSPORT	158826	rocks	08/11/2022	1,560.00	08/18/2022	100-575-600 General Supplies	822
Total 7002:					1,560.00			
RESOURCE CONCEPTS								
8602	RESOURCE CONCEPTS	22-1388	Engineering Services	07/31/2022	2,242.28	08/18/2022	220-480-810 ARPA	722
8602	RESOURCE CONCEPTS	22-1388	Villa Park Eng Svcs	07/31/2022	1,601.62	08/18/2022	510-166100 Construction In Progress	722
8602	RESOURCE CONCEPTS	22-1388	Villa Park Pavement Proj	07/31/2022	2,562.60	08/18/2022	100-475-745 RTC REIMBURSABLE EXPENDI	722
Total 8602:					6,406.50			
REX MOORE GROUP, INC.								
6461	REX MOORE GROUP, INC.	INV-30243	Floc basin mixer motor replacement	07/01/2022	230.00		510-840-428 Contract Svc-Electrical & Cont	722
Total 6461:					230.00			
SECTRAN SECURITY, INC.								
8629	SECTRAN SECURITY, INC.	22080497	ARMORED SERVICE - GF	08/08/2022	164.21	08/25/2022	100-415-322 Prof Serv-Other	822
8629	SECTRAN SECURITY, INC.	22080497	ARMORED SERVICE - SEWER	08/08/2022	164.21	08/25/2022	520-810-342 Tech Services-Other	822
8629	SECTRAN SECURITY, INC.	22080497	ARMORED SERVICE - WATER	08/08/2022	164.21	08/25/2022	510-810-342 Tech Services-Other	822

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title		GL Period
Total 8629:					492.63				
SEVENTYFIVEBLUE WATER AND ENVIRONMENTAL									
8884	SEVENTYFIVEBLUE WATER AND ENVIRONMENTAL	No. 6	Surface Water sampling analysis	07/17/2022	2,844.46	08/18/2022	510-810-320	Prof Serv-Engineering	722
Total 8884:					2,844.46				
SHAW ENGINEERING									
1897	SHAW ENGINEERING	183752	Main St Irrigation Design	06/30/2022	1,015.00	08/18/2022	100-575-320	Prof Serv-Engineering	622
1897	SHAW ENGINEERING	183776	Engineering services for Farm district road lift station phase 2	07/31/2022	2,937.70		520-166100	Construction In Progress	722
1897	SHAW ENGINEERING	183800	Engineering services for Sage Tank recoat project	07/31/2022	815.91		510-166100	Construction In Progress	722
1897	SHAW ENGINEERING	183819	Engineering services for south arm interceptor project - topogr	07/31/2022	19,733.00		520-166100	Construction In Progress	722
1897	SHAW ENGINEERING	183848	On Call engineering review Victory logistics building D-2 perm	07/31/2022	3,500.00		100-529-320	Prof Serv-Engineering	722
1897	SHAW ENGINEERING	183849	On call water modeling Fernley high school	07/31/2022	560.00		100-529-320	Prof Serv-Engineering	722
1897	SHAW ENGINEERING	183850	On call plan review services for Blue Beacon addition	07/31/2022	3,500.00		100-529-320	Prof Serv-Engineering	722
1897	SHAW ENGINEERING	183851	On Call engineering review civil permit for Wilson Landing	07/31/2022	11,040.00		100-529-320	Prof Serv-Engineering	722
1897	SHAW ENGINEERING	183852	On call engineering reviews - Fremont street intersection impr	07/31/2022	3,500.00		100-529-320	Prof Serv-Engineering	722
1897	SHAW ENGINEERING	183853	On Call water and sewer modeling for Red Rock Investment	07/31/2022	1,120.00		100-529-320	Prof Serv-Engineering	722
1897	SHAW ENGINEERING	183854	On call engineering review services CUP22003 Dolan expans	07/31/2022	1,100.00		100-529-320	Prof Serv-Engineering	722
1897	SHAW ENGINEERING	183855	On call engineering review for TSM 22006 Desert Shadows T	07/31/2022	3,500.00		100-529-320	Prof Serv-Engineering	722
1897	SHAW ENGINEERING	183860	On call engineering review for Lyon Drive Cultivation Facility	07/31/2022	1,100.00		100-529-320	Prof Serv-Engineering	722
Total 1897:					53,421.61				
SIERRA AIR, INC									
700	SIERRA AIR, INC	BP22-489	REFUND PERMIT FEES BP22-489	08/03/2022	284.60	08/18/2022	100-320-200	Building and Civil Permit Fees	822
Total 700:					284.60				
SIERRA NEVADA CONSTRUCTION INC									
287	SIERRA NEVADA CONSTRUCTION INC	Pay No. 3	Pavement maintenenance project construction services	06/30/2022	410,768.05	08/18/2022	100-475-430	Service-Repair and Maintenance	622
287	SIERRA NEVADA CONSTRUCTION INC	Pay Req #4 RET	PMP Maint Proj. thru 6.30.2022	06/30/2022	56,908.80	08/18/2022	100-475-430	Service-Repair and Maintenance	622
Total 287:					467,676.85				
SIGNA MECHANICAL									
6530	SIGNA MECHANICAL	220664	E-Ones	08/08/2022	10,871.79	08/18/2022	520-810-615	E-One R & M	822
6530	SIGNA MECHANICAL	220665	E-One control boards	08/08/2022	571.23	08/18/2022	520-810-615	E-One R & M	822
Total 6530:					11,443.02				
SILVER STATE ANALYTICAL LABORATORIES									
7856	SILVER STATE ANALYTICAL LABORATORIES	RN288732	Coliform Sample - Jill Marie	08/10/2022	38.00	08/18/2022	510-810-423	Contract Services-ANALYTICAL	822

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title	GL Period
7856	SILVER STATE ANALYTICAL LABORATORIES	RN288733	Coliform Sample - TMAI	08/10/2022	38.00	08/18/2022	510-810-423 Contract Services-ANALYTICAL	822
7856	SILVER STATE ANALYTICAL LABORATORIES	RN288963	lab samples	08/18/2022	17.00		510-840-423 Contract Services-ANALYTICAL	822
7856	SILVER STATE ANALYTICAL LABORATORIES	RN289388	Coliform Samples Hardie Ln #1	08/29/2022	40.00		510-810-423 Contract Services-ANALYTICAL	822
7856	SILVER STATE ANALYTICAL LABORATORIES	RN289389	Coliform Samples - Langdon #1	08/29/2022	40.00		510-810-423 Contract Services-ANALYTICAL	822
7856	SILVER STATE ANALYTICAL LABORATORIES	RN289401	Coliform Samples - Langon # 2	08/29/2022	40.00		510-810-423 Contract Services-ANALYTICAL	822
7856	SILVER STATE ANALYTICAL LABORATORIES	RN289402	Coliform Samples - Hardie Lane # 2	08/29/2022	40.00		510-810-423 Contract Services-ANALYTICAL	822
Total 7856:					253.00			
SILVER STATE BARRICADE								
170	SILVER STATE BARRICADE	128312	signs	08/09/2022	980.00	08/18/2022	100-475-615 Supplies-Signs and Striping	822
170	SILVER STATE BARRICADE	128327	hard hats	08/09/2022	154.40	08/18/2022	100-475-616 Supplies-Safety	822
170	SILVER STATE BARRICADE	128457	post and caps	08/17/2022	1,451.04		100-475-615 Supplies-Signs and Striping	822
170	SILVER STATE BARRICADE	128479	stencil and posts sleeves	08/17/2022	2,045.73		100-475-615 Supplies-Signs and Striping	822
Total 170:					4,631.17			
SILVER STATE INTERNATIONAL TRUCKS								
265	SILVER STATE INTERNATIONAL TRUCKS	X201084124:01	credit for switch	08/09/2022	417.98-		100-475-430 Service-Repair and Maintenance	822
Total 265:					417.98-			
SJC LIMITED								
8580	SJC LIMITED	13784	base	08/15/2022	1,187.38		100-475-600 General Supplies	822
8580	SJC LIMITED	13792	base rock soccer fields.	08/26/2022	1,812.90		100-575-600 General Supplies	822
Total 8580:					3,000.28			
SKUBE, JONATHAN D.								
8912	SKUBE, JONATHAN D.	ROW#8	APN022-153-01; PE-11; ROW ACQUISITIONS FOR CWL RE	08/16/2022	1,000.00	08/25/2022	100-475-745 RTC REIMBURSABLE EXPENDI	822
Total 8912:					1,000.00			
SOUTHWEST GAS CORP								
204	SOUTHWEST GAS CORP	18971 JUL 22	910000818971 ACH	07/18/2022	30.24	08/08/2022	520-810-621 Natural Gas	722
204	SOUTHWEST GAS CORP	33096 JUL 22	910001133096 ACH	07/27/2022	30.24	08/15/2022	510-810-621 Natural Gas	722
204	SOUTHWEST GAS CORP	33438 AUG 22	910001133438 ACH	07/22/2022	143.85	08/10/2022	100-417-621 Natural Gas	722
204	SOUTHWEST GAS CORP	86744 AUG 22	910001086744 WTP	08/11/2022	150.04	08/30/2022	510-840-621 Natural Gas	822
Total 204:					354.37			
STATE COLLECTION & DISB. UNIT (SCaDU)								
176	STATE COLLECTION & DISB. UNIT (SCaDU)	AUG 2022-1	CHILD SUPPORT	08/12/2022	319.85	08/11/2022	100-219900 OTHER PAYROLL PAYABLES	822
176	STATE COLLECTION & DISB. UNIT (SCaDU)	AUG 2022-2	CHILD SUPPORT	08/26/2022	319.85		100-219900 OTHER PAYROLL PAYABLES	822

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title		GL Period
Total 176:					639.70				
SUMMIT FIRE & SECURITY LLC									
8703	SUMMIT FIRE & SECURITY LLC	571051745	Refill first aid kits; City Hall	08/23/2022	200.75		100-417-616	Supplies-Safety	822
Total 8703:					200.75				
SUMMIT PARTNERS									
7713	SUMMIT PARTNERS	134308	Barracuda backup 7/2022-7/2023	07/08/2022	3,240.00	08/18/2022	100-418-342	Tech Services-Other	722
Total 7713:					3,240.00				
TAGGART & TAGGART LTD									
3275	TAGGART & TAGGART LTD	16176	Water Right Contract FY21/22 -Jun 22	06/30/2022	9,326.25	08/18/2022	510-810-698	Water Rights Protection	622
3275	TAGGART & TAGGART LTD	16245	Water Right Contract FY22/23 -JUL 22	07/31/2022	17,632.24	08/18/2022	510-810-698	Water Rights Protection	722
Total 3275:					26,958.49				
U S POSTAL SERVICE									
7344	U S POSTAL SERVICE	SEP 2022	PREPAID IN-HOUSE POSTAGE	09/01/2022	1,500.00	08/25/2022	520-810-550	Printing and Postage	922
7344	U S POSTAL SERVICE	SEP 2022	PREPAID IN-HOUSE POSTAGE	09/01/2022	1,500.00	08/25/2022	510-810-550	Printing and Postage	922
Total 7344:					3,000.00				
UNITED RENTALS INC									
337	UNITED RENTALS INC	208668479-001	man lift repair	08/05/2022	895.09	08/18/2022	100-475-430	Service-Repair and Maintenance	822
337	UNITED RENTALS INC	208668479-001	man lift repair	08/05/2022	895.10	08/18/2022	100-575-430	Service-Repair and Maintenance	822
337	UNITED RENTALS INC	208668479-001	man lift repair	08/05/2022	895.10	08/18/2022	520-810-430	Service-Repair and Maintenance	822
Total 337:					2,685.29				
USA BLUEBOOK									
464	USA BLUEBOOK	77163	Line Locate - Markers	08/12/2022	228.95	08/18/2022	510-810-614	Supplies-Plant/Shop/Maint	822
464	USA BLUEBOOK	77566	Pressure gauges	08/12/2022	372.37	08/18/2022	510-810-614	Supplies-Plant/Shop/Maint	822
464	USA BLUEBOOK	78606	lab supplies	08/15/2022	32.10		510-840-430	Service-Repair and Maintenance	822
464	USA BLUEBOOK	80736	lab equipment	08/16/2022	162.79		510-840-430	Service-Repair and Maintenance	822
Total 464:					796.21				
VERIZON WIRELESS									
8495	VERIZON WIRELESS	9912356355	City Hall/Facilities	08/24/2022	737.14	08/25/2022	100-417-530	Communications (Internet,Cell)	822
8495	VERIZON WIRELESS	9912356355	IT	08/24/2022	51.62	08/25/2022	100-418-530	Communications (Internet,Cell)	822
8495	VERIZON WIRELESS	9912356355	WD	08/24/2022	260.55	08/25/2022	510-810-530	Communications	822

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title	GL Period
8495	VERIZON WIRELESS	9912356355	WTP	08/24/2022	498.16	08/25/2022	510-840-530 Communications	822
8495	VERIZON WIRELESS	9912356355	WW	08/24/2022	246.49	08/25/2022	520-810-530 Communications	822
8495	VERIZON WIRELESS	9912356355	WW Router	08/24/2022	91.63	08/25/2022	520-810-530 Communications	822
8495	VERIZON WIRELESS	9912356355	Bldg & Safety	08/24/2022	280.42	08/25/2022	100-417-530 Communications (Internet,Cell)	822
8495	VERIZON WIRELESS	9912356355	Council	08/24/2022	103.24	08/25/2022	100-412-530 Communications (Internet,Cell)	822
8495	VERIZON WIRELESS	9912356355	CAO	08/24/2022	151.66	08/25/2022	100-414-530 Communications (Internet,Cell)	822
8495	VERIZON WIRELESS	9912356355	CMO	08/24/2022	63.02	08/25/2022	100-413-605 Minor Equipment	822
8495	VERIZON WIRELESS	9912450955	742052267-00001 Router 775-294-1059	08/24/2022	40.01	08/18/2022	520-810-530 Communications	822
Total 8495:					2,523.94			
VERUS ASSOCIATES NEVADA, LLC								
8606	VERUS ASSOCIATES NEVADA, LLC	2027	Tank Transducer Installation Service	07/31/2022	535.63	08/18/2022	510-810-429 Contract Services-SCADA	722
8606	VERUS ASSOCIATES NEVADA, LLC	2028	SCADA and alarm repairs.	07/31/2022	348.32	08/18/2022	510-840-429 Contract Services-SCADA	722
Total 8606:					883.95			
VOYA FINANCIAL								
8591	VOYA FINANCIAL	AUG 2022-1	DEFERRED COMPENSATION, 457	08/12/2022	2,154.00	08/12/2022	100-215000 457 PAYABLE	822
8591	VOYA FINANCIAL	AUG 2022-1	ROTH IRA	08/12/2022	200.00	08/12/2022	100-215000 457 PAYABLE	822
8591	VOYA FINANCIAL	AUG 2022-2	DEFERRED COMPENSATION, 457	08/26/2022	2,404.00	08/26/2022	100-215000 457 PAYABLE	822
8591	VOYA FINANCIAL	AUG 2022-2	ROTH IRA	08/26/2022	200.00	08/26/2022	100-215000 457 PAYABLE	822
Total 8591:					4,958.00			
WALTHER LAW OFFICES								
8875	WALTHER LAW OFFICES	SEP 2022	PUBLIC DEFENDER CONTRACT SEP 2022	09/01/2022	10,000.00	08/25/2022	100-413-322 Prof Serv-Other	922
Total 8875:					10,000.00			
WESTERN INDUSTRIAL PARTS, INC.								
8571	WESTERN INDUSTRIAL PARTS, INC.	2208-043128	GLOVES FOR SHOP	08/18/2022	76.90		100-480-600 GENERAL SUPPLIES/TOOLS	822
8571	WESTERN INDUSTRIAL PARTS, INC.	2208-043692	gloves and safety glasses	08/25/2022	201.56		510-810-616 Supplies-Safety	822
Total 8571:					278.46			
WESTERN NEVADA SUPPLY CO.								
195	WESTERN NEVADA SUPPLY CO.	19316406-1	Binstock: Backorder Items	08/15/2022	.00		510-810-613 Supplies-Meter Service	822
195	WESTERN NEVADA SUPPLY CO.	19316406-2	valves and fittings	08/22/2022	138.54		510-810-613 Supplies-Meter Service	822
195	WESTERN NEVADA SUPPLY CO.	19343243	fire hydrant meter	08/19/2022	1,768.97		510-810-613 Supplies-Meter Service	822
195	WESTERN NEVADA SUPPLY CO.	19343275	Repair Clamp - 6"	07/13/2022	420.89		510-810-614 Supplies-Plant/Shop/Maint	722
195	WESTERN NEVADA SUPPLY CO.	19367586	irrigation parts	07/13/2022	781.78		100-575-600 General Supplies	722
195	WESTERN NEVADA SUPPLY CO.	19370694-1	2" OMNI Water Meters	08/09/2022	2,602.62	08/18/2022	510-166100 Construction In Progress	822
195	WESTERN NEVADA SUPPLY CO.	19388635	Binstock - Brass Fittings & Repair Clamps	08/01/2022	1,169.36		510-810-613 Supplies-Meter Service	822

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title	GL Period
195	WESTERN NEVADA SUPPLY CO.	19403898-2	NaOCL plumbing leak repair part	08/12/2022	11.75	08/18/2022	510-840-430 Service-Repair and Maintenance	822
195	WESTERN NEVADA SUPPLY CO.	19409779	Binstock: Repair Clamps	08/15/2022	262.10		510-810-613 Supplies-Meter Service	822
195	WESTERN NEVADA SUPPLY CO.	19412664	IPERL Water Meters	08/15/2022	4,131.12		510-166100 Construction In Progress	822
195	WESTERN NEVADA SUPPLY CO.	19414455	Irrigation parts for landscaping	08/11/2022	669.52	08/18/2022	510-840-614 Plant/Shop/Maint. Supplies	822
195	WESTERN NEVADA SUPPLY CO.	19416590	2" Pipe & Fittings for Chem Tanks	08/15/2022	798.60		510-810-614 Supplies-Plant/Shop/Maint	822
195	WESTERN NEVADA SUPPLY CO.	19417086	Pipe for compressor replacement in MF	08/15/2022	496.00		510-840-430 Service-Repair and Maintenance	822
195	WESTERN NEVADA SUPPLY CO.	19417090	Bin stock	08/18/2022	229.82		510-840-430 Service-Repair and Maintenance	822
195	WESTERN NEVADA SUPPLY CO.	19437453	HSPS Pump 4 ARV Leak Repair	08/26/2022	198.60		510-840-430 Service-Repair and Maintenance	822
Total 195:					13,679.67			
WETLAB - WESTERN ENVIRON TESTING LAB								
8709	WETLAB - WESTERN ENVIRON TESTING LAB	22070478	TCID Lab samples	08/18/2022	696.26		510-840-423 Contract Services-ANALYTICAL	822
8709	WETLAB - WESTERN ENVIRON TESTING LAB	22070479	Quarterly hardness/tds	08/18/2022	342.74		510-810-423 Contract Services-ANALYTICAL	822
8709	WETLAB - WESTERN ENVIRON TESTING LAB	22070919	lab samples	08/19/2022	58.80		510-840-423 Contract Services-ANALYTICAL	822
8709	WETLAB - WESTERN ENVIRON TESTING LAB	22080015	August coliform #1	08/19/2022	192.50		510-810-423 Contract Services-ANALYTICAL	822
Total 8709:					1,290.30			
WOOD RODGERS, INC.								
2454	WOOD RODGERS, INC.	160822	Federal Lands Conveyance	07/31/2022	180.00	08/18/2022	100-413-322 Prof Serv-Other	722
Total 2454:					180.00			
WTR ELECTRIC, INC								
8650	WTR ELECTRIC, INC	22211	electrical work for GVP	08/26/2022	1,085.60		100-575-428 Contract Services-ELECTRICAL	822
Total 8650:					1,085.60			
XPRESS BILL PAY LLC								
2468	XPRESS BILL PAY LLC	JUL 2022	SEWER - CREDIT CARD PROCESSING FEES	07/31/2022	1,457.79	07/31/2022	520-810-609 Credit Card Fees	722
2468	XPRESS BILL PAY LLC	JUL 2022	WATER - CREDIT CARD PROCESSING FEES	07/31/2022	1,457.80	07/31/2022	510-810-609 Credit Card Fees	722
Total 2468:					2,915.59			
YESCO, LLC								
6806	YESCO, LLC	INY-0374983	Pre-paid electronic display Aug 2022-Jun 2023	08/01/2022	1,045.00	08/25/2022	225-575-320 PROFESSIONAL SERVICES	822
Total 6806:					1,045.00			
Grand Totals:					1,860,416.62			

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

Mayor: _____

City Treasurer: _____

Report Criteria:

Detail report.

Invoice detail records above \$0 included.

Paid and unpaid invoices included.

Vendor.Vendor Number = {<->} 2201

**MINUTES OF THE
FERNLEY CITY COUNCIL MEETING
AUGUST 17, 2022**

Mayor Roy Edgington called the meeting to order at 05:02 PM at Fernley City Hall, 595 Silver Lave Blvd., Fernley, NV 89408.

1. INTRODUCTORY ITEMS

1.1. Roll Call

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

1.2. Public Forum

Becky Howlit from the Fernley 4th of July Committee thanked the City Council for the donations for the fireworks. She said 3 council members donated extra and the committee wanted to recognize them individually with Certificates of Appreciation.

1.3. (For Possible Action) Approval of Agenda

Discussion to move 7.3 and 7.4 to after the consent agenda due to the consultants that were there.

Motion: APPROVE THE AGENDA WITH 7.3 AND 7.4 MOVED UP AND ITEM 6.1 REMOVED. **Action:** Approve, **Moved by** Councilman Stan Lau, **Seconded by** Councilman Ray Lacy. **Vote:** Passed, **Summary:** Yes 5, No 0, Abstained 0. **Yes:** Councilman Lacy, Councilwoman Zoberski, Councilman Lau, Councilman Torres, Councilwoman McKay.

2. CONSENT AGENDA

2.1. (Possible Action) Approval of Voucher Report

2.2. (Possible Action) Approval of Minutes

2.3. (Possible Action) Approval of Business Licenses

2.4. Possible action to authorize the execution of the Water Right Banking and Dedication Agreement with Jewell F. McCullar, Jr. & Jenni L. McCullar, Trustees of the McCullar Family Trust, APN 020-354-04, TCID serial number 1054-1-D in the amount of 22.05-acre feet.

2.5. Possible Action to Approve the Will-Serve Request from Norman Ventures NV, LLC (GNCU) for .3 ERC's for Water and 1.1 ERC's for Sewer for Great Nevada Credit Union TI for Lyon County Parcel 021-232-67 located on East

Newlands Fernley, NV 89408

2.6. Possible action to authorize the execution of the Water Right Banking and Dedication Agreement with Greg Ackerman and Rhonda Ackerman, APN 020-125-19, TCID serial number 1028-3-26 in the amount of .79 acre feet.

2.7. Possible action to amend the contract between the City of Fernley and the Senior Municipal Court Judge. Services not to exceed \$45,000 a year beginning FY2022-23.

2.8. Possible Action to award a contract for copying and printing services to Pacific Office Automation for lease and use of six (6) multifunctional copiers/printers, supplies, and maintenance. The standard operation rate lease of \$1,979.46 per month plus all black and white and color copies are billed at a flat rate of \$1,290.00 per month for a total lease price of \$3,269.46 per month.

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.

Item 7.3 was heard next.

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

This item was heard after item 7.4

Lt Mitch Brantingham from the Lyon County Sheriff's office said they have the radar trailer live on Hardie Lane now. On August 4th, he said one deputy was involved in a shooting in Wadsworth though the incident was resolved. There is a pending administrative investigation for that officer, which is standard procedure.

Chief Jason Nicol from the Lyon County fire department said the last couple of weeks were chaotic with fire events. He said he could not be more pleased with inter-agency cooperation and relationships. He said the Sept. 11th commemoration will be held on Sunday at the Fire Station at 1pm. The state fire marshal will be celebrating fire prevention on October 8th at the out-of-town park. He also mentioned the Fire Station parking lot had developed a sink hole and was undergoing repair.

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

Councilman Lau reported that the Senior Center lunches are very good and only \$2. He said Cottonwood Lane was up for bidding.

Councilman Torres said FSCAC will start meeting every other month. Next meeting in October.

Patrick Marsh, Acting City Manager, reported that the Arts and Culture Taskforce is accepting submissions until Sept. 15th. Coffee with the mayor is August 25th from 6 to 8 pm in the Chambers. The Arts and Culture Taskforce is meeting on

Wednesday, Aug. 31st at 6pm. The Economic Development page on the city website shows ongoing projects with information for the public.

Mayor Edgington reported the city received a grant for 25 million dollars to build the Nevada Pacific Parkway connection road from I-80 to Highway 50. Private entities will pay for half of the 52 million dollar project. The opioid crisis settlement for billions of dollars will grant Fernley about \$800.00.

Item 5.1 was heard next.

4. PROCLAMATIONS BY THE MAYOR

There were none.

5. PUBLIC HEARINGS

5.1. Public Hearing: Discussion and possible action to approve the Bill Draft Request (BDR) language for submission to the Legislative Council Bureau regarding the Planning Commission.

Nick Vander Poel with Flynn Guiudici explained the bill draft request for the City.

Mayor Edgington opened the item for public comment.

There were none.

Motion: I MOVE TO APPROVE THE BILL DRAFT REQUEST LANGUAGE FOR SUBMISSION TO THE LEGISLATIVE COUNCIL BUREAU REGARDING THE PLANNING COMMISSION. **Action:** Approve, **Moved by** Councilman Torres, **Seconded by** Councilman Lau. **Vote:** Passed, **Summary:** Yes 5. **Yes:** Councilman Lacy, Councilwoman Zoberski, Councilman Lau, Councilman Torres, Councilwoman McKay.

6. ORDINANCES

6.1. (For possible action) Second Reading and Public Hearing, Bill #312 (ZMA22006)

Consideration and possible action on a Zoning Map Amendment request 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 ±31.15 acres in size generally located south of Main Street and west of Miller Lane, Fernley, NV. (APN: 021-041-09)

This item was removed.

7. STAFF REPORTS

7.1. Discussion and Possible Action on the Court Efficiency Study

Judge Lori Mathews introduced the court staff who presented the efficiency study.

Aaron Mouritsen presented the portion of the efficiency study that focused on the

City Attorney's Office role in court.

Motion: APPROVE THE EFFICIENCY STUDY FOR THE COURT AND THE CITY ATTORNEY'S OFFICE. **Action:** Approve, **Moved by** Councilman Stan Lau, **Seconded by** Councilwoman Felicity Zoberski. **Vote:** Passed, **Summary:** Yes 4. **Yes:** Councilwoman Zoberski, Councilman Lau, Councilman Torres, Councilwoman McKay. **Absent:** Councilman Lacy.

7.2. Discussion and Possible Action regarding the City Attorney's Office Efficiency Study

City Attorney Brandi Jensen responded to the efficiency study for the court and the attorney's office.

Item 8 was heard next.

7.3. Presentation, Discussion, and Possible Action regarding the City of Fernley Access Management Policy

Devin Moore presented the Access Management Policy for the roadways in Fernley.

City Engineer Derek Starkey said there would be some projects that were grandfathered in to old policies and he will be working on bringing new projects into compliance with the new guidelines.

Motion: MOVE TO APPROVE THE CITY OF FERNLEY'S ACCESS MANAGEMENT POLICY. **Action:** Approve, **Moved by** Councilman Lau, **Seconded by** Councilman Lacy. **Vote:** Passed, **Summary:** Yes 4. **Yes:** Councilwoman Zoberski, Councilman Lau, Councilman Torres, Councilwoman McKay, **Absent:** Councilman Lacy.

7.4. Possible Action to authorize the Special City Attorney for Water Matters (Taggart & Taggart, Ltd.) to intervene on Fernley's behalf in litigation filed in the Tenth Judicial District of the State of Nevada entitled "In the Matter of the Submission of a Contract for Judicial Determination of Validity and Authority of the Board of Directors of the Truckee-Carson Irrigation District to Enter into Such Contract as Provided for by NRS 539.305" (Case No. 22-10DC-0868) and to take all actions and file all pleadings properly related thereto.

Water Rights Attorney Dave Rigdon presented the terms of Taggart & Taggart, Ltd for water matters about the TCID contract. He announced Tuesday August 23rd in the afternoon as the set court date.

Motion: I MOVE TO AUTHORIZE TAGGART & TAGGART, LTD. TO INTERVENE ON FERNLEY'S BEHALF IN LITIGATION FILED IN THE TENTH JUDICIAL DISTRICT OF THE STATE OF NEVADA ENTITLED 'IN THE MATTER OF THE SUBMISSION OF A CONTRACT FOR JUDICIAL DETERMINATION OF VALIDITY AND AUTHORITY OF THE BOARD OF DIRECTORS OF THE TRUCKEE-CARSON IRRIGATION DISTRICT TO ENTER INTO SUCH CONTRACT AS PROVIDED FOR BY NRS 539.305' (CASE NO. 22-10DC-0868) AND TO TAKE ALL ACTIONS AND FILE ALL PLEADINGS PROPERLY RELATED THERETO. **Action:** Approve, **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.

Tom Shrock, Fernley resident, was concerned about the aquifer below his property.

Mike, a Fernley resident spoke about the immense impact the canal project will have on the well-being of his farm and income. He questioned whether the vote that took place in Fallon was legal.

Deborah Bement mentioned equal protection under the law and believed Fernley is not getting that equal treatment. She continued that there are no provisions in place for damage to residents should the project go unchallenged.

Beur Cook said he walks the canal and would not like to see them ruin the ecosystem around the canal by cementing the bottom.

David Stix from the Board of TCID for the work on the Truckee Canal provided background information about the project. He said he was sorry to be part of the organization but wanted to say the project would be downsized.

Feofaaki Otuafi, Fernley resident for 37 years, said he does not know what will happen to life here from the impact of the project. He would like to see something done about the canal project and said they trust the council to make the right decision for Fernley.

Deborah Bement responded to David Stix that she does not believe the issue is resolved because the terms were changed and believed the ballot should be challenged.

Steven Mackey bought his place 20 years ago with the hopes of retiring with a garden and an orchard but is dismayed to find the canal project could change all of that.

Fernley Resident from Country Drive said they only got half the water they were promised and wanted to know what would happen to them if water is cut off from them.

Water Rights Attorney Dave Riggdin spoke to all those that gave public comment and urged them to contact the court to sign up to attend the hearing.

A ten-minute break was taken at this time.

Item 3 was heard next.

8. ADDRESS REQUEST(S) FOR FUTURE AGENDA ITEMS

There were none.

9. PUBLIC FORUM

There were none.

10. ADJOURNMENT

There being no further business to come before it, the Fernley City Council meeting adjourned at 07:59 PM.

Approved by the Fernley City Council on September 7, 2022, by a vote of:

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

Mayor Roy Edgington

ATTEST: City Clerk Kim Swanson

Report Criteria:

License.Status = "Active"

Business.Orignation date = 08/11/2022-08/31/2022

Business Name	Name	Location	Location City	Location State	Location Zip	Business Tel	Description	Occupation
Information to Innovation LLC	Daniel Morrison	9200 Double R Blvd #2112	Reno	NV	89521	775-382-4020	Business Specific Profes	Cybersecurity and technology
Next Generation Drywall	Anthony Evans	1320 Freeport Blvd Suite 111	Sparks	NV	89431	775-470-5828	Contractor	Drywall Contractor #77427
Great West Asphalt	James Boswell	1617 E Windmill Lane Ste 20	Las Vegas	NV	89123	970-817-1723	Contractor	Paving/Asphalt Contractor #78
Hawkins for Nevada Foundation, In	M. Kameron Hawkins	PO Box 813	Virginia City	NV	89440	775-583-8176	Business Specific Profes	Media, event planning, commu
Harlauer Manufacturing LLC	Lisa Hartlauer	3900 W Dewey Dr	Las Vegas	NV	89118	702-880-4328	Contractor	Manufacture/service/install sig
Pacific Office Automation	Terry Newsom	5580 Mill St. Ste 1200	Reno	NV	89502	503-641-2000	Business Specific Profes	Selling & service of office equi
Sharisse Haney	Sharisse Haney	40 Center St.	Fernley	NV	89408	775-530-0081	Real Estate	Real Estate
S & T Hauling LLC	Steve & Tina Donald	604 Silverlace Blvd	Fernley	NV	89408	775-530-1824	Trucking & Transporation	Home office only: Hotshot Tran
J's Transport Trucking LLC	Justin Seibert	1415 Slate Way	Fernley	NV	89408	301-938-1171	Trucking & Transporation	Home office only: Hotshot truc
Am Quip Systems LLC	American Equipment	1315 Greg Street #114	Sparks	NV	89431	801-269-0896	Contractor	Sales/Installation/Service of In
R & N Electric, Inc.	Randy & Noel Martin	7626 Desert Vista Dr.	Sparks	NV	89408	775-425-5144	Contractor	Electrical Contractor #58133
Grand Totals:								
11								

Report Criteria:

License.Status = "Active"

Business.Orignation date = 08/11/2022-08/31/2022



CITY OF FERNLEY

City Council AGENDA REPORT

Meeting Date: September 7, 2022

REPORT TO: Mayor and City Council

REPORT FROM: Kari Weitzel

FINANCIAL IMPACT:	CURRENTLY BUDGETED:	FUND/ACCOUNT:
Yes: X No:	Yes: X No:	510-395-910 , 520-395-910

ACTION REQUESTED: Consent

AGENDA ITEM: (For Possible Action):

Possible Action to Approve the Will-Serve Request from Mark IV Capital (Redwood Materials Building A) for 1.9 ERC's of Water and 9.3 ERC's of sewer for Lyon County Parcel 021-242-22 Building A located at 1895 Duffy Road, Fernley, NV 89408.

AGENDA ITEM BRIEF:

1. Mark IV Capital (Redwood Materials Building A) is seeking a Will-Serve for tenant improvements at 1895 Duffy Rd. Building A, Fernley, NV
2. This project requires 1.9 ERC's, which is equal to 2.1 acre-ft, for water and 9.3 ERC's for sewer for the building A tenant improvements.
3. Second amendment of agreement Wade/ Fernley L.P holds a beneficial interest in 2396.30 acre-feet of water rights

RECOMMENDED MOTION:

"I move to approve the Will-Serve Request from Mark IV Capital (Redwood Materials Building A) for 1.9 ERC's of Water and 9.3 ERC's of sewer for Lyon County Parcel 021-242-22 Building A located at 1895 Duffy Road, Fernley, NV 89408."

BUSINESS IMPACT (per NRS Chapter 237):

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

See attached report for background, analysis, alternatives.

ALTERNATIVES:

N/A

BACKGROUND:

Per second amendment of agreement Wade/ Fernley L.P holds a beneficial interest in 2396.30 acre-feet of water rights.

February 2022, Mark IV Capital (Victory Logistics Build A Irrigation) used 1.4 acre-feet of beneficial interest per the second amendment of agreement Wade/Fernley LP water rights.

April 2022, Mark IV Capital (Victory Logistics Build B Irrigation) used 0.64 acre-feet of beneficial interest per the second amendment of agreement Wade/Fernley LP water rights.

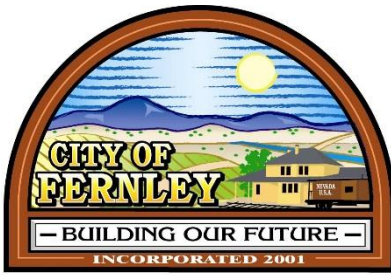
April 2022, Mark IV Capital (Victory Logistics Build A Irrigation) used 1.09 acre-feet of beneficial interest per the second amendment of agreement Wade/Fernley LP water rights.

After the issuance of this will service the second amendment of agreement Wade/ Fernley L.P will have 2391.07 AF of water left for future development.

The water needed for this project has been previously dedicated under a prior banking agreement. City staff has determined that the City has adequate water and sewer resources to support the requested will-serve commitment.

RELEVANT LAWS, STATUTES, AND REGULATIONS:**FINANCIAL IMPLICATIONS:****ATTACHMENTS:**

1. 2022.09.07 Will Serve Redwood Materials Build A
2. Redwood Materials Assignment to Will serve



THE CITY OF FERNLEY
Public Works Department
595 Silver Lace Blvd
Fernley, NV 89408

The City of Fernley hereby certifies that it has adequate water distribution capability and wastewater treatment plant capacity to serve and will serve: Redwood Materials Building A Development/ project or property located at 1895 Duffy Road Building A Fernley, Nevada with 1.9 water connections and/or 9.30 sewer connections for Service to 1 unit, upon the following terms and conditions:

1. All applicable fees and costs must be paid, including the utility connection fees in effect at the time of this will-serve certification, currently \$7,000.00 per unit for water and \$5,000.00 per Equivalent Residential Capacity (ERC) unit for sewer.
2. Applicant must comply with all applicable laws, statutes, ordinances and regulations.
3. Said fees and costs must be paid in full before connections to water/sewer services. **Connections to utility service shall be completed within a reasonable time from the date of original approval of this Will-Serve by the Fernley City Council. Failure to diligently pursue connection to utility service may render this Will-Serve null and void.** Public Works, at its sole discretion, shall have authority to determine whether connection to utility service is being diligently pursued and, with sixty (60) days written notice to the party who requested this Will-Serve, may cancel this Will-Serve for failure to connect to utility service within a reasonable time.
4. Service shall be provided only to the project or site identified above. **This Will-Serve is limited to the project or property described above and is not transferable to any other project or property.**
5. Service shall be provided pursuant to the plans and specifications submitted to and approved by Public Works. Service shall not be provided pursuant to any alterations to or deviation from the same without the express written approval of Public Works Department. **This will-serve is to be considered conditional unless public improvement plans have been approved by Public Works.**
6. This Will-Serve applies to: APN# 021-242-22

Fernley City Council Approved Will-Serve on September 7th, 2022

Public Works Director

Mayor – City of Fernley

Applicant

Date

APN: 021-242-22
When Recorded mail to:
City of Fernley
595 Silver Lace Blvd.
Fernley, NV 89408

**ASSIGNMENT OF BENEFICIAL INTEREST IN WATER RIGHTS BANKING AND
DEDICATION AGREEMENT TO WILL SERVE COMMITMENT**

This Assignment of Beneficial Interest in Water Rights to Will Serve Commitments is executed this 12th day of July, 2022, by Ross Pfautz (hereinafter "Assignor").

1. Assignor is the holder of the beneficial interest in that certain Water Rights Dedication and Banking Agreement (hereinafter the "Banking Agreement") by and between Mark IV Capital and the City of Fernley executed on the 12th day of July, 2022.
2. Assignor desires to assign a portion of its beneficial interest in and to 2.1 acre-feet of water dedicated pursuant to the Banking Agreement to the City of Fernley in exchange for 1.9 Equivalent Residential Credits (hereinafter "ERC's") of water utility will-serve commitments for the development of the Building A- Redwood Materials Bathroom T.I project located at 1895 Duffy Road, Building A, Fernley NV 89408 (hereinafter the "Project").
3. Assignor acknowledges and agrees that the assignment of the beneficial interest transferred herein is for the benefit of the Project. Assignor also acknowledges and agrees that the will-serve commitments issued pursuant to this Agreement shall be an appurtenance to the parcel(s), lot(s), or portion of the Project that will receive water service under said will-serve commitment. In the event that said parcel(s), lot(s), or portion of the project is encumbered by a mortgage, deed of trust, or other similar encumbrance, Assignor agrees that said mortgage, deed of trust, or other similar encumbrance shall also encumber the will-serve commitments issued pursuant to this Agreement in the same manner and to the same extent as it encumbers the parcel(s), lot(s), or portion of the project.
4. Assignor acknowledges and agrees that by assigning its beneficial interest in the water rights under this Agreement in exchange for the will-serves commitments described in Section 2 herein, that Assignor is forever relinquishing all of its right, title, and interest in and to the beneficial interest assigned herein and that the terms of this Agreement shall, to the extent applicable, replace and supersede the terms of the Banking Agreement identified in Section 1 herein, as well as any amendments or assignments of said Banking Agreement, with respect to the assigned water rights. Assignor further acknowledges and agrees that upon execution of this Agreement it shall have no further claim, right, title, or interest in or to the beneficial interest assigned herein.

5. Assignor agrees to indemnify and hold harmless the City of Fernley from any with respect to 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.
6. Assignor hereby represents and warrants it has not sold, assigned, transferred, conveyed, hypothecated, pledged, or otherwise disposed of or encumbered the beneficial interest transferred herein, or the water right underlying said beneficial interest, except as provided in this Agreement, the Banking Agreement, or any amendments or assignments of the Banking Agreement. Assignee acknowledges and agrees that the City makes no representation or warranty as to the title of the water rights underlying the beneficial interest transferred herein, and that in the event that any claim or dispute relating to said title 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 the Banking Agreement and withhold the will-serve commitments provided for therein. 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 Assignor 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 Assignor has a beneficial interest, and that remain uncommitted to will-serve commitments, to the will-serve commitments already issued pursuant to this Agreement or the Banking Agreement.
7. This Agreement shall be governed, interpreted and construed by, through and under the laws of the State of Nevada in the district courts of Lyon County, Nevada.
8. All costs incurred by the City of Fernley in enforcing this Agreement including, without limitation, reasonable attorneys' fees through any court proceedings shall be paid by Assignee.
9. This Agreement shall inure to the benefit of and be binding upon the parties hereto as well as their successors and assigns, heirs and personal representatives.

[Signature pages follow]

ASSIGNOR.

Company Name: MARK IV CAPITAL INC

[Signature]
Signatory Name and Title JK Vice President
Date: 7-12, 20 22

STATE OF Nevada)

) ss.

COUNTY OF Washoe)

This instrument was acknowledged before me on the 12th day of July, 2022, by Buck Ross Piantz

[Signature]
NOTARY PUBLIC





CITY OF FERNLEY

City Council AGENDA REPORT

Meeting Date: September 7, 2022

REPORT TO: Mayor and City Council

REPORT FROM: Kari Weitzel

FINANCIAL IMPACT:

Yes: No: X

CURRENTLY BUDGETED:

Yes: No: X

FUND/ACCOUNT:

N/A

ACTION REQUESTED: Resolution

AGENDA ITEM: (For Possible Action):

Possible action to approve Resolution 22-017 to accept the public improvements including roadway, water, sewer, storm drain, retention basin infrastructure and lift station for the Eagle Meadows Subdivision.

AGENDA ITEM BRIEF:

Staff is seeking Council approval of a resolution to accept the roadways and utility infrastructure for the Eagle Meadows Subdivision. The new roadways to be accepted are Rose Lane, White Hawk Rd, and White Eagle Ln. The improvements were completed and are currently under a one-year warranty period. NRS 278.390 requires the local planning commission or the governing body to accept roadway right of way improvements by resolution.

RECOMMENDED MOTION:

"I move to approve Resolution 22-017 to accept the public improvements including roadway, water, sewer, storm drain, retention basin, and lift station infrastructure for the Eagle Meadows Subdivision."

BUSINESS IMPACT (per NRS Chapter 237):

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

See attached report for background, analysis, alternatives.

ALTERNATIVES:

Staff does not recommend City Council choose to not accept the improvements.

BACKGROUND:

Project Summary:

Eagle Meadows Subdivision project mapped Rose Ln, White Hawk Rd, and White Eagle Ln. The improvements have been completed and staff has received the final verification of public improvements letter from the engineer of record as well as the record drawings for the project. Staff has written the resolution to reflect the requirements of NRS. After the resolution is approved, Staff will have it recorded with the County Recorder.

BACKGROUND:

The final map for the project was recorded in 2021. At that time, in accordance with the City of Fernley Development Code and Nevada Revised Statute, NRS, 278.380 the City of Fernley rejected any offer for streets and required the owner to post a security for the improvements in an amount of 110% of the approved engineer's estimate. The owner has since completed the construction and the City has issued a notice of completion.

The next steps are to retain a 10% warranty security and accept the improvements by resolution.

After the resolution is signed, staff will send to the Lyon County recorder's office and notify the City's finance department to include the value of the infrastructure in the City's financial statement.

RELEVANT LAWS, STATUTES, AND REGULATIONS:

NRS 278 sets the state laws for planning and zoning. The City of Fernley Development Code and Design Standards sets the laws for the development in the City of Fernley.

FINANCIAL IMPLICATIONS:

The added value of the new improvements will be added to the City's financial records. The ongoing cost of maintenance will be absorbed into the current budget for streets, water, and sewer. The additional homes created by the map and constructed with the improvements will supplement the City's water and sewer revenues with additional service accounts.

ATTACHMENTS:

1. 22-017 Eagle Meadows, Public Infrastructure acceptance
2. 2022.09.07 Eagle Meadows Public Improvements Acceptance Memo to Finance
3. Map of Vicinity

Lyon County APN:

RECORDING REQUESTED BY:

City of Fernley
595 Silver Lace Blvd
Fernley NV 89408

Main Recorded Documents to:

City of Fernley
595 Silver Lace Blvd
Fernley NV 89408

**RESOLUTION #22-017 FOR ACCEPTING
EAGLE MEADOWS SUBDIVISION, PUBLIC IMPROVEMENTS THAT
INCLUDES ROADWAYS, WATER, SEWER, STORM DRAINS,
RETENTION BASIN, AND LIFT STATION**

**FINAL MAP OF EAGLE MEADOWS
RECORDED JULY 22, 2021, DOCUMENT NUMBER 641407.**

WHEREAS, it is a function of the City of Fernley to operate and maintain public roads and public water, sewer, storm drain and retention basin infrastructure; and

WHEREAS, Rose Ln, White Hawk Rd, White Eagle Ln, was offered for dedication by Final Map of Eagle Meadows Subdivision, Document Number 641407, recorded on July 22, 2021; and

WHEREAS, NRS 278.390 specifically provides that if at the time a final map is approved but the associated streets are rejected, the offer of dedication shall remain open and the governing body or planning commission may by resolution at a later date, and without further action by the subdivider, rescind its action and accept and open the streets for public use; and

WHEREAS, such resolution is approved and recorded in the office of the County Recorder; and

WHEREAS, said streets have been constructed and meet current City standards; and

WHEREAS, The City Council finds that it is in the best interest of the public to accept said streets and public water, sewer, and storm drain infrastructure.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Fernley, pursuant to the authority of NRS 278.390, Rose Ln, White Hawk Rd, and White Eagle is located in the SW ¼ section 14, T20N, R24E are hereby accepted, and the Public Works Department is directed to open the roads for public use and maintenance.

BE IT FURTHER RESOLVED, and hereby ordered, that the City of Fernley, Public Works Department shall record this resolution in the Office of the Lyon County Recorder.

Lyon County APN:

RECORDING REQUESTED BY:

City of Fernley
595 Silver Lace Blvd
Fernley NV 89408

Main Recorded Documents to:

City of Fernley
595 Silver Lace Blvd
Fernley NV 89408

PASSED, APPROVED, AND ADOPTED this 7th day of September 2022, by the following vote of the Council:

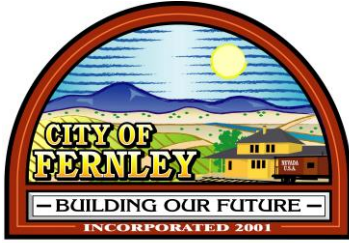
AYES:___ NAYS:___ ABSTENTIONS:___ ABSENT:___

FERNLEY CITY COUNCIL

Date: September 7, 2022

By: _____
Roy Edgington, Mayor

Attest: _____
City Clerk, Kim Swanson



CITY OF FERNLEY Engineering Department

Water Treatment/Distribution
Wastewater
Streets/Storm Drain
Parks
Facilities &
Vector Control

To: Finance Department

Cc: City Manager Office
Derek Starkey, City Engineer

From: Kari Weitzel, Engineering Admin III

Date: September 7, 2022

Subject: Resolution Acceptance #22-017– Acceptance of Eagle Meadows Public Infrastructure

This memo is to inform you of the estimated value of new infrastructure recently accepted by the City of Fernley.

On September 7, 2022, the City Council voted to approve Resolution #22-017 to accept the roadway and utility improvements for Eagle Meadows Subdivision.

Per NRS, the resolution has been recorded with the Lyon County Recorder's Office.

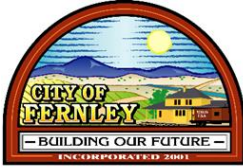
The new utility quantities and values are included with the engineer's estimate included with this memorandum. The final recorded resolution is also attached.

Streets	\$634,234.20
Sanitary Sewer	\$299,259.00
Storm Drain	\$77,895.00
Water	\$131,275.00
Lift Station	\$42,981.00
Total:	\$1,185,644.20

Please let us know if additional information is needed.

Eagle Meadow Subdivision





CITY OF FERNLEY

CITY COUNCIL AGENDA REPORT

Meeting Date: September 7, 2022

REPORT TO: Mayor & City Council		
REPORT BY: Tim Thompson, Planning Director		
FINANCIAL IMPACT: ☐ YES ☒ NO	CURRENTLY BUDGETED: ☐ YES ☐ NO ☒ N/A	FUND/ACCOUNT:
ACTION REQUESTED: ☒ Consent ☐ Motion ☐ Ordinance ☐ Presentation ☐ Receive/File ☐ Resolution		
AGENDA ITEM: Consent Agenda, Approval of Final Subdivision Map for Cook Ranch Estates Phase 3 (FOR POSSIBLE ACTION) Consideration and possible action to approve the Cook Ranch Estates Phase 3 Final Subdivision Map creating a 76-lot single-family residential subdivision.		
AGENDA ITEM BRIEF: The developer is requesting final map approval for Cook Ranch Phase 3 Final Subdivision Map creating 76 single-family residential lots generally located south of Cottonwood Lane, north of Crimson Road, west of Jill Marie Lane, Fernley, NV. (APN(s) 021-171-52)		
RECOMMENDED MOTION: "I move to approve the Final Subdivision Map for Cook Ranch Phase 3."		
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.

BACKGROUND:

A tentative Map request from Fernley Tuscan, LLC, associated with case number TSM 2017-001, to allow for a 76-lot single family residential subdivision on a site that is ± 22.62 acres in size. The property is master planned Residential High Density in the SF9 (Single Family, 9000 Square Feet Minimum Parcel Size) zoning district, generally located south of Cottonwood Lane, north of Crimson Road, west of Jill Marie Lane, Fernley, NV. (APN(s) 021-171-52). The tentative map was approved at the September 20, 2017, City Council Meeting subject to the Conditions of Approval 1 through 20. The developer and city entered into a development agreement (DA21001) to extend the time for the filing of a final map. The development agreement extended the filing period for two years.

ANALYSIS:

The final subdivision map and improvement drawings have been reviewed by staff and found to be technically correct, conforming to local ordinances and state law. The final map is in substantial compliance with the tentative map.

ATTACHMENTS:

1. Final Subdivision Map – Cook Ranch Estates Phase 3

OWNER’S CERTIFICATE

THIS IS TO CERTIFY THAT UNDERSIGNED, D.R. HORTON, INC.,—NNV, A DELAWARE CORPORATION, IS THE OWNER OF THE TRACT OF LAND REPRESENTED ON THIS PLAT, AND HAS CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAT, THAT THE STREETS, AVENUES AND PUBLIC PLACES SHOWN ON THIS PLAT ARE HEREBY OFFERED FOR DEDICATION TO THE CITY OF FERNLEY AND WILL BE SET APART TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND THAT ALL EASEMENTS FOR DRAINAGE, UTILITY INSTALLATION AND ACCESS SHOWN HEREON ARE DEDICATED AS PERMANENT EASEMENTS FOR THE STATED PURPOSE. THE WATER AND SEWER FACILITIES AND ASSOCIATED APPURTENANCES ARE HEREBY DEDICATED TO THE CITY OF FERNLEY.

THE OWNER DECLARES THAT HE EXECUTED THIS CERTIFICATE FOR THE PURPOSE STATED HEREIN, IN WITNESS WHEREOF, THE UNDERSIGNED HAVE AFFIXED THEIR NAME.

I CONSENT TO THE PREPARATION AND RECORDATION OF THE FINAL MAP.

D.R. HORTON, INC.,—NNV, A DELAWARE CORPORATION

DATE

(PRINT NAME/TITLE)

NOTARY CERTIFICATE

STATE OF }
COUNTY OF } SS

THE INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, ON THIS
DAY OF , 2022,

OF D.R. HORTON, INC.,—NNV, A DELAWARE CORPORATION
PERSONALLY APPEARED BEFORE ME, A NOTARY PUBIC, WHO ACKNOWLEDGED
THAT THEY EXECUTED THE ABOVE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

PRINT NAME

COMMISSION NO. EXPIRES ON

TITLE COMPANY CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT THE OWNER SHOWN HEREON IS THE OWNER OF RECORD OF SAID LAND; THAT NO ONE HOLDS OF RECORD A SECURITY INTEREST IN THE LANDS AND THERE ARE NO LIENS OF RECORD AGAINST THE OWNERS FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL OR LOCAL TAXES COLLECTED AS TAXES OR SPECIAL ASSESSMENTS EXCEPT AS SHOWN BELOW:

FIRST AMERICAN TITLE INSURANCE COMPANY

DATE

(PRINT NAME/TITLE)

COUNTY CLERK/TREASURER CERTIFICATE

I, NIKKI BRYAN, LYON COUNTY CLERK/TREASURER HEREBY CERTIFY THAT THERE ARE NO LIENS FOR UNPAID STATE, COUNTY, CITY OR LOCAL TAXES OR SPECIAL ASSESSMENTS AND THAT ALL TAXES FOR THE FISCAL YEAR HAVE BEEN PAID ON PROPERTY THAT IS THE SUBJECT OF THIS MAP.

APN: 21–171–52

NIKKI BRYAN
COUNTY CLERK/TREASURER

CITY OF FERNLEY CERTIFICATE

IT IS HEREBY CERTIFIED THAT THE FINAL MAP IS IN SUBSTANTIAL COMPLIANCE WITH THE CITY OF FERNLEY WATER, WASTEWATER, ROADWAY AND DRAINAGE STANDARDS AND REGULATIONS, THAT ALL REQUIRED IMPROVEMENTS HAVE BEEN COMPLETED OR PROPER FINANCIAL SECURITY HAS BEEN POSTED GUARANTEEING COMPLETION OF THE IMPROVEMENTS. IT IS ALSO CERTIFIED THAT THIS FINAL MAP IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP AND ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED. IN ADDITION, ALL OFFERS OF DEDICATION FOR ALL PUBLIC ROADWAYS WERE REJECTED WITH THE RESERVATION TO ACCEPT SAID OFFERS AT A LATER DATE WITH A CERTIFICATE OF COMPLETION.

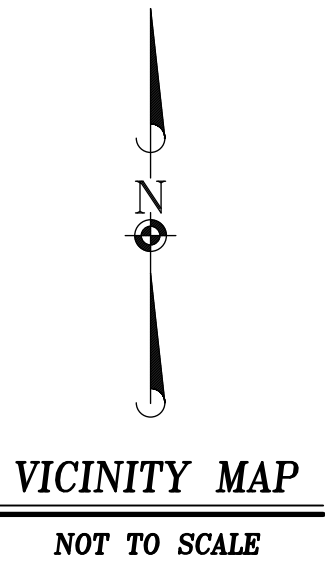
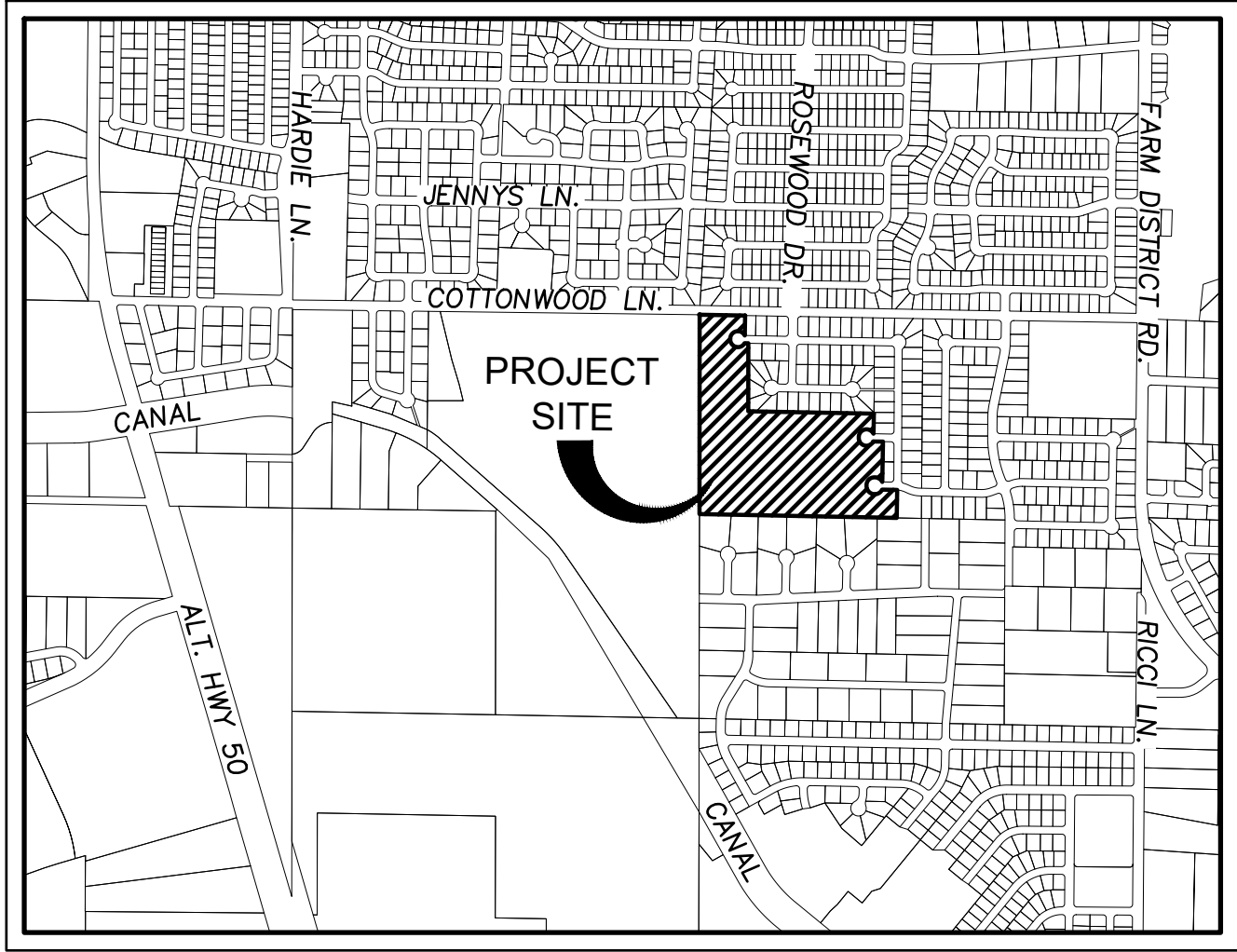
PUBLIC WORKS DIRECTOR DATE

(PRINT NAME/TITLE)

COMMUNITY DEVELOPMENT DIRECTOR DATE

(PRINT NAME/TITLE)

FINAL MAP FOR
COOK RANCH ESTATES
PHASE 3



NORTH LYON COUNTY
FIRE DISTRICT CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS FINAL MAP AND HAVE NO OBJECTIONS TO THE APPROVAL OF THIS MAP.

DATE

(PRINT NAME/TITLE)

CITY OF FERNLEY
ENGINEER’S CERTIFICATE

I DO HEREBY CERTIFY THAT THIS FINAL MAP OF COOK RANCH ESTATES PHASE 3, IN SECTION 24, T20N., R24E., M.D.M. HAS BEEN EXAMINED AND I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

DATE

(PRINT NAME/TITLE)

CITY COUNCIL APPROVAL

I DO HEREBY ATTEST THAT THIS FINAL MAP WAS APPROVED AND ACCEPTED BY THE FERNLEY CITY COUNCIL, ON
THIS DAY OF , 2022.

CITY COUNCIL DATE

(PRINT NAME/TITLE)

CITY OF FERNLEY
SURVEYOR’S CERTIFICATE

I DO HEREBY CERTIFY THAT I HAVE EXAMINED AND APPROVE OF THIS FINAL MAP.

GRANT ALEXANDER
CITY OF FERNLEY SURVEYOR DATE

RIGHT TO FARM

THE LANDS SHOWN HEREON ARE SUBJECT TO THE PROVISIONS OF NEVADA REVISED STATUTES 40.140 AND CHAPTER 15.20 OF THE LYON COUNTY CODE. THE RIGHT TO FARM. LYON COUNTY HAS DETERMINED THAT THE HIGHEST AND BEST USE FOR AGRICULTURAL LAND IS TO DEVELOP OR PRESERVE SAID LANDS FOR THE PURPOSES OF AGRICULTURAL OPERATIONS AND IT WILL NOT CONSIDER THE INCONVENIENCES OR DISCOMFORTS ARISING FROM OR RELATED TO AGRICULTURAL OPERATIONS TO BE A PERCEIVED NUISANCE IF SUCH OPERATIONS ARE LEGAL, CONSISTENT WITH ACCEPTED CUSTOMS AND STANDARDS AND OPERATED IN A NON–NEGLIGENT MANNER.

NEVADA DIVISION OF ENVIRONMENTAL
PROTECTION CERTIFICATE

THIS FINAL MAP IS APPROVED BY THE NEVADA DIVISION OF ENVIRONMENTAL PROTECTION OF THE STATE DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES. THIS APPROVAL CONCERNS SEWAGE DISPOSAL, WATER POLLUTION, WATER QUALITY AND WATER SUPPLY FACILITIES AND IS PREDICATED UPON PLANS FOR A PUBLIC WATER SUPPLY AND A COMMUNITY SYSTEM FOR DISPOSAL OF SEWAGE.

APRIL HOLT, TITLE DATE

DIVISION OF WATER
RESOURCES CERTIFICATE

THIS PLAT IS APPROVED BY THE STATE OF NEVADA DIVISION OF WATER RESOURCES OF THE DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES CONCERNING WATER QUANTITY, SUBJECT TO REVIEW OF APPROVAL ON FILE IN THIS OFFICE.

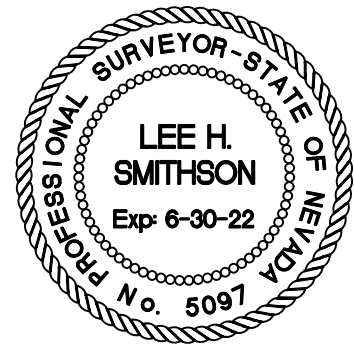
STEVE SHELL,
WATER RESOURCE SPECIALIST 2 DATE

SURVEYOR’S CERTIFICATE

I, LEE H. SMITHSON, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:

- THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF D.R. HORTON, INC.,—NNV, A DELAWARE CORPORATION.
- THE LANDS SURVEYED LIE WITHIN NORTHWEST 1/4 OF THE NORTHEAST 1/4 SECTION 24, TOWNSHIP 20 NORTH, RANGE 24 EAST, M.D.M., AND THE SURVEY WAS COMPLETED ON MARCH 2, 2021.
- THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.
- THE MONUMENTS DEPICTED ON THIS PLAT ARE TO BE SET NO LATER THAN, AND WILL BE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY.

LEE H. SMITHSON P.L.S.
NEVADA CERTIFICATE NO. 5097



TRUCKEE–CARSON IRRIGATION DISTRICT

I, RUSTY D. JARDINE, ESQ. GENERAL MANAGER OF THE TRUCKEE–CARSON IRRIGATION DISTRICT (DISTRICT) DOES HEREBY DECLARE AS FOLLOWS:

- EVERY PARCEL DEPICTED UPON THIS MAP LIES WITHIN THE GEO–PHYSICAL BOUNDARIES OF THE NEWLANDS FEDERAL RECLAMATION PROJECT (PROJECT) ESTABLISHED BY ACT OF CONGRESS IN 1902 (32 STAT. 388) AND THE BOUNDARIES OF THE DISTRICT AS AUTHORIZED BY THE NEVADA IRRIGATION DISTRICT ACT (NRS 539.010 ET SEQ). DEPICTED ON THIS MAP ARE PROJECT EASEMENTS AND/OR RIGHTS OF WAY FOR THE CONSTRUCTION, MAINTENANCE, AND/OR OPERATION OF PROJECT CANALS, LATERALS, DRAINS, AND/OR FACILITIES. OBSTRUCTIONS AND/OR NUISANCES TO OR WITHIN PROJECT CANALS, LATERALS, DRAINS, AND/OR FACILITIES, ARE IMPERMISSIBLE.
- THE DISTRICT BY AGREEMENT WITH THE UNITED STATES OF AMERICA, THROUGH THE BUREAU OF RECLAMATION (RECLAMATION) OF THE DEPARTMENT OF THE INTERIOR, IS THE AGENT FOR THE OPERATION AND MAINTENANCE OF THE PROJECT. THE DISTRICT IS AUTHORIZED TO ENTER PROJECT EASEMENT AND/OR RIGHTS OF WAY FOR THE CONSTRUCTION, MAINTENANCE, AND/OR RIGHTS OF WAY FOR ALL LAWFUL PURPOSES ASSOCIATED WITH THE OPERATION AND MAINTENANCE OF THE PROJECT.
- ALL LANDS DEPICTED HEREON, HAVING SURFACE WATER RIGHTS APPURTENANT THERETO, ARE SUBJECT TO REGULATION BY THE DISTRICT FOR THE DELIVERY AND DISTRIBUTION OF WATER AS PROVIDED FOR BY NRS 539.233.
- THE DISTRICT ASSUMES NO LEGAL DUTY, AS TO THE LANDS DEPICTED HEREON, FOR THE INSPECTION OR REVIEW OF PAST OR FUTURE HYDROLOGIC CONDITIONS, INCLUDING WITHOUT LIMITATION, CHANGES TO THE SURFACE OR GROUNDWATER SOURCES, WATER TABLES, OR FLOODING, AND MAKES NO CLAIM OR WARRANTY AS TO THE EXISTENCE OF SUCH ADVERSE HYDROLOGIC CONDITION(S) NOW ATTENDING THE LANDS, OR EXISTING STRUCTURES, OR AS TO ANY STRUCTURE(S) TO BE PLANNED OR TO BE CONSTRUCTED THEREON. THE DISTRICT ASSUMES NO LEGAL DUTY FOR, NOR MAKES ANY WARRANTY ASSOCIATED WITH, THE ACCURACY OF THE WATER RIGHTS DEPICTED ON THE MAP.

RUSTY D. JARDINE, ESQ., DISTRICT MANAGER DATE

UTILITY COMPANIES CERTIFICATE

WE, THE UNDERSIGNED UTILITY COMPANIES, HAVE CHECKED, ACCEPTED AND APPROVE THE UTILITY EASEMENTS SHOWN ON THIS PLAT.

SIERRA PACIFIC POWER COMPANY, d/b/a NV ENERGY

KATHERINE PERKINS,
ASSOC. RIGHT OF WAY AGENT DATE

CHARTER COMMUNICATIONS

BART GIVENS, CONSTRUCTION SUPERVISOR DATE

NEVADA BELL TELEPHONE COMPANY, d/b/a/ NEVADA AT&T

SHANNON BROOK, ENGINEERING COST ASSOC. DATE

SOUTHWEST GAS CERTIFICATE

A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT PARCEL, WITH THE RIGHT TO EXIT THAT PARCEL WITH SAID UTILITY FACILITIES FOR THE PURPOSE OF SERVING ADJACENT PARCELS.

DATE

(PRINT NAME/TITLE)

RECORDER’S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF,

ON THIS DAY OF , 2021,
AT

IN THE OFFICIAL RECORDS OF LYON COUNTY, NEVADA,

RECORDING FEE: \$

FILE NO:

NAME
CITY OF FERNLEY RECORDER DATE

TCID# 21–044

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FINAL MAP
FOR
COOK RANCH ESTATES PHASE 3
BEING A DIVISION OF PARCEL A-1 OF FINAL MAP NO. 354267
SITUATE WITHIN NW 1/4 OF THE NE 1/4 OF SECTION 24
TOWNSHIP 20N., RANGE 24E., M.D.M.

FERNLEY

LYON COUNTY

NEVADA

Manhard

CONSULTING LTD.

241 Ridge Street, Suite 400, Reno, NV 89501

ph:775-746-3500

tx:775-746-3500

menhard.com

Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers

Construction Managers • Environmental Scientists • Landscape Architects • Planners

DRAWN BY: ACP

DATE: JULY/2021

PROJ. CODE: FTLFNV

PROJ. #: 01

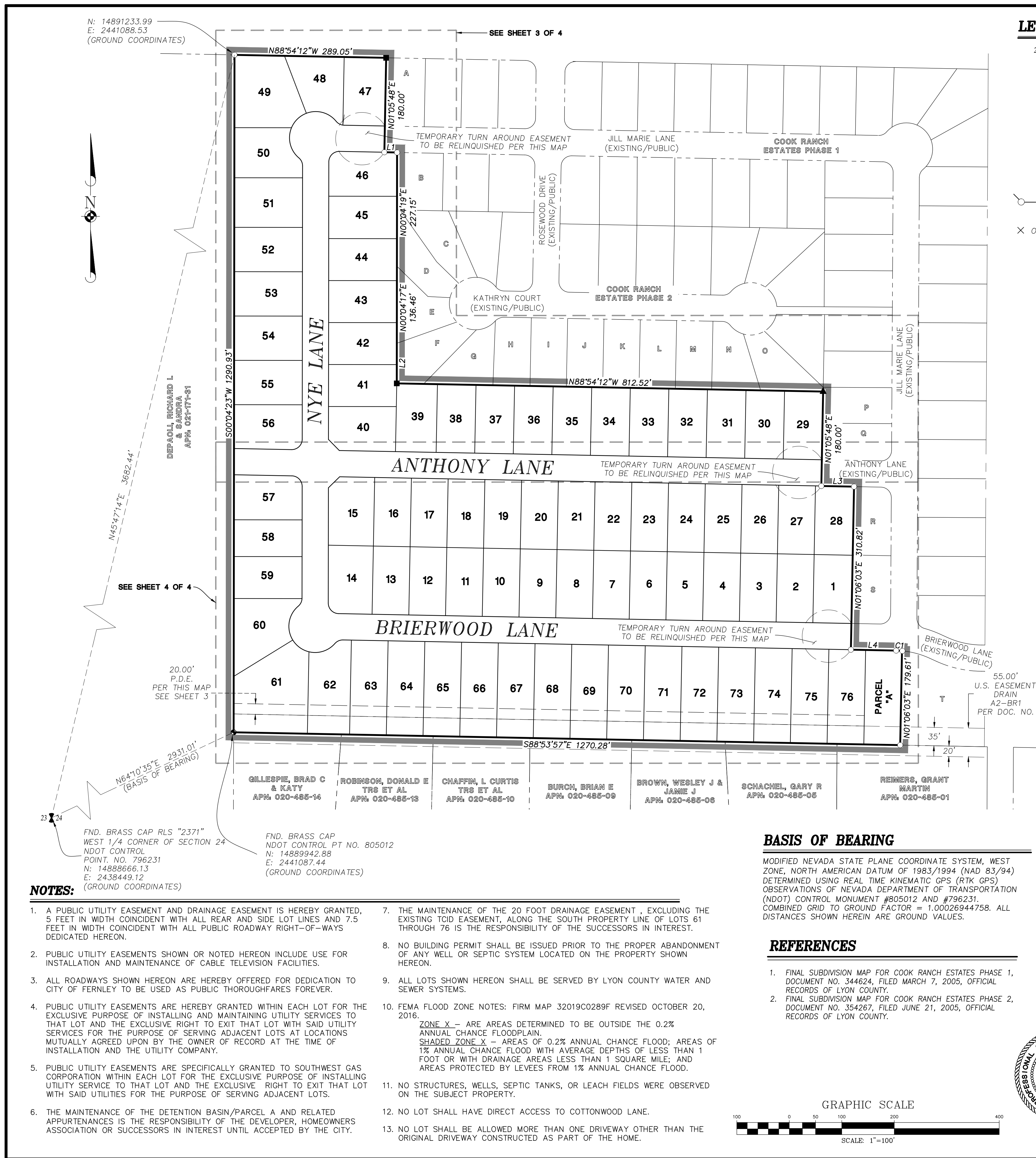
1

SHEET
OF

4

SUBDIVISION MAP

Page 48 of 88



FOUND SECTION CORNER AS NOTED
PAE PUBLIC ACCESS EASEMENT
PDE PRIVATE DRAINAGE EASEMENT
Q CENTERLINE
FFC FRONT FACE OF CURB
ROW RIGHT-OF-WAY
(R) RADIAL BEARING
CATVE CABLE TELEVISION EASEMENT
ROS RECORD OF SURVEY
TM TRACT MAP
PM PARCEL MAP
S.F. SQUARE FEET
AC ACREAGE
DOC. NO. DOCUMENT NUMBER
APN ASSESSORS PARCEL NUMBER
T.C.I.D. TRUCKEE CARSON IRRIGATION DISTRICT

FOUND BLM BRASS CAP AS NOTED
FOUND 5/8" REBAR WITH CAP PLS 5665
FOUND 5/8" REBAR NO ID
SET 5/8" REBAR AND PLASTIC CAP
STAMPED "PLS 5097"
STANDARD STREET CENTERLINE WELL
MONUMENT TO BE SET STAMPED "PLS 5097"
SET 5/8" REBAR & CAP "PLS 5097" OR
CURB SCRIBE AT FRONT FACE OF CURB
LOT LINE PROJECTION
DIMENSION POINT, NOTHING FOUND OR SET.

————— EXISTING BOUNDARY LINE
————— NEW LOT LINE
————— STREET CENTERLINE
—— ——— ADJACENT PARCEL/LOT LINE
—— ——— EXISTING EASEMENT LINE
- - - - - SURVEY TIE
————— BOUNDARY LINE GRAPHIC BORDER
—— ——— MATCH LINE

SITE SUMMARY

PARCEL	AREA/ACRES
LOTS	18.57
RIGHT-OF-WAY	3.76
PARCEL "A"	0.29
OVERALL SITE	22.62

SHEET INDEX

SHEET 1 of 4	JURAT/SIGNATURES
SHEET 2 of 4	OVERALL SITE MAP/NOTES
SHEET 3 of 4	PLAN DETAIL
SHEET 4 of 4	PLAN DETAIL

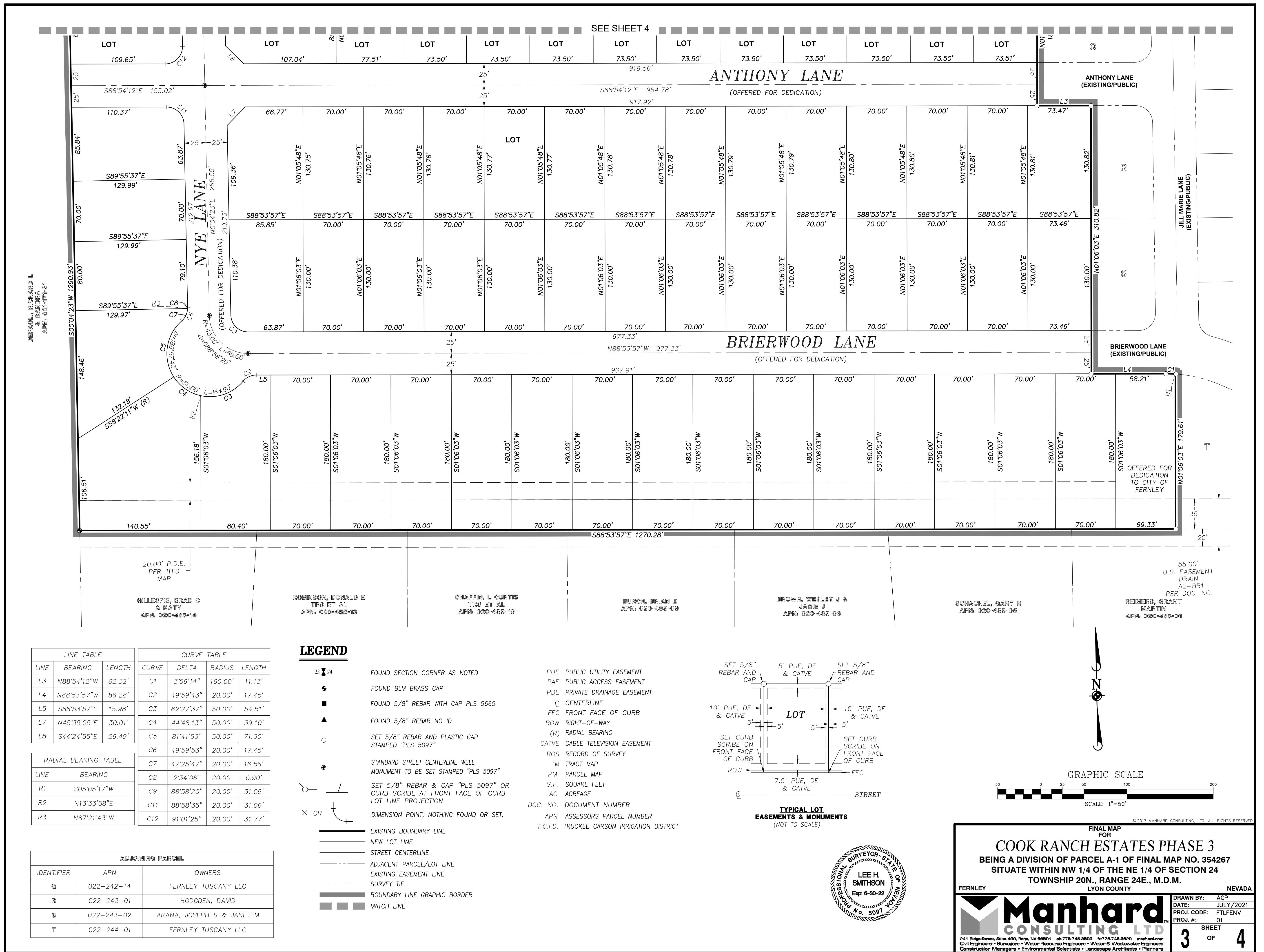
ADJOINING PARCEL		
IDENTIFIER	APN	OWNERS
A	022-291-04	LUC, KELLY
B	022-292-01	BOSER, ROBERT J
C	022-292-06	FERNLEY TUSCANY LLC
D	022-292-07	FERNLEY TUSCANY LLC
E	022-292-08	FERNLEY TUSCANY LLC
F	022-292-09	LUC, KELLY
G	022-292-10	FERNLEY TUSCANY LLC
H	022-292-11	FERNLEY TUSCANY LLC
I	022-292-12	FERNLEY TUSCANY LLC
J	022-292-13	FERNLEY TUSCANY LLC
K	022-292-14	FERNLEY TUSCANY LLC
L	022-292-15	FERNLEY TUSCANY LLC
M	022-292-16	FERNLEY TUSCANY LLC
N	022-292-17	FERNLEY TUSCANY LLC
O	022-292-18	FERNLEY TUSCANY LLC
P	022-242-13	FERNLEY TUSCANY LLC
Q	022-242-14	FERNLEY TUSCANY LLC
R	022-243-01	HODGDEN, DAVID
S	022-243-02	AKANA, JOSEPH S & JANET M
T	022-244-01	FERNLEY TUSCANY LLC

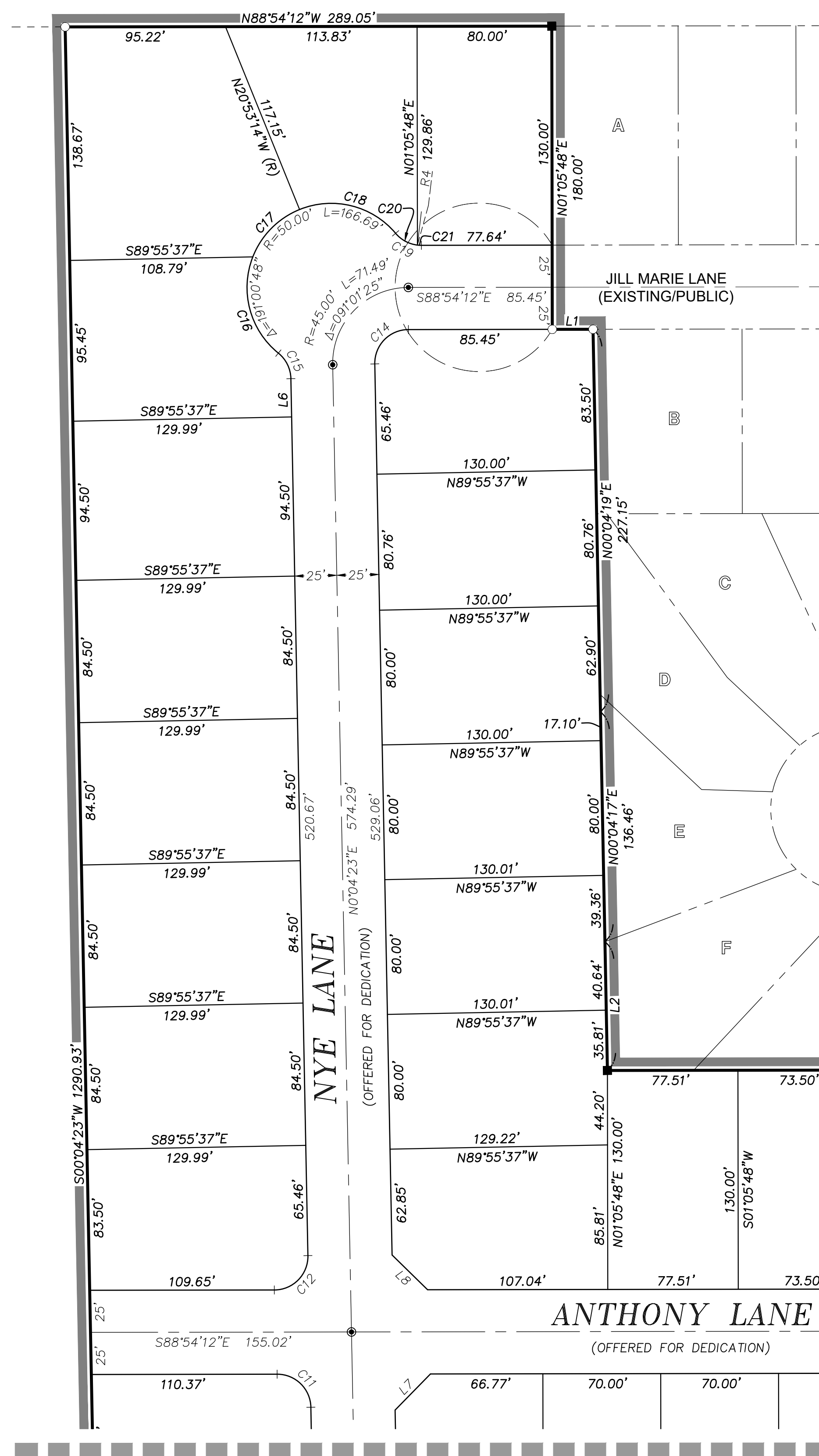
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FINAL MAP
FOR

COOK RANCH ESTATES PHASE 3

BEING A DIVISION OF PARCEL A-1 OF FINAL MAP NO. 354267
SITUATE WITHIN NW 1/4 OF THE NE 1/4 OF SECTION 24
TOWNSHIP 20N., RANGE 24E., M.D.M.







CITY OF FERNLEY

CITY COUNCIL AGENDA REPORT

Meeting Date: September 7, 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) Second Reading and Public Hearing, Bill #312 (ZMA22006) Consideration and possible action on a Zoning Map Amendment request 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 ±31.15 acres in size generally located south of Main Street and west of Miller Lane, Fernley, NV. (APN: 021-041-09)		
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 LANGUAGE: <u>Approve</u> "I move to adopt Bill #312, a general ordinance for a Zoning Map Amendment associated with ZMA22006, 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 #312 as an ordinance for a Zoning Map Amendment associated with ZMA22006 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 zoning map amendment 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, 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

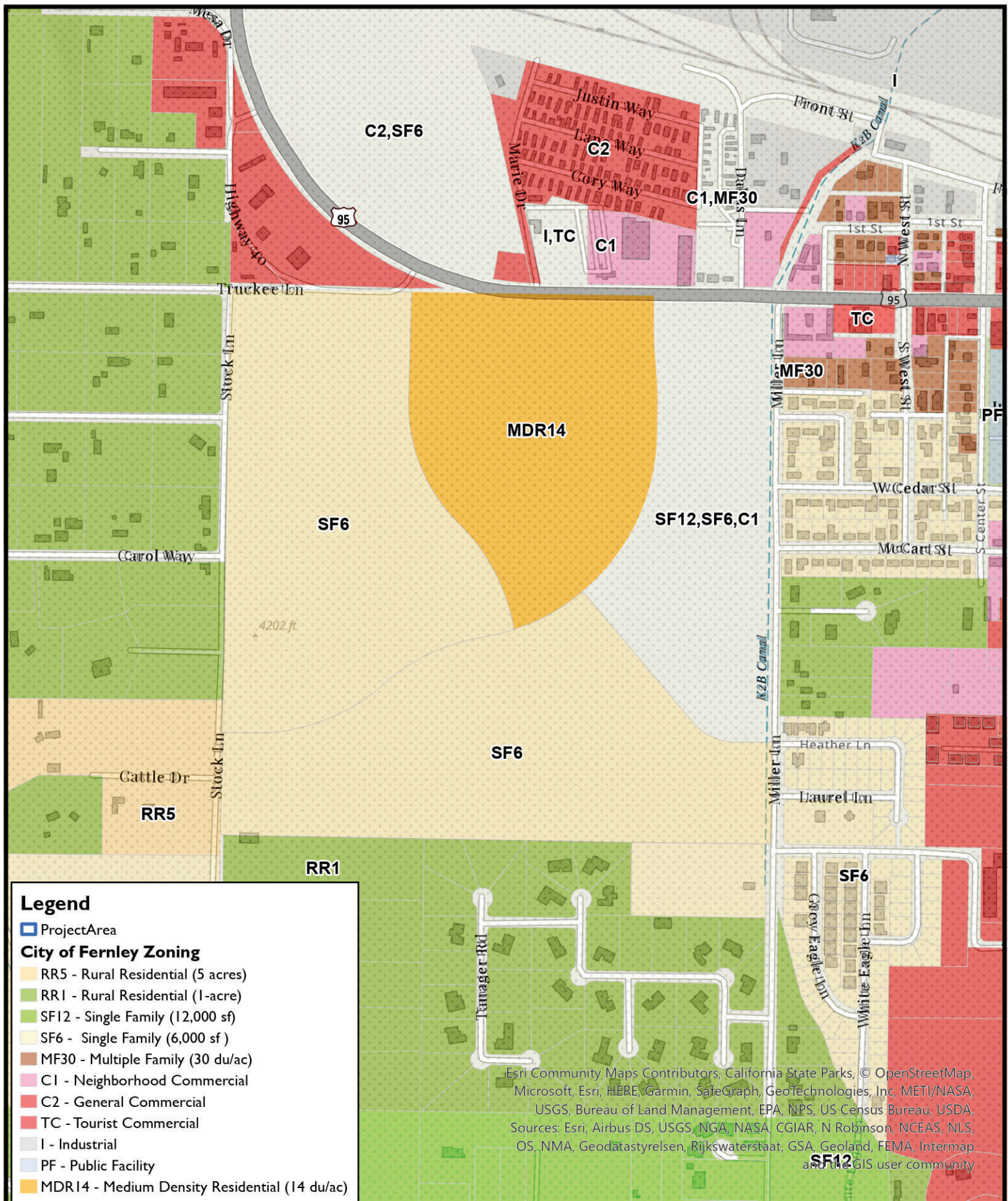
Z3. Public notice was given, and a public hearing held per the requirements of the development code and Nevada Revised Statutes.

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
7. Public Comment





Existing Zoning

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

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:

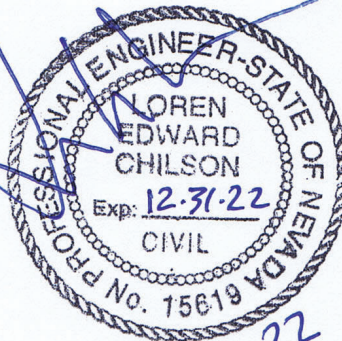
- ▶ Make improvements on Miller Lane along the project frontage
- ▶ Make improvements on the Main Street project frontage
- ▶ Improve the Main Street/Miller Lane intersection for safety and potentially to increase intersection capacity
- ▶ Contribute to the improvement of other local intersections consistent 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

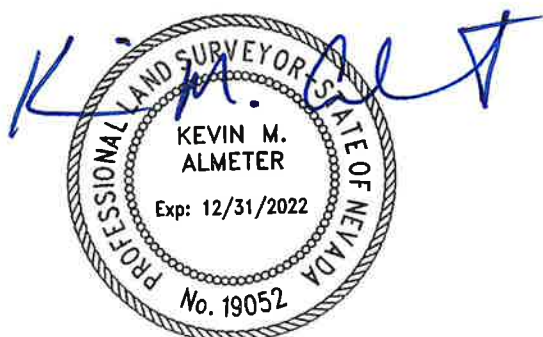
Date: _____

**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

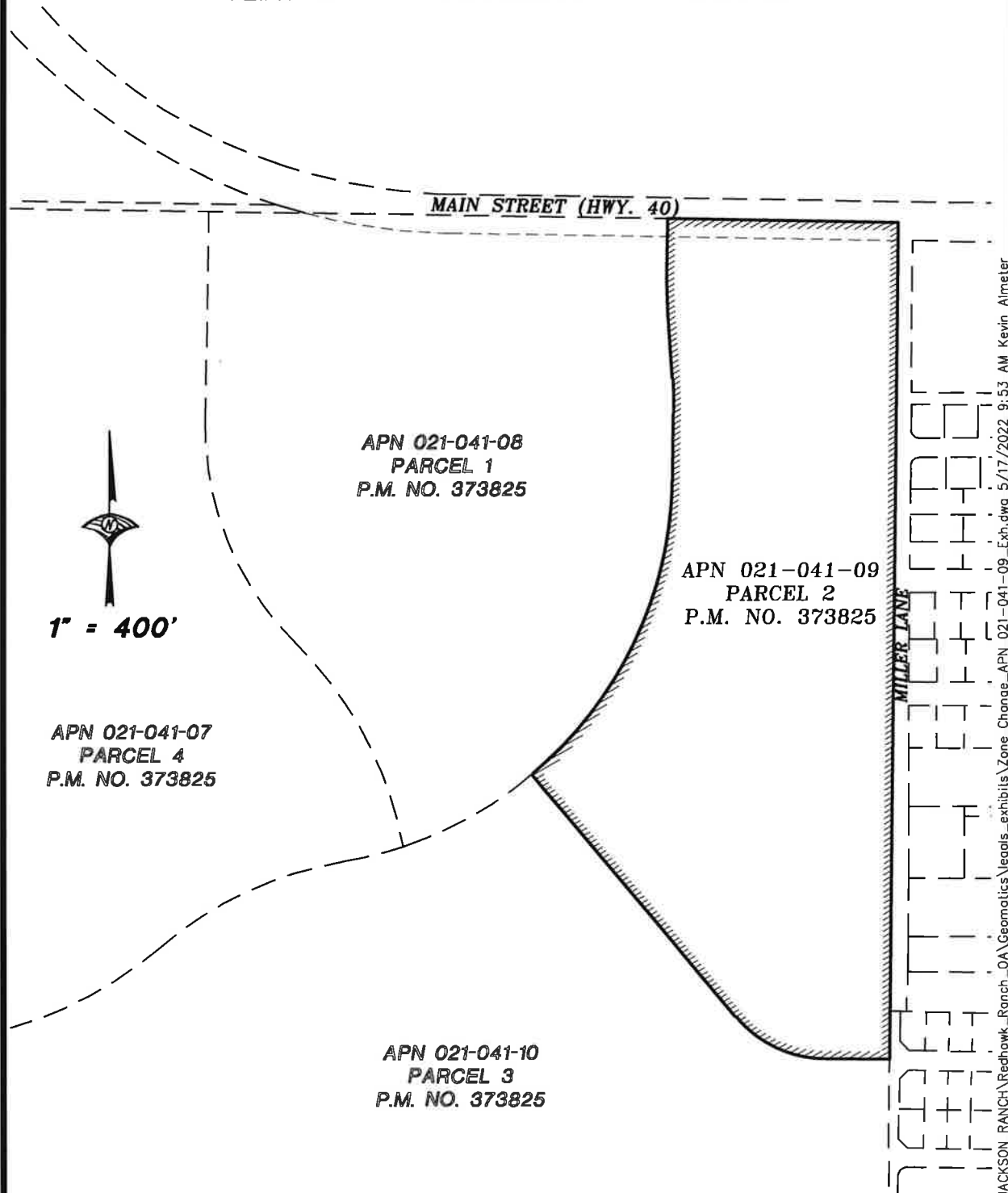
Prepared by:
Wood Rodgers, Inc.
1361 Corporate Blvd.
Reno, NV 89502
Ph: (775) 823-4068



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

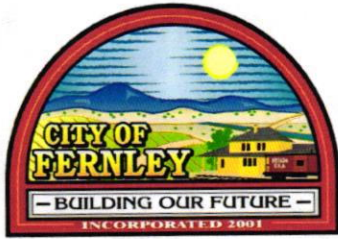


WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME

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_Exp.dwg 5/17/2022 9:53 AM Kevin Almeter



Planning Department

Permits
Planning
Development Review
Sustainability

NOTICE OF PUBLIC HEARING

AGENDA ITEM: Zoning Map Amendment (ZMA22006)

Consideration and possible action on a Zoning Map Amendment request from Wood Rogers, Inc. to change the zoning of ±31.15-acres of vacant land generally located south of Dallas Lane and west of Miller Lane at APN: 021-041-09 from a mixed zoning of SF6 (residential single-family - 6,000 square feet), SF12 (residential single-family - 12,000 square feet), and C1 (neighborhood commercial) to MDR14 (residential medium density residential - 14 dwelling units per acre) as part of a project with the working title Miller/Main Street.

Dear Neighbor:

An application for the above-referenced project is on file at the City of Fernley Planning Department located at 595 Silver Lace Blvd., Fernley, Nevada, and may be reviewed during regular office hours (8:00 a.m. to 5:00 p.m.), Monday through Friday, except federal holidays. The staff report for these projects will be available for review at the City of Fernley Planning Department prior to the meeting.

The scheduled public hearing dates are as follows:

PLANNING COMMISSION

Date: **July 13th, 2022**

Time: The meeting commences at **5:00 p.m.**

These matters may be continued to another meeting without additional notice.

Interested persons may appear at these meetings to present oral comments, or may submit written comments, by mail to the City of Fernley Planning Department, 595 Silver Lace Blvd., Fernley, NV 89408.

If written comments are not received prior to the date of the meeting, the Planning Commission or City Council may not consider them. For further information please contact the Planning Department at (775) 784-9810.

Comments (attach additional sheets, if necessary): I have NO ISSUE WITH THE
ABOVE MENTIONED PROPOSAL HOWEVER
MILLER LANE NEEDS TO BE REPAVED IF
NEW HOMES ARE GOING TO BE BUILT.



Fred Bianchi
525 Grey Eagle Ln
Fernley, NV 89408

Noticing Map



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community



Fernley Builders Association

P.O. Box 945
Fernley, Nevada 89408
info@fernleybuilders.org
www.fernleybuilders.org

August 18, 2022

City of Fernley
595 Silverlace Blvd.
Fernley, NV 89408

Attn: Mayor Roy Edgington
Councilman Ray Lacy, Ward 1
Councilwoman Felicity Zoberiski, Ward 2
Councilman Stan Lau, Ward 3
Councilman Albert Torres, Ward 4
Councilwoman Fran McKay, Ward 5

**Re: Zoning Map Amendment ZMA22006
Paradiso Communities
Fernley, Nevada**

Dear Mayor & Council:

As president of the Fernley Builders Association (FBA), I attended the regular City Council meeting last night to speak on behalf of the FBA in favor of the subject item. However, the item was removed and delayed until September 7th. As a result, I thought I'd send this letter directly to each of you in the event that you'd like our position clarified in any way.

At the outset, and to ensure complete transparency, both Paradiso Communities (the applicant) and Wood Rodgers (Paradiso's professional services representative) are members of the Fernley Builders Association. At our regular Builders Breakfast on August 4th, Wood Rodgers presented the project and informed the FBA that the Zoning Map Amendment was being forward to the City Council from the Planning Commission with a 4-1 vote recommending denial.

There are three areas of concern from the Fernley Builders Association: Zoning Map Amendments that are consistent with the City's Master Plan; Conditioning ZMAs; and Availability of Housing other than traditional Single Family Residential.

Zoning Map Amendments Consistent with the Master Plan

A request for a Zoning Map Amendment that is consistent with the City's Master Plan because the property's zoning is currently inconsistent with the City's Master Plan shouldn't be denied due to the property owner's attempt at being consistent with governing documents. Denial of Zoning Map Amendments that bring properties into conformance with the City's Master Plan harms the

City by giving property owners (and by extension the building community) mixed signals about whether the documents that the City has already adopted actually govern the City's actions. I would submit that this is true of all actions taken by the City and its staff, NOT just for the Master Plan. This includes the Development Code, the Building Code, Design Standards, and other important governing documents that are used by folks on both sides of the City Hall counter.

“Conditioning” Zoning Map Amendments

The FBA understands that Zoning Map Amendments cannot, technically, be conditioned to mitigate perceived impacts. However, when a Councilperson says, “I’m going to deny this unless you bring this back with _____”, and then the property owner brings it back with whatever the Councilperson asked and it’s approved this second time around, this is a de facto condition. The ZMA stage is not the time to “condition” projects. When conditions (or even de facto conditions) exist in a Zoning Map Amendment discussion, the property owner is placed at an unfair disadvantage because the property owner often hasn’t commissioned the services of all design professionals because the final parameters of the project often aren’t even known at this stage.

The FBA is concerned that the City Council is extending its authority backward into the ZMA stage, and, in fact, losing some of its authority to mitigate project impacts at the appropriate time. I feel that a hypothetical example is required to understand this concern. Let’s say that a majority of the Councilmembers indicate that they are going to vote against a ZMA if the owner doesn’t bring back his ZMA layout without showing a traffic signal at Location X. Then let’s say that a full Traffic Study is prepared as required in the following Tentative Subdivision Map (TSM) Application and the traffic engineer indicates that a traffic signal is not warranted at that location and may, in fact, negatively impact traffic in the area. For this example, let’s say that the traffic engineer indicates that additional ingress/egress points would be appropriate. Doesn’t it seem logical that with the original “de facto conditioned” ZMA approval with “on the record” comments by Councilmembers, City Staff and residents, that it would be very hard for the project to delete the signal at Location X and add the points of ingress/egress without an uproar by residents, when, in fact, the traffic will be negatively impacted?

The FBA believes that conditioning at the ZMA stage (in an attempt to mitigate issues that will be explored later in the process) hamstring the City Council, City Staff, and it sends mixed signals about the development process and its guiding documents. The standard Zoning Map Amendment checklist doesn’t even include a requirement to submit locations of proposed rights of way, utilities, or sources of service for utilities. Nor does the checklist require submission of grading plans, locations of proposed buildings or open space.

Many of these items, among others, are included in the Tentative Subdivision Map Application Checklist and are required to have Design Professionals show mitigation in reports such as: a Traffic Study, a Hydrology & Drainage Report, a Sewer Report and a Geotechnical Report. This is the time (the TSM stage) to condition the project to attempt to, with all the best information, fully mitigate any/all impacts associated with the project.

Availability of Housing

The FBA is painfully aware of the shortage of workforce housing in the area. If the approval of industrial and manufacturing projects is going to continue, then the approval of projects other than

the traditional Rural Residential and Single-Family Residential projects must continue. The current Master Plan indicates that higher density projects are needed as exhibited by this project's lower density zoning currently being non-conforming with the Master Plan.

Conclusion

As a result, the Fernley Builders Association recommends adopting the bill for a Zoning Map Amendment associated with ZMA22006, based namely on the finding that this ZMA is consistent with the City's Master Plan.

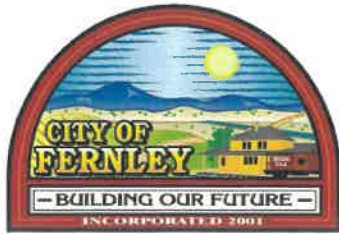
As an aside, you are all welcome to attend our regular Builders Breakfasts. They are held at the Wigwam at 7:30 a.m. on the first Wednesday of each month.

Respectfully submitted,

Fernley Builders Association

Lowell Patton
President

cc: Kim Swanson, City Clerk
Tim Thompson, Planning Director
Rob Winkle, Paradiso Communities
Derek Kirkland, Wood Rodgers
Stacey Mallett, Fernley Builders Association



Planning Department

Permits
Planning
Development Review
Sustainability

NOTICE OF PUBLIC HEARING

AGENDA ITEM: Zoning Map Amendment (ZMA22006)

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Dear Neighbor:

An application for the above-referenced project is on file at the City of Fernley Planning Department located at 595 Silver Lace Blvd., Fernley, Nevada, and may be reviewed during regular office hours (8:00 a.m. to 5:00 p.m.), Monday through Friday, except federal holidays. The staff report for these projects will be available for review at the City of Fernley Planning Department prior to the meeting.

The scheduled public hearing dates are as follows:

PLANNING COMMISSION

Date: **July 13th, 2022**

Time: The meeting commences at 5:00 p.m.

These matters may be continued to another meeting without additional notice.

*What does this mean?
As Tax payers
we deserve
the right to
know!!*

Interested persons may appear at these meetings to present oral comments, or may submit written comments, by mail to the City of Fernley Planning Department, 595 Silver Lace Blvd., Fernley, NV 89408.

If written comments are not received prior to the date of the meeting, the Planning Commission or City Council may not consider them. For further information please contact the Planning Department at (775) 784-9810.

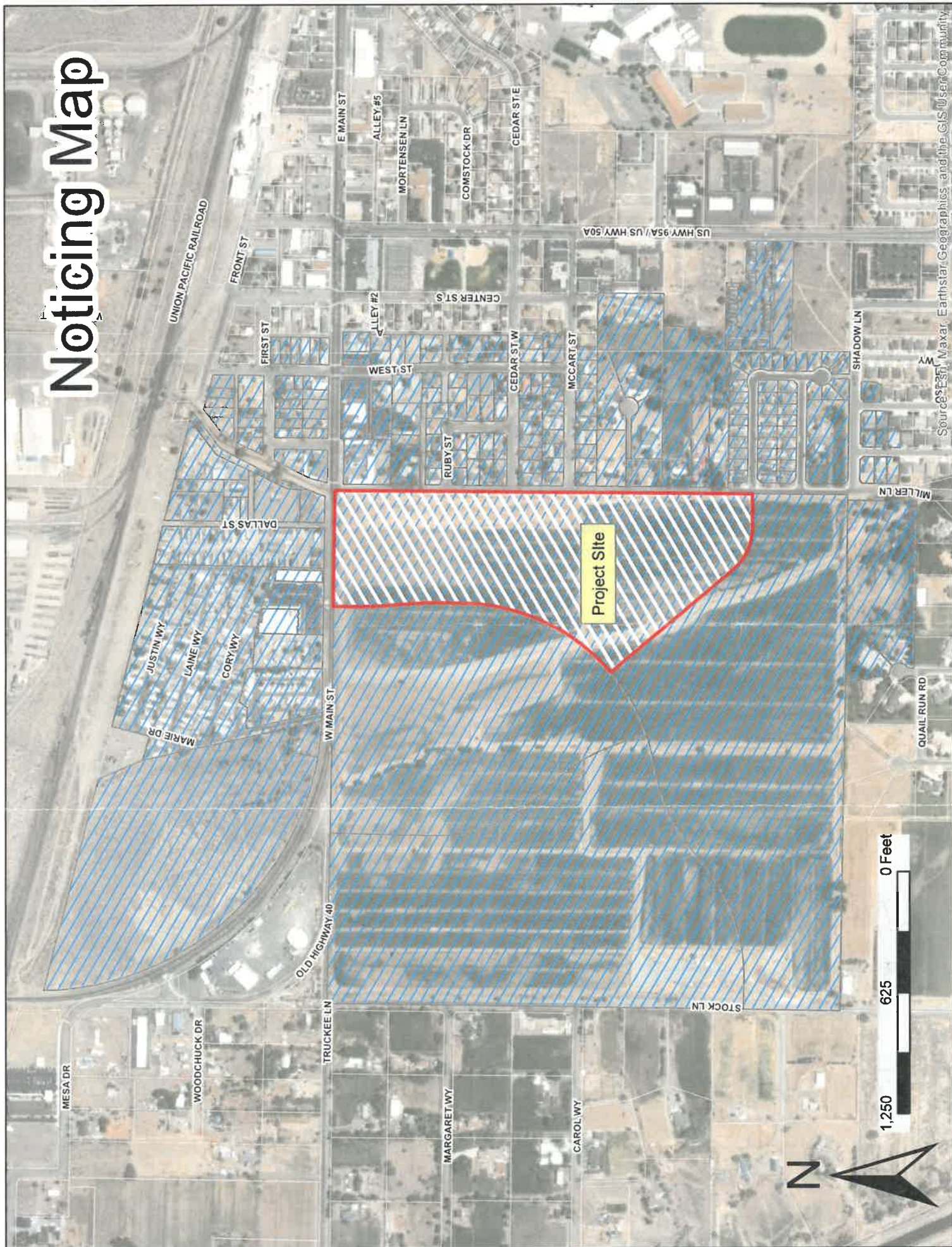
Comments (attach additional sheets, if necessary):

As Owner of 370 Miller Lane since 1985 & a permanent resident since 1995 - I am opposed to high density planning/zoning for the above mentioned project. It is not compatible with our properties on Miller Lane, Fernley. It would constitute a fire hazard, emergency hazard, would create more traffic than is already at over capacity. It would decrease our property values. The City of Fernley needs to be more proactive in protecting our community, water resources, and general planning. Please remember there is an earthquake fault in the midst of the project. Please be smart about this entire project.

*Sincerely, Cheryl Fogarty
FOGarty Cheryl / PGMare.com*

*370 Miller Lane
Page 75 of 88
5/19/22*

Noticing Map



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

To: Fernley Planning Comm'n
Re: Zoning Map Amendment, ZMA 22006

I am absolutely against the Wood Rogers proposed change for the following reasons:

1. Commercial zoning makes sense for the northern end of the property, along Main Street. This stretch would be good for shops or even a grocery store to serve the west side of Fernley as well as Wadsworth, Silver Springs and the various highways' traffic. But this would not apply to the residential and semi-rural area to the south.
2. The proposed zoning is inconsistent with and contrary to all of the surrounding properties. It would destroy property values and trash our neighborhoods. The density is too much.
3. Miller Lane is a disaster now and would be made even worse. The city doesn't maintain it - no paving or repairs, let alone improvements. It is currently used as a high-speed bypass for all the semis and heavy construction vehicles & equipment that avoid the school zones and traffic controls on hwy 95-A. Even the school buses do so! And it is too narrow.

I speak for myself, but also for various neighbors and residents with whom I have discussed these matters and who share these concerns and objections. However, I do not have the ability to prepare and circulate a formal petition. I would challenge you to find a single resident of the west side of Fernley who supports this zoning change and project.

I ask that these comments be read aloud into the records as I am unable to attend the July 13th meeting.

I also ask that, if feasible, a copy of the decision be mailed to me.

Thank you.

RA Harold
320 Miller Lane
Fernley 89408

775-575-4014

August 23rd, 2022

City of Fernley
595 Silverlace Blvd
Fernley NV 89408

Dear Mayor and City Council,

My name is Joe Reisenauer, a full time licensed NV Realtor residing in Fernley. I currently serve as Fernley Director for the Reno/Sparks Association of Realtors and have for the past 4 years. My comments and opinions in favor of Case #ZMA22006, Duets by Paradiso Communities, are my own as a resident and citizen of Fernley.

On Wednesday, August 3rd, 2022, I first learned of this project at our monthly Fernley Builders Association meeting, of which I am a member and regular attendee. Derek Kirkland, Planner of Wood Rodgers, Inc and Rob Winkel, Paradiso Communities discussed the Duets at this meeting. When looking at this project from "the greater good for our community" perspective, I see this project as a huge win for Fernley's future.

On August 17th, I attended the Fernley Chamber of Commerce Quarterly Luncheon, where Mayor Edgington introduced the City of Fernley's "Progress through Partnership" initiative. This project is a prime example of that initiative, and one of the many reasons I am supporting it.

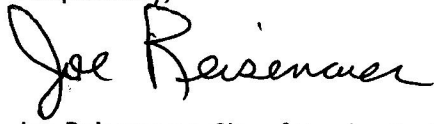
Here are reasons why I encourage the City of Fernley and City Council to approve the Zoning change for this project:

- 1.) Developers of the adjacent Red Hawk subdivision, and Paradiso Communities, will be working together with City of Fernley to improve and develop West Fernley. This fulfills the "Progress through Partnership" initiative and exemplifies what can be accomplished when entities work together.
- 2.) The Duets by Paradiso Communities fills a void of needed housing in Fernley. It is important that we supply a full product line of housing to sustain a balanced housing market in the City of Fernley. The Duets at Paradiso will provide our community higher density housing that allows more of our children and grandchildren an opportunity to achieve home ownership, and a great retirement option for our older population who choose to downsize from their current homes.
- 3.) This project will have an HOA (Home Owners Association) with a majority of the exterior landscape/fencing maintained by the HOA. Paths/walkways are part of the long term vision of this project. It will be an attractive addition to our community.
- 4.) The developers will be working together with City of Fernley to put in much needed infrastructure on W. Main Street, as well as improvements to the infrastructure and road conditions on Miller Lane.
- 5.) The Duets by Paradiso Communities will provide much needed support to our current and future west side businesses.

With the inevitable job growth occurring in our area, it is imperative we move forward with projects such as the Duets by Paradiso Communities and provide this much needed housing product in Fernley.

Please, look favorably on this zoning change, as "the Greater Good for our Community" is honored by relationships and partnerships that are exemplified by this project.

Respectfully,

A handwritten signature in black ink that reads "Joe Reisenauer". The signature is written in a cursive style with a large, stylized "J" and "R".

Joe Reisenauer, City of Fernley Resident

Cc: Kim Swanson, City Clerk
Tim Thompson, Planning Director
Rob Winkel, Paradiso Communities



CITY OF FERNLEY

City Council AGENDA REPORT

Meeting Date: September 7, 2022

REPORT TO: Mayor and City Council

REPORT FROM: Trisha Conner, Assistant to the City Manager

FINANCIAL IMPACT:

Yes: No: X

CURRENTLY BUDGETED:

Yes: No: X

FUND/ACCOUNT:

N/A

ACTION REQUESTED: Motion

AGENDA ITEM: (For Possible Action):

Public Hearing: Presentation, discussion, and possible action on the 2023-2024 Community Development Block Grant (CDBG) program update, priorities and citizen participation process. Public Meeting #2.

AGENDA ITEM BRIEF:

The CDBG program requires citizen input in the annual funding process. This process is a requirement to apply for a grant from CDBG. Three public meetings are required to obtain citizen input into the types of activities to submit for funding. The first meeting was held July 20, 2022, tonight represents the second meeting, and a final meeting will be held before February 2022. The purpose of this second public hearing is discuss

- Project concepts, estimated costs, and estimated beneficiaries
- Public input is requested
- Additional project ideas may be submitted
- Notification of the next meeting at which potential project(s) will be selected to move forward with application(s)
- Other relevant information pertaining to the CDBG program and potential projects, including the due date for Project Eligibility (generally mid-October)

RECOMMENDED MOTION:

"I move to accept the annual CDBG program overview, presentation, and support the citizen participation process."

BUSINESS IMPACT (per NRS Chapter 237):

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

See attached report for background, analysis, alternatives.

ALTERNATIVES:

The Council may request additional information.

BACKGROUND:

The Community Development Block Grant (CDBG) Program is authorized under Title 1 of the Housing and Community Development Act of HCDA, Section 101(c), 570.1, 570.2. The primary objective is the development of viable urban communities. These viable communities are achieved by providing the following, principally for persons of low and moderate income, provide decent housing, a suitable living environment, and create economic opportunity.

The primary purpose of CDBG's citizen participation requirement is to discuss possible applications for funding, and to solicit citizen input on possible activities to be included in applications. The citizen participation component also ensures that information is provided to the public about the CDBG program, past projects that have been funded in the jurisdiction, how to apply, eligibility requirements, how and where funds can be used, and to give citizens an opportunity to make comments known regarding types of eligible activity that the City of Fernley should apply for under the CDBG program.

The purpose of this second public hearing is to review the identified City projects, priorities, possible sponsorships, and to gather public input and make necessary changes. A third and final public hearing will be scheduled for the City Council to discuss, rank, and approve applications prior to submittal to the State. The City can apply for/sponsor, an unlimited number of projects/grants, however, we are restricted to a maximum of five open grants.

Eligible activities under the allocation consist of housing rehabilitation programs, public facilities and public improvement projects, public serve programs, planning studies, and economic development. Projects submitted must be eligible under the State CDBG Program, and must meet one or more of the national objectives listed in CDBG federal statutes as follows:

- Benefit to low income households or persons
- Elimination of slum and blight
- Meeting urgent community development need

CDBG expects to receive \$3.6 million from Housing and Urban Development (HUD) for 2023. The City of Fernley is one of 26 eligible entities to apply for funds through the CDBG program for the 2023 program year. These monies may be used for community revitalization, housing rehabilitation, or infrastructure improvement projects within the City or that benefit qualified Fernley residents. The award process is highly competitive among the 26 rural jurisdictions in Nevada.

Communities who receive CDBG funds may use the funds for many kinds of community development activities including, but not limited to:

- Placemaking and beautification
- Construction or reconstruction of streets, water, and sewer facilities, neighborhood centers, recreation facilities, and other public works
- Demolition
- Acquisition of property for public purposes
- Rehabilitation of public and private buildings
- Public services
- Planning and capacity building activities
- Assistance to nonprofit entities for community and economic development activities
- Assistance to private, for-profit entities to carry out economic development activities, including assistance to micro-enterprises.

Applications received will be scored based on a rating system, the system includes the following elements that are taken into consideration:

- Project Needs Analysis
- Proposed Project Activity
- Scope of Work
- Planning & Project Context
- Long-term Planning & Asset Management
- Environmental Review
- Internal Funding
- Alternative/External Funding
- Economic Development Impact
- Project Budget & Budget Justification Narrative
- Maturity & Project Readiness

In addition, the Advisory Committee will consider the following factors: phasing of larger projects, past performance on CDBG projects, project readiness, and the community's demonstrated efforts to seek other sources of funding for the project.

Previous CDBG funded projects for the City include: Main Street Beautification Phase III & Phase IV; Depot Community Center ADA Amenity Building; Depot Community Center Phase 3 (Community Center Conceptual Design); Depot Community Center Phase 2 (construction of sewer hook up to Depot and design of separate amenity building); Depot Community Center Phase 1 (engineering/design of sewer hook up to Depot); Downtown Corridor Revitalization Phase II; Main Street Revitalization Plan; UNR Small Business Development Center Business Counseling; Access to Health Care Network; WNDD's Small Business Revolving Loan Program; Fernley Community Assessment; and NxLevel Business Classes. In total, the City of Fernley has received over \$2.6 million in grant funds from the Nevada CDBG program since 2002.

PROPOSED GRANT PROJECTS:

1. Construction of the Community Response & Resource Center
2. Planning, engineering, design, and environmental review for the construction of sidewalks on US95A from Main Street to Fernley High School
3. Planning, engineering, design, and environmental review for the construction of sidewalks on Shadow Lane between Hardie Lane and Spring Drive

NEXT STEPS

Public input will be requested/taken and additional project ideas may be submitted. Staff recommends project ideas be submitted by September 30th at the latest. All projects ideas will then be submitted to CDBG for eligibility, due October 14, 2022 at 5:00 pm. Only eligible projects may be developed into applications. Staff will bring back to City Council the eligible project(s) on November 16, 2022 to address public comments, select what project(s) will move forward in the process, and prioritize project application(s). Applications are due February 17, 2023.

RELEVANT LAWS, STATUTES, AND REGULATIONS:

Title 1 of the Housing and Community Development Act of HCDA, Section 101(c), 5701.1, 570.2

FINANCIAL IMPLICATIONS:

There are no financial implications during the initial public meeting, staff will collect input and project ideas and return with cost estimates for the second and third public meetings.

ATTACHMENTS:

None



CITY OF FERNLEY

City Council AGENDA REPORT

Meeting Date: September 7, 2022

REPORT TO: Mayor and City Council

REPORT FROM: Jacki Moxley, Human Resource Manager

FINANCIAL IMPACT:

Yes:X No:

CURRENTLY BUDGETED:

Yes:X No:

FUND/ACCOUNT:

N/A

ACTION REQUESTED: Motion

AGENDA ITEM: (For Possible Action):

- A. Discussion and Possible Action regarding the City Clerk's past year's performance, and the City Council and Mayor's satisfaction with the City Clerk's employment performance and general performance as the City Clerk.
- B. Discussion and Possible Action to approve the City Clerk's salary.

AGENDA ITEM BRIEF:

The City Clerk was appointed on September 6, 2012 by the Mayor with the consent of City Council. The City Clerk's annual evaluation was provided to the Mayor and City Council for completion.

RECOMMENDED MOTION:

- A. "I move to approve the City Clerk's evaluation."
- B. "I move to approve the City Clerk's increase of 5% effective September 4, 2022."

BUSINESS IMPACT (per NRS Chapter 237):

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

See attached report for background, analysis, alternatives.

ALTERNATIVES:

BACKGROUND:

The City Clerk was appointed by the Mayor with the consent of the City Council on September 6, 2012, and in accordance with the Personnel Manual, must be evaluated on an annual basis. The current evaluation form was approved by Council on February 3, 2016. The City Clerk previously served as the Deputy City Clerk and has been an employee of the City of Fernley since 2001.

RELEVANT LAWS, STATUTES, AND REGULATIONS:

NRS 266.470 FMC 1.07.02

FINANCIAL IMPLICATIONS:

A 3% increase was budgeted in approved position control through the FY 2022-23 budget process.

ATTACHMENTS:

None



CITY OF FERNLEY

City Council AGENDA REPORT

Meeting Date: September 7, 2022

REPORT TO: Mayor and City Council

REPORT FROM: Jacki Moxley, Human Resource Manager

FINANCIAL IMPACT:	CURRENTLY BUDGETED:	FUND/ACCOUNT:
Yes:X No:	Yes:X No:	N/A

ACTION REQUESTED: Motion

AGENDA ITEM: (For Possible Action):

- A. Discussion and Possible Action regarding the City Treasurer's past year's performance, and the City Council and Mayor's satisfaction with the City Treasurer's employment performance and general performance as the City Treasurer.
- B. Discussion and Possible Action to approve the City Treasurer's salary.

AGENDA ITEM BRIEF:

The City Treasurer was appointed on September 6, 2012, by the Mayor with the consent of City Council. The City Treasurer's annual evaluation was provided to the Mayor and City Council for completion.

RECOMMENDED MOTION:

- A. "I move to approve the City Treasurer's evaluation."
- B. "I move to approve the City Treasurer's increase of 5% effective September 4, 2022."

BUSINESS IMPACT (per NRS Chapter 237):

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

See attached report for background, analysis, alternatives.

ALTERNATIVES:

BACKGROUND:

The City Treasurer was appointed by the Mayor with the consent of the City Council on September 6, 2012, and in accordance with the Personnel Manual, must be evaluated on an annual basis. The current evaluation form was approved by Council on February 3, 2016.

RELEVANT LAWS, STATUTES, AND REGULATIONS:

NRS 266.470

FMC 1.08.02

FINANCIAL IMPLICATIONS:

A 5% increase was budgeted in approved position control through the FY 2022-23 budget process.

ATTACHMENTS:

None