



N E V A D A

AGENDA
Regular Meeting
City Council

Wednesday, October 5, 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

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 September 21, 2022.

2.3. (Possible Action) Business Licenses

2.4. Possible action to approve the Mayor's appointment of Senior Judge John N. Schroeder to the Judge's Pro Tem panel for Fernley Municipal Court

2.5. For Possible Action to Reappoint Mr. Jewell "JF" McCullar to the Fernley Senior Citizen Advisory Committee.

2.6. A. Possible Action to approve an Amendment to the Settlement Agreement between Northern Nevada Housing and the City of Fernley regarding District Court Case 21-CV-00951

B. Possible action to direct staff to resolve the CC&Rs conflicts for property owned by the City at 1170 Newlands Drive, Fernley.

2.7. Possible action to authorize the execution of the Water Right Banking and Dedication Agreement with Donna Blodgett Trust Agreement, APN 020-381-01 TCID serial number 1065-19 in the amount of 9.045-acre action to authorize the execution of the Water Right Banking and Dedication feet.

2.8. Possible action to approve the Cook Ranch Estates Phase 3 Final Subdivision Map (FSM21004) 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 the city departments.

4. PROCLAMATIONS BY THE MAYOR

5. PRESENTATIONS

5.1. Presentation of the Lyon County Library Community Needs Assessment and Strategic Plan Annual Update by Lyon County Library System Director Amy Geddes & Director of the University Center for Economic Development Frederick Steinmann (No Action Requested)

6. ORDINANCES

6.1. (For possible action) First Reading, Introduction of Bill # 314 (ZMA22007) Consideration and possible action to introduce Bill # 314 as an ordinance for a Zoning Map Amendment request for a site ± 8.63 acres at approximately 610 Desert Shadows Lane (APN: 021-541-56) from SF20 (Residential - Single-Family, 20,000 square foot minimum lot size) to SF12 (Residential - Single-Family, 12,000 square foot minimum lot size) by request of RC Herrera.

7. RESOLUTIONS

7.1. Public Hearing, Resolution #22-018 (MPA22003)

Consideration and possible action on Resolution #22-018 as a resolution for a comprehensive master plan amendment request to change the land use designation of a ±15.5-acre portion of parcel APN: 021-341-18, generally located north of Farm District Road at the intersection of Clearwater Parkway, from Single Family Residential (SFR) to Mixed Residential (MR).

8. STAFF REPORTS

8.1. For Discussion and Possible Action to consider and appoint one member to the City of Fernley Senior Citizen Advisory Committee among the submitted applicants.

8.2. Discussion and possible action to approve a contract for environmental consulting services with Resource Concepts, Inc. in the amount not to exceed \$25,000 for the Community Response & Resource Center project.

8.3. Update and possible action to approve the revised re-scoping, floor plan, and cost estimate of the Community Response & Resource Center.

8.4. Possible action to direct staff to proceed with a Business Impact Statement relating to an increase in Franchise Fees for Public Utilities providing services within the City of Fernley.

9. ADDRESS REQUEST(S) FOR FUTURE AGENDA ITEMS

10. PUBLIC FORUM

11. ADJOURNMENT

Next Meeting: October 19, 2022 @ 5 PM

Report Criteria:

Detail report.

Invoice detail records above \$0 included.

Paid and unpaid invoices included.

Vendor.Vendor Number = {<>} 2201

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title	GL Period
AECOM TECHNICAL SERVICES, INC.								
8633	AECOM TECHNICAL SERVICES, INC.	2000669555	Engineering services for surface water conveyance project	09/16/2022	13,100.00		510-166100 Construction In Progress	922
Total 8633:					13,100.00			
AFLAC								
5690	AFLAC	967142	SUPPLEMENTAL INSURANCE	09/25/2022	318.92	09/29/2022	100-217400 AFLAC Insurance Payable	922
Total 5690:					318.92			
AIR MED CARE NETWORK								
8863	AIR MED CARE NETWORK	17253-09202022	Air med -L Warner	09/20/2022	33.00		100-610-240 Group Insurance	922
Total 8863:					33.00			
AIT ADVANCED INTERPRETING & TRANSLATION								
8498	AIT ADVANCED INTERPRETING & TRANSLATION	202209-FMC	Mendez-Martinez DUI 1st	09/15/2022	160.00		100-425-330 PROF SERV-INTERPRETER	922
Total 8498:					160.00			
ARAMARK								
1895	ARAMARK	5980025809	Shop - WD Pants Service	09/12/2022	56.57	09/22/2022	510-810-614 Supplies-Plant/Shop/Maint	922
1895	ARAMARK	5980025819	SHIRT CONTRACT	09/12/2022	39.66	09/22/2022	100-480-600 GENERAL SUPPLIES/TOOLS	922
1895	ARAMARK	5980025820	uniforms	09/12/2022	39.77	09/22/2022	100-475-616 Supplies-Safety	922
1895	ARAMARK	5980027455	Shop - WD Pants Service	09/19/2022	46.46		510-810-614 Supplies-Plant/Shop/Maint	922
1895	ARAMARK	5980027462	shirt contract	09/19/2022	39.66		100-480-600 GENERAL SUPPLIES/TOOLS	922
1895	ARAMARK	5980027464	uniforms	09/19/2022	39.77	09/22/2022	100-475-616 Supplies-Safety	922
1895	ARAMARK	5980029190	shop mats	09/22/2022	82.10		520-810-614 Supplies-Plant/Shop/Maint	922
1895	ARAMARK	5980029205	rags and rugs	09/22/2022	107.62		510-840-420 Contract Services	922
1895	ARAMARK	5980029219	mats	09/22/2022	159.58		100-417-420 Contract Services	922
1895	ARAMARK	5980029737	shirt contract	09/26/2022	39.66		100-480-600 GENERAL SUPPLIES/TOOLS	922
1895	ARAMARK	5980029740	uniforms	09/26/2022	39.77		100-475-616 Supplies-Safety	922
Total 1895:					690.62			
ASCE								
7346	ASCE	1045462331	ASCE annual renewal	09/06/2022	84.60		100-529-581 Dues & Memberships	922
7346	ASCE	1045462331	ASCE annual renewal	09/06/2022	28.20		510-840-581 Dues and Memberships	922

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title	GL Period
7346	ASCE	1045462331	ASCE annual renewal	09/06/2022	70.50		510-810-581 Dues and Memberships	922
7346	ASCE	1045462331	ASCE annual renewal	09/06/2022	98.70		520-810-581 Dues and Memberships	922
Total 7346:					282.00			
AT&T								
13	AT&T	28574 SEP 22	131 252-7192 857 4	09/02/2022	160.00	09/26/2022	100-417-530 Communications (Internet,Cell)	922
13	AT&T	96145 SEP 22	131 252-8129 614 5	09/02/2022	230.00	09/26/2022	100-417-530 Communications (Internet,Cell)	922
Total 13:					390.00			
AT&T LONG DISTANCE								
448	AT&T LONG DISTANCE	815519343 SEP	Sept 22 Long Distance	09/04/2022	1,168.64	09/22/2022	100-417-530 Communications (Internet,Cell)	922
Total 448:					1,168.64			
ATLAS COPCO USA HOLDINGS INC								
5884	ATLAS COPCO USA HOLDINGS INC	1122086749-0	FREIGHT FOR FILTER FOR COMPRESSORS	08/25/2022	24.63	09/22/2022	510-840-430 Service-Repair and Maintenance	822
5884	ATLAS COPCO USA HOLDINGS INC	1122096373	Filter for new compressors	09/22/2022	637.20		510-840-430 Service-Repair and Maintenance	922
Total 5884:					661.83			
BIG R OF FERNLEY								
20	BIG R OF FERNLEY	15289/5	Drill Bit	09/14/2022	11.49		510-810-614 Supplies-Plant/Shop/Maint	922
20	BIG R OF FERNLEY	15301/5	Tork socket mix lock	09/16/2022	102.70	09/22/2022	100-475-600 General Supplies	922
20	BIG R OF FERNLEY	15330/5	boots and rain jackets	09/21/2022	211.75		100-475-616 Supplies-Safety	922
20	BIG R OF FERNLEY	15334/5	head lamps drill bits.	09/22/2022	255.68		100-475-605 Minor Equipment	922
20	BIG R OF FERNLEY	15340/5	galv. nipple	09/23/2022	37.58		100-475-600 General Supplies	922
20	BIG R OF FERNLEY	15341/5	Gorilla Glue	09/23/2022	14.95		100-575-600 General Supplies	922
20	BIG R OF FERNLEY	15344/5	lock pin	09/23/2022	14.32		100-475-600 General Supplies	922
20	BIG R OF FERNLEY	15357/5	gloves starting fluid	09/26/2022	28.93		100-528-616 Safety Supplies	922
20	BIG R OF FERNLEY	15365/5	Kitten food; litter	09/26/2022	11.33		100-525-600 General Supplies	922
20	BIG R OF FERNLEY	15374/5	propane	09/27/2022	185.22		100-475-623 Propane	922
20	BIG R OF FERNLEY	15381/5	straps	09/28/2022	77.84		100-575-600 General Supplies	922
20	BIG R OF FERNLEY	15385/5	cleaning supplies	09/28/2022	23.57		100-475-600 General Supplies	922
Total 20:					975.36			
BOB'S PRINTING AND SIGNAGE								
6970	BOB'S PRINTING AND SIGNAGE	90122-1	New Hours Sign	09/16/2022	38.00	09/22/2022	100-425-550 Printing and Postage	922
Total 6970:					38.00			

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title	GL Period
BRADY INDUSTRIES OF NEVADA LLC								
8837	BRADY INDUSTRIES OF NEVADA LLC	7528540	trash bags disinfectant	09/16/2022	426.63	09/22/2022	100-575-600 General Supplies	922
Total 8837:					426.63			
BUILDING CONTROL SERVICES, INC								
7173	BUILDING CONTROL SERVICES, INC	22474-6	Replacement HVAC Motor	09/22/2022	297.00		510-840-424 Contract Services-HVAC	922
7173	BUILDING CONTROL SERVICES, INC	22534-4	Admin building AC unit repairs.	09/22/2022	8,665.00		510-840-424 Contract Services-HVAC	922
Total 7173:					8,962.00			
CDW GOVERNMENT INC.								
27	CDW GOVERNMENT INC.	CV78307	SCADA computer battery pack	09/19/2022	657.39		520-810-601 Office Supplies	922
Total 27:					657.39			
CEMEX CONSTRUCTION MATERIALS PACIFIC								
154	CEMEX CONSTRUCTION MATERIALS PACIFIC	9446841018	Shop - Sand Stockpile	09/13/2022	1,278.33	09/22/2022	510-810-431 Repairs & Maintenance-Roads	922
Total 154:					1,278.33			
CFA INC								
499	CFA INC	25400	Green Valley park engineering services	08/31/2022	617.50		230-575-730 Improve other than Buildings	822
Total 499:					617.50			
COLONIAL INSURANCE								
3520	COLONIAL INSURANCE	31039341001085	E3103934 SUPPLEMENTAL INSURANC	10/01/2022	55.16	09/29/2022	100-218000 COLONIAL INSURANCE PAYABL	1022
Total 3520:					55.16			
CORE CONSTRUCTION SERVICES OF NEVADA,INC								
8916	CORE CONSTRUCTION SERVICES OF NEVADA,IN	2210001	CMAR Pre con Fees 8-31-22	08/31/2022	9,450.00	09/22/2022	220-480-810 ARPA	822
Total 8916:					9,450.00			
CUMMING MANAGEMENT GROUP, INC								
8889	CUMMING MANAGEMENT GROUP, INC	115280	CRRC AUG22	08/01/2022	9,688.00	09/22/2022	220-480-810 ARPA	822
Total 8889:					9,688.00			
EMPLOYEES, CITY OF FERNLEY								
8639	EMPLOYEES, CITY OF FERNLEY	64610	REIMB POSTAGE TO CDBG	09/27/2022	21.50	09/29/2022	100-413-550 Printing and Postage	922
8639	EMPLOYEES, CITY OF FERNLEY	9/14/22	REIMB CAKE/CARD/BALLOONS PLAN DIR FAREWWELL	09/26/2022	47.59	09/29/2022	100-412-650 Community Support	922

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title	GL Period
8639	EMPLOYEES, CITY OF FERNLEY	9/14-9/15	REIMB HOTEL ATTORNEY CONF 9/14-9/16/22	09/28/2022	179.00	09/29/2022	100-414-582 Travel	922
8639	EMPLOYEES, CITY OF FERNLEY	9/14-9/15/22	REIMB HOTEL; MEALS FOR ATTORNEY'S CONF IN TAHO	09/26/2022	399.72	09/29/2022	100-414-580 Training	922
8639	EMPLOYEES, CITY OF FERNLEY	9/17-22/22	REIMB HOTEL FOR PRE-TRIAL TRNG IN ATL, GA	09/26/2022	974.50	09/29/2022	200-425-582 Travel	922
8639	EMPLOYEES, CITY OF FERNLEY	9/18-22	REIMB TRAVEL EXP; FLEETCON IN LV 9/18-9/22/2022	09/29/2022	42.98	09/29/2022	100-417-580 Training	922
8639	EMPLOYEES, CITY OF FERNLEY	9/18-22	REIMB TRAVEL EXP; FLEETCON IN LV 9/18-9/22/2022	09/29/2022	42.98	09/29/2022	100-475-580 Training	922
8639	EMPLOYEES, CITY OF FERNLEY	9/18-22	REIMB TRAVEL EXP; FLEETCON IN LV 9/18-9/22/2022	09/29/2022	42.98	09/29/2022	100-575-580 Training	922
8639	EMPLOYEES, CITY OF FERNLEY	9/18-22	REIMB TRAVEL EXP; FLEETCON IN LV 9/18-9/22/2022	09/29/2022	42.98	09/29/2022	510-810-580 Training	922
8639	EMPLOYEES, CITY OF FERNLEY	9/18-22	REIMB TRAVEL EXP; FLEETCON IN LV 9/18-9/22/2022	09/29/2022	42.98	09/29/2022	510-840-580 Training	922
8639	EMPLOYEES, CITY OF FERNLEY	9/18-22	REIMB TRAVEL EXP; FLEETCON IN LV 9/18-9/22/2022	09/29/2022	42.95	09/29/2022	520-810-580 Training	922
8639	EMPLOYEES, CITY OF FERNLEY	9854	REIMB CDL LEARNERS PERMIT	09/26/2022	57.25	09/29/2022	520-810-642 Permits and Licenses	922
Total 8639:					1,937.41			
FASTENAL COMPANY								
4860	FASTENAL COMPANY	NVFER46065	steel rod for W/D	09/15/2022	32.06		510-810-614 Supplies-Plant/Shop/Maint	922
Total 4860:					32.06			
FLYERS ENERGY, LLC								
18	FLYERS ENERGY, LLC	CFS-3155814	GASOLINE - FLEET	09/15/2022	105.27		100-480-626 GASOLINE	922
18	FLYERS ENERGY, LLC	CFS-3155814	GASOLINE - COURT	09/15/2022	136.64		100-425-626 Gasoline	922
18	FLYERS ENERGY, LLC	CFS-3155814	GASOLINE - ENGINEERING	09/15/2022	25.13		100-529-626 Gasoline	922
18	FLYERS ENERGY, LLC	CFS-3155814	GASOLINE - SEWER	09/15/2022	1,907.13		520-810-626 Gasoline	922
18	FLYERS ENERGY, LLC	CFS-3155814	GASOLINE - STREETS	09/15/2022	1,252.11		100-475-626 Gasoline	922
18	FLYERS ENERGY, LLC	CFS-3155814	GASOLINE - ANIMAL CONTROL	09/15/2022	323.38		100-525-626 Gasoline	922
18	FLYERS ENERGY, LLC	CFS-3155814	GASOLINE - CDD BUILDING	09/15/2022	162.61		100-605-626 Gasoline	922
18	FLYERS ENERGY, LLC	CFS-3155814	GASOLINE - FACILITIES	09/15/2022	189.16		100-417-626 Gasoline	922
18	FLYERS ENERGY, LLC	CFS-3155814	GASOLINE - WTP	09/15/2022	1.77		100-413-626 Gasoline	922
18	FLYERS ENERGY, LLC	CFS-3155814	GASOLINE - PARKS	09/15/2022	345.06		100-575-626 Gasoline	922
18	FLYERS ENERGY, LLC	CFS-3155814	GASOLINE - VECTOR	09/15/2022	25.16		100-528-626 Gasoline	922
18	FLYERS ENERGY, LLC	CFS-3155814	GASOLINE - WATER DIST	09/15/2022	1,595.63		510-810-626 Gasoline	922
Total 18:					6,069.05			
GRAINGER								
252	GRAINGER	9444323654	WTP lighting restock	09/13/2022	303.68	09/22/2022	510-840-614 Plant/Shop/Maint. Supplies	922
Total 252:					303.68			
GRANITE CONSTRUCTION CO								
64	GRANITE CONSTRUCTION CO	2323148	hot mix	09/13/2022	249.75	09/22/2022	100-475-600 General Supplies	922
64	GRANITE CONSTRUCTION CO	2323149	hot mix	09/12/2022	789.38	09/22/2022	100-475-600 General Supplies	922
64	GRANITE CONSTRUCTION CO	2327587	hot mix for Cable canyon	09/15/2022	638.09	09/22/2022	100-475-600 General Supplies	922

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title	GL Period
Total 64:					1,677.22			
HACH COMPANY								
406	HACH COMPANY	13250285	Turbidity meter components	09/15/2022	6,115.94		510-166100 Construction In Progress	922
Total 406:					6,115.94			
HANNEMAN SERVICE								
70	HANNEMAN SERVICE	111158	Misc. Service Labor	09/07/2022	145.00	09/22/2022	100-605-322 Prof Serv-Other	922
70	HANNEMAN SERVICE	111159	Misc. Service Labor	09/07/2022	145.00	09/22/2022	100-605-322 Prof Serv-Other	922
70	HANNEMAN SERVICE	111164	Misc Service Labor	09/09/2022	145.00	09/22/2022	100-605-322 Prof Serv-Other	922
70	HANNEMAN SERVICE	111165	Misc. Service Labor	09/07/2022	145.00	09/22/2022	100-605-322 Prof Serv-Other	922
70	HANNEMAN SERVICE	111174	Misc. Service Order	09/13/2022	145.00	09/22/2022	100-605-322 Prof Serv-Other	922
70	HANNEMAN SERVICE	12728	1979 Ford Fiesta Red NV 613 YMY	09/07/2022	55.00	09/22/2022	100-605-322 Prof Serv-Other	922
70	HANNEMAN SERVICE	12730	2004 Honda Pilot Black NV 799 E26	09/07/2022	55.00	09/22/2022	100-605-322 Prof Serv-Other	922
70	HANNEMAN SERVICE	12734	2002 Honda Odyssey Gray NV 088WAS	09/09/2022	55.00	09/22/2022	100-605-322 Prof Serv-Other	922
70	HANNEMAN SERVICE	12735	2005 Hyundai XG 350 Teal No Plates	09/09/2022	55.00	09/22/2022	100-605-322 Prof Serv-Other	922
70	HANNEMAN SERVICE	12736	2001 Silver Honda Civic No Plates 60 Mortensen	09/13/2022	55.00	09/22/2022	100-605-322 Prof Serv-Other	922
Total 70:					1,000.00			
HAT LTD PARTNERSHIP								
110	HAT LTD PARTNERSHIP	17228365	Vanessa Carr Temp; 8/28/2022	08/31/2022	849.73	09/22/2022	100-425-322 Prof Serv-Other	822
110	HAT LTD PARTNERSHIP	17228704	Vanessa Carr Temp; 9/4/2022	09/07/2022	907.53	09/22/2022	100-425-322 Prof Serv-Other	922
110	HAT LTD PARTNERSHIP	17228971	Vanessa Carr Temp; 9/11/2022	09/14/2022	739.89	09/22/2022	100-425-322 Prof Serv-Other	922
Total 110:					2,497.15			
HDS WHITE CAP CONST SUPPLY								
7065	HDS WHITE CAP CONST SUPPLY	50019661284	asphalt repair	09/14/2022	1,114.47	09/22/2022	100-475-600 General Supplies	922
7065	HDS WHITE CAP CONST SUPPLY	50019688175	asphalt patch	09/16/2022	1,889.37	09/22/2022	100-475-600 General Supplies	922
Total 7065:					3,003.84			
HINTON BURDICK, PLLC								
8486	HINTON BURDICK, PLLC	272138	FY22 AUDIT SERVICES	08/31/2022	3,500.00		100-415-328 Prof Serv-Auditing	822
Total 8486:					3,500.00			
HOMETOWN HEALTH								
4842	HOMETOWN HEALTH	24901-016	3721P GROUP HEALTH INSURANCE	10/01/2022	77,605.04	09/29/2022	100-217000 HEALTH INSURANCE PAYABLE	1022

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title	GL Period
Total 4842:					77,605.04			
JOHNSON CONTROLS FIRE PROTECTION LP								
8667	JOHNSON CONTROLS FIRE PROTECTION LP	23132237	contract services	09/12/2022	265.50		100-417-420 Contract Services	922
8667	JOHNSON CONTROLS FIRE PROTECTION LP	23133386	fire extinguishers	09/13/2022	514.50		100-575-430 Service-Repair and Maintenance	922
8667	JOHNSON CONTROLS FIRE PROTECTION LP	23135817	fire extinguishers	09/15/2022	1,777.50		100-417-420 Contract Services	922
8667	JOHNSON CONTROLS FIRE PROTECTION LP	23138204	fire, sprinkler and extinguisher Depot	09/19/2022	662.00		100-417-420 Contract Services	922
8667	JOHNSON CONTROLS FIRE PROTECTION LP	23142752	fire system inspection	09/20/2022	425.50		510-840-420 Contract Services	922
8667	JOHNSON CONTROLS FIRE PROTECTION LP	23142753	fire system inspection	09/20/2022	407.50		510-840-420 Contract Services	922
8667	JOHNSON CONTROLS FIRE PROTECTION LP	23142961	fire system inspections	09/20/2022	726.32		510-840-420 Contract Services	922
8667	JOHNSON CONTROLS FIRE PROTECTION LP	23145497	fire system inspecitons	09/21/2022	169.00		510-840-420 Contract Services	922
8667	JOHNSON CONTROLS FIRE PROTECTION LP	23145697	fire system inspections	09/21/2022	570.50		510-840-420 Contract Services	922
8667	JOHNSON CONTROLS FIRE PROTECTION LP	23145713	contract services	09/21/2022	254.50		100-417-420 Contract Services	922
8667	JOHNSON CONTROLS FIRE PROTECTION LP	23145757	fire system inspection	09/21/2022	265.00		510-840-420 Contract Services	922
8667	JOHNSON CONTROLS FIRE PROTECTION LP	23146841	contract services	09/22/2022	531.00		100-417-420 Contract Services	922
8667	JOHNSON CONTROLS FIRE PROTECTION LP	89135546	fire extinguishers	09/15/2022	1,780.00		100-417-420 Contract Services	922
8667	JOHNSON CONTROLS FIRE PROTECTION LP	89152885	fire system inspections	09/21/2022	560.00		510-840-420 Contract Services	922
8667	JOHNSON CONTROLS FIRE PROTECTION LP	89154391	Fire Extinguisher inspections/replacement parts	09/21/2022	118.00		510-840-420 Contract Services	922
8667	JOHNSON CONTROLS FIRE PROTECTION LP	89154459	fire system inspections	09/21/2022	88.00		510-840-420 Contract Services	922
Total 8667:					9,114.82			
LOWES CREDIT SERVICES								
7650	LOWES CREDIT SERVICES	01517	misc marking paint	09/23/2022	119.23		100-475-600 General Supplies	922
7650	LOWES CREDIT SERVICES	02244	nozzle crevice tool brush; misc	09/22/2022	57.85		100-575-600 General Supplies	922
7650	LOWES CREDIT SERVICES	023943	safety glasses	09/28/2022	31.29		520-810-616 Supplies-Safety	922
7650	LOWES CREDIT SERVICES	02787	misc. Batteries ratcheting set	09/14/2022	595.46	09/22/2022	100-475-600 General Supplies	922
7650	LOWES CREDIT SERVICES	02819	4x8 post eye hooks and rope	09/20/2022	88.14	09/22/2022	100-575-600 General Supplies	922
7650	LOWES CREDIT SERVICES	1321	trash can and saw blades.	09/19/2022	124.81	09/22/2022	100-475-600 General Supplies	922
7650	LOWES CREDIT SERVICES	1461	gate latch flashlight misc	09/22/2022	195.46		100-475-600 General Supplies	922
7650	LOWES CREDIT SERVICES	17603	propane	09/27/2022	338.11		100-475-600 General Supplies	922
7650	LOWES CREDIT SERVICES	1795	Wire Strippers/Connectors	09/27/2022	38.10		520-810-614 Supplies-Plant/Shop/Maint	922
7650	LOWES CREDIT SERVICES	18152	cleaning and tape	09/16/2022	60.23	09/22/2022	100-417-612 Building Maintenance Supplies	922
7650	LOWES CREDIT SERVICES	2059	filters	09/21/2022	30.75		100-417-600 General Supplies	922
7650	LOWES CREDIT SERVICES	2151	steel stakes tape misc.	09/16/2022	269.28	09/22/2022	100-475-600 General Supplies	922
7650	LOWES CREDIT SERVICES	2198	spot light cable car charger.	09/22/2022	101.52		100-475-600 General Supplies	922
7650	LOWES CREDIT SERVICES	2201	utility knife and plastic	09/16/2022	48.42	09/22/2022	520-810-614 Supplies-Plant/Shop/Maint	922
7650	LOWES CREDIT SERVICES	2213	Swamp Cooler Parts	09/22/2022	14.69		510-810-614 Supplies-Plant/Shop/Maint	922
7650	LOWES CREDIT SERVICES	2226	paint drill bit level misc.	09/22/2022	230.15		100-475-600 General Supplies	922
7650	LOWES CREDIT SERVICES	23272	Hydrant Paint & Supplies	08/24/2022	393.38	09/22/2022	510-810-614 Supplies-Plant/Shop/Maint	822
7650	LOWES CREDIT SERVICES	23449	Paper towels and toilet paper	09/22/2022	64.54		520-810-600 General Supplies	922
7650	LOWES CREDIT SERVICES	23942	Insect Fogger	09/28/2022	14.22		520-810-600 General Supplies	922
7650	LOWES CREDIT SERVICES	2724	blower and gloves	09/14/2022	190.87	09/22/2022	100-475-600 General Supplies	922

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title	GL Period
7650	LOWES CREDIT SERVICES	2817	chalk plywood for head walls disinfectant misc.	09/20/2022	332.30	09/22/2022	100-475-600 General Supplies	922
Total 7650:					3,338.80			
LUMOS & ASSOCIATES INC								
370	LUMOS & ASSOCIATES INC	114191	Final design and permitting for Cottonwood Lane project	08/17/2022	16,869.50		100-475-745 RTC REIMBURSABLE EXPENDI	822
370	LUMOS & ASSOCIATES INC	114505	Engineering services	09/09/2022	672.50		520-166100 Construction In Progress	922
370	LUMOS & ASSOCIATES INC	114506	Final inspection and testing services	09/09/2022	1,748.50		100-475-430 Service-Repair and Maintenance	922
370	LUMOS & ASSOCIATES INC	114574	Cottonwood lane engineering services and bidding	09/14/2022	3,999.00		100-475-745 RTC REIMBURSABLE EXPENDI	922
Total 370:					23,289.50			
LYON COUNTY CLERK/TREASURER								
106	LYON COUNTY CLERK/TREASURER	TLT Aug 22	Transient Lodging Tax	08/31/2022	4,067.72	09/22/2022	225-227010 TLT Payable to County	822
Total 106:					4,067.72			
LYON COUNTY RECORDER								
108	LYON COUNTY RECORDER	APN02085208	LIEN RELEASE; 268 EMIGRANT WAY; KIRCHER	09/26/2022	40.00	09/29/2022	510-810-322 Prof Serv-Other	922
Total 108:					40.00			
MATHEUS, SENIOR JUDGE LORI								
8042	MATHEUS, SENIOR JUDGE LORI	SEP 2022	MUNICIPAL COURT JUDGE	09/30/2022	3,750.00	09/22/2022	100-425-322 Prof Serv-Other	922
Total 8042:					3,750.00			
METLIFE SMALL BUSINESS CENTER								
5387	METLIFE SMALL BUSINESS CENTER	OCT 2022	5952725 GROUP DENTAL INSURANCE	10/01/2022	10,055.81	09/29/2022	100-217100 Dental Insurance Payable MetL	1022
Total 5387:					10,055.81			
METROPOLITAN TRANSPORTATION COMMISSION								
8155	METROPOLITAN TRANSPORTATION COMMISSION	4926AR12709	Streetsaver annual subscription	09/22/2022	3,500.00		100-475-320 Prof Serv-Engineering	922
Total 8155:					3,500.00			
MISCELLANEOUS ONE TIME VENDOR								
1111	MISCELLANEOUS ONE TIME VENDOR	EN2021-062	RELEASE BOND; 1510 TEE COURT	09/20/2022	500.00	09/22/2022	100-228300 Customer Deposits/Bonds - Dev	922
Total 1111:					500.00			
MME - MUNICIPAL MAINTENANCE EQUIP								
6635	MME - MUNICIPAL MAINTENANCE EQUIP	173881-IN	coupler for vac-con w/d	09/19/2022	166.21		510-810-610 Automotive Supplies	922

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title	GL Period
Total 6635:					166.21			
MMS WEST								
8588	MMS WEST	INV28935	SHIPPING FEE/TONER/CARTRIDGE INHOUSE BILLING	07/19/2022	100.00	09/22/2022	510-810-550 Printing and Postage	722
8588	MMS WEST	INV28935	SHIPPING FEE/TONER/CARTRIDGES INHOUSE BILLING	07/19/2022	100.00	09/22/2022	520-810-550 Printing and Postage	722
Total 8588:					200.00			
MOUNTAIN ALARM								
8814	MOUNTAIN ALARM	3062764	monitoring OTP	10/01/2022	219.00		100-575-420 Contract Services	1022
Total 8814:					219.00			
MSC INDUSTRIAL SUPPLY CO								
115	MSC INDUSTRIAL SUPPLY CO	36993296	water pump	09/01/2022	279.99		100-480-610 AUTOMOTIVE SUPPLIES	922
Total 115:					279.99			
NAPA AUTO & TRUCK PARTS								
58	NAPA AUTO & TRUCK PARTS	378472	GEAR OIL FOR FLEET	09/13/2022	77.94	09/22/2022	100-480-610 AUTOMOTIVE SUPPLIES	922
58	NAPA AUTO & TRUCK PARTS	378533	antifreeze	09/14/2022	191.88	09/22/2022	100-528-610 Automotive Supplies	922
58	NAPA AUTO & TRUCK PARTS	379089	Lift Station Filters	09/22/2022	55.80		520-810-614 Supplies-Plant/Shop/Maint	922
Total 58:					325.62			
NEVADA DEPARTMENT OF TAXATION								
6378	NEVADA DEPARTMENT OF TAXATION	TLT Aug 22	Transient Lodging Tax	08/31/2022	2,440.63	09/22/2022	225-227015 TLT Payable to State	822
Total 6378:					2,440.63			
NOVIKOVA, MARINA								
8895	NOVIKOVA, MARINA	Inv #04	Veacheslav Bevziuc 21TR02203	09/19/2022	120.00		100-425-330 PROF SERV-INTERPRETER	922
Total 8895:					120.00			
NSB - BANKCARD CENTER								
8649	NSB - BANKCARD CENTER	AUG 2022	Curb Service; MArsh 8/9/22 taxi from airport, LV trng	08/31/2022	48.64	09/10/2022	100-413-580 Training	822
8649	NSB - BANKCARD CENTER	AUG 2022	Hotwire Sales; Marsh car rental 8/9-8/12, LV trng	08/31/2022	311.12	09/10/2022	100-413-580 Training	822
8649	NSB - BANKCARD CENTER	AUG 2022	Timber Ridge; MArsh 8/9/22 breakfast , LV trng	08/31/2022	21.56	09/10/2022	100-413-580 Training	822
8649	NSB - BANKCARD CENTER	AUG 2022	Claim Jumper; Marsh 8/9/22 lunch, LV trng	08/31/2022	57.85	09/10/2022	100-413-580 Training	822
8649	NSB - BANKCARD CENTER	AUG 2022	Cadillac Bar; Marsh 8/10/22 lunch, LV trng	08/31/2022	40.14	09/10/2022	100-413-580 Training	822
8649	NSB - BANKCARD CENTER	AUG 2022	Hash House; Marsh 8/12/22 lunch, LV trng	08/31/2022	22.40	09/10/2022	100-413-580 Training	822
8649	NSB - BANKCARD CENTER	AUG 2022	SUPERIOR PRESS; deposit slips	08/31/2022	26.89	09/10/2022	100-415-600 General Supplies	822

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title	GL Period
8649	NSB - BANKCARD CENTER	AUG 2022	SUPERIOR PRESS; deposit slips	08/31/2022	26.88	09/10/2022	510-810-600 General Supplies	822
8649	NSB - BANKCARD CENTER	AUG 2022	SUPERIOR PRESS; deposit slips	08/31/2022	26.88	09/10/2022	520-810-600 General Supplies	822
8649	NSB - BANKCARD CENTER	AUG 2022	AWWA; BPAT cert for T Harris	08/31/2022	285.00	09/10/2022	510-810-580 Training	822
8649	NSB - BANKCARD CENTER	AUG 2022	DMV; register WD Ford F350	08/31/2022	6.00	09/10/2022	510-810-600 General Supplies	822
8649	NSB - BANKCARD CENTER	AUG 2022	AMAZON; inspector skills book for BLD dept	08/31/2022	60.06	09/10/2022	100-605-640 Books and Periodicals	822
8649	NSB - BANKCARD CENTER	AUG 2022	Big R/The Nest/McHoppers; basket for Mark IV release	08/31/2022	79.08	09/10/2022	100-413-600 General Supplies	822
8649	NSB - BANKCARD CENTER	AUG 2022	CHARTER COMM; 179901080622; Aug 22	08/31/2022	380.84	09/10/2022	100-417-530 Communications (Internet,Cell)	822
8649	NSB - BANKCARD CENTER	AUG 2022	CHARTER COMM; 179919080622; Aug 22	08/31/2022	1,330.84	09/10/2022	100-417-530 Communications (Internet,Cell)	822
8649	NSB - BANKCARD CENTER	AUG 2022	Starbucks; coffee for Mark IV press release	08/31/2022	107.10	09/10/2022	100-412-650 Community Support	822
8649	NSB - BANKCARD CENTER	AUG 2022	ZOOM; CLOUD STORAGE	08/31/2022	100.00	09/10/2022	100-425-322 Prof Serv-Other	822
8649	NSB - BANKCARD CENTER	AUG 2022	Tanner Fasteners; bolts for loss prevention	08/31/2022	214.79	09/10/2022	100-480-610 AUTOMOTIVE SUPPLIES	822
8649	NSB - BANKCARD CENTER	AUG 2022	Fernley Chamber of Commerce; lunch Mayor/CM/CMA	08/31/2022	60.00	09/10/2022	100-412-650 Community Support	822
8649	NSB - BANKCARD CENTER	AUG 2022	RALEY'S; donuts for admin mtg	08/31/2022	13.98	09/10/2022	100-412-650 Community Support	822
8649	NSB - BANKCARD CENTER	AUG 2022	ZOOM; MONTHLY CMO	08/31/2022	140.00	09/10/2022	100-418-342 Tech Services-Other	822
8649	NSB - BANKCARD CENTER	AUG 2022	QR Code Generator; QR codes 2022-2023	08/31/2022	123.48	09/10/2022	100-416-322 Prof Serv-Other	822
8649	NSB - BANKCARD CENTER	AUG 2022	RALEY'S; food for Mark IV press release	08/31/2022	124.20	09/10/2022	100-412-650 Community Support	822
8649	NSB - BANKCARD CENTER	AUG 2022	RALEY'S; food for coffee w/Mayor 8/25/22	08/31/2022	47.98	09/10/2022	100-412-650 Community Support	822
8649	NSB - BANKCARD CENTER	AUG 2022	RGJ Media; invitation to bid ad for Villa Park	08/31/2022	591.00	09/10/2022	510-166100 Construction In Progress	822
8649	NSB - BANKCARD CENTER	AUG 2022	GOLDEN NUGGET; refund to AP cc; used travel cc	08/31/2022	145.77	09/10/2022	100-413-580 Training	822
8649	NSB - BANKCARD CENTER	AUG 2022	DMV; register parks trailer	08/31/2022	6.00	09/10/2022	100-417-642 Licenses and Permits	822
8649	NSB - BANKCARD CENTER	AUG 2022	AMAZON; Emotional Intell/Appreciation in workplace books	08/31/2022	85.86	09/10/2022	100-416-640 Books and Periodicals	822
8649	NSB - BANKCARD CENTER	AUG 2022	CHARTER COMM; 304798062822 Aug 22	08/31/2022	129.98	09/10/2022	100-417-530 Communications (Internet,Cell)	822
8649	NSB - BANKCARD CENTER	AUG 2022	SWAIRLINES; Marsh ICMA 108th ann'l conf in OH	08/31/2022	1,043.95	09/10/2022	100-413-580 Training	822
8649	NSB - BANKCARD CENTER	AUG 2022	D&S Sales; 10' remote control for svc truck	08/31/2022	94.17	09/10/2022	510-810-610 Automotive Supplies	822
8649	NSB - BANKCARD CENTER	AUG 2022	AMAZON; synthetic winch rope	08/31/2022	27.89	09/10/2022	100-480-600 GENERAL SUPPLIES/TOOLS	822
8649	NSB - BANKCARD CENTER	AUG 2022	AMAZON; Low air pressure sensor	08/31/2022	18.27	09/10/2022	100-480-600 GENERAL SUPPLIES/TOOLS	822
8649	NSB - BANKCARD CENTER	AUG 2022	AMAZON; Adaption Advantage books for CCO	08/31/2022	38.58	09/10/2022	100-416-640 Books and Periodicals	822
8649	NSB - BANKCARD CENTER	AUG 2022	AMAZON; pmbok edition 7 book; ENG	08/31/2022	34.00	09/10/2022	100-529-580 Training	822
8649	NSB - BANKCARD CENTER	AUG 2022	RGJ Media; invitation to bid ad for Villa Park	08/31/2022	257.26	09/10/2022	100-475-745 RTC REIMBURSABLE EXPENDI	822
8649	NSB - BANKCARD CENTER	AUG 2022	RENO airport; Marsh 8/12/22 parking	08/31/2022	48.00	09/10/2022	100-413-580 Training	822
8649	NSB - BANKCARD CENTER	AUG 2022	GOLDEN NUGGET; Marsh hotel 8/8-8/12, LV trng	08/31/2022	383.24	09/10/2022	100-413-580 Training	822
8649	NSB - BANKCARD CENTER	AUG 2022	STAMPLI; JUL 2022	08/31/2022	1,034.00	09/10/2022	100-418-342 Tech Services-Other	822
8649	NSB - BANKCARD CENTER	AUG 2022	GFOA; ann'l agency membership	08/31/2022	190.00	09/10/2022	100-415-581 Dues and Memberships	822
8649	NSB - BANKCARD CENTER	AUG 2022	WALMART/Dollar Tree; food/bbq tools for NNO 2022	08/31/2022	64.56	09/10/2022	100-412-650 Community Support	822
8649	NSB - BANKCARD CENTER	AUG 2022	ZOOM; CLOUD STORAGE	08/31/2022	100.00	09/10/2022	100-425-322 Prof Serv-Other	822

Total 8649:

7,656.70

OFFICE DEPOT

133	OFFICE DEPOT	261194726002	OFFICE SUPPLIES	08/25/2022	10.00		510-810-601 Office Supplies	822
133	OFFICE DEPOT	261194726002	OFFICE SUPPLIES	08/25/2022	9.99		520-810-601 Office Supplies	822
133	OFFICE DEPOT	265507260001	Post-its; planner for TC	09/16/2022	40.88		100-413-600 General Supplies	922
133	OFFICE DEPOT	265511355001	General Supplies TC	09/16/2022	4.21		100-413-600 General Supplies	922
133	OFFICE DEPOT	265511356001	Gen Supplies TC	09/16/2022	32.79		100-413-600 General Supplies	922

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title	GL Period
133	OFFICE DEPOT	266085165001	office supplies	09/14/2022	112.72		100-414-600 General Supplies	922
133	OFFICE DEPOT	266086859001	pens	09/12/2022	19.90		100-414-600 General Supplies	922
133	OFFICE DEPOT	266086860001	phone stand and tabs	09/10/2022	40.87		100-414-600 General Supplies	922
133	OFFICE DEPOT	266119806001	Printing - Plng	09/15/2022	42.76		100-610-550 Printing and Postage	922
133	OFFICE DEPOT	266121983001	Spooktacular; batteries	09/12/2022	8.61		100-412-650 Community Support	922
Total 133:					322.73			
O'REILLY AUTO PARTS								
6230	O'REILLY AUTO PARTS	3599-213537	WAX FOR FLEET	09/14/2022	31.97	09/22/2022	100-480-610 AUTOMOTIVE SUPPLIES	922
6230	O'REILLY AUTO PARTS	3599-213820	Seat Covers	09/16/2022	39.99		510-810-610 Automotive Supplies	922
6230	O'REILLY AUTO PARTS	3599-214280	PARTS FOR PARKS	09/19/2022	224.80		100-575-610 Automotive Supplies	922
6230	O'REILLY AUTO PARTS	3599-214305	PARTS FOR 4008	09/19/2022	7.77		100-575-610 Automotive Supplies	922
6230	O'REILLY AUTO PARTS	3599-214435	PARTS FOR 3003 STREETS	09/20/2022	141.31		100-475-610 Automotive Supplies	922
6230	O'REILLY AUTO PARTS	3599-214721	PARK PARTS	09/22/2022	241.91		100-575-610 Automotive Supplies	922
6230	O'REILLY AUTO PARTS	3599-214724	PARK PARTS	09/22/2022	.00		100-575-610 Automotive Supplies	922
6230	O'REILLY AUTO PARTS	3599-214790	Battery for WWTP SCADA	09/22/2022	194.98		520-810-614 Supplies-Plant/Shop/Maint	922
6230	O'REILLY AUTO PARTS	3599-215368	OIL FOR FLEET	09/26/2022	98.97		510-810-610 Automotive Supplies	922
6230	O'REILLY AUTO PARTS	3599-215602	Battery Core Credit	09/27/2022	44.00-		520-810-614 Supplies-Plant/Shop/Maint	922
6230	O'REILLY AUTO PARTS	3599-215712	parts for 1009 W/D	09/28/2022	86.57		510-810-610 Automotive Supplies	922
Total 6230:					1,024.27			
PACIFIC STORAGE COMPANY								
8876	PACIFIC STORAGE COMPANY	5126298	Shred Bin	09/21/2022	16.50		100-425-322 Prof Serv-Other	922
Total 8876:					16.50			
RELIANT ELECTRIC, LLC								
4934	RELIANT ELECTRIC, LLC	22292-1	West Lift VFD diagnostics	09/22/2022	495.00		520-810-428 Contract Services-ELECTRICAL	922
Total 4934:					495.00			
RENO ROCK TRANSPORT								
7002	RENO ROCK TRANSPORT	171396	rock for sage culverts.	09/19/2022	5,556.00		100-475-430 Service-Repair and Maintenance	922
Total 7002:					5,556.00			
RENOWN HEALTH								
190	RENOWN HEALTH	1127952	MRN: 0873188 DOT PHYSICAL	09/12/2022	115.00	09/29/2022	520-810-322 Prof Serv-Other	922
190	RENOWN HEALTH	1127952	MRN: 4540937 DOT PHYSICAL/URINE	09/12/2022	165.00	09/29/2022	520-810-322 Prof Serv-Other	922
190	RENOWN HEALTH	1127952	Prof Services	09/12/2022	280.00		520-810-322 Prof Serv-Other	922

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title	GL Period
Total 190:					560.00			
SEVENTYFIVEBLUE WATER AND ENVIRONMENTAL								
8884	SEVENTYFIVEBLUE WATER AND ENVIRONMENTAL	Inv #07	Surface Water Quality analysis	09/14/2022	2,844.46	09/22/2022	510-810-320 Prof Serv-Engineering	922
Total 8884:					2,844.46			
SHAW ENGINEERING								
1897	SHAW ENGINEERING	183875	Engineering services for farm district road lift station construct	08/31/2022	1,893.80		520-166100 Construction In Progress	822
1897	SHAW ENGINEERING	183886	Engineering services for West lift station project	08/31/2022	340.00		520-166100 Construction In Progress	822
1897	SHAW ENGINEERING	183901	Sage Tank recoat engineering services final inspection	08/31/2022	200.00		510-166100 Construction In Progress	822
1897	SHAW ENGINEERING	183918	Engineering services for South Arm Interceptor project	08/31/2022	17,640.95		520-166100 Construction In Progress	822
1897	SHAW ENGINEERING	183944	On call engineering review - Cook Ranch phase 3 final subdiv	08/31/2022	900.00		100-529-320 Prof Serv-Engineering	822
1897	SHAW ENGINEERING	183945	On call development review - Fernley HS Gym administrative	08/31/2022	1,100.00		100-529-320 Prof Serv-Engineering	822
1897	SHAW ENGINEERING	183946	On call development review - Goudy commercial permit	08/31/2022	3,500.00		100-529-320 Prof Serv-Engineering	822
1897	SHAW ENGINEERING	183947	On call development review - River Ranch water and sewer di	08/31/2022	1,120.00		100-529-320 Prof Serv-Engineering	822
1897	SHAW ENGINEERING	183948	On call development review services - Sherwood developmen	08/31/2022	1,525.00		100-529-320 Prof Serv-Engineering	822
1897	SHAW ENGINEERING	183949	On call development services - green valley phase 6 review	08/31/2022	7,900.00		100-529-320 Prof Serv-Engineering	822
1897	SHAW ENGINEERING	183963	On call development services - US95A industrial water and se	08/31/2022	1,120.00		100-529-320 Prof Serv-Engineering	822
Total 1897:					37,239.75			
SIGNA MECHANICAL								
6530	SIGNA MECHANICAL	220830	E-One Units	09/22/2022	7,334.11		520-810-615 E-One R & M	922
Total 6530:					7,334.11			
SILVER STATE ANALYTICAL LABORATORIES								
7856	SILVER STATE ANALYTICAL LABORATORIES	RN290142	September Coliform Sampling #1	09/14/2022	220.00		510-810-423 Contract Services-ANALYTICAL	922
7856	SILVER STATE ANALYTICAL LABORATORIES	RN290391	September Coliform Sampling #2	09/22/2022	200.00		510-810-423 Contract Services-ANALYTICAL	922
7856	SILVER STATE ANALYTICAL LABORATORIES	RN290400	Monthly Arsenic Lab Sample	09/22/2022	17.00		510-810-423 Contract Services-ANALYTICAL	922
Total 7856:					437.00			
SILVER STATE BARRICADE								
170	SILVER STATE BARRICADE	128993	sign caps	09/13/2022	335.00	09/22/2022	100-475-615 Supplies-Signs and Striping	922
170	SILVER STATE BARRICADE	129056	cones stencil	09/15/2022	1,972.50	09/22/2022	100-475-615 Supplies-Signs and Striping	922
170	SILVER STATE BARRICADE	129191	signs	09/22/2022	3,140.00		100-475-615 Supplies-Signs and Striping	922
Total 170:					5,447.50			
SMITH & LOVELESS, INC								
213	SMITH & LOVELESS, INC	163900	West Lift Volute Gaskets	09/21/2022	71.43		520-810-614 Supplies-Plant/Shop/Maint	922

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title		GL Period
Total 213:					71.43				
SNAP-ON INDUSTRIAL									
8735	SNAP-ON INDUSTRIAL	ARV/54400729	DEEP SOCKETS	09/14/2022	188.54	09/22/2022	100-480-600	GENERAL SUPPLIES/TOOLS	922
Total 8735:					188.54				
SOUTHWEST GAS CORP									
204	SOUTHWEST GAS CORP	18971 AUG 22	910000818971 ACH	08/16/2022	30.24	09/06/2022	520-810-621	Natural Gas	822
204	SOUTHWEST GAS CORP	33096 AUG 22	910001133096 ACH	08/25/2022	30.24	09/13/2022	510-810-621	Natural Gas	822
204	SOUTHWEST GAS CORP	33438 SEP 22	910001133438 ACH	08/22/2022	146.99	09/12/2022	100-417-621	Natural Gas	822
204	SOUTHWEST GAS CORP	86744 SEP 22	910001086744 WTP	09/12/2022	152.27	10/03/2022	510-840-621	Natural Gas	922
Total 204:					359.74				
STAPLES CREDIT PLAN									
279	STAPLES CREDIT PLAN	3518045837	OFFICE SUPPLIES	09/16/2022	64.57		510-810-601	Office Supplies	922
279	STAPLES CREDIT PLAN	3518045837	OFFICE SUPPLIES	09/16/2022	64.57		520-810-601	Office Supplies	922
Total 279:					129.14				
STATE COLLECTION & DISB. UNIT (SCaDU)									
176	STATE COLLECTION & DISB. UNIT (SCaDU)	SEP 2022-2	CHILD SUPPORT	09/16/2022	319.85	09/29/2022	100-219900	OTHER PAYROLL PAYABLES	922
Total 176:					319.85				
TAGGART & TAGGART LTD									
3275	TAGGART & TAGGART LTD	16312	Water Right Contract FY 22-23 -Aug 22	08/01/2022	46,655.63	09/22/2022	510-810-698	Water Rights Protection	822
Total 3275:					46,655.63				
THATCHER COMPANY, INC.									
8646	THATCHER COMPANY, INC.	2022250106147	Ferric Chloride delivery	09/06/2022	16,920.00	09/22/2022	510-840-617	Chemicals	922
8646	THATCHER COMPANY, INC.	2022400107607	Citric Acid for EFM	09/14/2022	39,879.00		510-840-617	Chemicals	922
8646	THATCHER COMPANY, INC.	2022400107608	Caustic Soda	09/13/2022	9,098.30		510-840-617	Chemicals	922
8646	THATCHER COMPANY, INC.	2022400107715	Caustic Soda	09/13/2022	9,098.30-		510-840-617	Chemicals	922
8646	THATCHER COMPANY, INC.	2022400107716	Caustic Soda	09/13/2022	8,948.30		510-840-617	Chemicals	922
8646	THATCHER COMPANY, INC.	2022400107735	WWTP Chlorine	09/19/2022	3,773.77		520-810-617	Supplies-Chemical	922
8646	THATCHER COMPANY, INC.	2022400107736	sodium hypochlorite	09/20/2022	5,823.27		510-840-617	Chemicals	922
8646	THATCHER COMPANY, INC.	2022400107737	Well 4 - Sodium Hypochlorite	09/20/2022	1,306.45		510-810-617	Supplies-Chemical	922
8646	THATCHER COMPANY, INC.	2022400107738	NE Booster Sodium Hypochlorite	09/20/2022	1,378.95		510-810-617	Supplies-Chemical	922
8646	THATCHER COMPANY, INC.	2022400107747	Well 13 - Sodium Hypochlorite	09/20/2022	1,161.16		510-810-617	Supplies-Chemical	922

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title		GL Period
Total 8646:					79,190.90				
TITAN ELECTRICAL CO									
6548	TITAN ELECTRICAL CO	11601	flashers on hardie In school zone.	07/14/2022	4,050.00	09/22/2022	100-475-422	Contract-Traffic Light Mainten	722
Total 6548:					4,050.00				
U S POSTAL SERVICE									
7344	U S POSTAL SERVICE	OCT 2022	PREPAID IN-HOUSE POSTAGE	10/01/2022	1,500.00	09/22/2022	510-810-550	Printing and Postage	1022
7344	U S POSTAL SERVICE	OCT 2022	PREPAID IN-HOUSE POSTAGE	10/01/2022	1,500.00	09/22/2022	520-810-550	Printing and Postage	1022
Total 7344:					3,000.00				
USA BLUEBOOK									
464	USA BLUEBOOK	108083	Safety Signage for Wells	09/12/2022	288.22	09/22/2022	510-810-616	Supplies-Safety	922
464	USA BLUEBOOK	117114	Meter Service Plug Lock Sets	09/20/2022	397.19		510-810-613	Supplies-Meter Service	922
464	USA BLUEBOOK	118135	plant access and safety signs	09/21/2022	155.70		510-840-614	Plant/Shop/Maint. Supplies	922
464	USA BLUEBOOK	118136	plant access and safety signs	09/21/2022	155.70		510-840-614	Plant/Shop/Maint. Supplies	922
464	USA BLUEBOOK	118137	plant access and safety signs	09/21/2022	43.17		510-840-614	Plant/Shop/Maint. Supplies	922
464	USA BLUEBOOK	118138	plant access and safety signs	09/21/2022	24.90		510-840-614	Plant/Shop/Maint. Supplies	922
464	USA BLUEBOOK	118754	plant access and safety signs	09/21/2022	553.41		510-840-614	Plant/Shop/Maint. Supplies	922
Total 464:					1,618.29				
VERIZON WIRELESS									
8495	VERIZON WIRELESS	9914691418	City Hall Facilities	09/01/2022	631.91	09/22/2022	100-417-530	Communications (Internet,Cell)	922
8495	VERIZON WIRELESS	9914691418	IT	09/01/2022	51.55	09/22/2022	100-418-530	Communications (Internet,Cell)	922
8495	VERIZON WIRELESS	9914691418	Water Dist	09/01/2022	222.78	09/22/2022	510-810-530	Communications	922
8495	VERIZON WIRELESS	9914691418	WTP	09/01/2022	453.27	09/22/2022	510-840-530	Communications	922
8495	VERIZON WIRELESS	9914691418	Waste Water	09/01/2022	327.53	09/22/2022	520-810-530	Communications	922
8495	VERIZON WIRELESS	9914691418	Waste Water Router	09/01/2022	91.56	09/22/2022	520-810-530	Communications	922
8495	VERIZON WIRELESS	9914691418	Building -Safety	09/01/2022	280.18	09/22/2022	100-417-530	Communications (Internet,Cell)	922
8495	VERIZON WIRELESS	9914691418	Council	09/01/2022	103.10	09/22/2022	100-412-530	Communications (Internet,Cell)	922
8495	VERIZON WIRELESS	9914691418	CA	09/01/2022	140.03	09/22/2022	100-414-530	Communications (Internet,Cell)	922
8495	VERIZON WIRELESS	9914691418	CMO	09/01/2022	62.95	09/22/2022	100-413-605	Minor Equipment	922
8495	VERIZON WIRELESS	9914786233	742052267-00001router 775-294-1059	09/01/2022	40.01	09/22/2022	520-810-530	Communications	922
Total 8495:					2,404.87				
WALTHER LAW OFFICES									
8875	WALTHER LAW OFFICES	OCT 2022	PUBLIC DEFENDER CONTRACT OCT 2022	10/01/2022	10,000.00	09/22/2022	100-413-322	Prof Serv-Other	1022

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title	GL Period
Total 8875:					10,000.00			
WESTERN INSURANCE SPECIALTIES								
881	WESTERN INSURANCE SPECIALTIES	OCT 2022	SUPPLEMENTAL INSURANCE	10/01/2022	188.14	09/29/2022	100-218100 Western Insurance Payable	1022
Total 881:					188.14			
WESTERN NEVADA SUPPLY CO.								
195	WESTERN NEVADA SUPPLY CO.	19293691-3	Binstock - Resetters & Fittings	09/12/2022	612.68	09/22/2022	510-810-613 Supplies-Meter Service	922
195	WESTERN NEVADA SUPPLY CO.	19316406-3	Binstock - 2" Brass Valves	09/12/2022	612.68	09/22/2022	510-810-613 Supplies-Meter Service	922
195	WESTERN NEVADA SUPPLY CO.	19384113	MXU Replacement Parts	09/15/2022	187.31		510-810-613 Supplies-Meter Service	922
195	WESTERN NEVADA SUPPLY CO.	19388635-1	Binstock: Brass Fittings	09/19/2022	434.50		510-810-613 Supplies-Meter Service	922
195	WESTERN NEVADA SUPPLY CO.	19399423-1	Binstock - Brass Fittings	09/12/2022	159.96	09/22/2022	510-810-613 Supplies-Meter Service	922
195	WESTERN NEVADA SUPPLY CO.	19443605	Sensus Iperl Water Meters	09/12/2022	4,461.60	09/22/2022	510-166100 Construction In Progress	922
195	WESTERN NEVADA SUPPLY CO.	19455052	Storz Fittings for Fire Hydrants	09/12/2022	2,019.78	09/22/2022	510-810-430 Repairs & Maintenance	922
195	WESTERN NEVADA SUPPLY CO.	19460230	Sensus Iperl Water Meters	09/19/2022	4,461.60		510-166100 Construction In Progress	922
195	WESTERN NEVADA SUPPLY CO.	19473086	Fire Hydrant & Fittings	09/21/2022	4,691.61		510-840-430 Service-Repair and Maintenance	922
195	WESTERN NEVADA SUPPLY CO.	19479528	replacement compressor parts	09/27/2022	361.76		510-840-430 Service-Repair and Maintenance	922
195	WESTERN NEVADA SUPPLY CO.	19479529	replacement compressor parts	09/27/2022	33.36		510-840-430 Service-Repair and Maintenance	922
Total 195:					18,036.84			
WETLAB - WESTERN ENVIRON TESTING LAB								
8709	WETLAB - WESTERN ENVIRON TESTING LAB	22070875	lab samples	09/23/2022	357.18		510-840-423 Contract Services-ANALYTICAL	922
8709	WETLAB - WESTERN ENVIRON TESTING LAB	22090176	WWTP Monitoring Well Samples	09/23/2022	493.95		520-810-423 Contract Services-ANALYTICAL	922
Total 8709:					851.13			
WI SCTF								
8915	WI SCTF	SEP 2022-2	CHILD SUPPORT; MARSH - 7749845	09/16/2022	1,569.21	09/29/2022	100-219900 OTHER PAYROLL PAYABLES	922
Total 8915:					1,569.21			
WOOD RODGERS, INC.								
2454	WOOD RODGERS, INC.	161848	Federal Lands Conveyance	08/31/2022	630.00		100-413-322 Prof Serv-Other	822
Total 2454:					630.00			
Grand Totals:					452,300.60			

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
SEPTEMBER 21, 2022**

Mayor Roy Edgington called the meeting to order at 05:03 PM at Fernley City Hall, 595 Silver Lave Blvd., Fernley, NV 89408.

1. INTRODUCTORY ITEMS

1.1. Roll Call

Present: Mayor Roy Edgington, Councilman Lau, Councilwoman McKay, Councilman Lacy, Councilman Torres, Councilwoman Zoberski, City Manager Patrick Marsh, Public Works Director Dave Whalen, City Engineer Derek Starkey, Associate Planner Shay League, City Attorney Brandi Jensen, Assistant to the City Manager Trisha Connor, City Clerk Kim Swanson, Administrative Specialist Tiffany Wood.

1.2. Public Forum

There were none.

1.3. (For Possible Action) Approval of Agenda

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

2. CONSENT AGENDA

2.1. (Possible Action) Approval of the Voucher Report

2.2. (Possible Action) Approval of minutes from September 7th and September 13, 2022.

2.3. (Possible Action) Business Licenses

2.4. Possible action to authorize the Interlocal Agreement between the City of Fernley and Lyon County for personnel support and means of transport of subjects in custody.

2.5. Possible action to authorize the Interlocal Agreement with Lyon County Juvenile Probation To review Use of Force Reports

2.6. Possible action to authorize the execution of the Water Right Banking and Dedication Agreement with Shawna J. Tibbals, APN 021-331-15 TCID serial number 1059-12 in the amount of 24.39-acre feet

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.

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

Lt. Mitch Brantingham from Lyon County Sheriff's Office spoke about a hit and run accident at the roundabout and provided an update as requested by Councilwoman McKay. He reported that last week the Sheriff's Office conducted active shooting training for the schools in the area. He continued that there are two new sergeants in Fernley.

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

Mayor Edgington announced that Spooktacular would be held in City Hall with the Fire Department and the Sheriff's Office.

Councilwoman Zoberski thanked Trisha and April for the Travel Nevada program meeting that was very informative.

City Manager Patrick Marsh thanked the council for entrusting him with the position of City Manager. He announced there will be a planned power outage by NV Energy on Sunday Oct. 2nd starting at 10pm with an estimated restoration on Oct. 3rd at 8am. The outage is expected to affect the industrial area in general. Financial auditors will be in City Hall. He provided an update that there are 2 full-time staff in Planning as well as a consultant contracted to help with the department. He also said the City is in the process of interviewing for the Planning Director.

4. PROCLAMATIONS BY THE MAYOR

There were none.

5. RESOLUTIONS

5.1. Possible Action and discussion to approve Resolution #22-019, a resolution of the City of Fernley to modify the Planning Land Division/Mapping fee schedule to reflect increased survey consultant fees

Associate Planner Shay League presented the resolution to modify the Planning Department fee schedule.

Motion: MOVE TO ADOPT RESOLUTION 22-019 TO AMEND FEE SCHEDULE RELATED TO PLANNING LAND DIVISION MAPPING FEES WITHIN THE CITY OF FERNLEY. **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.

6. STAFF REPORTS

6.1. Discussion and Possible Action to: Award a Contract for Construction to Sierra Nevada Construction, Inc. (SNC), in an amount not to exceed \$5,099,007, plus a 5% contingency of \$250,000; and to Approve Amendment No. 2 to the existing Lumos and Associates, Inc. (Lumos) Contract for Engineering Services, in an amount not to exceed \$401,910, for Construction and Engineering Services related to the Cottonwood LN Reconstruction Project (Project).

City Engineer Derek Starkey presented the proposed budget increase for the contract to Lumos and Associates, Inc for the reconstruction project on Cottonwood Lane.

Motion: MOVE TO AWARD A CONTRACT FOR CONSTRUCTION TO SIERRA NEVADA CONSTRUCTION INCORPORATED IN AN AMOUNT NOT TO EXCEED \$5,099,007 PLUS A %5 CONTINGENCY OF \$250,000 AND TO APPROVE AMENDMENT NO. 2 TO THE EXISTING LUMOS AND ASSOCIATES INC. CONTRACT FOR ENGINEERING SERVICES IN AN AMOUNT NOT TO EXCEED \$401,910 FOR CONSTRUCTION AND ENGINEERING SERVICES RELATED TO THE COTTONWOOD LANE RECONSTRUCTION PROJECT. **Action:** Approve, **Moved by** Councilman Albert Torres, **Seconded by** Councilwoman Fran McKay. **Vote:** Passed, **Summary:** Yes 5. **Yes:** Councilman Lacy, Councilwoman Zoberski, Councilman Lau, Councilman Torres, Councilwoman McKay.

There was a five-minute break taken at that time.

Motion: MOVE TO ASK STAFF TO BRING BACK AN ITEM IN PURSUING ARPA FUNDS FOR ADDITIONAL COTTONWOOD RECONSTRUCTION. **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.

Councilman Torres requested staff come back with a report of what funding would get pulled from the sewer if additional funds are allocated to the Cottonwood project.

6.2. Discussion and Possible Action on whether to modify the ordinances regarding Marijuana/ Cannabis including but not limited to Cultivation, adult-use Cannabis establishments, Retail Cannabis Consumption Lounges, and other matters related to marijuana establishments within the City.

City Attorney Brandi Jensen presented the ordinance to allow Cannabis Lounges in the City of Fernley.

Motion: MOVE THAT WE DO NOT CHANGE ORDINANCE AT THIS TIME. ALSO, I WOULD NOT LIKE TO SEE IT FOR ANOTHER YEAR. PUT NO ON THE LETTER FOR THIS ONE AND NO FOR NEXT YEAR. **Action:** Deny, **Moved by** Councilwoman Fran McKay, **Seconded by** Councilman Stan Lau. **Vote:** Passed, **Summary:** Yes 5. **Yes:** Councilman Lacy, Councilwoman Zoberski, Councilman Lau, Councilman Torres, Councilwoman McKay.

7. ADDRESS REQUEST(S) FOR FUTURE AGENDA ITEMS

Councilman Torres asked to have the contract negotiations for City manager brought back on the next agenda. City Attorney Jensen stated the contract will be discussed at the October 5th City Council meeting.

The mayor said they would have new board members appointed next meeting to review the negotiations.

8. PUBLIC FORUM

Ryan Hannon congratulated Patrick Marsh as the new City Manager. He clarified for Councilman Lacy that school busses are still operating. He mentioned an individual on the Planning Commission had a conflict of interest.

9. ADJOURNMENT

The next city council meeting is set for October 5, 2022.

There being no further business to come before it, the Fernley City council meeting adjourned at 06:59 PM.

Approved by the Fernley City Council on October 5, 2022, by a vote of:

AYES _____ NAYS: _____ ABSTENTIONS: _____ ABSENT: _____

Mayor Roy Edgington

City Clerk Kim Swanson

Report Criteria:

License.Status = "Active"

Business.Origination date = 09/15/2022-09/28/2022

Business Name	Name	Location	Location City	Location State	Location Zip	Business Tel	Description	Occupation
WEST118 INVESTMENTS, LLC	William Ross	18 Salvadore Drive	Fernley	NV	89408	702-325-1734	Medical/Recreational Mar	Medical Marijuana Production
WEST118 INVESTMENTS, LLC	William Ross	18 Salvadore Drive	Fernley	NV	89408	702-325-1734	Medical/Recreational Mar	Recreational Marijuana Produc
WEST118 INVESTMENTS, LLC	William Ross	18 Salvadore Drive	Fernley	NV	89408	702-325-1734	Medical/Recreational Mar	Medical Marijuana Cultivation
WEST118 INVESTMENTS, LLC	William Ross	18 Salvadore Drive	Fernley	NV	89408	702-325-1734	Medical/Recreational Mar	Recreational Marijuana Cultiva
Sport Build/Sport Striping LLC	Jeffrey Thompson	14621 SW 126th Ave	Tigard	OR	97224	(805) 779-4004	Contractor	Athletic running track Resurfac
Sylvia L. Vogler	Sylvia L. Vogler	4593 Langdon Street	Fernley	NV	89408	541-609-8407	Business Specific Profes	Health Coach
Dragon City LLC	Kelly Luc / Katy Wu	1360 US Highway 95a North,	Fernley	NV	89408	775-835-6655	Restaurant/Fast Food/Fo	Restaurant
HKX Bomb LLC	Trenton Heckman &	1313 Rouge River Rd	Fernley	NV	89408	775-426-8791	Hobby/Crafter, Sewing, J	Apparel, shirts, hats, decals, c
Fernley Flowers and More LLC	Rose Wolcott	170 A W. Main St.	Fernley	NV	89408	775-560-3740	Wholesale and/or Retail	Florist
BCI National	Mark Child	3158 S. Main St.	Salt Lake City	UT	84115	334-787-2420	Contractor	Residential & Small Commerci
Danielle's Creations	Daniell Donica	1000 Jessica Lane	Fernley	NV	89408	775-219-5090	Hobby/Crafter, Sewing, J	Hobby/Crafter and cottage foo
WAVE Electric LLC	Mike Braithwaite	HC 60 PO Box 79	Mona	UT	84645	801-420-3874	Contractor	Electrical Contractor #82734 C
Grand Totals:								12

Report Criteria:

License.Status = "Active"

Business.Origination date = 09/15/2022-09/28/2022



CITY OF FERNLEY

City Council AGENDA REPORT

Meeting Date: October 5, 2022

REPORT TO: Mayor and City Council

REPORT FROM: Kathy Bennett

FINANCIAL IMPACT:

Yes: X

No:

CURRENTLY BUDGETED:

Yes: X

No:

FUND/ACCOUNT:

100-425-325

ACTION REQUESTED: Consent

AGENDA ITEM: (For Possible Action):

Possible action to approve the Mayor's appointment of Senior Judge John N. Schroeder to the Judge's Pro Tem panel for Fernley Municipal Court

AGENDA ITEM BRIEF:

In accordance with Nevada Revised Statute 5.023, the governing body of the city shall select a number of people it determines appropriate to comprise a panel of substitute Municipal Court Judges.

RECOMMENDED MOTION:

Move to approve the Mayor's appointment of Senior Judge John N. Schroeder to the Judge's Pro Tem panel for Fernley Municipal Court

BUSINESS IMPACT (per NRS Chapter 237):

A Business Impact Statement is not required 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:

1. NRS 5.023 requires the governing body of the City of Fernley to select a number of people it determines appropriate to comprise a panel of substitute Municipal Court Judges.
2. On November 17, 2021, this judge's panel was updated, and requires an addition.
3. On February 10, 2022, the Nevada Supreme Court issued an *Order Amending Supreme Court Rule 12*, affecting the ways in which senior judges may accept assignments.
4. The proposed updated Judge Pro Tem Panel is as follows:
 - Any person elected to serve as the Justice of the Peace of Canal Township Justice Court, Dayton Township Justice Court, or Walker River Justice Court
 - Cheri Emm-Smith, Esq, City of Yerington Municipal Court Judge
 - Any Senior Municipal Court Judge or Senior Justice of the Peace, who has received a commission from the Supreme Court of Nevada to serve as a Senior Municipal Court Judge.
 - Retired Deputy City Attorney Brent Kolvet, Esq.
 - **Retired Justice of the Peace-Senior Judge John (Jack) N. Schroeder**

Compensation for Judge Pro Tem was established by the City Council in accordance with NRS5.023, March 07, 2012. This rate was established at \$40.00 per hour, and later changed to \$49.50 per hour to reflect the change in the annual salary of the sitting Municipal Court Judge.

Compensation schedules for Senior Judges are established by Nevada Supreme Court Rule #12 and are set for the amount proportional to the gross monthly salary of the judge they are assigned to cover. The current compensation of Senior Judge/Judge Pro Tem is \$49.50 per hour, with a minimum of 4 hours, in addition to mileage and accommodation reimbursement.

RELEVANT LAWS, STATUTES, AND REGULATIONS:

NRS 5.023

Nevada Supreme Court Rule #12, amendment filed February 10, 2022

FINANCIAL IMPLICATIONS:

Compensation for Senior Judge or Judge Pro Tem is included in the Municipal Court's budget.

ATTACHMENTS:

None



CITY OF FERNLEY

City Council AGENDA REPORT

Meeting Date: October 5, 2022

REPORT TO: Mayor and City Council

REPORT FROM: Trisha Conner, Assistant to the City Manager

FINANCIAL IMPACT:

Yes: No: X

CURRENTLY BUDGETED:

Yes: N/A No:

FUND/ACCOUNT:

N/A

ACTION REQUESTED: Consent

AGENDA ITEM: (For Possible Action):

For Possible Action to Reappoint Mr. Jewell "JF" McCullar to the Fernley Senior Citizen Advisory Committee.

AGENDA ITEM BRIEF:

The two-year terms for the Fernley Senior Citizen Advisory Committee members are staggered. On October 6 2022, committee member, Jewell "JF" McCullar's term will expire. Mr. McCullar would like to be considered by City Council for reappointment to the Fernley Senior Citizen Advisory Committee.

RECOMMENDED MOTION:

"I move to reappoint Mr. Jewell "JF" McCullar to the Fernley Senior Citizen Advisory Committee."

BUSINESS IMPACT (per NRS Chapter 237):

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

See attached report for background, analysis, alternatives.

ALTERNATIVES:

Council may decide to not reappoint and open the seat to the Fernley residents to be filled.

BACKGROUND:

On October 6 2022, committee member, Jewell "JF" McCullar's term will expire. Mr. McCullar would like to be considered by City Council for reappointment to the Fernley Senior Citizen Advisory Committee. Upon City Council's reappointment, Mr. McCullar's new 2-year term will commence immediately.

RELEVANT LAWS, STATUTES, AND REGULATIONS:

SCAC Bylaws

FINANCIAL IMPLICATIONS:

There are no financial implications.

ATTACHMENTS:

1. 2022.09.17 signed SCAC reappointment letter



CITY OF FERNLEY Mayor's Office

Mayor & City Council
Legislative
Public Policy

Date: September 17, 2022

To: City Council

From: Mayor Roy Edgington

Re: Fernley Senior Citizen Advisory Committee

It is my pleasure to submit for reappointment to the City of Fernley Senior Citizen Advisory Committee Mr. Jewell "JF" McCullar. His term is set to expire October 6, 2022. Mr. McCullar new 2-year term will commence immediately.

I would like to thank Mr. McCullar for his excellent work on the Senior Citizen Advisory Committee and for his willingness to continue serving the City of Fernley in this capacity.

Respectfully,
Mr. Roy Edgington
Mayor



CITY OF FERNLEY

City Council AGENDA REPORT

Meeting Date: October 5, 2022

REPORT TO: Mayor and City Council

REPORT FROM: Brandi Jensen, City Attorney

FINANCIAL IMPACT:	CURRENTLY BUDGETED:	FUND/ACCOUNT:
Yes: No:	Yes: No:	100-414-342

ACTION REQUESTED: Consent

AGENDA ITEM: (For Possible Action):

- A. Possible Action to approve an Amendment to the Settlement Agreement between Northern Nevada Housing and the City of Fernley regarding District Court Case 21-CV-00951
- B. Possible action to direct staff to resolve the CC&Rs conflicts for property owned by the City at 1170 Newlands Drive, Fernley.

AGENDA ITEM BRIEF:

Previously, the City Council had directed Staff to negotiate a settlement with Northern Nevada Community Housing regarding the Newlands and Hardie properties. This agreement extends closing and allows Staff to resolve the CC&R issue.

RECOMMENDED MOTION:

BUSINESS IMPACT (per NRS Chapter 237):

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

See attached report for background, analysis, alternatives.

ALTERNATIVES:

BACKGROUND:

Previously, the City Council had directed Staff to negotiate a settlement with Northern Nevada Community Housing regarding the Newlands and Hardie properties. This agreement extends closing and allows Staff to resolve the CC&R issue.

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

1. First Amendment to Conditional Settlement and Real Property Exchange Agreement - version 2
2. First Amendment to CCRs - Sandia No. 2 Subdivision - version 1 (002)

FIRST AMENDMENT TO CONDITIONAL SETTLEMENT AND REAL PROPERTY EXCHANGE AGREEMENT

This First Amendment to Conditional Settlement and Real Property Exchange Agreement (this “Amendment”) is made and entered into effective as of October 5, 2022 (“Effective Date”), by and between the City of Fernley, a political subdivision of the State of Nevada (the “City”) and Northern Nevada Community Housing, a Nevada nonprofit corporation (“NNCH”).

RECITALS

WHEREAS, the parties entered into that certain Conditional Settlement and Real Property Exchange Agreement (the “Agreement”), effective May 25, 2022 (“Effective Date”), wherein the City agreed to convey to NNCH an approximately 3.94-acre parcel located at 1170 W. Newlands Drive, Fernley, Nevada, Lyon County APN 020-321-01 (the “Newlands Property”) in exchange for approximately 3.22-acres east of Hardie Lane, commonly known as Lyon County APN 020-093-15, 020-093-16, 020-093-17, and 020-093-18 (the “Hardie Property”).

WHEREAS, the parties now deem it to be in their respective best interests to enter into this Amendment.

AGREEMENT

1. Interpretation. Except as expressly modified hereby, the terms and provisions of the Agreement shall remain in full force and effect. In the event of a conflict between the terms of the Agreement and the terms of this Amendment, this Amendment shall govern and control. Initially capitalized terms not defined herein shall have the meaning ascribed to them in the Agreement.

2. Closing. Section 10.1 of the Agreement is hereby deleted in its entirety and replaced with the following:

10.1 Closing Date. The closing of the transactions contemplated hereunder (the “Closing”) shall occur, and the documents referred to in Section 11 below shall be delivered, within ten (10) days after the satisfaction or waiver of all conditions to closing condition set forth in Section 12.1 and Section 12.2 of this Agreement (such date, or the date or the date the City and NNCH mutually agreement upon being referred to in this Agreement as the “Closing Date”), but in no event later than October 5, 2023 (the “Outside Closing Date”).

3. Conditions to Closing. A new subsection (d) is hereby added to Section 12.1 of the Agreement as follows:

(d) That certain Declaration of Covenants, Conditions and Restrictions dated May 26, 1981 and recorded in Official Records of Lyon County on September 25, 1981 as Document No. 63241 (the “Sandia CC&Rs”) shall have been terminated with respect to the Newlands Property pursuant to a duly executed and recorded amendment to the Sandia CC&Rs.

4. Failure of Conditions. Section 12.3 is hereby deleted in its entirety and replaced with the following:

12.3 Except as provided in Section 12.4, if the Conveying Party is unable to timely satisfy (and the Acquiring Party has not waived in writing) the conditions to the Acquiring Party's obligation to effect the Closing on or before the Outside Closing Date, and the Acquiring Party has either satisfied the conditions to the Conveying Party's obligations or is ready, willing, and able to do so, then such failure shall constitute a default hereunder, in which case Section 13 shall govern.

5. Termination of Sandia CC&Rs. A new section 12.4 is hereby added to the Agreement as follows:

12.4 Notwithstanding any provision of this Agreement to the contrary, if the Sandia CC&Rs have not been terminated as set forth in Section 12.1(d) on or before the Outside Closing Date, the City shall not be in default if, within five (5) days thereafter, the City notifies NNCH in writing that the City is diligently pursuing such termination and desires to extend the Closing ("Extension Notice"). If the City timely delivers an Extension Notice to NNCH, the Outside Closing Date shall be automatically extended by up to five (5) periods of thirty (30) days each (each, an "Extension Period"). At the Closing, NNCH shall be entitled to retain \$5,000 of the City Deposit as liquidated damages for each Extension Period (or portion thereof) prior to the Closing; provided, however, that said \$5,000 sum shall be prorated to the date that an amendment terminating the Sandia CC&Rs is recorded. By way of illustration, if said amendment to the Sandia CC&Rs is recorded on the sixteenth (16th) day of the second Extension Period, NNCH shall be entitled to retain \$7,500 of the City Deposit at the Closing (*i.e.*, \$5,000 for the first Extension Period plus \$2,500 for the second Extension Period).

6. Miscellaneous.

(a) This Amendment may be executed in two or more counterparts, each of which shall be deemed an original, but all of which together shall constitute the same instrument. This Amendment and any counterpart hereof may be executed by facsimile signature or other electronic means, such as PDF file attached to an e-mail. Any signature on a copy of this Amendment sent electronically or by facsimile (including pdf or any electronic signature complying with the U.S. federal ESIGN Act of 2000, e.g., www.docusign.com) shall be deemed delivered upon transmission and the electronic or facsimile copy may be utilized for the purposes of this Amendment.

(b) This Amendment shall be binding upon and inure to the benefit of the parties and their respective successors and permitted assigns.

(c) The persons executing below on behalf of the Parties hereby represent and warrant that they have all requisite and necessary power and authority to execute and bind the parties, respectively.

(d) Each Party shall be responsible for its own fees and costs in the negotiation and preparation of this Amendment.

IN WITNESS WHEREOF, the parties have executed this First Amendment to Conditional Settlement and Real Property Exchange Agreement effective as of the 5th day of October, 2022.

NNCH

Northern Nevada Community Housing, a
Nevada nonprofit corporation

By: _____

Its: _____

CITY

City of Fernley, a political subdivision of the
State of Nevada

Roy Edgington, Mayor

ATTEST:

City Clerk

APPROVED AS TO FORM:

Brandi Jensen, City Attorney

APN: 020-321-01 through 020-321-05
020-322-01 through 020-322-24
020-323-01 through 020-323-12
020-324-01 through 020-324-09

Recording Requested by and
When recorded Mail to:

Fernley City Clerk
City of Fernley
595 Silverlace Blvd
Fernley, Nevada 89408

**FIRST AMENDMENT TO
DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS
FOR
SANDIA NO. 2 SUBDIVISION**

This First Amendment to Declaration of Covenants, Conditions, Restrictions for Sandia No. 2 Subdivision (this “Amendment”), dated [MONTH] [DAY], [YEAR] for reference purposes, is made with respect to the following facts:

A. On September 25, 1981, Johnson Development Co., a Nevada corporation caused to be recorded that certain Declaration of Covenants, Conditions, Restrictions for the Sandia No. 2 Subdivision, in the Official Records of Lyon County, Nevada, as Instrument No. 63241 (the “Declaration”).

B. The Declaration covers or purports to cover all lots created by that certain Plat of Sandia Subdivision No. 2 recorded on September 11, 1980, as Instrument No. 55898, in the Official Records of Lyon County, Nevada, as amended by that certain Certificate of Amendment recorded November 30, 1981, as Instrument No. 65915, in the Official Records of Lyon County, Nevada (the “Subject Property”).

C. The undersigned owners, constituting more than seventy-five percent (75%) of the owners of lots within the Subject Property (“Owners”), desire to modify, repeal, and amend the Declaration as set forth in this Amendment.

NOW THEREFORE, in consideration of the foregoing premises, and the provisions herein contained, the Owners hereby amend the Declaration as follows:

1. The Declaration is hereby terminated and repealed with respect to that certain parcel of real property identified as Lot 5 in Block B of the Sandia No. 2 Subdivision, commonly known as 1170 Newlands Drive, being more particularly described on Exhibit A attached hereto (“Excluded Property”).

2. Effective upon the recordation of this Amendment, the Excluded Property shall not be subject to the benefits or burdens of the Declaration. Without limiting the generality of the foregoing, the Excluded Property shall not be subject to any of the covenants, conditions, or restrictions set forth in the Declaration, nor shall the owner of Excluded Property or such owner's successors or assigns have any right, power, or authority to enforce any of the provisions of the Declaration.

3. From and after the date that this Amendment is recorded, the Declaration shall be interpreted, construed, and applied as if the Excluded Property had never been a part of the Subject Property.

4. All references to "lots" in the Declaration shall be interpreted to mean each of the lots within the Subject Property other than the Excluded Parcel.

5. Nothing in this Amendment is intended to abrogate, limit, or repeal the Declaration or any provision thereof with respect to any of the lots within the Subject Property other than the Excluded Parcel. Except as amended herein, the Declaration shall remain in full force and effect.

6. This Amendment is binding upon and shall inure to the benefit of the parties hereto and their successors and assigns, and the owners of each lot within the Subject Property.

7. This Amendment may be executed in multiple counterparts, and any counterpart signature page may be attached to this Amendment prior to recording.

8. Each person executing this Amendment represents and warrants that he/she is duly authorized to execute and deliver this Amendment, that the execution and delivery of this Amendment has been duly authorized by such party, and that upon such execution and delivery, this Amendment shall be binding upon such party and enforceable in accordance with its terms.

[Remainder of page intentionally left blank; signature page follows]

IN WITNESS WHEREOF, the undersigned Owners have executed this First Amendment as of the date first set forth above.

OWNERS:

[NAME]

ACKNOWLEDGMENT

STATE OF NEVADA)
)
COUNTY OF _____)

This instrument was acknowledged before me on _____, by _____, in his/her capacity as the _____ of [-----], a Nevada limited liability company.

My Commission Expires:

NOTARY PUBLIC

EXHIBIT A
LEGAL DESCRIPTION
OF
EXCLUDED PARCEL

All that certain real property situate in the County of Lyon, State of Nevada, described as follows:

Lot 5, Block B, as shown on the Official Map of SANDIA SUBDIVISION NO. 2, recorded in the Official Records of Lyon County, Nevada, on September 11, 1980, as Document No. 55898, and re-recorded November 30, 1981, as Document No. 64915.

APN: 20-321-01



CITY OF FERNLEY

City Council AGENDA REPORT

Meeting Date: October 5, 2022

REPORT TO: Mayor and City Council

REPORT FROM: Kari Weitzel

FINANCIAL IMPACT:		CURRENTLY BUDGETED:		FUND/ACCOUNT:
Yes:X	No:	Yes:X	No:	510-810-698

ACTION REQUESTED: Consent

AGENDA ITEM: (For Possible Action):

Possible action to authorize the execution of the Water Right Banking and Dedication Agreement with Donna Blodgett Trust Agreement, APN 020-381-01 TCID serial number 1065-19 in the amount of 9.045-acre action to authorize the execution of the Water Right Banking and Dedication feet.

AGENDA ITEM BRIEF:

Staff is seeking Council approval to authorize the execution of the Water Right Banking and Dedication Agreement with Donna Blodgett Trust Agreement, APN 020-381-01 TCID serial number 1065-19 in the amount of 9.045-acre feet.

RECOMMENDED MOTION:

"I move to authorize the execution of the Water Right Banking and Dedication Agreement with Donna Blodgett Trust Agreement, APN 020-381-01 TCID serial number 1065-19 in the amount of 9.045-acre feet."

BUSINESS IMPACT (per NRS Chapter 237):

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

See attached report for background, analysis, alternatives.

ALTERNATIVES:

The City Council could choose to reject the dedication of water rights. This alternative is not recommended by

staff and would be contrary to existing city policies.

BACKGROUND:

It is policy for the City of Fernley to have City Council approve all water right dedication agreements.

Donna Blodgett Trust Agreement is proposing to dedicate 9.0405 acre-feet of water rights appurtenant to APN 020-381-01 (TCID Serial Number 1065-19) to the City of Fernley. The deed and dedication package were reviewed and approved by Taggart and Taggart, Ltd. The water will be used to support future development projects. This is being immediately assigned to T & G Properties, LLC.

RELEVANT LAWS, STATUTES, AND REGULATIONS:

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

FINANCIAL IMPLICATIONS:

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

ATTACHMENTS:

1. Blodgett Dedication Agreement
2. Blodgett Draft Deed

**WATER RIGHTS BANKING
AND DEDICATION AGREEMENT**

This Water Rights Banking and Dedication Agreement made as of the ____ day of _____, 20__ (this “Agreement”), by and between DONNA L. BLODGETT, as Trustee of the DONNA L. BLODGETT TRUST AGREEMENT dated February 25, 2009, (the “Dedicator”) and the CITY OF FERNEY, a political subdivision of the State of Nevada (the “City”), for the purpose of dedicating and banking certain water rights.

RECITALS

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

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

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

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

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

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

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

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

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

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

A Nine and Forty-Five one-thousandths (9.045) acre-foot/annually portion of Truckee-Carson Irrigation District Serial Number 1065-19. Said water rights are appurtenant to that certain real property located in Lyon County, State of Nevada described as Lyon County Assessor Parcel Number 020-381-01 and further described in that certain Grant Deed recorded in the official records of Lyon County on July 16, 2009, as Document No. 445500.

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

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

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

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

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

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

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

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

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

Dedicator

T & G Properties, LLC

405 Marsh Ave.

Reno, NV 89509

City of Fernley

Department of Public Works

595 Silver Lace Boulevard

Fernley, NV 89408

12. **General Conditions.**

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

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

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

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

[signature page follows]

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

City of Fernley

Mayor of Fernley

Date:

Attested:

City Clerk

Dedicator

Donna L. Blodgett, Trustee

Date:

Assignee

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

T & G Properties, LLC, a Nevada limited liability company

Teresa Bridgewater-Gamboa, Manager

Date:

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

LYON CO. APN: 020-381-01

RECORDING REQUESTED BY:

City of Fernley
595 Silver Lace Blvd
Fernley, NV 89408

AFTER RECORDATION RETURN TO:

City of Fernley
595 Silver Lace Blvd
Fernley, NV 89408

SPACE ABOVE THIS LINE FOR RECORDER'S USE

WATER RIGHTS GRANT, BARGAIN, & SALE DEED

THIS WATER RIGHTS DEED is made and entered into this ____ day of _____, 20__, to convey the below-mentioned water rights from DONNA L. BLODGETT, as Trustee of the DONNA L. BLODGETT TRUST AGREEMENT dated February 25, 2009, (hereinafter referred to as "GRANTOR") to the CITY OF FERNLEY, a political subdivision of the State of Nevada (hereinafter referred to as "GRANTEE")

WITNESSETH:

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

A Nine and Forty-Five one-thousandths (9.045) acre-foot/annually portion of Truckee-Carson Irrigation District Serial Number 1065-19. Said water rights are appurtenant to that certain real property located in Lyon County, State of Nevada described as Lyon County Assessor Parcel Number 020-381-01 further described as follows:

All of Lot 21, of GREENFIELDS SUBDIVISION in the West half of SW ¼ of Section 20, T20N, R25E, M.D.B.&M., according to the Official Plat thereof filed May 18, 1966, in the office of the County Recorder of Lyon County, Nevada under file #95072.

*This legal description appeared previously in Document No. 445500,
recorded on July 16, 2009, Official Records of Lyon County, Nevada.*

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

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

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

DATED this ____ day of _____, 2022.

GRANTOR:

BY: _____
Donna L. Blodgett, Trustee

STATE OF _____)
: ss.
COUNTY OF _____)

This instrument was acknowledged before me on _____, 2022, by Donna L. Blodgett.

WITNESS my hand and official seal.

NOTARY PUBLIC



CITY OF FERNLEY

City Council AGENDA REPORT

Meeting Date: October 5, 2022

REPORT TO: Mayor and City Council

REPORT FROM: Shay League

FINANCIAL IMPACT:

Yes: No: X

CURRENTLY BUDGETED:

Yes: No: X

FUND/ACCOUNT:

N/A

ACTION REQUESTED: Motion
Consent

AGENDA ITEM: (For Possible Action):

Possible action to approve the Cook Ranch Estates Phase 3 Final Subdivision Map (FSM21004) creating a 76-lot single-family residential subdivision.

AGENDA ITEM BRIEF:

The developer is requesting a 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, and west of Jill Marie Lane in Fernley, NV. (APN: 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 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:

All motions possible under City Council parliamentary procedure (Deny, table, postpone, et cetera).

BACKGROUND:

A Tentative Subdivision Map request from Fernley Tuscan, LLC, was previously approved on September 20, 2017, and is associated with case number TSM 2017-001. The property is master planned Single Family Residential (SFR) and is in the SF9 (Single Family, 9000 Square Feet minimum lot size) zoning district. The developer and city entered into a Development Agreement (DA21001) to extend the filing period for the Final Subdivision Map from four years to six years.

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.

RELEVANT LAWS, STATUTES, AND REGULATIONS:

Fernley Municipal Code Title 32, Nevada Revised Statutes Chapter 278

FINANCIAL IMPLICATIONS:

N/A

ATTACHMENTS:

1. Attachment 1 - Cook Ranch Estates Phase 3 Final Map

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.

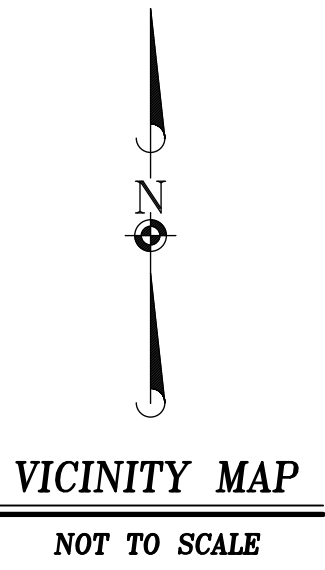
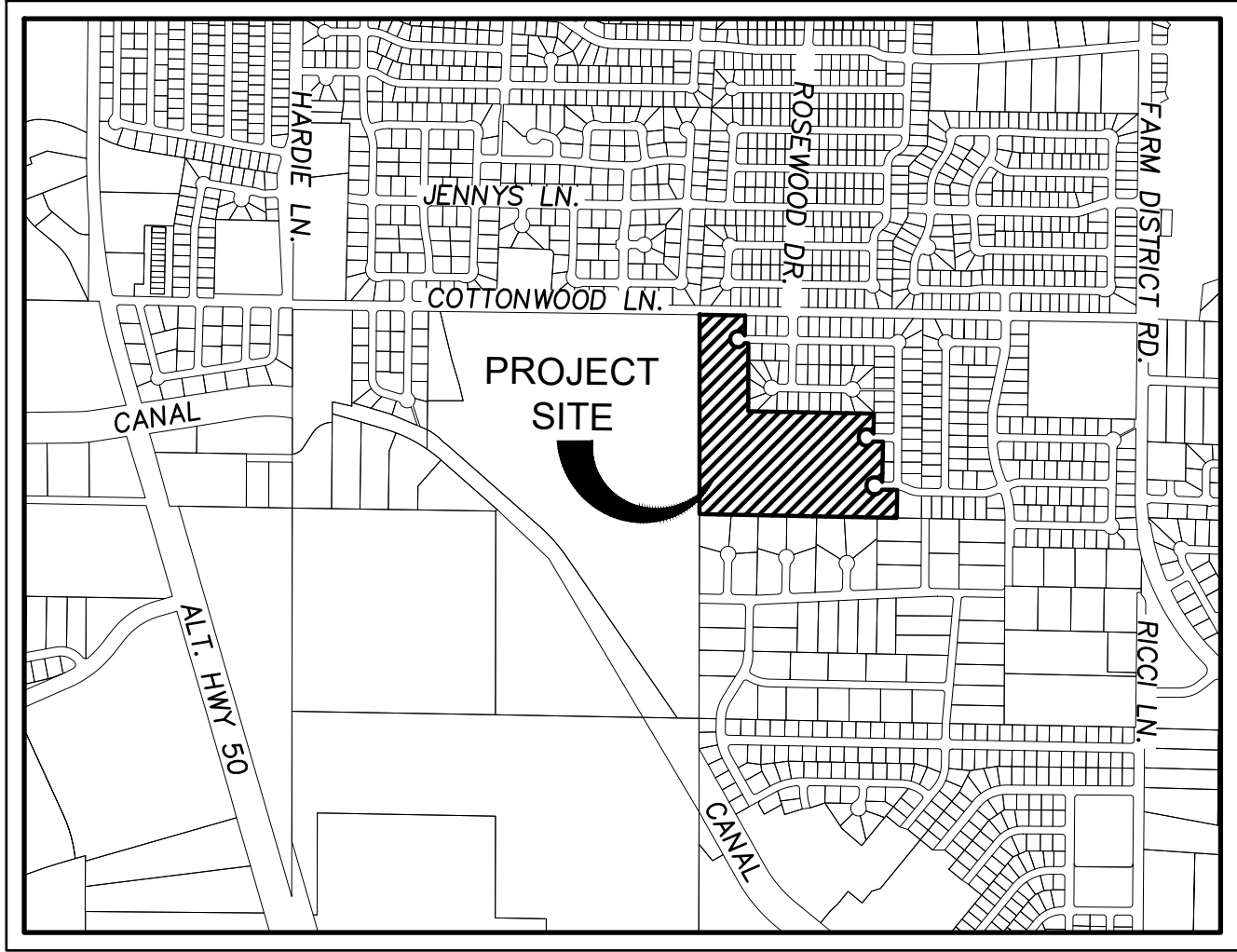
PUBLIC WORKS DIRECTOR DATE

(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.

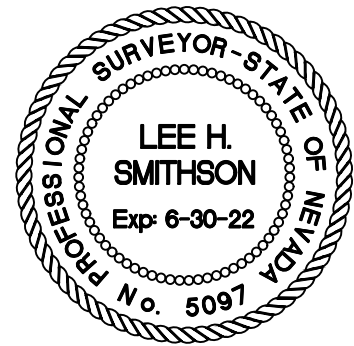
STEVE SHELL,
WATER RESOURCE SPECIALIST 2 DATE

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 DATE
CITY OF FERNLEY RECORDER

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

fx:775-746-3500

menhard.com

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Construction Managers • Environmental Scientists • Landscape Architects • Planners

DRAWN BY: ACP

DATE: JULY/2021

PROJ. CODE: FTLFNV

PROJ. #: 01

SHEET

1

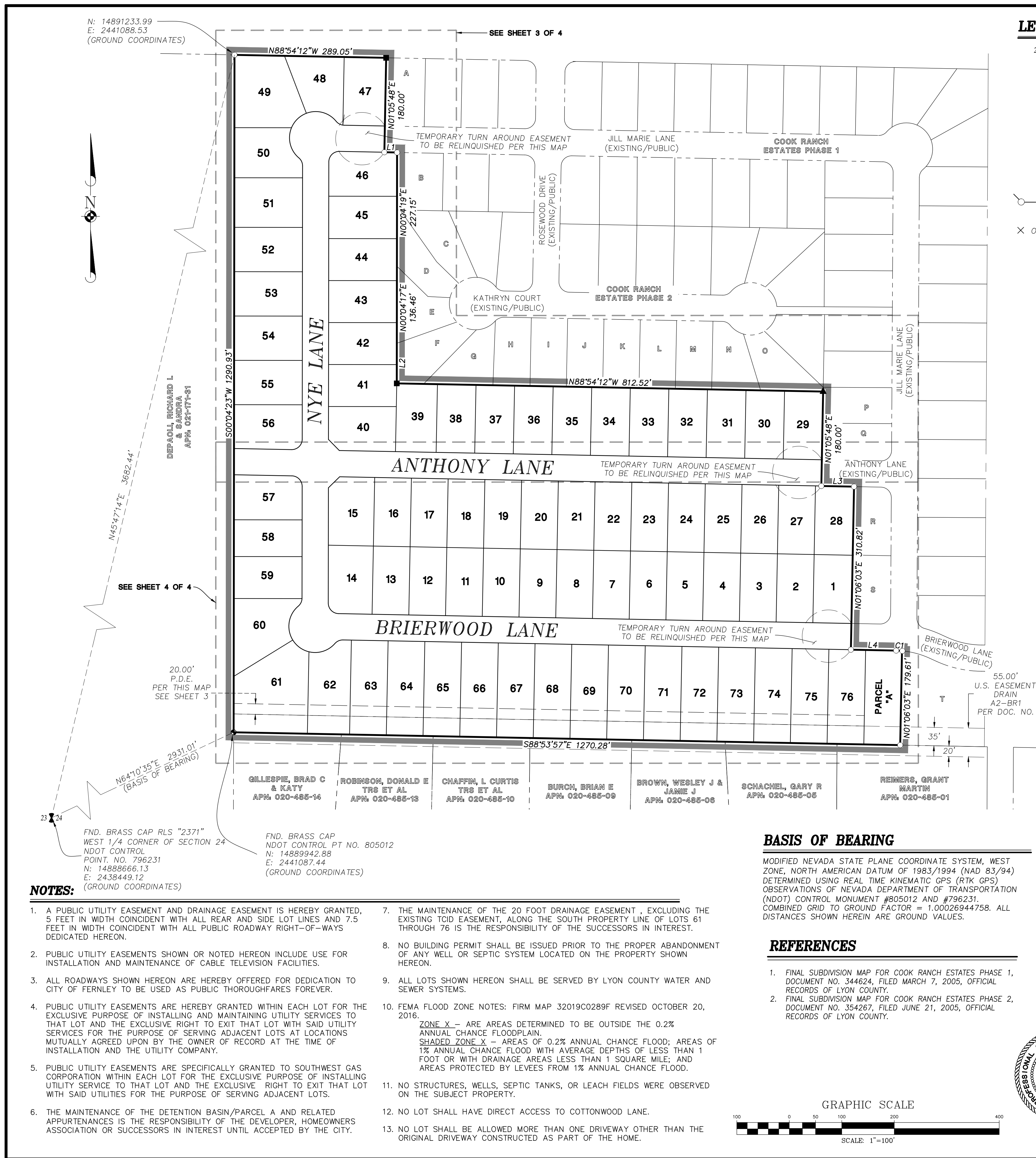
OF

4

SUBDIVISION MAP

January 4, 2022 – 17:27 Dwg Name: P:\Ftlfenv01\Map\Sub\A\Final Drawings\Plot of Subdivision\FTLFENV01_Fm.dwg Updated By: APerez

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FOUND SECTION CORNER AS NOTED	PUE	PUBLIC UTILITY EASEMENT
FOUND BLM BRASS CAP AS NOTED	PAE	PUBLIC ACCESS EASEMENT
FOUND 5/8" REBAR WITH CAP PLS 5665	PDE	PRIVATE DRAINAGE EASEMENT
FOUND 5/8" REBAR NO ID	CL	CENTERLINE
SET 5/8" REBAR AND PLASTIC CAP STAMPED "PLS 5097"	FFC	FRONT FACE OF CURB
STANDARD STREET CENTERLINE WELL	ROW	RIGHT-OF-WAY
MONUMENT TO BE SET STAMPED "PLS 5097"	(R)	RADIAL BEARING
SET 5/8" REBAR & CAP "PLS 5097" OR CURB SCRIBE AT FRONT FACE OF CURB LOT LINE PROJECTION	CATIVE	CABLE TELEVISION EASEMENT
DIMENSION POINT, NOTHING FOUND OR SET.	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
—————		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

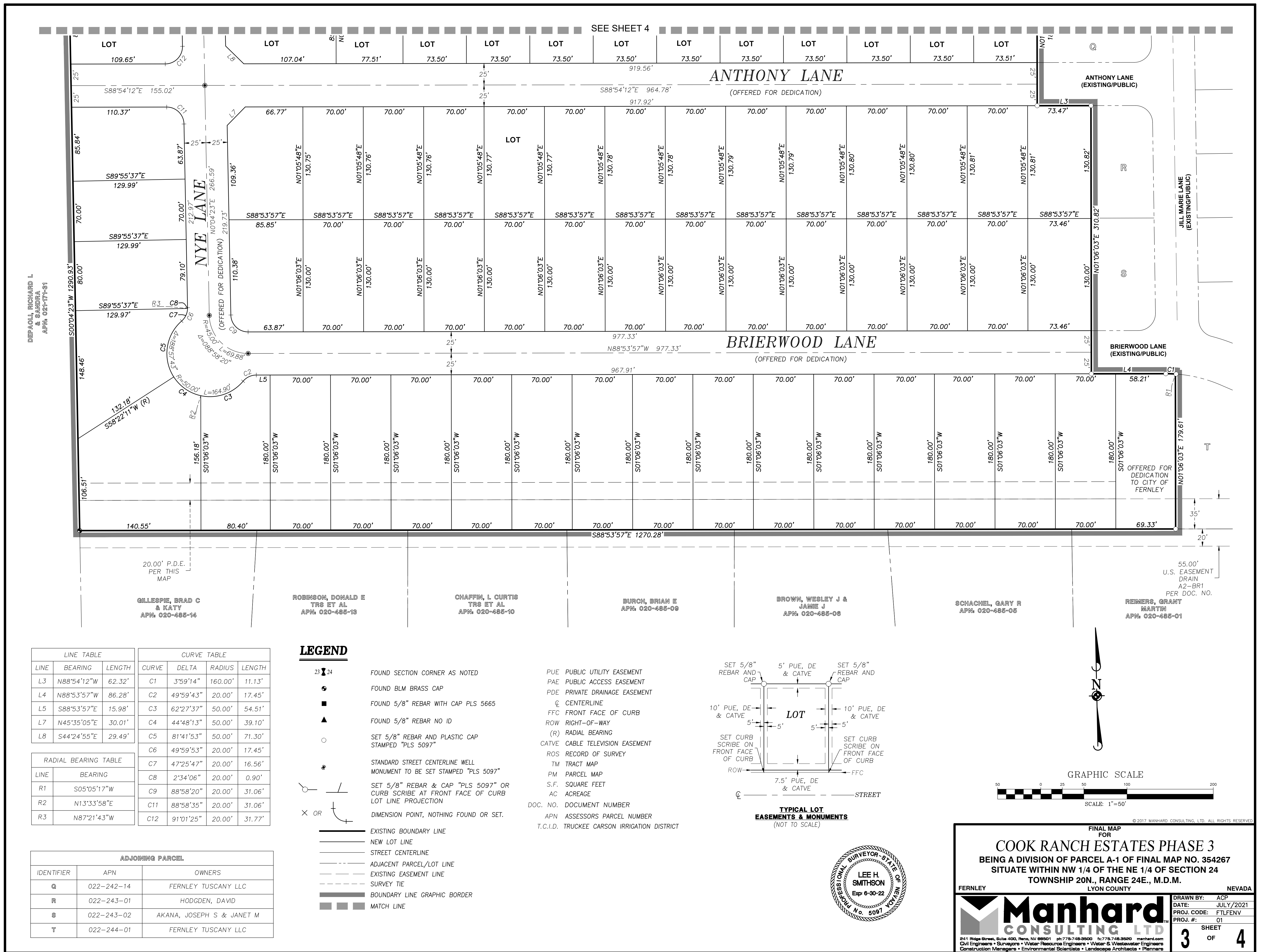
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FINAL MAP
FOR

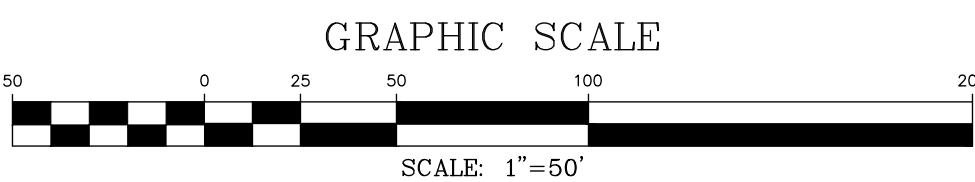
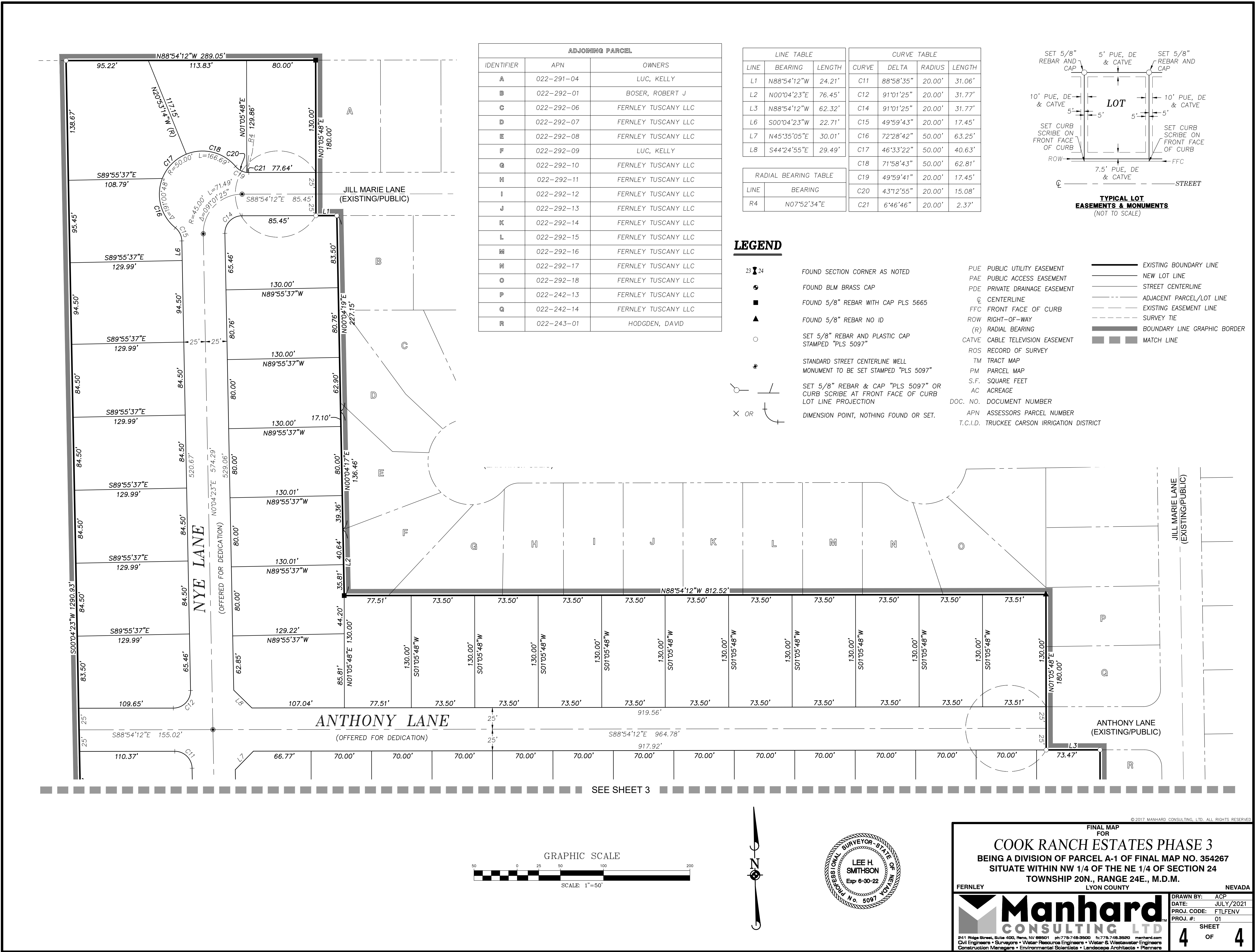
COOK RANCH ESTATES PHASE 3

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.

FERNNLEY LYON COUNTY NEVADA



January 4, 2022 - 17:27 Dwg Name: P:\Ftlenv01\veg\SubA\Final Drawings\FTLFENV01_FTM.dwg Uploaded By: APerez



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

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Construction Managers • Environmental Scientists • Landscape Architects • Planners

DRAWN BY: ACP
DATE: JULY/2021
PROJ. CODE: FTLFENV
PROJ. #: 01

SHEET 4 OF 4

SUBDIVISION MAP

**ANNUAL UPDATE NO. 4 FOR THE STRATEGIC PLAN FOR
THE LYON COUNTY LIBRARY SYSTEM FOR FISCAL YEAR
2020 THROUGH FISCAL YEAR 2024**



**ANNUAL UPDATE NO. 4 FOR THE STRATEGIC PLAN FOR
THE LYON COUNTY LIBRARY SYSTEM FOR FISCAL YEAR
2020 THROUGH FISCAL YEAR 2024**

Frederick A. Steinmann

Frederick Steinmann is an Assistant Research Professor with the University Center for
Economic Development, College of Business at the University of Nevada, Reno.

July 2022

This publication, *Annual Update No. 4 for the Strategic Plan for the Lyon County Library System for Fiscal Year 2020 through Fiscal Year 2024*, was published by the University Center for Economic Development in the College of Business at the University of Nevada, Reno. This publication's statements, findings, conclusions, recommendations, and/or data represent solely the findings and views of the authors and do not necessarily represent the views of the Lyon County Library System, Lyon County, the University of Nevada, Reno, or any reference sources used or quoted by this study. Reference to research projects, programs, books, magazines, or newspaper articles does not imply an endorsement or recommendation by the authors unless otherwise stated. Correspondence regarding this document should be sent to:

Frederick A. Steinmann, DPPD
University Center for Economic Development
University of Nevada, Reno
The College of Business
Mail Stop 204
Reno, Nevada 89557
Phone: 775.784.1655



UCED
University of Nevada, Reno
University Center for Economic Development
The College of Business

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Lyon County Library System Strategic Plan for FY 2020 through FY 2024

Core Values

Integrity, Service, Commitment, Respectfulness, Creativity, and Professionalism

Unifying Theme: FLEXIBILITY

Mission

It is the mission of the Lyon County Library System to provide free access to information resources, to develop, deliver and maintain programs, and to positively impact the lives of our community members.

Vision

Over the next five years, the Lyon County Library System will become the place to go to for informational, educational, training, and entertainment services and programs that are of value to our community.

Lyon County Library System Strategic Plan for FY 2020 through FY 2024

Organizational Goals – Prioritized and Revamped for Year 5 of the Current Strategic Plan

2022 Priority Goal No. 1 for Year 5 (2021 Priority Goal No. 1 for Year 4): Increase overall full-time positions at each of the individual branch libraries, including the creation of new full-time positions and the reclassification of existing part-time positions as full-time positions with applicable levels of benefits.

2022 Priority Goal No. 1a (2021 Priority Goal No. 1a for Year 4): Have six branch managers, for each of the Library System’s community branches and the eventual Bookmobile.

2022 Priority Goal No. 1b (2021 Priority Goal No. 1b for Year 4): Increase current staff working hours from part-time (10-29 hours per week) to full-time (30-40 hours per week) at all branches.

2022 Priority Goal No. 2 for Year 5 (2021 Priority Goal No. 4 for Year 4): In order to expand the Lyon County Library System’s overall outreach and engagement efforts and to increase overall patron use of the Library System’s resource, programs, and services, the Lyon County Library System will continue to pursue the development of a fully operational Bookmobile, with maintenance plan, offered five days a week with one dedicated full-time employee.

2022 Priority Goal No. 2a (Element of 2021 Priority Goal No. 4 for Year 4): Identify and pursue additional outreach and engagement efforts both internally and in partnership with identified external stakeholders including other public sector agencies, private sector firms, and community-based and non-profit organizations in specific program, resource, and service topic and focus areas.

2022 Priority Goal No. 2b (Element of 2021 Priority Goal No. 4 for Year 4): Pursue the development of fully operational Bookmobile, with maintenance plan, offered five days a week with one (possibly two) dedicated full-time employee. Simultaneously explore short-term alternatives to a fully operational Bookmobile that could expand and improve program, resource, and service delivery efforts.

Lyon County Library System Strategic Plan for FY 2020 through FY 2024

Organizational Goals – Prioritized and Revamped for Year 5 of the Current Strategic Plan

2022 Priority Goal No. 3 for Year 5 (2021 Priority Goal No. 3 for Year 4): Over the next year, the Lyon County Library System will continue to identify and provide needed education and professional development training opportunities to Lyon County Library System staff pending the availability of required resources.

2022 Priority Goal No. 4 for Year 5 (2021 Priority Goal No. 2 for Year 4): The Lyon County Library System and the individual branch libraries will develop and implement new vocational training and job search and placement services in partnership with other organizations and agencies in order to leverage the use of existing Lyon County Library System and individual branch library space, facilities, equipment, and materials.

2022 Priority Goal No. 5 for Year 5 (2021 Priority Goal No. 5 for Year 4): Over the next year, the Lyon County Library System and the individual branch libraries will continue to identify, plan and start needed infrastructure and capital improvement projects for each of the individual branch libraries.

1.0 Introduction

Overview

Between February 2018 and May 2018, faculty from the University Center for Economic Development, part of the College of Business at the University of Nevada, Reno, facilitated the development of a new organizational strategic plan for the Lyon County Library System for fiscal year 2020 through fiscal year 2024. The resulting comprehensive organizational strategic plan contained a new set of core values, a new strategic mission statement and a new strategic vision statement, seven separate strategic goals, and an accompanying implementation plan.

As part of this project, the University Center for Economic Development agreed to conduct four annual assessments and evaluations of the Lyon County Library System strategic plan for fiscal year 2020 through fiscal year 2024 for each year of the five-year strategic planning horizon. The first annual evaluation and review of the Lyon County Library System strategic plan for the Lyon County Library System was completed in June 2019 and a University Center for Economic Development technical report, *UCED 2018/19-24 Annual Update No. 1 for the Strategic Plan for the Lyon County Library System for Fiscal Year 2020 through Fiscal Year 2024*, was completed. The second annual evaluation and review of the Lyon County Library System was completed in November 2020 and a University Center for Economic Development technical report, *UCED 2020/21-15 Annual Update No. 2 for the Strategic Plan for the Lyon County Library System for FY 2020 through FY 2024*, was completed, published and presented to the Lyon County Library System's Board. The third annual assessment and evaluation of the current five-year strategic plan of the Lyon County Library System was completed on July 17, 2021 and the results of that annual assessment and evaluation was published in a University Center for Economic Development technical report, *UCED 2021/22-01 Annual Update No. 3 for the Strategic Plan for the Lyon County Library System for Fiscal Year 2022 through Fiscal Year 2024*.

On June 24, 2022, faculty from the University Center for Economic Development facilitated a fourth annual assessment and evaluation of the Lyon County Library System's current five-year strategic plan with the Library System's senior leadership, staff, and other critical representatives. The fourth annual assessment and evaluation workshop consisted of a number of large and small group exercises. The various exercises included a review and evaluation of the current set of core values, the current strategic mission statement and current strategic vision statement, and an evaluation of the current strategic goals and objectives as revised during the third annual assessment and evaluation of the Lyon County Library System's current strategic plan completed in 2021. Workshop participants also completed a new comprehensive Strengths, Weaknesses, Opportunities, and Threats (SWOT) Analysis designed to guide organizational efforts for the coming fiscal year. This University Center for Economic Development technical report summarizes the results of the fourth annual evaluation and assessment workshop of the

Lyon County Library System’s current five-year strategic plan held on June 24, 2022. This is the final annual assessment and evaluation of the current five-year strategic plan and the Lyon County Library System will begin development of a new five-year strategic plan, covering the 2023 through 2028 five-year planning horizon, in 2023.

2.0 Assessment and Evaluation of the Current Lyon County Library System Strategic Plan

The fourth annual assessment and evaluation of the Lyon County Library System's current strategic plan, for fiscal year 2020 through fiscal year 2024, consisted of a number of large and small group exercises. Workshop participants completed a review and assessment of the strategic plan's current core values, current strategic mission statement and current strategic vision statement, and an evaluation of the current strategic goals and objectives. Workshop participants also completed a new Strengths, Weaknesses, Opportunities, and Threats (SWOT) Analysis designed to guide Library System organizational efforts and initiatives for the coming year.

2.1 Review of the Current Core Values

The Lyon County Library System's current set of core values, developed and adopted in May 2018 consists of the following six core values:

- ***Integrity:*** living up to high principals, work ethics, and standards and that these expectations are expected of staff and key internal and external stakeholders who represent the Lyon County Library System in their personal and professional lives; staff and key internal and external stakeholders are expected to hold themselves to a high moral standard defined as doing the 'right thing' always.
- ***Service:*** Lyon County Library System staff and key internal and external stakeholders are expected to assist and help the patrons of the Library System's individual branch libraries by being responsive to patron needs and making the services of the individual branch libraries available to everyone in their community.
- ***Commitment:*** Lyon County Library System staff and key internal and external stakeholders pledge to do what they promise to do, to be responsible for their actions, to live up to their personal responsibilities and to be committed to their library and to their community and that all work will be done at the highest quality level as is possible.
- ***Respectfulness:*** Lyon County Library System staff and key internal and external stakeholders pledge to treat people with dignity and to perform their responsibilities as professionals; Lyon County Library System staff and key internal and external stakeholders will live the 'Golden Rule' by treating others as they would want to be treated.

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- ***Creativity***: being innovative and being creative means thinking outside the box when faced with new challenges and problems and to resist the temptation to simply employ old methods and approaches because ‘we’ve always done it’ a certain way in the past.
 - ***Professionalism***: in order to be professional and responsible, staff and key internal and external stakeholders agree to make themselves and others around them accountable for their actions and further agree to regularly self-assess their own knowledge of their own personal responsibilities to the organization and their community in order to inform personal conduct.

In addition to each of these six individual core values, participants of the third annual evaluation and assessment of the existing five-year strategic plan held on July 17, 2021 identified ***flexibility*** as a unifying central theme that has helped guide the Library System’s efforts over the past several years. As part of the third annual evaluation and assessment effort, Library System representatives noted that the Library System and each of the individual branch libraries have had to routinely adapt and modify the way in which the Library System and the individual branch libraries continue to develop and provide critical programs, resources, and services to the communities and patrons that the Library System and the individual branch libraries serve. This needed flexibility was directly related to the impacts that the ongoing COVID-19 global pandemic, which began in the spring of 2020, has had on the Library System, on each of the individual branch libraries, and on the communities and individual patrons that the Library System and the individual branch libraries serve.

As one large working group, workshop participants who attended the June 24, 2022 annual evaluation and assessment workshop were asked to evaluate each individual core value. Workshop participants were asked if the core value is still relevant, if the core value should remain a core value, and if the core value requires additional definition and clarification. In general, and similar to the results of the second and third annual evaluations and assessments of the current strategic plan, workshop participants agreed that each core value still accurately defines the principles of the Lyon County Library System and that each core value should remain a core value within the strategic plan for the next year. More importantly, workshop participants agreed that the Lyon County Library System and the individual branch libraries must continue to be flexible in how individual programs, resources, and services are developed and how each program, resource, and service is delivered. ***Flexibility*** has and will continue to remain a central unifying them across each of the individual core values of ***Integrity, Service, Commitment, Respectfulness, Creativity, and Professionalism***. Several workshop participants noted that it will remain critical for the Library System and the individual branch libraries to set ‘realistic expectations’ on what new initiatives and efforts can be successfully developed and achieved over the next year as the Library System’s financial and non-financial resource availability remains uncertain given larger and external economic and community realities. Ongoing economic uncertainty will continue to contribute to uncertainty in the Library System’s budgeted resources and the ability of each individual branch library to develop, implement and expand new and existing programs, resources, and services.

For each of the individual core values, workshop participants generally agreed that each core value, as defined, remain the primary expectations that the Library System has for the behavior

of each individual Library System representative. More importantly, the core values of ***Integrity, Service, Commitment, Respectfulness, Creativity,*** and ***Professionalism*** still remain the primary expectations that community members and patrons have for how the Library System and the individual branch libraries serve the informational, educational, training, and entertainment needs and wants of community members and patrons. Despite having to contend with high levels of uncertainty in the availability of needed financial and non-financial resources, Library System representatives are still expected to live up to the high principals, work ethics, and standards set by the organization in assisting and helping the patrons of the Library System’s individual branch libraries. Library System staff and internal and external stakeholders are and will be expected to continue to do what they individually promise to do, to be responsible for their actions, and to live up to their personal professional responsibilities to the Library System and the communities and individual patrons that they serve. Treating all people with dignity and acting as professionals, being innovative and being creative by ‘thinking outside the box’, and being accountable for their actions by regularly self-assessing their own knowledge of their personal responsibilities and conduct also have and will continue to be part of the expectations that the organization has for any official representative of the Lyon County Library System.

2.2 Review of the Current Strategic Mission Statement

Adopted as part of the Lyon County Library System’s current strategic plan for fiscal year 2020 through fiscal year 2024, the Library System’s current strategic mission statement is:

It is the mission of the Lyon County Library System to provide free access to information resources, to develop and deliver programs, and to positively impact the lives of our community members.

Individuals who participated in the fourth annual evaluation and assessment strategic planning workshop held on June 24, 2022 generally agreed that the Lyon County Library System’s current mission statement, as stated above, still accurately defines the Library System’s existing overall purpose. Generally, workshop participants agreed that the Library System and that the individual branch libraries have successfully continued to provide free access to various information resources, have continued to develop and deliver programs, and have continued to positively impact the lives of community members and individual patrons who live throughout Lyon County and depend upon the Library System’s collection of programs, resources, and services. Workshop participants agreed that the Library System and the individual branch libraries have successfully continued to execute these elements of the existing strategic mission statement despite continued and growing uncertainty regarding the availability of needed financial and non-financial resources. The success of the Lyon County Library System and of each of the individual branch libraries in living up to the expectation outlined in the current strategic mission statement is evident in the continued growth in the number of patrons that each individual branch library serves and in the continued growth in the demand that each individual branch library has and continues to see for expanded existing and new programs, resources, and services.

Several workshop participants noted that, as part of the existing strategic mission statement, the word ‘maintain’ should be inserted. The insertion of the word ‘maintain’ was suggested by several workshop participants as a way of recognizing that the Library System and that the individual branch libraries struggle to maintain existing programs, resources, and services as a result of increased budgetary pressures, generated on both the revenue and expenditure side of the Library System’s budget. From a revenue standpoint, growth in the Library System’s revenues has *not* kept up with the growth in Lyon County’s population and the population of several individual communities located throughout the county. As a non-mandated county service, revenue budgeting decisions made by the Lyon County Board of County Commissioners has forced policy makers to increase funding for other Lyon County public services that are mandated by existing state law at the expense of additional revenues that can be budgeted to the Lyon County Library System. From an expenditure standpoint, the Lyon County Library System and each of the individual branch libraries, like many other public sector agencies and organizations throughout Lyon County and throughout the state of Nevada, has experienced significant price increases in needed materials, supplies, and other resources as a result of continued national and statewide inflationary pressures. Despite these significant budgetary pressures, workshop participants generally concluded that the Library System and the individual branch libraries have successfully maintained existing programs, resources, and services. However, if these budgetary pressures continue, it will become increasingly important for the Library System and for the individual branch libraries to focus on maintaining existing programs, resources, and services that already are in demand.

In order to reflect the growing revenue and expenditure budgetary pressures that the Lyon County Library System and the individual branches are currently facing and will likely continue to face over the next year, the existing strategic mission statement of the Lyon County Library System has been revised as follows:

It is the mission of the Lyon County Library System to provide free access to information resources, to develop, deliver and maintain programs, and to positively impact the lives of our community members.

The insertion of the words ‘and maintain’ to the existing strategic mission statement of the Lyon County Library System reflects the recognition that the Lyon County Library System and the individual branch libraries will have to continue to contend with revenue levels that are insufficient to sustain existing programs, resources, and services in the long run and that ongoing inflationary pressures will continue to drive up the cost of delivering existing programs, resources, and services to individual patrons that already depend upon the Library System. Adding this phrase, ‘and maintain’, to the existing strategic mission statement also further underscores the already important role that the Library System’s extensive collection of programs, resources, and services already play in meeting the informational, educational, training, and entertainment needs and wants of the communities and individual patrons that the Library System and the individual branch libraries already serve. When evaluating the possible development of new programs, resources, and services, Library System and individual branch library representatives should also consider the availability of needed financial and non-financial resources, the cost of developing the new program, resource, and service, and whether or not the new program, resource, and service may negatively impact the ability of Library System staff

and representatives to continue to deliver existing programs, resources, and services that already serve community and individual patrons needs and wants.

2.3 Review of the Current Strategic Vision Statement

Adopted as part of the Lyon County Library System’s current strategic plan for fiscal year 2020 through fiscal year 2024, the Library Systems current strategic vision statement is:

Over the next five years, the Lyon County Library System will become the place to go to for informational, educational, training, and entertainment services and programs that are of value to our community.

In evaluating the current strategic vision statement, workshop participants universally agreed that the Lyon County Library System continues to strive to become the place to go for informational, educational, training, and entertainment services and programs and that no other single public sector agency, private sector firm, or community-based and non-profit organization provides the same diverse and broad mix of services and programs that are value to the individual communities that the Library System currently serves. Despite ongoing financial and non-financial resource concerns and limitations, workshop participants further agreed that the Lyon County Library System and the individual branch libraries have successfully and largely achieved this strategic vision and, while successful, the Library System and the individual branchy libraries must continue to strive to achieve this vision as the informational, educational, training, and entertainment needs and wants of communities and individual patrons continue to change and evolve. The impacts, both past and current, of the ongoing COVID-19 global pandemic have accelerated the change and evolution in these needs and wants. Individual patrons relied heavily on the Lyon County Library System and the individual branch libraries for programs, resources, and services that they needed during the course of the pandemic when other public sector, private sector, and community-based and non-profit agencies, firms, and organizations either temporarily or permanently closed. Post-pandemic, the Library System and the individual branch libraries are now providing individuals with the resources and services that they need as communities and society continue to reopen.

Moving forward, the Lyon County Library System and the individual branch libraries will continue to strive to become the go to place for individuals to access the programs, resources, and services needed to meet their informational, educational, training, and entertainment needs and wants. And while the Library System and the individual branch libraries will continue to see exponential increases in the demand for programs, resources, and services, workshop participants noted that the existing level of financial and non-financial resources will quickly become, if it has not already, insufficient to match existing and new program, resource, and service levels with rapidly increasingly levels of demand. For example, while the Library System has successfully increased the number of individual branch library Branch Managers from one Branch Manager four years ago to now four Branch Managers, the individual branch libraries are still operating with usually just one staff person on duty at any time and more and more patrons are asking for expanded hours of operation at each of the Library System’s existing five branch libraries. Additional staff, especially individual staff members with specific program, resource,

and service expertise and training, is needed now to ensure that the Library System continues to provide and expand existing programs, resources, and services and continues to develop new programs, resources, and services that meet the changing, growing, and evolving needs of the communities and individual patrons that the Library System and the individual branch libraries serve.

In addition to successfully increasing the Library System's existing staffing levels, including staff with specific program, resources, and service expertise and training and having enough staff to have at least two people working at each individual branch library during peak activity levels, workshop participants also indicated that the Library System must continue to actively retain existing staff members. Completion of ongoing reclassification efforts, increasing the number of hours from part-time to full-time, providing expanded benefits which are in-line with the number of hours worked and the type of work that individual staff members already do, and providing additional professional development opportunities are a few of the ways in which workshop participants believe the Library System can be successful in retaining existing staff members. In order to become the 'place to go', workshop participants also noted that retention of existing staff members and the hiring of additional staff is also critical in ensuring that each individual branch library remains a safe place for individual patrons of all ages to visit and use. Having more than one staff member present during peak hours of operation at each individual branch library, in addition to improved safety-related infrastructure and equipment, will ensure that individual patrons can continue to use and access the programs, resources, and services that each individual branch library offers in a safe and easy-to-access space.

2.4 Review of the Current Strategic Goals

The Lyon County Library System's current five-year strategic plan, for fiscal year 2020 through fiscal year 2024, included seven specific organizational goals, including:

- **Goal No. 1:** Have a fully funded countywide, with maintenance plan, Bookmobile, offered five days a week with one dedicated full-time employee, by March 2023.
- **Goal No. 2:** Increase current staff working hours from part-time (10-29 hours per week) to full-time (30-40 hours per week) at all branches by December 2020.
- **Goal No. 3:** Provide staff education by a minimum of one in-service education training a year.
- **Goal No. 4:** By December 2021, each library employee will receive four hours per year of professional development.
- **Goal No. 5:** By December 2021, the parking lots will be paved or resurfaced at the main branch library and Silver Stage Branch.
- **Goal No. 6:** Have six branch managers, for each of the Library System's community branches and the eventual Bookmobile within five years (March 2023).

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- **Goal No. 7:** Develop at least one sustainable vocational program at each branch by July 2020.

Based upon the results of the third annual evaluation and assessment of the Library System's current five-year strategic plan completed in July 2022, each of the original organizational goals were reordered and prioritized based upon organizational and community needs. The reordered strategic organizational goals from the third annual evaluation and assessment of the Library System's current five-year strategic plan were as follows:

- **2021 Priority Goal No. 1 for Year 4, Original Goal No. 2 and Original Goal No. 6:** Increase overall full-time positions at each of the individual branch libraries, including the creation of new full-time positions and the reclassification of existing part-time positions as full-time positions with applicable levels of benefits.
 - **2021 Priority Goal No. 1a** (Original Goal No. 6): Have six branch managers, for each of the Library System's community branches and the eventual Bookmobile.
 - **2021 Priority Goal No. 1b** (Original Goal No. 2): Increase current staff working hours from part-time (10-29 hours per week) to full-time (30-40 hours per week) at all branches.
- **2021 Priority Goal No. 2 for Year 4, Original Goal No. 7:** The Lyon County Library System and the individual branch libraries will develop and implement new vocational training and job search and placement services in partnership with other organizations and agencies in order to leverage the use of existing Lyon County Library System and individual branch library space, facilities, equipment, and materials.
- **2021 Priority Goal No. 3 for Year 4, Original Goal No. 3 and Original Goal No. 4:** Over the next year, the Lyon County Library System will continue to identify and provide needed education and professional development training opportunities to Lyon County Library System staff pending the availability of required resources.
- **2021 Priority Goal No. 4 for Year 4, Original Goal No. 1:** In order to expand the Lyon County Library System's overall outreach and engagement efforts and to increase overall patron use of the Library System's resource, programs, and services, the Lyon County Library System will continue to pursue the development of a fully operational Bookmobile, with maintenance plan, offered five days a week with one dedicated full-time employee.
- **2021 Priority Goal No. 5 for Year 4, Original Goal No. 5:** Over the next year, the Lyon County Library System and the individual branch libraries will continue to identify, plan and start needed infrastructure and capital improvement projects for each of the individual branch libraries.

As part of the fourth annual assessment and evaluation of the Lyon County Library System's existing five-year organizational strategic plan held on June 24, 2022, workshop participants were asked to evaluate each of the existing priority goals for 2021 by, first, determining whether or not progress has been made over the past year in achieving each individual goal and, second, determining whether or not each individual goal is still a priority for the next year of implementation. Workshop participants who participated in the fourth annual assessment and evaluation strategic planning workshops were then given an opportunity reorder and reprioritize each of the priority goals from 2021 and, if necessary, rework existing priority goals into new priority goals for the coming year.

In regard to the **2021 Priority Goal No. 1 for Year 4**, workshop participants agreed that the Lyon County Library System has made significant progress in increasing the overall number of full-time positions at each of the individual branch libraries, including the create of new full-time positions and the reclassification of existing part-time positions as full-time positions with the applicable levels of benefits. While full achievement of this goal has been limited by the availability of financial resources needed to hire additional full-time staff and to provide applicable levels of benefits, the 'little baby steps' that have been made over the past four years have resulted in overall general achievement of this priority goal. For example, when the current five-year strategic plan for the Lyon County Library System was initially developed, the Lyon County Library System had only one full-time Branch Manager. As of June 2022, the Lyon County Library System had four full-time Branch Managers at four of the Library System's five branch libraries. Over the next year, completion of the **2021 Priority Goal No. 1a for Year 4**, having six branch managers for each of the Library System's community branches and for the eventual Bookmobile, will remain a top priority with focus on having one full-time Branch Manager at all five individual branch libraries. Workshop participants also agreed that the completion of the **2021 Priority Goal No. 1b for Year 4**, increasing current staff working hours from part-time to full-time, will also remain a top priority for the Lyon County Library System. Additionally, workshop participants expressed their desire to see the Lyon County Library System hire additional part-time and full-time employees with specific program, resource, and service expertise and training in order to support the continued expansion of existing and creation of new programs, resources, and services and to provide additional coverage at each individual branch library during peak hours of operation.

For the **2021 Priority Goal No. 2 for Year 4**, developing and implementing new vocational training and job search and placement services, workshop participants indicated that the Lyon County Library System and the individual branch libraries have had only marginal success in achieving this specific goal over the past year. Workshop participants did note that the Library System and that several of the individual branch libraries had launched a few new vocational training and job search and placement services, notably the launching of a 13-week course as part of the Supporting and Advancing Nevada's Dislocated Individuals (SANDI) Project in partnership with Nevada Job Connect. While the Library System and the individual branch libraries have attempted to launch these types of vocational training and job search and placement services, each new initiative has effectively stalled as developing the needed long-term and sustainable partnerships with external stakeholders have largely failed to materialize. Workshop participants agreed that new vocational training and job search and placement services are still critically needed throughout Lyon County as county and individual community residents

continue to deal with the ongoing and longer-term economic impacts of the COVID-19 global pandemic but that additional support from Lyon County and from other external agencies and organizations is needed. Several workshop participants noted that additional vocational training and job search and placement services is a ‘Lyon County goal’ and, therefore, should be supported by Lyon County with additional financial and non-financial resources provided to the Lyon County Library System.

Similar to **2021 Priority Goal No. 2 for Year 4**, workshop participants generally agreed that the Lyon County Library System has made only marginal progress in achieving parts of **2021 Priority Goal No. 3 for Year 4**, identifying and providing needed education and professional development opportunities for Lyon County Library System staff. Workshop participants did note that the opportunities for additional professional development training and education have been identified and that the Lyon County Library System’s senior leadership is extremely supportive of staff taking advantage of these opportunities. However, existing financial and non-financial resources, including providing the necessary staff time to complete online and/or virtual professional development training opportunities and sessions, is simply insufficient to ensure that individual staff members are able to complete them. In addition to professional development training and education that is specific to the job functions of the Lyon County Library System, Lyon County requires that all county employees, including employees of the Lyon County Library System, receive annual and ongoing training on safety, human resources, sexual harassment, and other topics. Ensuring that Library System staff are able to complete these required trainings and have the opportunity to complete specific job function professional development training and education, additional time provided to Library System employees is needed. Continuing to identify and provide needed education and professional development opportunities will remain a priority goal for the next year of implementation of the Lyon County Library System’s current five-year organizational strategic plan.

Workshop participants were mixed in their evaluation of **2021 Priority Goal No. 4 for Year 4**, pursuing the development of a fully operational Bookmobile as part of the Library System’s overall outreach and engagement efforts. About general and overall outreach and engagement efforts, workshop participants universally agreed that the Lyon County Library System and the individual branch libraries have each significantly increased their outreach and engagement efforts. In many ways, each individual branch library has become a central community hub in each individual community where community residents and visitors come to in order to gain access to a wide variety of programs, resources, and services offered by either the Library System or by other public sector agencies and community-based and non-profit organizations. Community residents and individual visitors also heavily rely on each branch library to learn more about their community if they are new to the community and several of the individual branch libraries have developed targeted outreach and engagement efforts to expand access to general community information. Workshop participants also agreed that the Lyon County Library System and that the individual branch libraries should continue to expand its general outreach and engagement efforts by targeting opportunities with specific public sector agencies, private sector firms, and various community-based and non-profit organizations with an existing presence in Lyon County. These expanded efforts should focus on developing specific programs, resources, and services that the Library System does not currently offer and does not have the necessary financial and non-financial resources to provide. Additional and expanded

outreach and engagement efforts should also focus on sharing the cost of new programs, resources, and services with targeted partners including other agencies, firms, and organizations.

As for the development of a fully operational Bookmobile as part of **2021 Priority Goal No. 4 for Year 4**, workshop participants agreed that the Lyon County Library System has made progress in achieving this specific objective. While the Library System has taken additional steps to complete this specific objective, the Library System has not completed it largely due to the growing cost and changing logistical challenges the Library System faces in successfully developing and launching a Bookmobile. The required level of dedicated staff to a Bookmobile along with the necessary training and the rising costs of fuel, maintenance, and insurance have lessened the feasibility of developing and launching a successful Bookmobile over the past year and remain key obstacles in developing and launching a successful Bookmobile over the next year. While a number of workshop participants agreed that Lyon County needs a Bookmobile, other workshop participants suggested exploring alternative approaches to increasing and broadening the Library System's delivery services. For those workshop participants still supportive of developing and launching a Bookmobile, it was pointed out that the continued aging of Lyon County's existing residential population and relatively high levels of poverty and low income population groups throughout the county make it increasingly difficult for individual residents to visit one of the Library System's branch libraries. These various socio-demographic and economic characteristics have been compounded by the geographic size of Lyon County and how population groups are distributed throughout the county with large population centers clustered in the northern, central, and southern parts of the county. A Bookmobile service would significantly improve overall community and individual patron access to Library System programs, resources, and services. However, for those workshop participants less supportive of developing and launching a Bookmobile, looking at alternative delivery methods, including the use of pick-up and drop-off locations, collaboration with other Lyon County government agencies, and use of strategically placed book lockers, may be able to increase overall access to Library System programs, resources, and services in more cost-effective and efficient ways.

In regard to **2021 Priority Goal No. 5 for Year 4**, identifying, planning, starting, and completing needed infrastructure and capital improvement projects, workshop participants generally agreed that the Lyon County Library System has made significant progress in achieving this specific goal. Workshop participants highlighted a number of previously planned and now completed major infrastructure and capital improvement projects at each of the individual branch libraries. For example, the Lyon County Library System has completed major renovations at both the Dayton Branch Library and the Silver Springs Branch Library over the past year and that major renovations and capital improvement projects for both the Fernley Branch Library and the Yerington Branch Library are already underway, most notably the construction of a new roof at the Yerington Branch Library. For the Smith Valley Library, renovation and remodeling plans have already been developed and implementation of those plans are currently being discussed with the Lyon County School District. Over the past four years, each individual branch library has completed significant improvements to their parking lots and the Lyon County Library System plans on launching a major replacement and upgrade effort of all existing computers at each of the individual branch libraries.

Moving forward, the Lyon County Library System plans to replace and upgrade half of the Library System's existing computers over the next year (Fiscal Year 2022-23) and the remaining half over the following year (Fiscal Year 2023-24). Workshop participants agreed that continued identifying, planning, and completion of other infrastructure and capital improvement projects is critical to modernizing the Lyon County Library System's facilities and equipment and ensuring that the Library System's individual branch libraries remain the 'go to place' for area and community residents and individual patrons. Continued modernization and refreshing of existing collections, addressing ongoing supply chain issues and concerns, and making necessary safety and security improvements at all five branch libraries should also be considered as part of the Lyon County Library System's efforts to further complete elements of ***2021 Priority Goal No. 5 for Year 4***.

Since the initial adoption of the current five-year organizational strategic plan for the Lyon County Library System, the Library System has made significant progress on achieving each of the original seven organizational strategic goals. Over the past four years, each of the original seven organizational strategic goals have evolved to fit the changing, growing, and evolving conditions of the Library System's internal and external environment including the changing, growing, and evolving informational, educational, training, and entertainment needs and wants of the Library System's patrons. This significant progress has been despite the numerous challenges that the Lyon County Library System has had to contend with, including, but not limited to, continued uncertainty regarding the levels of financial and non-financial resources at the Library System's disposal and the unanticipated and significant impacts that the Library System has faced as a result of the ongoing COVID-19 global pandemic. For the final year of implementation of the Lyon County Library System's existing five-year strategic plan, workshop participants who participated in the June 24, 2022 strategic planning annual update and assessment workshop were asked to reprioritize and even restructure the priority strategic goals from 2021. The following updated list of prioritized goals for 2022 through 2023 for the Lyon County Library System has been developed:

- **2022 Priority Goal No. 1 for Year 5, 2021 Priority Goal No. 1 for Year 4:** Increase overall full-time positions at each of the individual branch libraries, including the creation of new full-time positions and the reclassification of existing part-time positions as full-time positions with applicable levels of benefits.
 - ***2022 Priority Goal No. 1a*** (2021 Priority Goal No. 1a for Year 4): Have six branch managers, for each of the Library System's community branches and the eventual Bookmobile.
 - ***2022 Priority Goal No. 1b*** (2021 Priority Goal No. 1b for Year 4): Increase current staff working hours from part-time (10-29 hours per week) to full-time (30-40 hours per week) at all branches.
- **2022 Priority Goal No. 2 for Year 5, 2021 Priority Goal No. 4 for Year 4:** In order to expand the Lyon County Library System's overall outreach and engagement efforts and to increase overall patron use of the Library System's resource, programs, and services, the Lyon County Library System will continue to pursue the development of a fully

operational Bookmobile, with maintenance plan, offered five days a week with one dedicated full-time employee.

- **2022 Priority Goal No. 2a** (Element of 2021 Priority Goal No. 4 for Year 4): Identify and pursue additional outreach and engagement efforts both internally and in partnership with identified external stakeholders including other public sector agencies, private sector firms, and community-based and non-profit organizations in specific program, resource, and service topic and focus areas.
- **2022 Priority Goal No. 2b** (Element of 2021 Priority Goal No. 4 for Year 4): Pursue the development of fully operational Bookmobile, with maintenance plan, offered five days a week with one (possibly two) dedicated full-time employee. Simultaneously explore short-term alternatives to a fully operational Bookmobile that could expand and improve program, resource, and service delivery efforts.
- **2022 Priority Goal No. 3 for Year 5, 2021 Priority Goal No. 3 for Year 4:** Over the next year, the Lyon County Library System will continue to identify and provide needed education and professional development training opportunities to Lyon County Library System staff pending the availability of required resources.
- **2022 Priority Goal No. 4 for Year 5, 2021 Priority Goal No. 2 for Year 4:** The Lyon County Library System and the individual branch libraries will develop and implement new vocational training and job search and placement services in partnership with other organizations and agencies in order to leverage the use of existing Lyon County Library System and individual branch library space, facilities, equipment, and materials.
- **2022 Priority Goal No. 5 for Year 5, 2021 Priority Goal No. 5 for Year 4:** Over the next year, the Lyon County Library System and the individual branch libraries will continue to identify, plan and start needed infrastructure and capital improvement projects for each of the individual branch libraries.

Continued focus on increase the overall number of full-time positions at each of the individual branch libraries and continued focus on expanding the Library System's outreach and engagement efforts, including the development of a fully operational Bookmobile, will serve as the two most important strategic priorities for the Lyon County Library System over the next year of implementation between 2022 and 2023. Increasing the number of full-time positions at each individual branch library, including one additional full-time Branch Manager and additional full-time staff with the expertise and training in specific program, resource, and service areas is essential to the Library System's ability to continue to meet the growing demand each individual branch library is currently facing for a growing and increasingly diverse set of programs, resources, and services. This effort is also an essential part of successfully expanding the days and hours each individual branch library is open for and further serves the ability of each branch library to provide increased staff coverage at each individual branch library during peak periods of operation. Increased outreach and engagement efforts is an essential part of the Lyon County Library System's efforts to ensure that each individual branch becomes the 'go to place' in each individual community and the successful development and launch of a Bookmobile will further

broaden the ability of the Library System to serve a growing number of underserved individuals who are currently unable to access Library System programs, resources, and services on their own. While pursuing the development of a new Bookmobile, several workshop participants stressed the importance of developing new short-term alternatives to a Bookmobile as a way of mitigating the existing barriers and rising costs associated with the development of a new Bookmobile until internal and external conditions favorably change and improve.

2.5 Overall Evaluation of the Current Strategic Plan

After reviewing the core values, strategic mission statement, strategic vision statement, and the existing set of strategic goals, workshop participants who attended the June 24, 2022 annual evaluation and assessment workshop were asked to evaluate the current strategic plan in its entirety. In order to evaluate the current strategic plan, workshop participants were asked to answer five primary questions. The five questions, including the answers provided by workshop participants as a single large group, are provided here.

- *Does the current strategy still give overall direction for the organization?* Workshop participants universally agree that the existing five-year strategic plan has provided overall direction for the Lyon County Library System for the past four years and will continue to provide overall direction for the remaining year of the current five-year strategic planning horizon. Workshop participants noted that the Lyon County Library System has remained committed to the current strategic plan's core values, mission statement, and vision statement, has learned to recognize and embrace the unique needs of each individual community that the Library System serves, and that Library System staff and representatives continue to focus on the positive impact that the Library System's various collection of programs, resources, and services has on the communities and individuals that the individual branch libraries serve. The existing five-year strategic plan has also provided broad direction for the entire organization and has provided a useful framework for the expansion of existing and the development of new programs, resources, and services within the limitations of the financial and non-financial resources available to the Lyon County Library System.
- *Does the current strategy still fit resources and opportunities?* Understanding the boundaries that the Lyon County Library System operates within in regard to the Library System's existing financial and non-financial resources has enabled the Library System and the individual branch libraries to focus on and pursue opportunities that are within the organization's grasp. Even prior to the beginning of the COVID-19 global pandemic, the Lyon County Library System was still dealing with the impacts that the Great Recession from 2008 through 2010 had on the Library System's available pool of financial and non-financial resources. Despite this past impacts and the impacts associated with the ongoing COVID-19 global pandemic, the Lyon County Library System has been able to increase the number of full-time employees, take the necessary strides to reclassify existing employees to reflect their actual contribution to the organization, and to expand existing and create new programs, resources, and services in order to meet the changing, growing, and evolving informational, educational, training,

and entertainment needs and wants of the communities and of the individual patrons that each individual branch library services.

- *Does the current strategy still minimize resistance and barriers?* Workshop participants generally agreed that the current five-year organizational strategic plan for the Lyon County Library System, despite entering the final year of the current five-year strategic planning horizon, still effectively minimizes resistance and barriers that the Library System has and continues to face in executing the stated strategic mission and in achieving the Library System's existing strategic vision and stated strategic goals. Several workshop participants noted that the current five-year organizational strategic plan provides excellent direction for new staff and provides a clear and concise roadmap for taking advantage of new and emerging opportunities while minimizing potential resistance and barriers. Workshop participants also collectively agreed that, while there is still room for improvement, the Lyon County Library System continues to make progress in achieving each element of the current five-year organizational strategic plan.
- *Does the strategy still reach those affected?* The Lyon County Library System is and remains dedicated to becoming the 'go to place' for the informational, educational, training, and entertainment services and programs that are of value to each community and to each individual patron that the Library System and the individual branch libraries serve. Over the past four years, and especially during the COVID-19 global pandemic, the Library System and the individual branch libraries have had to develop and adopt innovative and creative approaches to providing programs, resources, and services to individuals who depend upon the Library System's collection of programs, resources, and services. The changing, growing, and evolving characteristics of each individual community located within Lyon County and the changing, growing, and evolving needs and wants of individual patrons who use and visit the individual branch libraries have posed a significant challenge for the entire Lyon County Library System. As a result of these changes, and while there is still measurable room for improvement, each individual branch library and the entire Library System as a whole continue to explore and implement creative outreach and engagement efforts while routinely updating and modernizing the types and ways in which program, resources, and services are delivered.
- *Does the current strategy still advance the mission?* The mission of the Lyon County Library System is to provide free access to information resources, to develop and deliver programs, and to positively impact the lives of community members throughout Lyon County. This has served as the primary strategic mission of the Lyon County Library System for the past four years and will continue to serve as the Library System's strategic mission for the remainder of the current five-year strategic planning horizon. While the Library System and the individual branch libraries will continue to keep in mind the very real financial and non-financial resource limitations that the entire Library System and the individual branch libraries have faced, each individual strategic goal outlines a clear and concise path as to how individual staff and other representatives of the Lyon County Library System can continue to advance the current strategic mission. Organizational members have and remain committed to the mission of providing free access to

information resources and to developing and delivering programs that continue to positively impact the lives of community members throughout the county.

In general, workshop participants agreed that the current five-year strategic plan is still relevant and that the Lyon County Library System should continue to pursue completion of each individual element outlined in the current strategic plan for the remaining one year of the current five-year strategic planning horizons. The modifications, revisions, and reprioritization of the priority strategic goals from 2021 through 2022 made by workshop participants who participated in the June 24, 2022 annual evaluation and assessment strategic planning workshop will continue to focus and prioritize the actions of the Lyon County Library System and will continue to influence the types of programs, resources, and services that each individual branch library develops and provides over the final year of this current five-year strategic planning horizon. Continuing to increase the number of full-time positions at each individual branch library and continuing to expand existing outreach and engagement efforts, including the continued development of a Bookmobile designed to extend the reach of the Library System to underserved populations throughout Lyon County, will serve as the Library System's top priorities for the next year.

2.6 A Revised Strengths, Weaknesses, Opportunities, and Threats (SWOT) Analysis for the next Year

As part of this fourth and final annual assessment and evaluation of the existing five-year organizational strategic plan for the Lyon County Library System, workshop participants completed a revised Strengths, Weaknesses, Opportunities, and Threats (SWOT) Analysis for the coming year. This revised Strengths, Weaknesses, Opportunities, and Threats will further help prioritize Lyon County Library System activities and will better inform the continued delivery and development of existing and new resources, programs, and services offered through each of the individual branch libraries. The completion of this revised Strengths, Weaknesses, Opportunities, and Threats Analysis was also an opportunity for the Lyon County Library System and the individual branch libraries to continue to develop their ongoing post-pandemic plans as the Library System continues to adapt and respond to emerging opportunities and potential threats in the organization's external environment. While the Lyon County Library System has successfully resumed all 'normal' in-person operations since the initial stages of the COVID-19 global pandemic, the impacts of the pandemic are still being felt by the Library System, by the individual branch libraries, and by the communities and the individual patrons that the Library System serves.

2.6.a Strengths

Strengths, or characteristics of an organization that provide the organization a competitive and strategic objective, are internal to the organization and exist in the present. Figure 2.1 presents a word cloud summarizing the results of the various strengths identified by workshop participants who participated in the third annual evaluation and assessment workshop.

**Figure 2.1 – Strengths of the Lyon County Library System for the Coming Year
Fourth Annual Assessment and Evaluation Workshop**



Workshop participants universally agreed that the Lyon County Library System’s existing staff, including system-level executive staff, the staff of each individual branch library, and even members of the Lyon County Library Foundation’s Board, the Library System’s Board of Trustees, the various members of the various Friends of the Library groups, and the Library System’s various volunteers, is the single greatest strength of the Lyon County Library System. In-terms of how Library System staff and representatives contribute to the overall success of the Lyon County Library System, workshop participants highlighted the exceptional expertise and experience that individual staff members have about the Library System’s collection of programs, resources, and services and about the individual needs of individual patrons that visit and use each of the individual branch libraries. Workshop participants also highlighted the ‘big heart’, dedication, and commitment that individual staff members and representatives have and exhibit in the way in which they represent the Library System.

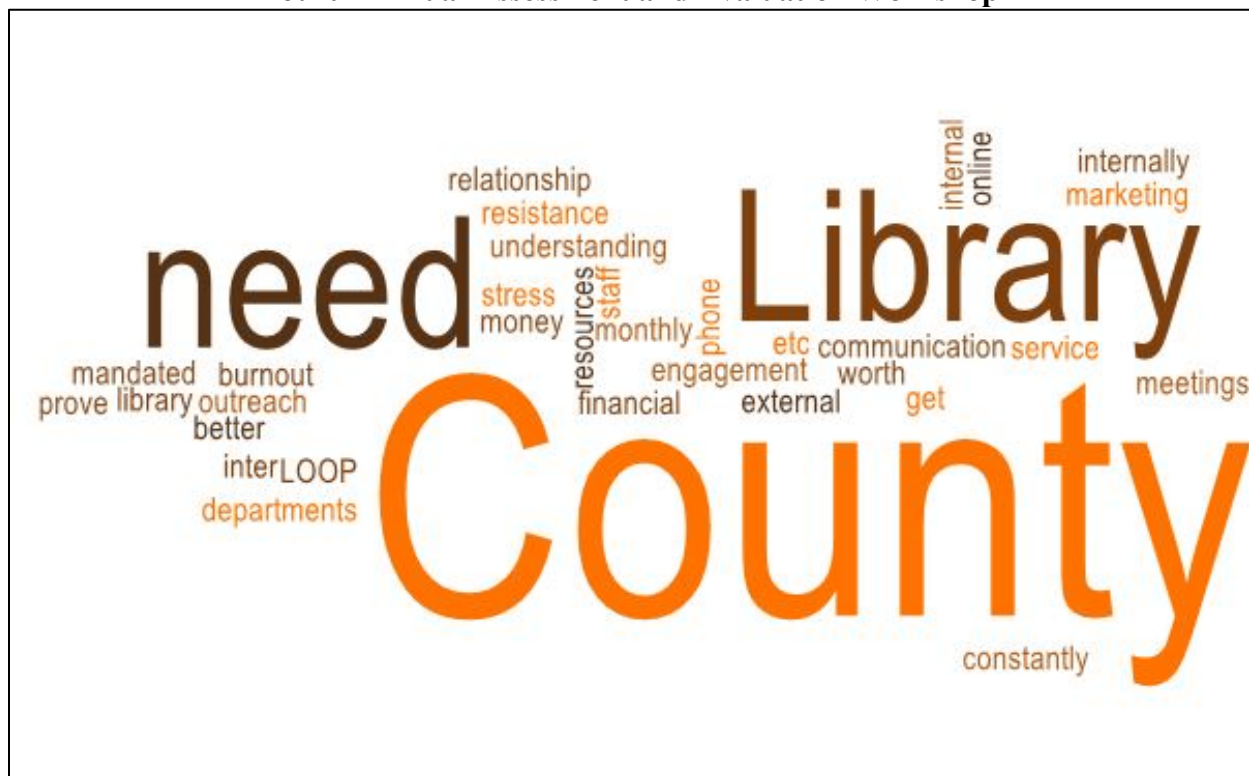
Additional strengths as identified by workshop participants included the positive reputation that each individual branch library has throughout each individual community that the individual branch libraries serve as the countywide reputation that the Lyon County Library System has. Because of this positive reputation, each individual branch library has become a central hub, gathering and meeting place, and safe space in which individuals of all ages and all socio-demographic and economic groups can come to in order to access the programs, resources, and services that serve their own personal informational, educational, training, and entertainment needs and wants. Several workshop participants also highlighted the Library System’s vast collection of programs, resources, and services as a primary strength that enables the Library

System and the individual branch libraries to continue to serve community and individual patron needs and wants. Over the past several years, workshop participants noted that the Library System has invested in a considerable modernization of equipment and materials that has further enabled the Library System and the individual branch libraries to continue to meet the changing, growing, and evolving needs and wants of individual patrons.

2.6.b Weaknesses

Weaknesses, or characteristics that place the organization at a competitive disadvantage and prevent the organization from producing value, are also internal to the organization and exist in the present. Figure 2.2 presents a word cloud summarizing the results of the various weaknesses identified by workshop participants who participated in the third annual evaluation and assessment strategic planning workshop.

**Figure 2.2 – Weaknesses of the Lyon County Library System for the Coming Year
Fourth Annual Assessment and Evaluation Workshop**



Central to many of the individual and specific weaknesses of the Lyon County Library System that workshop participants identified were directly related to the availability, or lack thereof, of needed financial and non-financial resources. Workshop participants universally agreed that the current financial and non-financial resources are no longer sufficient to support the continued provision of existing programs, resources, and services and are certainly no longer sufficient to support the develop and delivery of new programs, resources, and services as Lyon County's population and the population of several individual communities continues to grow and change. While the Lyon County Library System has employed a number of creative and innovative

solutions to address these resource limitations, including the establishment of a Lyon County Library Foundation, the development of new partnerships with other public sector organizations, private sector firms, and community-based and non-profit organizations, and the seeking out of grant and philanthropic funding, additional committed financial resources from Lyon County are needed to support existing and new program, resource, and service delivery.

Workshop participants also noted that staff stress and burnout is becoming an increasingly detrimental weakness in the ability of the Lyon County Library System and in the ability of the individual branch libraries to continue to successfully implement the Library System's existing strategic mission and continue to make progress on achieving the Library System's existing strategic vision and strategic goals and objectives. While there has been significant improvement in both the Library System's external community outreach and engagement efforts and internal communication processes, workshop participants generally agreed that the Library System and the individual branch libraries could expand both their external outreach and engagement efforts and internal and inter-library communication processes. Additional outreach and engagement efforts are needed to continue to build the Library System's reputation and status as a central community hub throughout Lyon County and improved internal and inter-library communication processes are needed to further ensure that Library System staff and representatives are better informed about new policies and procedures, executive-level decisions, resource availability, and about the development and delivery of new programs, resources, and services.

2.6.c Opportunities

Opportunities, or elements that an organization can exploit or take advantage of in order to produce value, are typically external to the organization and often exist in the near future. Figure 2.3 presents a word cloud summarizing the results of the various opportunities identified by workshop participants who participated in the fourth annual evaluation and assessment workshop held on June 24, 2022.

Addressing the growing need for increased internal and inter-library communication processes was identified as a central opportunity for the Lyon County Library System by workshop participants. Again, while workshop participants noted that the Lyon County Library System has already significantly improved internal and inter-library communication processes over the past four years, workshop participants agreed that Library System staff, volunteers, and representatives would significantly benefit from additional staff time dedicated to networking and 'round-tabling' ideas including alternative outreach and engagement processes, creative and innovative ways to further developing and expanding the delivery of existing programs, resources, and services, and for exploring the possibility of developing and delivering new programs, resources, and services. Because of the growing importance that innovation and creativity has played in the further development and delivery of existing and new programs, resources, and services over the past four years and, especially, over the course of the COVID-19 global pandemic, improved internal and inter-library communication processes could provide additional opportunities to 'crowdsource' new and innovative approaches pioneered by one of the branch libraries that could be transferred to and used by the other branch libraries located throughout the county.

[illegible]

2.6.d Threats

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future. Figure 2.4 presents a word cloud summarizing the results of the various threats identified by workshop participants who participated in the fourth annual evaluation and assessment workshop held on June 24, 2022.

**Figure 2.4 – Threats for the Lyon County Library System for the Coming Year
Fourth Annual Assessment and Evaluation Workshop**



For the next and final year of the current five-year strategic planning horizon for the Lyon County Library System’s existing strategic plan, workshop participants identified a number of possible threats that the Library System and the individual branch libraries may have to contend with and should begin to guard against. Most of the individual threats identified by workshop participants directly relate to larger macroeconomic concerns including ongoing inflationary pressures resulting in increased costs for supplies, materials, and other items that the Library System and the individual branch libraries need to continue to provide programs, resources, and services. A number of workshop participants noted that the Library System and the individual branch libraries continue to deal with local, regional, statewide, national, and even global supply chain disruptions and that ongoing supply chain disruptions have significantly impacted the ability of the individual branch libraries to continue to provide access to their existing programs, resources, and services.

Workshop participants further noted that continued economic uncertainty, driven by growing inflationary and supply chain programs, might also result in a significant economic downturn that would further threaten the level of financial and non-financial resources that the Library System and the individual branch libraries depend upon. A possible economic downturn could result in additional budget cuts to the Library System’s budget. Workshop participants agreed

that the Lyon County Library System and individual branch libraries should take the necessary steps needed to protect and maintain existing program, resource, and service levels while also increasing existing outreach, engagement, and partnership efforts.

2.7 Identifying Primary Issues for the Lyon County Library System for the Coming Year

As part of the fourth annual evaluation and assessment of the Lyon County Library System's current strategic plan held on June 24, 2022, workshop participants were asked to identify specific primary issues that the Lyon County Library System and the individual branch libraries should focus on and address for the coming year. Addressing and mitigating existing staff stress and morale concerns, addressing ongoing funding and financial and non-financial resource concerns, and improved engagement with key strategic partners, expanding existing and developing new advertising, marketing, and outreach efforts were each identified as priority issue areas by workshop participants.

First, and similar to the primary issues identified by Library System staff, volunteers, and representatives during the third annual evaluation and assessment the Library System's current strategic plan completed in July 2022, workshop participants noted that Library System staff are still facing increased levels of stress and burnout. While the hiring of additional full-time staff, including the hiring of new full-time Branch Managers, has helped reduce that stress, individual staff members and volunteers still feel overworked. Some of this continued stress is still pandemic related but is also attributable to current financial and non-financial resources still not equaling the level of demand for programs, resources, and services each individual branch library is currently facing. Additional staff, both part-time and full-time, is needed at each individual branch library, especially during peak use hours of operation, in order to better manage existing workloads, to provide expanded days and hours of operation, and to better meet the growing, changing, and evolving needs and wants of the communities and individual patrons that each individual branch library serves.

Second, continued efforts to address inadequate financial and non-financial resource levels was identified as a primary issue for the fourth and final year of the current five-year strategic planning horizon. Again, workshop participants noted that the Library System has made measurable progress in addressing this issue, both through traditional funding sources and through additional creative and innovative funding approaches. Part of this primary issue is also related to the inflationary pressures that the Library System is currently facing and the various local, regional, statewide, national, and global supply chain issues and shortages that each individual branch library is currently facing. Workshop participants agreed that increased community engagement and outreach and targeted partnerships with other public sector agencies, various private sector firms, and various community-based and non-profit organizations could potentially mitigate these inflationary and supply chain challenges. Regardless of approach, the Lyon County Library System should continue to focus on addressing the financial and non-financial resource challenges that the organization as a whole and that each individual branch library continues to face in order to ensure that the current and evolving needs and wants of each

individual community and individual patrons that the Library System and the individual branch libraries serve are met.

Third, and finally, workshop participants agreed that increased and more targeted community outreach and engagement and additional advertising and marketing efforts should be explored and pursued over the next year by the Lyon County Library System and by each of the individual branch libraries. Like the other primary issues, workshop participants agreed that the Library System and that the individual branch libraries have made significant progress in these areas over the past four years and, especially, over the last year of implementation of the Library System's existing five-year organizational strategic plan. One primary community outreach and engagement related issue identified by workshop participants focused on the current status and future pursuit of developing a Bookmobile. Several workshop participants noted that a Bookmobile is an essential and critical part of the Library System's efforts to reach underserved populations that are unable to access the Library System's collection of programs, resources, and services. Other workshop participants expressed their concern that rising costs and other logistical concerns bring into question the practicality and feasibility of successfully developing a Bookmobile service. Several workshop participants suggested that, in addition to continuing to pursue and develop a Bookmobile service, the Lyon County Library System should also explore alternative outreach and engagement efforts including targeted drop-off and pick-up locations or the use of book lockers in strategic locations.

As part of the third annual assessment and evaluation of the existing five-year organizational strategic plan completed in July 2021, workshop participants identified several short-term issues that the Lyon County Library System must address. These short-term issues included ongoing morale issues and staff stress, 'doing more with less', improving overall engagement and partnership with public sector, private sector, and non-profit agencies, firms, and organizations, and resuming 'normal' in-person operations post-pandemic. Workshop participants generally agreed that the Lyon County Library System has made significant progress in addressing each of these short-term issues over the past year. Workshop participants did, however, agree that each of these short-term issues should still remain part of the Lyon County Library System's short-term focus as the Library System enters the final year of the current five-year strategic planning horizon.

Longer-term, workshop participants who participated in the third annual assessment and evaluation strategic planning workshop held in July 2021, a number of additional issues were identified that would require the attention of the Lyon County Library throughout the remainder of the current five-year strategic planning horizon and would likely be fully addressed in the next five-year strategic planning horizon. The longer-term issues identified during the third annual assessment and evaluation of the current five-year strategic plan included institutionalizing the 'lessons learned' from the pandemic, the importance of emphasizing the development of new and innovative resources, programs, and services, and incorporating both online and virtual delivery methods and alternative in-person approaches. Workshop participants generally agreed that the Lyon County Library System has taken measurable steps in addressing each of these long-term issues over the past year. While measurable steps have been taken, workshop participants also agreed that additional focus on each of these long-term issues is needed over the next year and

should serve as the basis for developing a new five-year organizational strategic plan for the Lyon County Library System for the five-year 2023 through 2028 period.

**A 2022 COMMUNITY NEEDS ASSESSMENT OF LYON COUNTY
FOR THE LYON COUNTY LIBRARY FOUNDATION AND THE
LYON COUNTY LIBRARY SYSTEM**



A 2022 COMMUNITY NEEDS ASSESSMENT OF LYON COUNTY FOR THE LYON COUNTY LIBRARY FOUNDATION AND THE LYON COUNTY LIBRARY SYSTEM

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1.0 Introduction and Overview

Overview and General Summary

In October 2021, the Lyon County Library Foundation contracted with the University Center for Economic Development, part of the College of Business at the University of Nevada, Reno, to develop and complete a comprehensive community needs assessment on behalf of the Lyon County Library System. The development and completion of a community needs assessment for the Lyon County Library System was initially discussed during the third annual update and evaluation strategic planning workshop as part of the ongoing implementation of the Lyon County Library System's current five-year organizational strategic plan. The resulting comprehensive community needs assessment, completed by faculty from the University Center for Economic Development, included a comprehensive analysis of various socio-demographic, economic, and housing characteristics of Lyon County and several individual communities located throughout Lyon County compared to regional, state, and national trends. The resulting comprehensive community needs assessment also includes the results of a countywide community survey and the completion of nearly 100 hours of facilitated focus group, stakeholder, and community meetings.

Section 2.0 of this University Center for Economic Development technical report contains the results of the comprehensive socio-demographic, economic, and housing data analysis completed for Lyon County and several individual communities located throughout Lyon County. Section 3.0 of this University Center for Economic Development technical report provides a comprehensive summary of the results of the countywide community needs survey completed between November 2021 and the end of December 2021 and Section 4.0 presents a comprehensive summary of the results of the various focus group, stakeholder, and community meetings facilitated by University Center for Economic Development faculty between December 2021 and May 2022. The results of this comprehensive community needs assessment will be used to guide future library program, resource, service, and activity development, delivery, and administration performed by the Lyon County Library System and each of the individual branch libraries and to inform future organizational strategic planning efforts.

The following is a list of several of the key findings developed as part of the results of this comprehensive community needs assessment of Lyon County:

- *A growing population in Lyon County has led to increased demand for Lyon County Library System programs, resources, services, and resources.*

In-terms of total population, Lyon County is now the third largest county in the state of Nevada. While Lyon County's total population continues to grow, that growth has not been evenly distributed throughout the county and different population centers

throughout Lyon County are growing faster than others. Because of this uneven growth in population, each individual branch library faces a different level of growing demand for expanding existing and creating new programs, resources, services, and activities.

- *Different population and patron groups located in different communities throughout Lyon County is creating demand for different types of library programs, resources, services, and activities.*

As Lyon County continues to grow, different age groups in different population centers throughout the county are fueling this growth. In communities like the City of Fernley and the community of Dayton, more families with younger children and teenagers are moving in while other communities, such as the City of Yerington, Silver City, Silver Springs, Smith Valley, and Stagecoach, continue to have higher percentages of their total population comprised of older, retired, and elderly individuals. Each population group demands a different mix of library programs, resources, services, and activities and each individual branch library will have to customize their own mix of program, resources, services, and activities to meet the unique educational, social, and recreational needs of their population and patron base.

- *Sustainable resource availability, including financial and non-financial resources, limit the ability of the Lyon County Library System and the individual branch libraries to meet growing levels of demand for various library programs, resources, services, and activities.*

Existing financial and non-financial resource availability is sufficient to keep up with the increased demand for various library programs, resources, services, and activities that the Lyon County Library System and the individual branch libraries are currently facing. Additional demand for expanded existing and new library programs, resources, services, and activities without sustainable and increased financial and non-financial resources will stretch the Library System and the individual branch libraries beyond their ability to meet existing and future educational, social, and recreational needs of the county's population and the Library System's existing and future patron base.

- *Existing users and patrons of the Lyon County Library System and the individual branch libraries are highly satisfied with the programs, resources, services, and activities available through the branch libraries and with Library System leadership, management, and staff.*

Despite the lack of sustainable and growing financial and non-financial resources, the results of the community needs survey and the individual focus group, stakeholder, and community meetings strongly indicates that the public and individual patrons are highly satisfied with the programs, resources, services, and activities that the individual branch libraries currently provide and with the Library System's existing leadership, management, and staff. Survey respondents and focus group, stakeholder, and community meeting participants routinely highlighted the existing mix of programs, resources, services, and activities offered by the individual branch libraries and the

Library System's entire staff as enthusiastic, very helpful, extremely knowledgeable, and extremely capable in meeting the educational, social, and entertainment needs of each individual community and of individual patrons.

- *The Lyon County Library System and the individual branch libraries should focus on increased community engagement, marketing, and communication.*

While respondents of the community needs survey and the participants of the various focus group, stakeholder, and community meetings identified a wide range of programs, resources, services, and activities that they would like to see the individual branch libraries provide, many of these desired programs, resource, services, and activities are already provided by the Lyon County Library System and the individual branch libraries. This observation suggests that the Lyon County Library System and the individual branch libraries need to better engage and communicate with the public and market their existing mix of library programs, resources, services, and activities. While resource availability, including dedicated staff time, may inhibit the development and execution of a comprehensive marketing strategy and plan, the Lyon County Library System should explore several different community engagement, communication, and marketing efforts including increased social media activity, publication of library events in community-based publications, and expanding existing and creating new partnerships with various other public sector agencies, private sector firms, and community-based non-profit organizations.

- *Improvement in the overall accessibility of library programs, resources, services, and activities is needed.*

A growing percentage of Lyon County's population is unable to physically access the Library System's existing collection of programs, resources, services, and activities in-person. In some cases, this lack of access is due to the potential patron's age, due to physical limitations and disabilities that a patron may have, due to not having access to personal transportation, and/or due to a lack of countywide public transportation options available to the public. In some cases, individuals and families may lack the technological capability, lacking a broadband Internet subscription, to access online and virtual services and access to the Library System's collection through the Library System's website. The Lyon County Library System should explore and develop alternative access opportunities for those members of the public and for those patrons who cannot access Library System programs, resources, services, and activities through one of the individual branch libraries in-person or through the Library System's website and other online portals. These improved accessibility efforts may include, but are not limited to, increased at-home delivery services, the develop of mobile services including a Bookmobile, and locating selected programs, resources, services, and activities at alternative locations including local area schools and local are senior centers.

2.0 Socio-Demographic, Economic, and Housing Analysis

As part of this 2022 comprehensive community needs assessment, several socio-demographic, economic, and housing conditions were analyzed and assessed. Whenever possible, changes in specific socio-demographic, economic, and housing conditions at the local community level are compared to changes in the same socio-demographic, economic, and housing data category at the county level, for the state of Nevada as a whole, and for the entire United States.

2.1 Socio-Demographic Conditions

Seven separate socio-demographic conditions were analyzed including changes in total population, projected population growth, total population by age group, median age, total population by sex, total population by race, and total population aged 25 years of age and older by educational attainment level.

2.1.a Total Population

Table 2.1 presents the change in total population for the City of Fernley and the City of Yerington, for the communities of Dayton, Silver City, Silver Springs, Smith Valley, and Stagecoach, for the Pyramid Lake Paiute Reservation and the Yerington Colony, for all of Lyon County, for the state of Nevada, and for the entire United States between 2014 and 2019.

Between 2014 and 2019, the total population of the City of Fernley increased from 19,184 total individuals in 2014 to 20,068 total individuals in 2019, a net increase of 884 total individuals or by 4.6 percent, and the total population for the City of Yerington increased from 3,030 total individuals in 2014 to 3,137 total individuals in 2019, a net increase of 107 total individuals or by 3.5 percent. The total population for the community of Dayton increased from 8,972 total individuals in 2014 to 9,363 total individuals in 2019, a net increase of 391 total individuals or by 4.4 percent, while the total population for the community of Silver City decreased from 219 total individuals in 2014 to 158 total individuals in 2019, a net decrease of 61 total individuals or by -27.9 percent. For the community of Silver Springs, the total population declined from 5,605 total individuals in 2014 to 5,073 total individuals in 2019, a net decrease of 532 total individuals or by -9.5 percent, while the total population for the community of Smith Valley increased from 1,339 total individuals in 2014 to 1,627 total individuals in 2019, a net increase of 288 total individuals or by 21.5 percent. Between 2014 and 2019, the total population for the community of Stagecoach increased from 1,581 total individuals in 2014 to 1,920 total individuals in 2019, a net increase of 339 total individuals or by 21.4 percent.

For the Pyramid Lake Paiute Reservation, located in neighboring Washoe County, total population declined from 1,640 total individuals in 2014 to 1,525 total individuals in 2019, a net

decrease of 115 total individuals or by -7.0 percent. For the Yerington Colony, located in southern Lyon County, total population declined from 243 total individuals in 2014 to 229 total individuals in 2019, a net decrease of 14 total individuals or by -5.8 percent.

Table 2.1 – Total Population City of Fernley, City of Yerington, Dayton CDP, Silver City CDP, Silver Springs CDP, Smith Valley CDP, Stagecoach CDP, Pyramid Lake Paiute Reservation, Yerington Colony, Lyon County, State of Nevada, United States 2014 to 2019						
Year	City of Fernley	City of Yerington	Dayton CDP	Silver City CDP	Silver Springs CDP	Smith Valley CDP
2014	19,184	3,030	8,972	219	5,605	1,339
2015	19,185	3,021	9,163	222	5,351	1,182
2016	19,228	3,096	9,437	211	4,984	1,481
2017	19,261	3,077	9,305	173	4,786	1,564
2018	19,573	3,103	9,508	131	4,514	1,463
2019	20,068	3,137	9,363	158	5,073	1,627
2014-2019 Actual Change	884	107	391	-61	-532	288
2014-2019 Percent Change	4.6%	3.5%	4.4%	-27.9%	-9.5%	21.5%
2014-2019 Annual Average	19,417	3,077	9,291	186	5,052	1,443
Year	Stagecoach CDP	Pyramid Lake Paiute Reservation	Yerington Colony	Lyon County	State of Nevada	United States
2014	1,581	1,640	243	51,579	2,761,584	314,107,084
2015	1,668	1,558	224	51,657	2,798,636	316,515,021
2016	1,703	1,581	257	51,897	2,839,172	318,558,162
2017	1,950	1,473	252	52,303	2,887,725	321,004,407
2018	1,961	1,499	216	53,155	2,922,849	322,903,030
2019	1,920	1,525	229	54,380	2,972,382	324,697,795
2014-2019 Actual Change	339	-115	-14	2,801	210,798	10,590,711
2014-2019 Percent Change	21.4%	-7.0%	-5.8%	5.4%	7.6%	3.4%
2014-2019 Annual Average	1,797	1,546	237	52,495	2,863,725	319,630,917

Source: U.S. Census Bureau, 2014-2019 American Community Survey, 5 Year Estimates

Countywide, total population for all of Lyon County increased from 51,579 total individuals in 2014 to 54,380 total individuals in 2019, a net increase of 2,801 total individuals or by 5.4 percent. Statewide, total population for the entire state of Nevada increased from an estimated

2.7 million total individuals in 2014 to an estimated 3.0 million total individuals in 2019, a net increase of 210,798 total individuals or by 7.6 percent. For the entire United States, total population increased from an estimated 314.1 million total individuals in 2014 to an estimated 324.7 million total individuals in 2019, a net increase of approximately 10.6 million total individuals or by 3.4 percent.

2.1.b Population Projections

Table 2.2 presents the population projections for Lyon County and the state of Nevada for 2020 through 2040.

The population of the state of Nevada was estimated at 3,145,184 for 2020. From 2020 to 2040, the growth rate of the population of Nevada is estimated to follow a positive pattern and grow by a net increase of 639,915 total individuals or by 20.3 percent, with an average annual growth rate of 0.9 percent.

In 2021 and 2022, the population of Nevada is predicted to increase at an annual rate of one percent, with a net increase of 31,710 total individuals in 2021 and a net increase of 31,190 total individuals in 2022. In 2023, the population will then grow at an increased rate of 1.2 percent, with a net increase of 38,830 total individuals. In the following year, the population of the state of Nevada is projected to grow by 45,958 total individuals or 1.4 percent. Beyond 2024, while the population of the state of Nevada is expected to increase, it is projected to grow at a decreased rate. For 2025 and 2026, the population is projected to grow by 1.3 percent annually. By 2027, Nevada's population is projected to be at 3,419,781, with a net increase of 40,823 total individuals or by 1.2 percent. Then, the population of Nevada is forecasted to increase by 37,918 total individuals or 1.1 percent in 2028. In the following year, a net increase of 34,692 individuals or one percent is projected. In 2030, Nevada's population is expected to increase from 3,492,391 to 3,525,793, at a rate of one percent or a net increase of 33,402 individuals. The population of Nevada is estimated to increase by a net of 31,758 individuals or 0.9 percent in 2031 and by a net of 30,324 individuals or 0.9 percent in 2032. In 2033 and 2034, the population of Nevada will increase at an annual rate of 0.8 percent, or by 28,838 individuals and 27,667 individuals respectively. Additionally, in 2035 and 2036, the population growth rate is projected to decrease to an annual rate of 0.7 percent or increase by 26,384 individuals and 25,230 individuals respectively. From 2037 to 2039, the population of Nevada is predicted to grow yearly by 0.6 percent. In 2040, the population of Nevada is estimated to be at 3,785,099, growing by a net of 20,512 individuals or 0.5 percent.

The population of Lyon County was estimated at 57,629 for 2020. From 2020 to 2040, the population of Lyon County is anticipated to observe a positive trend and will grow by a net increase of 12,058 total individuals or by 20.9 percent, with an average annual growth rate of one percent. In 2021 and 2022, the population of Lyon County is predicted to increase at an annual rate of 0.8 percent, with a net increase of 434 total individuals 477 total individuals respectively. In 2023, the population is projected to grow by 589 total individuals or one percent and, from 2024 to 2028, the population is projected to grow by 1.1 percent yearly. Beyond 2028, the population is projected to grow at a decreased rate. For 2029 to 2033, the population is expected to grow by one percent annually. Then, from 2034 to 2037, the population is predicted to grow

yearly by 0.9 percent and, from 2038 to 2040, the population of Lyon County is forecasted to grow yearly by 0.8 percent, with a net increase of 571 individuals in 2038, a net increase of 556 individuals in 2039, and a net increase of 540 individuals in 2040.

Table 2.2 – Population Projections Lyon County and State of Nevada 2020 through 2040						
Year	Lyon County	Actual Change	Percent Change	State of Nevada	Actual Change	Percent Change
2020	57,629			3,145,184		
2021	58,063	434	0.8%	3,176,894	31,710	1.0%
2022	58,540	477	0.8%	3,208,084	31,190	1.0%
2023	59,129	589	1.0%	3,246,914	38,830	1.2%
2024	59,804	675	1.1%	3,292,872	45,958	1.4%
2025	60,470	666	1.1%	3,336,509	43,637	1.3%
2026	61,138	668	1.1%	3,378,958	42,449	1.3%
2027	61,803	665	1.1%	3,419,781	40,823	1.2%
2028	62,455	652	1.1%	3,457,699	37,918	1.1%
2029	63,085	630	1.0%	3,492,391	34,692	1.0%
2030	63,723	638	1.0%	3,525,793	33,402	1.0%
2031	64,359	636	1.0%	3,557,551	31,758	0.9%
2032	64,990	631	1.0%	3,587,875	30,324	0.9%
2033	65,611	621	1.0%	3,616,713	28,838	0.8%
2034	66,229	618	0.9%	3,644,380	27,667	0.8%
2035	66,836	607	0.9%	3,670,764	26,384	0.7%
2036	67,435	599	0.9%	3,695,994	25,230	0.7%
2037	68,020	585	0.9%	3,719,966	23,972	0.6%
2038	68,591	571	0.8%	3,742,864	22,898	0.6%
2039	69,147	556	0.8%	3,764,587	21,723	0.6%
2040	69,687	540	0.8%	3,785,099	20,512	0.5%
2020 to 2040 Actual Change	12,058	-	-	639,915	-	-
2020 to 2040 Percent Change	20.9%	-	-	20.3%	-	-
2020 to 2040 Annual Average	63,654	603	1.0%	3,498,422	31,996	0.9%

Source: Nevada State Demographer's Office, Nevada County Population Projections 2021 to 2040

2.1.c Total Population by Age Group

Table 2.3 presents the total population by age group, reporting for the City of Fernley and the City of Yerington, for the communities of Dayton, Silver City, Silver Springs, Smith Valley, and Stagecoach, for the Pyramid Lake Paiute Reservation and the Yerington Colony, for all of Lyon

County, for the state of Nevada, and for the entire United States for 2019. The six largest age groups, respective to the location, are highlighted.

Table 2.3 – Total Population by Age Group City of Fernley, City of Yerington, Dayton CDP, Silver City CDP, Silver Springs CDP, Smith Valley CDP, Stagecoach CDP, Pyramid Lake Paiute Reservation, Yerington Colony, Lyon County, State of Nevada, United States 2019						
Age Group	City of Fernley	City of Yerington	Dayton CDP	Silver City CDP	Silver Springs CDP	Smith Valley CDP
Under 5 Years	1,299	83	745	0	92	56
5 to 9 Years	1,493	225	604	15	232	38
10 to 14 Years	1,110	286	306	11	232	142
15 to 19 Years	1,502	249	447	0	237	114
20 to 24 Years	799	124	405	7	206	44
25 to 34 Years	3,099	294	1,359	0	551	55
35 to 44 Years	2,207	351	1,370	0	585	113
45 to 54 Years	2,495	366	1,204	27	736	149
55 to 59 Years	1,279	176	586	19	373	105
60 to 64 Years	1,418	160	632	5	453	185
65 to 74 Years	2,122	464	1,170	58	906	411
75 to 84 Years	1,027	212	423	16	395	176
85 Years or Over	218	147	112	0	75	39
Total Population	20,068	3,137	9,363	158	5,073	1,627

Source: U.S. Census Bureau, 2019 American Community Survey, 5 Year Estimates

In 2019, the City of Fernley had a population of 20,068 total individuals. The largest age group among the population of the City of Fernley was 25 to 34 years, with a total of 3,099 individuals. The age groups of 45 to 54 years, 35 to 44 years, and 65 to 74 years were estimated to be 2,495 total individuals, 2,207 total individuals, and 2,122 total individuals respectively. Additionally, the City of Fernley had 1,502 individuals aged between 15 to 19 years and 1,493 individuals aged five to nine years. In the City of Yerington, the population was estimated at 3,137 total individuals in 2019. The City of Yerington's largest age group consisted of those aged 65 to 74 years, with 464 total individuals. 366 total individuals were aged 45 to 54 years and 351 total individuals were aged 35 to 44 years. The population of those aged 25 to 34 in the City of Yerington was estimated at 294. Additionally, the age groups of 10 to 14 years and 15 to 19 years were estimated to be 286 total individuals and 249 total individuals respectively. In sum, the population of the City of Yerington is aged, with a higher older population than younger population.

The population of the community of Dayton was estimated to be at 9,363 total individuals in 2019. The largest age group in the community of Dayton was 35 to 44 years, with 1,370 total individuals. Moreover, the population of those aged 25 to 34 years, 45 to 54 years, and 65 to 74 years were estimated at 1,359 individuals, 1,204 individuals, and 1,170 individuals respectively. The community of Dayton also had a population of 745 individuals aged under five years old and

632 individuals aged between 60 to 64 years old. In 2019, the community of Silver City had a population of 158 individuals. The largest age group aged between 65 to 74 years, with a population of 58 total individuals. The community of Silver City also had a population of 27 individuals aged between 45 to 54 years old, 19 individuals aged between 55 to 59 years old, and 16 individuals aged between 75 to 84 years old. Additionally, there were 15 total individuals in the age group of five to nine years and 11 total individuals in the age group of 10 to 14 years in the community of Silver City. In 2019, the population of the community of Silver Springs was estimated at 5,073 total individuals. The largest age group of the community consisted of those aged between 65 to 74 years old, with a total of 906 individuals. Additionally, an estimate of 736 individuals were aged between 45 to 54 years old. The community of Silver Springs had 585 individuals aged between 35 to 44 years and 551 individuals aged between 25 to 34 years. Lastly, the population of those aged between 60 to 64 years old and those aged between 75 to 84 years old were estimated at 453 individuals and 395 individuals respectively.

Table 2.3, Cont'd – Total Population by Age Group City of Fernley, City of Yerington, Dayton CDP, Silver City CDP, Silver Springs CDP, Smith Valley CDP, Stagecoach CDP, Pyramid Lake Paiute Reservation, Yerington Colony, Lyon County, State of Nevada, United States 2019						
Age Group	Stagecoach CDP	Pyramid Lake Paiute Reservation	Yerington Colony	Lyon County	State of Nevada	United States
Under 5 Years	14	104	16	2,971	183,534	19,767,670
5 to 9 Years	119	63	13	3,617	188,742	20,157,477
10 to 14 Years	95	85	24	2,993	195,176	20,927,278
15 to 19 Years	144	47	36	3,265	178,691	21,208,186
20 to 24 Years	150	85	20	2,445	181,544	22,015,108
25 to 34 Years	198	289	54	6,654	433,665	45,030,415
35 to 44 Years	159	145	8	6,175	395,431	40,978,831
45 to 54 Years	280	180	23	6,813	390,766	42,072,620
55 to 59 Years	186	163	11	3,894	190,069	21,654,255
60 to 64 Years	147	112	10	4,181	177,583	20,102,159
65 to 74 Years	272	133	7	7,355	283,634	29,542,266
75 to 84 Years	156	96	2	3,296	133,009	14,972,513
85 Years or Over	0	23	5	721	40,538	6,269,017
Total Population	1,920	1,525	229	54,380	2,972,382	324,697,795

Source: U.S. Census Bureau, 2019 American Community Survey, 5 Year Estimates

For Smith Valley, the population was estimated to be 1,627 total individuals in 2019. The largest age group in the community of Smith Valley consisted of those aged between 65 to 74 years old, consisting of a population of 411 total individuals. The community of Smith Valley also had a population of 185 individuals aged between 60 to 64 years old and 176 individuals aged between 75 to 84 years old reported for the year of 2019. Moreover, the population of those aged between 45 to 54 years old was 149 individuals and the population of those aged between 10 to 14 years old was 142 individuals. The community of Smith Valley had an estimate of 114 total individuals aged between 15 to 19 years old. In 2019, the population of the

community of Stagecoach was estimated to be 1,920 total individuals. The largest age group in the community Stagecoach consisted of those aged between 45 to 54 years, with a total of 280 individuals. The age group of those aged between 65 to 74 years followed, with a total of 272 individuals in 2019. In addition, 198 total individuals were in the age group of 25 to 34 years. There were 186 total individuals aged between 55 years old to 59 years old.

For the Pyramid Lake Paiute Reservation, located in neighboring Washoe County, the population was estimated to be at 1,525 total individuals in 2019, with the largest age group consisting of those aged between 25 to 34 years old, with 289 individuals. Additionally, there were 180 total individuals in the age group of 45 to 54 years and 163 total individuals in the age group of 55 to 59 years. The population of the Pyramid Lake Paiute Reservation also consisted of 145 individuals aged between 35 to 44 years old, 133 total individuals aged between 65 to 74 years old, and 112 total individuals aged between 60 to 64 years old. For the Yerington Colony, located in southern Lyon County, the total population was estimated to be 229 total individuals in 2019. The largest age group in the Yerington Colony consisted of those aged between 25 to 34 years, with a total of 54 individuals. Additionally, 36 individuals were aged between 15 to 19 years old, and 24 individuals were aged between 10 to 14 years old. The Yerington Colony had a population of 23 individuals aged between 45 to 54 years old and a population of 20 individuals aged between 20 to 24 years old. The age group of those aged under five years old consisted of 16 individuals.

The population of Lyon County was estimated at 54,380 total individuals in 2019. The county's largest age groups span from young adults to the elderly. The largest age group in Lyon County consists of 7,355 total individuals, aging between 65 to 74 years old. The population of Lyon County also consisted of 6,813 individuals aged between 45 to 54 years old, 6,654 total individuals aged between 25 to 34 years old, and 6,175 total individuals aged between 35 to 44 years old. In 2019, there were 4,181 total individuals aged between 60 to 64 years old and 3,894 total individuals aged between 55 to 59 years old in Lyon County. Meanwhile, the population of the state of Nevada was estimated at 2,972,382 total individuals in 2019. The largest age group in the state of Nevada consisted of 433,665 total individuals aging between 25 to 34 years old. Additionally, Nevada had a population of 395,431 individuals aged between 35 to 44 years old and a population of 390,766 individuals aging between 45 to 54 years old in 2019. The age group of those aged between 65 to 74 years old in 2019 consisted of 283,634 individuals. Statewide, there were 195,176 individuals aged between 10 to 14 years old and 190,069 total individuals aged between 55 to 59 years old.

The population of the United States was estimated at 324,967,795 total individuals in 2019. The largest age group nationwide consisted of those aged between 25 to 34 years old, with 45,030,415 total individuals. Moreover, the age group of those aged between 45 to 54 years had 45,072,620 individuals, and the age group of those aged between 35 to 44 years had 40,978,831 individuals. There were also 29,542,266 total individuals aged between 65 to 74 years old, 22,015,108 total individuals aged between 20 to 24 years, and 21,654,255 total individuals aged between 55 to 59 years old in the United States.

2.1.d Median Age

Table 2.4 presents the median age, reporting for the City of Fernley and the City of Yerington, for the communities of Dayton, Silver City, Silver Springs, Smith Valley, and Stagecoach, for the Pyramid Lake Paiute Reservation and the Yerington Colony, for all of Lyon County, for the state of Nevada, and for the entire United States for 2019.

Table 2.4 – Median Age City of Fernley, City of Yerington, Dayton CDP, Silver City CDP, Silver Springs CDP, Smith Valley CDP, Stagecoach CDP, Pyramid Lake Paiute Reservation, Yerington Colony, Lyon County, State of Nevada, United States 2014 to 2019						
Year	City of Fernley	City of Yerington	Dayton CDP	Silver City CDP	Silver Springs CDP	Smith Valley CDP
2014	38.7	45.3	38.8	43.7	48.0	46.7
2015	39.9	45.3	39.9	43.6	47.7	55.2
2016	40.0	48.2	40.0	47.0	51.3	53.9
2017	39.9	45.3	40.6	63.9	53.2	56.3
2018	40.0	38.9	41.0	66.0	53.3	61.9
2019	38.4	41.7	42.2	60.0	51.2	59.9
2014-2019 Actual Change	-0.3	-3.6	3.4	16.3	3.2	13.2
2014-2019 Percent Change	-0.8%	-7.9%	8.8%	37.3%	6.7%	28.3%
2014-2019 Annual Average	39.5	44.1	40.4	54.0	50.8	55.7
Year	Stagecoach CDP	Pyramid Lake Paiute Reservation	Yerington Colony	Lyon County	State of Nevada	United States
2014	53.0	30.8	41.5	42.6	36.9	37.4
2015	50.6	33.2	33.3	43.2	37.2	37.6
2016	50.9	33.9	30.1	43.7	37.5	37.7
2017	49.3	38.6	29.7	43.8	37.7	37.8
2018	50.2	35.7	31.1	44.1	37.9	37.9
2019	50.5	41.5	29.4	43.7	38.0	38.1
2014-2019 Actual Change	-2.5	10.7	-12.1	1.1	1.1	0.7
2014-2019 Percent Change	-4.7%	34.7%	-29.2%	2.6%	3.0%	1.9%
2014-2019 Annual Average	50.8	35.6	32.5	43.5	37.5	37.8

Source: U.S. Census Bureau, 2014-2019 American Community Survey, 5 Year Estimates

Between 2014 and 2019, the median age among the population of the City of Fernley decreased by 0.3 years or by 4.7 percent, from 38.7 years old to 38.4 years old. As for the City of Yerington, the median age declined by 3.6 years or by 7.9 percent, from 45.3 years old to 41.7 years old. Additionally, the median age of the community of Dayton grew from 38.8 years old to

42.2 years old, seeing an increase of 3.4 years or 8.8 percent, and the median age of the community of Silver City grew from 43.7 years old to 60 years old, seeing an increase of 16.3 years or 37.3 percent. From 2014 to 2019, the median age among the community of Silver Springs increased from 48 years old to 51.2 years old, which was a net increase of 3.2 years or by 6.7 percent.

The median age for Smith Valley increased from 46.7 years old to 59.9 years old. It observed a net increase of 13.2 years or an increase by 28.3 percent. For Stagecoach, the median age among the population of the Stagecoach declined by a net of 2.5 years or by 4.7 percent, from 53 years old to 50.5 years old, between the years of 2014 and 2019. For the Pyramid Lake Paiute Reservation, located in neighboring Washoe County, median age between the years of 2014 to 2019 increased from 30.8 years old to 41.5 years old, that is by a net of 10.7 years or a 34.7 percent increase. As for the Yerington Colony, located in southern Lyon County, the median age of the population fell from 41.5 years old in 2014 to 29.4 years old in 2019, which is a net decrease of 12.1 years or by 29.2 percent.

The median age of the population in Lyon County was 42.6 years in 2014, and it increased by 1.1 years to 43.7 years old in 2019; in other words, the median age increased by 2.6 percent. During the same interval, the median age increased from 36.9 years old to 38 years old in the state of Nevada, that is a net increase of 1.1 years or an increase by three percent. Nationwide, between the years of 2014 and 2019, the median age of the population of the United States also grew by 0.7 years or by 1.9 percent, from 37.4 years old in 2014 to 38.1 percent in 2019.

2.1.e Total Population by Sex

Table 2.5 presents the total population by sex (female and male), reporting for the City of Fernley and the City of Yerington, for the communities of Dayton, Silver City, Silver Springs, Smith Valley, and Stagecoach, for the Pyramid Lake Paiute Reservation and the Yerington Colony, for all of Lyon County, for the state of Nevada, and for the entire United States for 2019.

The total population of the City of Fernley was estimated at 20,068 total individuals for 2019. The population of the City of Fernley in 2019 consisted of 9,921 total females, or 49.4 percent, and 10,417 total males, or 50.6 percent. The City of Yerington had a population of 1,630 females (52 percent) and 1,507 males (48 percent), making up its total population of 3,137 total individuals. Additionally, the population of the community of Dayton consisted of 9,363 total individuals, with 4,594 total females (49.1 percent) and 4,769 total males (50.9 percent). In 2019, the total population of the community of Silver City was estimated at 158 total individuals. Among the population of the community, 68 individuals, or 43 percent of the population, identified as female, and 90 individuals, or 56 percent of the population, identified as male. The community of Silver Springs had a population of 2,513 total females, or 49.5 percent, and 2,560 total males, or 50.5 percent, making up their total population of 1,627 total individuals. Among the community of Smith Valley, 48.4 percent of its population was female, with 788 individuals, and 51.6 percent of its population was male, with 839 individuals. The total population of the community of Stagecoach was estimated at 1,920 total individuals in 2019. Among the population of the community of Stagecoach, 844 individuals or 44 percent identified as female, and 1,076 individuals or 56 percent identified as male.

Table 2.5 – Total Population by Sex (Female and Male) City of Fernley, City of Yerington, Dayton CDP, Silver City CDP, Silver Springs CDP, Smith Valley CDP, Stagecoach CDP, Pyramid Lake Paiute Reservation, Yerington Colony, Lyon County, State of Nevada, United States 2019						
Category	City of Fernley	City of Yerington	Dayton CDP	Silver City CDP	Silver Springs CDP	Smith Valley CDP
Total Population, Female	9,921	1,630	4,594	68	2,513	788
Total Population, Male	10,417	1,507	4,769	90	2,560	839
Total Population, 2019	20,068	3,137	9,363	158	5,073	1,627
Percent of Total Population, Female	49.4%	52.0%	49.1%	43.0%	49.5%	48.4%
Percent of Total Population, Male	50.6%	48.0%	50.9%	57.0%	50.5%	51.6%
Category	Stagecoach CDP	Pyramid Lake Paiute Reservation	Yerington Colony	Lyon County	State of Nevada	United States
Total Population, Female	844	782	131	26,930	1,481,088	164,810,876
Total Population, Male	1,076	743	98	27,450	1,491,294	159,886,919
Total Population, 2019	1,920	1,525	229	54,380	2,972,382	324,697,795
Percent of Total Population, Female	44.0%	51.3%	57.2%	49.5%	49.8%	50.8%
Percent of Total Population, Male	56.0%	48.7%	42.8%	50.5%	50.2%	49.2%

Source: U.S. Census Bureau, 2019 American Community Survey, 5 Year Estimates

The Pyramid Lake Paiute Reservation had a population of 1,525 total individuals in 2019. An estimated 782 total individuals, or 51.3 percent, of its population were female and 743 total individuals, or 48.7 percent, of its population was male. The Yerington Colony had a population of 131 total females (57.2 percent of the population) and 98 total males (42.8 percent of the population), making up its total population of 229 individuals.

In 2019, Lyon County had a population of 54,380 total individuals, with 26,930 individuals (49.5 percent of the population) identifying female and 27,450 individuals (50.5 percent of the population) identifying as male. In addition, 49.8 percent of the population was female, with 1,481,088 females, and 50.2 percent of the population was male, with 1,491,294 males. In total, the estimated population of the state of Nevada was 2,972,382 total individuals in the year of 2019. Nationwide, the United States had an estimated population of 324,697,795 total individuals. Among the population, 164,820,876 were female, making up 50.8 percent of the population; 159,886,919 were male, making up 49.2 percent of the population.

2.1.f Total Population by Race

Table 2.6 presents the total population by race, reporting for the City of Fernley and the City of Yerington, for the communities of Dayton, Silver City, Silver Springs, Smith Valley, and Stagecoach, for the Pyramid Lake Paiute Reservation and the Yerington Colony, for all of Lyon County, for the state of Nevada, and for the entire United States for 2019.

In 2019, the City of Fernley had a Hispanic or Latino population of 3,813 total individuals, consisting of 3,022 individuals identifying as Mexican, 102 individuals identifying as Puerto Rican, 689 individuals identifying as other Hispanic/Latino. The remaining 16,255 individuals of Fernley's population identified as other races, with 14,413 individuals identifying as White, 322 individuals identifying as Black or African American, 396 individuals identifying as American Indian or Native Alaskan, 321 individuals identifying as Asian, 10 individuals identifying as Native Hawaiian or Pacific Islander, 98 individuals identifying as other races, and 695 individuals identifying as two or more races. For the City of Yerington with a total population of 3,137 individuals, 742 individuals identified as Hispanic or Latino, and 2,395 individuals identified as non-Hispanic/Latino. Among the non-Hispanic/Latino population of the City of Yerington, 2,164 individuals identified as White, 53 individuals identified as Black or African American, 151 individuals identified as American Indian or Native Alaskan, and 27 individuals identifying as two or more races.

The community of Dayton had a Hispanic or Latino population of 1,555 total individuals and a non-Hispanic/Latino population of 7,808 total individuals, making up the community's population of 9,363 total individuals in 2019. Among its Hispanic/Latino population, 1,233 individuals are Mexican, 31 individuals are Puerto Rican, 27 individuals are Cuban, 264 individuals identified as other Hispanic/Latino. Among its non-Hispanic/Latino population, 7,064 individuals are White, 14 individuals are Black/African American, 158 individuals are American Indian/Native Alaskan, 189 individuals are Asian, 128 individuals are some other races, and 255 identify as two or more races. The community of Silver City had a population of 158 individuals in 2019. An estimated 17 individuals of its population were reported to identify as Hispanic or Latino, and 141 individuals of its population were reported to identify as non-Hispanic/Latino. Among the non-Hispanic/Latino population, 141 individuals identified as White.

For Silver Springs with a total population of 5,073 individuals in 2019, 217 individuals identified as Hispanic or Latino. Additionally, 4,856 individuals identified as non-Hispanic/Latino, with

4,468 individuals identifying as White, two individuals identifying as Black or African American, 80 individuals identifying as American Indian or Native Alaskan, 50 individuals identifying as Asian, nine individuals identifying as other races, and 247 individuals identifying as two or more races.

Table 2.6 – Total Population by Race City of Fernley, City of Yerington, Dayton CDP, Silver City CDP, Silver Springs CDP, Smith Valley CDP, Stagecoach CDP, Pyramid Lake Paiute Reservation, Yerington Colony, Lyon County, State of Nevada, United States 2019						
Category	City of Fernley	City of Yerington	Dayton CDP	Silver City CDP	Silver Springs CDP	Smith Valley CDP
<u>Hispanic or Latino</u>						
Mexican	3,022	718	1,233	10	131	239
Puerto Rican	102	0	31	0	0	0
Cuban	0	0	27	7	0	0
Other	689	24	264	0	86	0
Total Hispanic, Latino	3,813	742	1,555	17	217	239
<u>Not Hispanic or Latino</u>						
White Alone	14,413	2,164	7,064	141	4,468	1,352
Black, African American	322	53	14	0	2	0
American Indian, Native Alaskan	396	151	158	0	80	0
Asian Alone	321	0	189	0	50	0
Native Hawaiian, Pacific Islander	10	0	0	0	0	0
Some Other Race Alone	98	0	128	0	9	0
Two Or More Races	695	27	255	0	247	36
Total Not Hispanic, Latino	16,255	2,395	7,808	141	4,856	1,388
Total Population	20,068	3,137	9,363	158	5,073	1,627

Source: U.S. Census Bureau, 2019 American Community Survey, 5 Year Estimates

Table 2.6, Cont'd – Total Population by Race City of Fernley, City of Yerington, Dayton CDP, Silver City CDP, Silver Springs CDP, Smith Valley CDP, Stagecoach CDP, Pyramid Lake Paiute Reservation, Yerington Colony, Lyon County, State of Nevada, United States 2019						
Category	Stagecoach CDP	Pyramid Lake Paiute Reservation	Yerington Colony	Lyon County	State of Nevada	United States
<u>Hispanic or Latino</u>						
Mexican	3,022	718	1,233	10	131	239
Puerto Rican	102	0	31	0	0	0
Cuban	0	0	27	7	0	0
Other	689	24	264	0	86	0
Total Hispanic, Latino	3,813	742	1,555	17	217	239
<u>Not Hispanic or Latino</u>						
White Alone	14,413	2,164	7,064	141	4,468	1,352
Black, African American	322	53	14	0	2	0
American Indian, Native Alaskan	396	151	158	0	80	0
Asian Alone	321	0	189	0	50	0
Native Hawaiian, Pacific Islander	10	0	0	0	0	0
Some Other Race Alone	98	0	128	0	9	0
Two Or More Races	695	27	255	0	247	36
Total Not Hispanic, Latino	16,255	2,395	7,808	141	4,856	1,388
Total Population	20,068	3,137	9,363	158	5,073	1,627

Source: U.S. Census Bureau, 2019 American Community Survey, 5 Year Estimates

The community of Smith Valley had a Hispanic or Latino population of 239 total individuals and a non-Hispanic/Latino population of 1,388 total individuals. Among its Hispanic/Latino population, 131 individuals are Mexican. Meanwhile, among its non-Hispanic/Latino population, 1,352 individuals are White, and 36 identify as two or more races. The community of Stagecoach had a population of 1,920 total individuals in 2019, consisting of 145 individuals identifying as Hispanic or Latino and 1,775 individuals identifying as non-Hispanic/Latino. Among the Hispanic/Latino population, 92 individuals are Mexican and 53 are other

Hispanic/Latino ethnicities. Among the non-Hispanic/Latino population, 1,715 individuals are White, nine individuals are American Indian/Native Alaskan, and 51 individuals identify as two or more races.

For the Pyramid Lake Paiute Reservation, the total population was 1,525 total individuals in 2019. Among the population, 86 individuals are Hispanic/Latino, with 77 individuals identifying as Mexican and 9 individuals identifying as other Hispanic/Latino ethnicities. An estimated 1,439 individuals identified as non-Hispanic/Latino, 435 individuals identified as White, 14 individuals identified as Black or African American, 898 individuals identified as American Indian or Native Alaskan, 12 individuals identified as Asian, 37 individuals identified as Native Hawaiian/Pacific Islander, four individuals identified as some other race, and 39 individuals identified as two or more races. The population of the Yerington Colony was an estimated 229 total individuals in 2019, with 61 individuals identifying as Hispanic or Latino and 168 individuals identifying as non-Hispanic/Latino. Among its non-Hispanic/Latino population, 11 individuals identified as White, 151 individuals identified as American Indian/Native Alaskan, and six individuals identified as two or more races.

Countywide and for all of Lyon County, 9,306 individuals out of its total population of 54,380 individuals identified as Hispanic or Latino, consisting of 7,515 individuals identifying as Mexican, 190 individuals identifying as Puerto Rican, 36 individuals identifying as Cuban, and 1,565 individuals identifying as other forms of Hispanic/Latino races. Among the non-Hispanic/Latino population, 40,722 individuals identify as White, 402 individuals identify as Black or African American, 1,374 individuals identify as American Indian or Native Alaskan, 707 individuals identify as Asian, 91 individuals identify as Native Hawaiian or Pacific Islander, 235 individuals identify as some other race, and 1,543 individuals identify as two or more races.

Statewide, the population of Nevada was an estimated 2,972,382 total individuals, consisting of 853,041 total individuals identifying as Hispanic or Latino and 2,119,341 total individuals identifying as non-Hispanic/Latino. Among the Hispanic/Latino population of the state of Nevada, 643,198 individuals identify as Mexican, 28,414 individuals identify as Puerto Rican, 31,745 individuals identify as Cuban, and 149,684 individuals identify as other Hispanic/Latino races. An estimated 1,463,237 individuals identify as White, 259,802 individuals identify as Black/African American, 27,070 individuals identify as American Indian/Native Alaskan, 237,588 individuals identify as Asian, 18,162 individuals identify as Native Hawaiian/Pacific Islander, 9,537 individuals identify as some other race, and 103,945 individuals identify as two or more races.

The population of the United States was an estimated 324,697,795 total individuals in 2019. Among the population, 36,473,461 individuals identify as Mexican, 5,629,268 individuals identify as Puerto Rican, 2,278,034 individuals identify as Cuban, and 14,098,607 individuals identify as other Hispanic/Latino ethnicities, making up the total Hispanic/Latino population of the United States of 58,479,370 total individuals. The non-Hispanic/Latino population consisted of 266,218,425 total individuals in 2019, with 197,100,373 individuals identifying as White, 39,977,554 individuals identifying as Black/African American, 2,160,378 individuals identifying as American Indian/Native Alaskan, 17,708,954 individuals identifying as Asian, 540,511

individuals identifying as Native Hawaiian/Pacific Islander, 789,047 individuals identifying as some other race, and 7,491,608 individuals identifying as two or more races.

2.1.g Total Population Aged 25 Years of Age and Older by Educational Attainment Level

Table 2.7 presents the total population aged 25 years of age and older by educational attainment level, reporting for the City of Fernley and the City of Yerington, for the communities of Dayton, Silver City, Silver Springs, Smith Valley, and Stagecoach, for the Pyramid Lake Paiute Reservation and the Yerington Colony, for all of Lyon County, for the state of Nevada, and for the entire United States for 2019. The three largest groups of each location are highlighted.

Table 2.7 – Total Population Aged 25 Years of Age and Older by Educational Attainment Level City of Fernley, City of Yerington, Dayton CDP, Silver City CDP, Silver Springs CDP, Smith Valley CDP, Stagecoach CDP, Pyramid Lake Paiute Reservation, Yerington Colony, Lyon County, State of Nevada, United States 2019						
Educational Attainment Level	City of Fernley	City of Yerington	Dayton CDP	Silver City CDP	Silver Springs CDP	Smith Valley CDP
Less than 9th Grade	468	117	334	0	74	35
9th to 12th Grade, No Diploma	1,264	166	606	0	450	52
High School Graduate (includes equivalency)	5,011	709	2,265	16	1,419	238
Some College, no Degree	4,169	728	1,829	53	1,404	418
Associate's Degree	1,127	87	841	5	217	203
Bachelor's Degree	1,382	234	636	14	391	211
Graduate or Professional Degree	444	129	345	37	119	76
High School Graduate or Higher	12,133	1,887	5,916	125	3,550	1,146
Bachelor's Degree or Higher	1,826	363	981	51	510	287
Total Population 25 Years of Age or Older	13,865	2,170	6,856	125	4,074	1,233

Source: U.S. Census Bureau, 2019 American Community Survey, 5 Year Estimates

Table 2.7, Cont'd – Total Population Aged 25 Years of Age and Older by Educational Attainment Level City of Fernley, City of Yerington, Dayton CDP, Silver City CDP, Silver Springs CDP, Smith Valley CDP, Stagecoach CDP, Pyramid Lake Paiute Reservation, Yerington Colony, Lyon County, State of Nevada, United States Largest Educational Attainment Level Groups Highlighted, 2019						
Educational Attainment Level	Stagecoach CDP	Pyramid Lake Paiute Reservation	Yerington Colony	Lyon County	State of Nevada	United States
Less than 9th Grade	53	24	14	1,655	112,207	11,284,290
9th to 12th Grade, No Diploma	119	110	15	3,485	159,925	15,187,971
High School Graduate (includes equivalency)	408	507	49	12,832	574,254	59,472,748
Some College, no Degree	446	339	34	11,626	521,900	45,044,698
Associate's Degree	161	65	6	3,846	170,718	18,712,207
Bachelor's Degree	157	70	2	4,031	330,222	43,646,104
Graduate or Professional Degree	54	26	0	1,614	175,469	27,274,058
High School Graduate or Higher	1,226	1,007	91	33,949	1,772,563	194,149,815
Bachelor's Degree or Higher	211	96	2	5,645	505,691	70,920,162
Total Population 25 Years of Age or Older	1,398	1,141	120	39,089	2,044,695	220,622,076

Source: U.S. Census Bureau, 2019 American Community Survey, 5 Year Estimates

In 2019, among the 13,865 total individuals aged over 25 years in the City of Fernley, 12,133 individuals had attained a high school degree or higher. Among this population in the City of Fernley, 5,011 individuals had an education attainment level equivalent to a high school degree, and 4,169 individuals have had some college education, but without a degree. Meanwhile, for the City of Yerington, there was a population of 2,170 total individuals aged 25 years or older. Among this population in the City of Yerington, 1,887 individuals were a high school graduate or of higher education standing. An estimated 728 individuals among this population had some college education but no degree, and 709 individuals have had high school education or its equivalency. For Dayton, there were 6,856 total individuals aged 25 and older. Among these individuals, 5,916 individuals had an education attainment level of a high school graduate or higher, 2,265 individuals were high school graduates or equivalent, and 1,829 individuals had

some college education but no degree. For Silver City where 125 individuals were 25 years of age or older, 125 individuals were high school graduates or higher education standing, 53 individuals had some college education but no degree, and 51 individuals had a bachelor's degree or higher. In the community of Silver Springs, there was a population of 4,074 total individuals aged 25 years or above. Among this population, 3,550 individuals had an education attainment level of high school graduates or higher. An estimated 1,419 individuals are high school graduates and 1,404 individuals have had some college education, but no degree.

For Smith Valley that has a population of 1,233 total individuals aged 25 years or older, 1,146 individuals had an education attainment level of a high school graduate or higher. Among this population, 418 individuals had some college education but no degree, and 287 individuals have a bachelor's degree or higher. For Stagecoach, there was a population of 1,398 total individuals aged 25 years or older. Among this population, 1,226 individuals were a high school graduate or higher. Specifically, 446 individuals had some college education but no degree, and 408 individuals were high school graduates or its equivalency. For the Pyramid Lake Paiute Reservation, located in neighboring Washoe County, there was a population of 1,141 total individuals aged 25 years and older. Among this population, 1,007 individuals were high school graduates or of higher education attainment levels. Specifically, 507 individuals had an education attainment level of a high school graduate or equivalent, and 339 individuals have had some college education, but no degree. For the Yerington Colony, located in southern Lyon County, the population aged 25 years and older was 120 total individuals. Among this population, 91 individuals were high school graduates or had higher education attainment levels. 49 individuals were high school graduates or its equivalency, and 34 individuals have had some college education but no degree.

In Lyon County, there were 39,089 total individuals aged 25 years or older in 2019. Among the population aged 25 years or older, 33,949 individuals were high school graduates or had higher education attainment levels. An estimated 12,832 individuals were high school graduates or had an education attainment level equivalent to a high school graduate, and 11,626 individuals have had some college education, but no degree. Statewide, among Nevada's population aged 25 years or older of 2,044,695 total individuals, 1,772,563 individuals were high school graduates or of higher education attainment level. Among this population, 574,254 individuals were high school graduates or its equivalency, and 521,900 individuals have had some college education but no degree. Nationwide, the United States had a population of 220,622,076 total individuals aged 25 years and above in the year of 2019. An estimated 194,149,815 individuals were high school graduates or of higher education attainment levels, and 70,920,162 individuals had bachelor's degrees or of higher education attainment levels. Among the national population, 59,471,748 individuals were high school graduates or its equivalency.

2.2 Economic Conditions

Eight separate economic conditions were analyzed including changes in median household income, median family income, per capita income, civilian labor force unemployment rate, the percentage of individuals aged 18 years and over whose income in the past 12 months is below the poverty level, total employment by industry sector of the civilian population aged 16 years of

age or older, a breakdown of where people live versus where people work, and a breakdown of where people work versus where people live.

2.2.a Median Household Income

Table 2.8 presents the median household income, reporting for the City of Fernley and the City of Yerington, for the communities of Dayton, Silver City, Silver Springs, Smith Valley, and Stagecoach, for the Pyramid Lake Paiute Reservation and the Yerington Colony, for all of Lyon County, for the state of Nevada, and for the entire United States for the years of 2014 to 2019.

Table 2.8 – Median Household Income City of Fernley, City of Yerington, Dayton CDP, Silver City CDP, Silver Springs CDP, Smith Valley CDP, Stagecoach CDP, Pyramid Lake Paiute Reservation, Yerington Colony, Lyon County, State of Nevada, United States 2014 to 2019						
Year	City of Fernley	City of Yerington	Dayton CDP	Silver City CDP	Silver Springs CDP	Smith Valley CDP
2014	\$54,036	\$42,031	\$50,665	\$54,559	\$33,341	\$56,125
2015	\$52,001	\$44,792	\$47,482	-	\$33,780	\$70,926
2016	\$51,826	\$39,489	\$55,308	-	\$36,184	\$71,510
2017	\$57,292	\$37,297	\$56,586	\$56,103	\$37,412	\$77,222
2018	\$63,880	\$36,047	\$63,278	-	\$37,939	\$82,898
2019	\$62,929	\$31,795	\$67,466	-	\$42,922	\$80,833
2014-2019 Actual Change	\$8,893	-\$10,236	\$16,801	-	\$9,581	\$24,708
2014-2019 Percent Change	16.5%	-24.4%	33.2%	-	28.7%	44.0%
2014-2019 Annual Average	\$56,994	\$38,575	\$56,798	\$55,331	\$36,930	\$73,252

Source: U.S. Census Bureau, 2014-2019 American Community Survey, 5 Year Estimates

The median household income in the City of Fernley was \$54,036 in 2014, and it rose to \$62,929 in 2019. The median household income increased by \$8,893 or by 16.5 percent. In contrast, the median household income in the City of Yerington decreased from \$42,031 in 2014 to \$31,795 in 2019, that is a net decrease of \$10,236 or by 24.4 percent. For Dayton, the median household income was estimated to have increased from \$50,665 in 2014 to \$67,466 in 2019. The median household income saw a net increase of \$16,801 or an increase of 33.2 percent. Only limited data were provided for the median household income of the community of Silver City, but the estimate was \$54,559 in 2014, increasing to \$56,103 in 2017. The median household income among the community of Silver Springs rose from \$33,341 in 2014 to \$42,922 in 2019, increasing by a net of \$9,581 or 28.7 percent. Additionally, the median household income of the community of Smith Valley was reported as \$56,125 in 2014 and had grown to \$80,833 in 2019. The median household income in the community of Smith Valley increased by a net of \$24,708 or by 44 percent. In 2014, the median household income among the community of Stagecoach

was \$44,103. The amount increased to \$63,269 in 2019, by a net increase of \$19,166 or by 43.5 percent.

Table 2.8, Cont'd – Median Household Income City of Fernley, City of Yerington, Dayton CDP, Silver City CDP, Silver Springs CDP, Smith Valley CDP, Stagecoach CDP, Pyramid Lake Paiute Reservation, Yerington Colony, Lyon County, State of Nevada, United States 2014 to 2019						
Year	Stagecoach CDP	Pyramid Lake Paiute Reservation	Yerington Colony	Lyon County	State of Nevada	United States
2014	\$44,103	\$29,583	\$23,571	\$47,143	\$52,205	\$53,482
2015	\$45,288	\$29,722	\$18,250	\$47,255	\$51,847	\$53,889
2016	\$51,094	\$30,278	\$20,909	\$49,007	\$53,094	\$55,322
2017	\$53,047	\$31,800	\$22,159	\$50,920	\$55,434	\$57,652
2018	\$56,027	\$40,625	\$21,667	\$55,493	\$57,598	\$60,293
2019	\$63,269	\$41,711	\$21,563	\$56,875	\$60,365	\$62,843
2014-2019 Actual Change	\$19,166	\$12,128	-\$2,008	\$9,732	\$8,160	\$9,361
2014-2019 Percent Change	43.5%	41.0%	-8.5%	20.3%	15.6%	17.5%
2014-2019 Annual Average	\$52,138	\$33,953	\$21,353	\$51,116	\$55,091	\$57,247

Source: U.S. Census Bureau, 2014-2019 American Community Survey, 5 Year Estimates

The median household income among the population of the Pyramid Lake Paiute Reservation, located in neighboring Washoe County, was reported at \$29,583 in 2014. Subsequently, it increased by a net of \$12,128 or by 41 percent, reaching a net of \$41,711 in 2019. For the Yerington Colony, the median household income reported by the U.S. Census Bureau decreased by a net of \$2,008 or by 8.5 percent between the years of 2014 to 2019. In 2014, the median household income among the population of the Yerington Colony was \$23,571. By 2019, the U.S. Census Bureau reported median household income among the population at an estimated \$21,563.

The median household income of Lyon County was reported at \$47,143 in 2014, increasing by a net of \$9,732 or by 20.3 percent. By 2019, the U.S. Census Bureau estimated the median household income among the population of Lyon County at \$56,875. Statewide, the median household income of the state of Nevada also saw a positive trend between 2014 and 2019. In 2014, the median household income among the population of the state of Nevada was reported at \$52,205. It increased by a net of \$8,160 or by 15.6 percent. In 2019, the median household income among the population of Nevada was reported at \$60,365. Nationwide, for the United States, the median household income of national population increased from \$53,482 in 2014 to \$62,843 in 2019. The national median household income observed a net increase of \$9,361 or an increase by 17.5 percent.

2.2.b Median Family Income

Table 2.9 presents the median family income, reporting for the City of Fernley and the City of Yerington, for the communities of Dayton, Silver City, Silver Springs, Smith Valley, and Stagecoach, for the Pyramid Lake Paiute Reservation and the Yerington Colony, for all of Lyon County, for the state of Nevada, and for the entire United States for the years of 2014 to 2019.

Table 2.9 – Median Family Income City of Fernley, City of Yerington, Dayton CDP, Silver City CDP, Silver Springs CDP, Smith Valley CDP, Stagecoach CDP, Pyramid Lake Paiute Reservation, Yerington Colony, Lyon County, State of Nevada, United States 2014 to 2019						
Year	City of Fernley	City of Yerington	Dayton CDP	Silver City CDP	Silver Springs CDP	Smith Valley CDP
2014	\$56,957	\$46,617	\$59,915	-	\$40,099	\$56,136
2015	\$56,794	\$47,716	\$53,478	-	\$37,409	\$70,926
2016	\$62,347	\$50,351	\$64,696	-	\$43,481	\$71,953
2017	\$65,167	\$49,511	\$66,316	\$78,681	\$49,507	\$76,389
2018	\$70,853	\$47,694	\$73,750	\$78,854	\$52,634	\$83,640
2019	\$73,648	\$50,764	\$73,378	\$80,268	\$55,500	\$86,250
2014-2019 Actual Change	\$16,691	\$4,147	\$13,463	-	\$15,401	\$30,114
2014-2019 Percent Change	29.3%	8.9%	22.5%	-	38.4%	53.6%
2014-2019 Annual Average	\$64,294	\$48,776	\$65,256	\$79,268	\$46,438	\$74,216
Year	Stagecoach CDP	Pyramid Lake Paiute Reservation	Yerington Colony	Lyon County	State of Nevada	United States
2014	\$46,063	\$33,971	\$24,938	\$53,352	\$61,081	\$65,443
2015	\$46,635	\$34,286	\$23,365	\$52,288	\$60,916	\$66,011
2016	\$54,688	\$35,625	\$31,406	\$57,414	\$62,528	\$67,871
2017	\$64,271	\$42,171	\$26,667	\$60,381	\$65,469	\$70,850
2018	\$65,536	\$50,347	\$26,042	\$65,817	\$68,700	\$73,965
2019	\$75,688	\$51,429	\$25,417	\$67,573	\$71,916	\$77,263
2014-2019 Actual Change	\$29,625	\$17,458	\$479	\$14,221	\$10,835	\$11,820
2014-2019 Percent Change	64.3%	51.4%	1.9%	26.7%	17.7%	18.1%
2014-2019 Annual Average	\$58,814	\$41,305	\$26,306	\$59,471	\$65,102	\$70,234

Source: U.S. Census Bureau, 2014-2019 American Community Survey, 5 Year Estimates

The median family income of the City of Fernley was reported at \$56,957 in 2014, and it increased by a net of \$64,294 or by 29.3 percent, to \$73,648 in 2019. In addition, the City of Yerington saw an increase in its median family income between 2014 to 2019. In 2014, the city's median family income was \$46,617, and it increased to \$50,764 in 2019, a net increase of \$4,147 or an increase by 8.9 percent. In 2014, the median family income among the population of the community of Dayton was \$59,915. It increased by a net of \$13,462, or by 22.5 percent, to \$73,378 in 2019. In addition, limited data were obtained for the median family income of the community Silver City. The median family income reported for the community of Silver City increased across the years of 2017, 2018, and 2019. In 2017, the median family income of the community of Silver City was estimated at \$78,681 and, for 2019, it was estimated at \$80,268. Meanwhile, in the community of Silver Springs, the median family income was \$40,099 in 2014, and it increased by a net of \$15,401 or by 38.4 percent to \$55,500 in 2019. For the community of Smith Valley, the median family income was reported at \$56,136 in 2014. In 2019, it had risen to \$86,250, that is a growth of \$30,114 or by 53.6 percent. For the community of Stagecoach, the median family income was estimated at \$46,063 in 2014, and it had increased substantially, to \$75,688 in 2019. Specifically, the median family income among the community of Stagecoach saw a net increase of \$29,635, or an increase of 64.3 percent, from 2014 to 2019.

The median family income reported for the Pyramid Lake Paiute Reservation was \$33,971 in 2014. It grew by a net of \$17,458 or by 51.4 percent, ending at a median family income of \$51,429 in 2019. Additionally, the median family income reported for the Yerington Colony was \$24,938 in 2014. The median family income saw a minor increase of a net of \$479, or by 1.9 percent, reaching \$25,417 in 2019. In 2014, the median family income in Lyon County was estimated at \$53,352. By 2019, it had increased to \$67,573, a net increase of \$14,221 or 26.7 percent from 2014 to 2019. For the entire state of Nevada, the median family income was reported at \$61,081 in 2014, and it increased to \$71,916 in 2019. Specifically, the state saw a net increase of \$10,835, or an increase of 17.7 percent, in its median family income. Nationwide, the United States reported a median family income of \$65,443 among its population in 2014. The median family income increased by a net of \$11,820 or by 18.1 percent, growing to \$77,263 in 2019.

2.2.c Per Capita Income (Mean Individual Income)

Table 2.10 presents per capita income, reporting for the City of Fernley and the City of Yerington, for the communities of Dayton, Silver City, Silver Springs, Smith Valley, and Stagecoach, for the Pyramid Lake Paiute Reservation and the Yerington Colony, for all of Lyon County, for the state of Nevada, and for the entire United States for the years of 2014 to 2019.

For the City of Fernley, per capita income was \$23,381 in 2014, and it grew to \$27,783 in 2019. The per capita income increased by a net of \$4,402 or by 18.8 percent. In the City of Yerington, per capita income decreased by a net of \$1,486 or by 6.5 percent, decreasing from \$22,820 in 2014 to \$21,334 in 2019. In 2014, per capita income reported among the community of Dayton was \$23,207. It increased by a net of \$7,005 or by 30.2 percent, to \$30,212 in 2019. The per capita income reported for the community of Silver City was \$22,184 in 2014. It increased by \$10,296 net or by 46.4 percent, reaching \$32,480 in 2019. Additionally, the per capita income

for the community of Silver Springs was \$15,570 in 2014 and \$22,666 in 2019, an increase of \$7,096 or by 45.6 percent.

Table 2.10 – Per Capita (Mean Individual) Income City of Fernley, City of Yerington, Dayton CDP, Silver City CDP, Silver Springs CDP, Smith Valley CDP, Stagecoach CDP, Pyramid Lake Paiute Reservation, Yerington Colony, Lyon County, State of Nevada, United States 2014 to 2019						
Year	City of Fernley	City of Yerington	Dayton CDP	Silver City CDP	Silver Springs CDP	Smith Valley CDP
2014	\$23,381	\$22,820	\$23,207	\$22,184	\$15,570	\$29,360
2015	\$23,189	\$21,175	\$23,415	\$21,493	\$15,562	\$38,171
2016	\$22,846	\$20,772	\$24,262	\$13,647	\$17,983	\$37,827
2017	\$25,072	\$20,995	\$24,866	\$32,272	\$19,183	\$41,868
2018	\$26,974	\$20,311	\$28,474	\$32,072	\$20,556	\$46,007
2019	\$27,783	\$21,334	\$30,212	\$32,480	\$22,666	\$37,880
2014-2019 Actual Change	\$4,402	-\$1,486	\$7,005	\$10,296	\$7,096	\$8,520
2014-2019 Percent Change	18.8%	-6.5%	30.2%	46.4%	45.6%	29.0%
2014-2019 Annual Average	\$24,874	\$21,235	\$25,739	\$25,691	\$18,587	\$38,519
Year	Stagecoach CDP	Pyramid Lake Paiute Reservation	Yerington Colony	Lyon County	State of Nevada	United States
2014	\$19,508	\$13,109	\$11,533	\$22,709	\$26,515	\$28,555
2015	\$20,665	\$14,600	\$8,707	\$23,173	\$26,541	\$28,930
2016	\$22,523	\$15,682	\$8,388	\$23,519	\$27,253	\$29,829
2017	\$23,153	\$17,967	\$8,508	\$25,063	\$28,450	\$31,177
2018	\$25,954	\$19,901	\$9,387	\$26,855	\$29,961	\$32,621
2019	\$28,198	\$22,671	\$8,855	\$27,855	\$31,557	\$34,103
2014-2019 Actual Change	\$8,690	\$9,562	-\$2,678	\$5,146	\$5,042	\$5,548
2014-2019 Percent Change	44.5%	72.9%	-23.2%	22.7%	19.0%	19.4%
2014-2019 Annual Average	\$23,334	\$17,322	\$9,230	\$24,862	\$28,380	\$30,869

Source: U.S. Census Bureau, 2014-2019 American Community Survey, 5 Year Estimates

For the community of Smith Valley, per capita income was reported at \$29,360 in 2014 and it increased to \$37,880 in 2019. The per capita income of the community of Smith Valley increased by \$8,520 or by 29 percent. Per capita income reported for the community of Stagecoach was \$19,508 in 2014, increasing by a net of \$8,690, or by 44.5 percent, to reach

\$28,198 in 2019. The per capita income reported for the Pyramid Lake Paiute Reservation was \$13,109 in 2014. By 2019, per capita income nearly doubled, increasing by a net of \$9,562 or 72.9 percent, reaching \$17,322 in 2019. In contrast, per capita income reported for the Yerington Colony saw a decline from \$11,533 in 2014 to \$8,855 in 2019, decreasing by a net of \$2,678, or by 23.2 percent.

In Lyon County, per capita income was \$22,709 in 2014. By 2019, per capita income for all of Lyon County had increased to \$27,855, an increase of \$5,146 net, or by 22.7 percent. Statewide, per capita income for the entire state of Nevada was \$26,515 in 2014. By 2019, per capita income had grown by \$5,042, or by 19 percent, reaching a per capita income of \$31,557. For the entire United States, per capita income was \$28,555 in 2014 and increased to \$34,103 in 2019, a net increase of \$5,548 or by 19.4 percent.

2.2.d Civilian Labor Force Unemployment Rate

Table 2.11 presents the civilian labor force unemployment rate for the City of Fernley and the City of Yerington, for the communities of Dayton, Silver City, Silver Springs, Smith Valley, and Stagecoach, for the Pyramid Lake Paiute Reservation and the Yerington Colony, for all of Lyon County, for the state of Nevada, and for the entire United States for the years between 2014 and 2019.

Table 2.11 – Civilian Labor Force Unemployment Rate City of Fernley, City of Yerington, Dayton CDP, Silver City CDP, Silver Springs CDP, Smith Valley CDP, Stagecoach CDP, Pyramid Lake Paiute Reservation, Yerington Colony, Lyon County, State of Nevada, United States 2014 to 2019						
Year	City of Fernley	City of Yerington	Dayton CDP	Silver City CDP	Silver Springs CDP	Smith Valley CDP
2014	17.3%	15.8%	10.7%	0.0%	27.0%	8.2%
2015	12.9%	15.2%	8.4%	0.0%	30.2%	12.0%
2016	11.6%	17.2%	9.3%	0.0%	21.2%	10.5%
2017	9.5%	13.2%	8.6%	0.0%	18.5%	9.3%
2018	8.2%	12.6%	7.7%	0.0%	13.0%	4.6%
2019	5.8%	11.8%	4.6%	0.0%	9.6%	3.0%
2014-2019 Actual Change	-11.5%	-4.0%	-6.1%	0.0%	-17.4%	-5.2%
2014-2019 Percent Change	-66.5%	-25.3%	-57.0%	0.0%	-64.4%	-63.4%
2014-2019 Average	10.9%	14.3%	8.2%	0.0%	19.9%	7.9%

Source: U.S. Census Bureau, 2014-2019 American Community Survey, 5 Year Estimates

The unemployment rate in the City of Fernley was at 17.3 percent in 2014. By 2019, it had decreased substantially to 5.8 percent. From 2014 to 2019, the unemployment rate of the City of Fernley saw a fall of 11.5 percentage points or by -66.5 percent. The civilian unemployment rate for the City of Yerington also saw a decline, from 15.8 percent in 2014 to 11.8 percent in 2019, a net decline of 4.0 percent or by a percentage decrease of -25.3 percent. In 2014, the civilian

labor force unemployment rate for Dayton was 10.7 percent, declining by a net 6.1 percent or by a percentage decrease of -57.0 percent, reaching a low of 4.6 percent in 2019. Limited data were available for the community of Silver City, with the community exhibiting a similar trend in the change in the civilian unemployment rate for the community of Dayton. In 2014, the civilian unemployment rate among for Silver Springs was an estimated 27.0 percent. By 2019, it had declined by 17.4 percentage points (or by -64.4 percent), arriving at 9.6 percent. For the community of Smith Valley, the unemployment rate decreased from 8.2 percent in 2014 to 3.0 percent in 2019, which is a net decrease of 5.2 percentage points (or by -63.4 percent).

Table 2.11, Cont'd – Civilian Labor Force Unemployment Rate City of Fernley, City of Yerington, Dayton CDP, Silver City CDP, Silver Springs CDP, Smith Valley CDP, Stagecoach CDP, Pyramid Lake Paiute Reservation, Yerington Colony, Lyon County, State of Nevada, United States 2014 to 2019						
Year	Stagecoach CDP	Pyramid Lake Paiute Reservation	Yerington Colony	Lyon County	State of Nevada	United States
2014	18.1%	27.0%	39.4%	15.6%	11.8%	9.2%
2015	17.9%	21.0%	44.8%	13.6%	10.5%	8.3%
2016	11.8%	19.5%	33.3%	11.8%	9.3%	7.4%
2017	9.1%	21.0%	41.8%	9.8%	8.0%	6.6%
2018	4.4%	18.7%	31.3%	8.7%	6.9%	5.9%
2019	9.4%	15.0%	16.9%	7.4%	6.2%	5.3%
2014-2019 Actual Change	-8.7%	-12.0%	-22.5%	-8.2%	-5.6%	-3.9%
2014-2019 Percent Change	-48.1%	-44.4%	-57.1%	-52.6%	-47.5%	-42.4%
2014-2019 Average	11.8%	20.4%	34.6%	11.2%	8.8%	7.1%

Source: U.S. Census Bureau, 2014-2019 American Community Survey, 5 Year Estimates

For Stagecoach, the civilian labor force unemployment rate was reported as 18.1 percent in 2014. By 2019, it had declined substantially by 8.7 percentage points or by -48.1 percent. The civilian labor force unemployment rate for the community of Stagecoach reached 9.1 percent in 2019. For the Pyramid Lake Paiute Reservation, the civilian labor force unemployment rate was an estimated 27.0 percent in 2014. The civilian unemployment rate decreased by 12.0 percentage points, or by -44.4 percent, reaching a low of 15.0 percent in 2019. In addition, the civilian labor force unemployment rate for Yerington Colony decreased from 39.4 percent in 2014 to 16.9 percent in 2019, declining by a net 22.5 percent or by -57.1 percent.

For all of Lyon County, 15.6 percent of individuals were reported to be unemployed in 2014. By 2019, the civilian labor force unemployment rate for all of Lyon County had decreased by 8.2 percentage points, or by -52.6 percent, reaching a low of 7.4 percent in 2019. A similar trend can be observed for the civilian labor force unemployment rate statewide and nationwide. In 2014, the civilian labor force unemployment rate for the entire state of Nevada was reported as 11.8 percent. By 2019, it had decreased by 5.6 percentage points or by -47.5 percent, reaching

an estimated 6.2 percent. Nationwide, the civilian labor force unemployment rate was at 9.2 percent in 2014. It decreased by 3.9 percentage points, or by -42.4 percent, reaching a low of 5.3 percent in 2019.

2.2.e Poverty Rates

Table 2.12 presents the percentage of individuals whose income in the past 12 months is below the poverty level for the City of Fernley and the City of Yerington, for the communities of Dayton, Silver City, Silver Springs, Smith Valley, and Stagecoach, for the Pyramid Lake Paiute Reservation and the Yerington Colony, for all of Lyon County, for the state of Nevada, and for the entire United States for the years of 2014 to 2019.

The poverty rate is defined by the percentage of individuals whose income in the past 12 months is below the poverty level, estimated for the population of 18 years old and above. In 2014, the City of Fernley had a poverty rate of 11.1 percent. By 2019, it had decreased by 2.5 percentage points, or by -22.5 percent, reaching a low of 8.6 percent. In contrast, the City of Yerington saw an increase in the poverty rate. The poverty rate reported for the City of Yerington in 2014 was 13.9 percent, increasing by a net of 4.2 percentage points or by 30.2 percent. The poverty rate in the City of Yerington peaked at 18.1 percent in 2019.

For Dayton, 13.6 percent of individuals aged 18 years and above lived in poverty in 2014. The poverty rate decreased by 4.4 percentage points or by -32.4 percent, arriving at 9.2 percent in 2019. The poverty rate among the population of those aged 18 years and above for Silver City declined substantially. In 2014, the poverty rate for Silver City was reported at 56.9 percent but, by 2019, it had decreased to 19.7 percent, decreasing by a net 37.2 percentage points or by -65.4 percent. Meanwhile, the poverty rate for the community of Silver Springs also saw a downward trend. The poverty rate for Silver Springs was estimated at 19.8 percent in 2014, decreased by a net 4.8 percentage points or by -24.2 percent, arriving at 15.0 percent in 2019. The poverty rate reported for the community of Smith Valley in 2014 was 14.8 percent. It declined by a net 11.8 percentage points or by -79.7 percent and reached a low of 3.0 percent in 2019. For the community of Stagecoach, 15.0 percent of the population aged 18 years and above lived in poverty in 2014. By 2019, the poverty rate had decreased by 3.8 percentage points, or by -25.3 percent, arriving at 11.2 percent.

Among the population aged 18 years and above residing in the Pyramid Lake Paiute Reservation, 25.7 percent of individuals lived in poverty. The poverty rate declined by 8.7 percentage points, or by -33.9 percent between 2014 to 2019. The poverty rate of the Pyramid Lake Paiute Reservation reached a low of 17.0 percent in 2019. Meanwhile, the poverty rate reported for the Yerington Colony was 36.5 percent in 2014. It increased by a net of 0.6 percentage points, or by 1.6 percent, reaching 37.1 percent in 2019. For all of Lyon County, 13.9 percent of individuals were living in poverty in 2014. By 2019, it had declined by 3.6 percentage points or 25.9 percent. The poverty rate reported for Lyon County in 2019 was 10.3 percent. By 2019, it had decreased by 1.8 percentage points (13.4 percent), arriving at a low of 11.6 percent. Statewide, the poverty rate for the entire state of Nevada decreased from an estimated 13.4 percent in 2014 to an estimated 11.6 percent in 2019, a net decrease of 1.8 percent or by a percentage decrease of -13.4 percent. Nationwide, the poverty rate reported for the entire United States decreased from

in 13.6 percent in 2014 to 12.5 percent in 2019, a net decline of 1.7 percentage points or by -12.5 percent.

Table 2.12 – Percentage of Individuals Whose Income in the Past 12 Months is Below the Poverty Level, 18 Years and Over City of Fernley, City of Yerington, Dayton CDP, Silver City CDP, Silver Springs CDP, Smith Valley CDP, Stagecoach CDP, Pyramid Lake Paiute Reservation, Yerington Colony, Lyon County, State of Nevada, United States 2014 to 2019						
Year	City of Fernley	City of Yerington	Dayton CDP	Silver City CDP	Silver Springs CDP	Smith Valley CDP
2014	11.1%	13.9%	13.6%	56.9%	19.8%	14.8%
2015	11.2%	17.3%	18.2%	55.8%	21.2%	10.0%
2016	12.2%	13.7%	14.2%	55.0%	16.2%	7.0%
2017	10.6%	13.7%	13.9%	11.3%	14.9%	5.8%
2018	9.0%	16.8%	10.8%	21.2%	16.2%	5.9%
2019	8.6%	18.1%	9.2%	19.7%	15.0%	3.0%
2014-2019 Actual Change	-2.5%	4.2%	-4.4%	-37.2%	-4.8%	-11.8%
2014-2019 Percent Change	-22.5%	30.2%	-32.4%	-65.4%	-24.2%	-79.7%
2014-2019 Annual Average	10.5%	15.6%	13.3%	36.7%	17.2%	7.8%
Year	Stagecoach CDP	Pyramid Lake Paiute Reservation	Yerington Colony	Lyon County	State of Nevada	United States
2014	15.0%	25.7%	36.5%	13.9%	13.4%	13.6%
2015	13.2%	26.5%	48.1%	14.9%	13.4%	13.5%
2016	14.8%	23.3%	39.1%	13.7%	13.0%	13.3%
2017	12.6%	21.6%	49.4%	12.4%	12.4%	12.9%
2018	10.7%	19.9%	37.2%	11.0%	12.0%	12.4%
2019	11.2%	17.0%	37.1%	10.3%	11.6%	11.9%
2014-2019 Actual Change	-3.8%	-8.7%	0.6%	-3.6%	-1.8%	-1.7%
2014-2019 Percent Change	-25.3%	-33.9%	1.6%	-25.9%	-13.4%	-12.5%
2014-2019 Annual Average	12.9%	22.3%	41.2%	12.7%	12.6%	12.9%

Source: U.S. Census Bureau, 2014-2019 American Community Survey, 5 Year Estimates

2.2.f Total Employment by Industry Sector

Table 2.13 presents the total employment of the civilian employed population aged 16 years and over by industry sector, reporting for the City of Fernley and the City of Yerington, for the

communities of Dayton, Silver City, Silver Springs, Smith Valley, and Stagecoach, for the Pyramid Lake Paiute Reservation and the Yerington Colony, for all of Lyon County, for the state of Nevada, and for the entire United States. The five largest industry sectors are highlighted.

Table 2.13 – Total Employment for the Civilian Employed Population 16 Years and Over City of Fernley, City of Yerington, Dayton CDP, Silver City CDP, Silver Springs CDP, Smith Valley CDP, Stagecoach CDP, Pyramid Lake Paiute Reservation, Yerington Colony, Lyon County, State of Nevada, United States 2019						
Industry Sector	City of Fernley	City of Yerington	Dayton CDP	Silver City CDP	Silver Springs CDP	Smith Valley CDP
Agriculture, Forestry, Fishing and Hunting, and Mining	111	92	106	0	117	91
Construction	800	39	267	9	188	93
Manufacturing	1,233	9	631	0	145	0
Wholesale Trade	519	17	93	0	10	0
Retail Trade	1,080	264	564	0	328	33
Transportation and Warehousing, and Utilities	1,067	8	229	7	213	47
Information	13	0	68	0	26	0
Finance and Insurance, and Real Estate and Rental and Leasing	272	72	195	18	9	26
Professional, Scientific, and Management, and Administrative and Waste Management Services	674	44	452	0	139	9
Educational Services, and Health Care and Social Assistance	1,174	136	739	7	147	118
Arts, Entertainment, and Recreation, and Accommodation and Food Services	997	121	562	0	255	90
Other Services, Except Public Administration	427	33	270	0	83	40
Public Administration	470	128	525	0	9	26
Total Civilian Employed Population 16 Years and Over	8,837	963	4,701	41	1,669	573

Source: U.S. Census Bureau, 2019 American Community Survey, 5 Year Estimates

Table 2.13, Cont'd – Total Employment for the Civilian Employed Population 16 Years and Over City of Fernley, City of Yerington, Dayton CDP, Silver City CDP, Silver Springs CDP, Smith Valley CDP, Stagecoach CDP, Pyramid Lake Paiute Reservation, Yerington Colony, Lyon County, State of Nevada, United States 2019						
Industry Sector	Stagecoach CDP	Pyramid Lake Paiute Reservation	Yerington Colony	Lyon County	State of Nevada	United States
Agriculture, Forestry, Fishing and Hunting, and Mining	0	41	9	711	21,066	2,743,687
Construction	48	47	5	1,933	97,988	10,207,602
Manufacturing	81	36	0	2,812	64,737	15,651,460
Wholesale Trade	11	21	0	861	28,879	4,016,566
Retail Trade	172	85	6	3,078	163,565	17,267,009
Transportation and Warehousing, and Utilities	78	43	8	1,823	83,731	8,305,602
Information	0	5	0	143	21,414	3,114,222
Finance and Insurance, and Real Estate and Rental and Leasing	19	0	0	733	78,121	10,151,206
Professional, Scientific, and Management, and Administrative and Waste Management Services	70	56	0	1,722	156,878	17,924,655
Educational Services, and Health Care and Social Assistance	210	116	23	3,309	225,489	35,840,954
Arts, Entertainment, and Recreation, and Accommodation and Food Services	90	89	3	2,592	340,877	14,962,299
Other Services, Except Public Administration	33	63	3	1,118	65,091	7,522,777
Public Administration	27	76	2	1,758	58,732	7,134,146
Total Civilian Employed Population 16 Years and Over	839	678	59	22,593	1,406,568	154,842,185

Source: U.S. Census Bureau, 2019 American Community Survey, 5 Year Estimates

The City of Fernley has a total of 8,837 civilians employed. In addition, there were 1,233 total individuals employed in manufacturing, 1,174 total individuals employed in educational services, and healthcare and social assistance. Among the civilian labor force of the City of Fernley, there were 1080 total individuals employed in retail trade, 1,067 total individuals employed in transportation and warehousing, and utilities. An additional 997 individuals among the civilian labor force were employed in arts, entertainment, and recreation, and accommodation and food services. In the City of Yerington, 963 individuals made up the total civilian employed population in 2019. An estimated 264 individuals were employed in retail trade, 136 individuals were employed in educational services, and healthcare and social assistance, 128 individuals were employed in public administration, 121 individuals were employed in arts, entertainment, and recreation, and accommodation and food services, and 92 individuals were employed in agriculture, forestry, fishing and hunting, and mining.

For the community of Dayton, the civilian employed population aged 16 years and older consisted of 4,701 individuals. The largest industry sectors in the community of Dayton included educational services, and healthcare and social assistance, with 739 individuals employed, and manufacturing, with 631 individuals employed. The community also relied on the retail trade industry, with 564 individuals were employed, and the arts, entertainment, and recreation, and accommodation and food services industries, with 562 individuals were employed in 2019. An estimated 525 individuals worked in public administration. For the community of Silver City, 41 individuals made up the civilian employed population. An estimated 18 individuals worked in the finance and insurance, and real estate and rental and leasing sector industries, seven individuals worked in the transportation and warehousing, and utilities sector industries, and seven individuals worked in the educational services, and healthcare and social assistance industry sectors.

For the community of Silver Springs, 1,669 individuals made up the civilian employed population: 328 individuals were employed in retail trade, 255 individuals were employed in arts, entertainment, and recreation, and accommodation and food services, and 213 individuals were employed in transportation and warehousing, and utilities. The community of Smith Valley had 573 individuals among the community's civilian employed population aged 16 years and above. 118 individuals were employed in the educational services, and healthcare and social assistance industry sector, 93 individuals were employed in construction, and 91 individuals were employed in agriculture, forestry, fishing and hunting, and mining. In 2019, the civilian employed population aged 16 and above for the community of Stagecoach consisted of 839 individuals, where 210 individuals were employed in the educational services, and health care and social assistance industry sector, 172 individuals were employed in the retail trade industry sector, and 90 individuals were employed in the arts, entertainment, and recreation, and accommodation and food services industry sector.

For the Pyramid Lake Paiute Reservation, the total civilian employed population aged 16 years and older consisted of 678 individuals. The largest industry sector was the educational services, and healthcare and social assistance industry sector, with 116 individuals employed. The arts, entertainment, and recreation, and accommodation and food services industry sector had 89 workers, while the retail trade industry sector had 85 workers. The public administration industry sector had 76 workers. An additional 63 individuals worked in other services, except

public administration. For the Yerington Colony, its civilian employed population consisted of 59 individuals, where 23 individuals worked in educational services, and healthcare and social assistance, nine individuals worked in agriculture, forestry, fishing and hunting, and mining and eight individuals worked in transportation and warehousing, and utilities.

In 2019, the total civilian employed population of Lyon County consisted of 22,593 total individuals. The largest industry sector was the educational services, and healthcare and social assistance industry sector, with 3,309 individuals employed. In Lyon County, 3,078 individuals worked in retail trade, 2,812 individuals worked in manufacturing, 2,592 individuals worked in arts, entertainment, and recreation, and accommodation and food services. An estimated 1,933 individuals were employed in the construction industry sector. Statewide, Nevada had a civilian employed population aged over 16 years and above of 1,406,568 individuals. The main industry sectors include the arts, entertainment, and recreation, and accommodation and food services industry sector, with 340,877 individuals employed, and the educational services, and healthcare and social assistance industry sector, with 225,489 individuals employed. The retail trade industry sector had 163,565 workers, and the professional, scientific, and management, and administrative and waste management services industry sector employed 156,878 individuals in 2019.

In the United States, the total civilian employed population aged 16 years and above consisted of 154,842,185 individuals in 2019. The largest industry sector of the country, the educational services, and healthcare and social assistance industry sector, employed 35,840,954 individuals. Additionally, the professional, scientific, and management, and administrative and waste management services industry sector employed 17,924,655 individuals, and the retail trade industry sector employed 17,267,009 individuals. An estimated 15,651,460 individuals among the nation's total civilian employed population were employed in manufacturing, and 14,962,299 individuals worked in arts, entertainment, and recreation, and accommodation and food services.

2.2.g Where People Work versus Where People Live

Table 2.14 presents data on where the residents of Lyon County work, reporting for the year of 2020. The table reports the statistics for Lyon County residents that work in Lyon County, Washoe County, Carson City, Douglas County, Churchill County, Storey County, Mineral County, Pershing County, Elko County, Humboldt County Nye County, and White Pine County, in Mono County, California, and in other U.S. Counties.

Among the data collected from the 21,718 residents of Lyon County, 10,081 individuals or 46.4 percent of individuals reside and work in Lyon County. An estimated 4,893 Lyon County residents, or 22.5 percent, work in Washoe County, whereas 4,037 total Lyon County residents, or 18.6 percent, work in Carson City. An estimated 793 residents of Lyon County, or 3.7 percent, work in Douglas County, and 764 residents of Lyon County, or 3.5 percent, work in Churchill County. Additionally, 432 Lyon County residents, or 2.2 percent, work out-of-state. Of the 432 total Lyon County residents that work out-of-state, 387 individuals work in Mono County, California and 85 individuals work in other U.S. counties outside of Nevada.

Table 2.14 – Where Lyon County Residents Work Lyon County 2020		
Community	Residents	Percent of Total
Lyon County	10,081	46.4%
Washoe County	4,893	22.5%
Carson City	4,037	18.6%
Douglas County	793	3.7%
Churchill County	764	3.5%
Storey County	202	0.9%
Mineral County	113	0.5%
Pershing County	102	0.5%
Elko County	89	0.4%
Humboldt County	76	0.3%
Nye County	63	0.3%
White Pine County	33	0.2%
Mono County, California	387	1.8%
Other U.S. Counties	85	0.4%
Total	21,718	100.0%

Source: University Center for Economic Development, Nevada Commuting Patterns, UCED Technical Report 2020/21-06 August 2020

Table 2.15 presents data on where workers in Lyon County live reporting for the year of 2020. The table reports the statistics for Lyon County workers that reside in Lyon County, Washoe County, Carson City, Churchill County, Douglas County, Storey County, Pershing County, Mineral County, and Clark County, in several counties of California (Plumas County, Alpine County, Placer County), and in other U.S. Counties.

For the estimated 21,970 individuals that work in Lyon County, 16,042 individuals, or 73 percent, work and reside in Lyon County. Additionally, an estimated 1,960 individuals, or 8.9 percent, that work in Lyon County live in Washoe County, and an estimated 1,639 individuals, or 7.5 percent, live in Carson City. An additional 1,639 total individuals who worked in Lyon County in 2020 lived in Carson City and an additional 936 total individuals who worked in Lyon County lived in Churchill County. Of the 21,970 total individuals that worked in Lyon County in 2020, 391 total individuals, or 1.8 percent, that work in Lyon County live outside of the state of Nevada. An estimated 48 total individuals that work in Lyon County lived in Plumas County, California in 2020, an additional 46 total individuals lived in Alpine County, California, and 40 total individuals lived in Placer County, California. An estimated 257 total individuals who worked in Lyon County in 2020 lived in another U.S. county.

Table 2.15 – Where Workers in Lyon County Live Lyon County 2020		
Community	Workers	Percent of Total
Lyon County	16,042	73.0%
Washoe County	1,960	8.9%
Carson City	1,639	7.5%
Churchill County	936	4.3%
Douglas County	633	2.9%
Storey County	235	1.1%
Pershing County	66	0.3%
Mineral County	57	0.3%
Clark County	11	0.1%
Plumas County, CA	48	0.2%
Alpine County, CA	46	0.2%
Placer County, CA	40	0.2%
Other U.S. Counties	257	1.2%
Total	21,970	100.0%

Source: University Center for Economic Development, Nevada Commuting Patterns, UCED Technical Report 2020/21-06 August 2020

2.3 Housing Conditions

Ten separate housing conditions were analyzed including changes in the total number of housing units, the percentage of total occupied housing units owner-occupied and the percentage of total occupied housing units renter-occupied, the homeowner vacancy rate and the rental vacancy rate, the average household size for owner-occupied units and the average household size for renter-occupied units, the estimated year built for all housing units, the percentage of total households with a computer, and the percentage of total households with a broadband Internet subscription.

2.3.a Total Number of Housing Units

Table 2.16 presents the total number of housing units. The data shown are reporting for owner-occupied and renter-occupied, from studio through five-bedroom or more housing units, for the City of Fernley and the City of Yerington, for the communities of Dayton, Silver City, Silver Springs, Smith Valley, and Stagecoach, for the Pyramid Lake Paiute Reservation and the Yerington Colony, for all of Lyon County, for the state of Nevada, and for the entire United States for years 2014 to 2019.

Table 2.16 – Total Number of Housing Units (Owner-Occupied and Renter-Occupied, Studio through 5-Bedroom or More) City of Fernley, City of Yerington, Dayton CDP, Silver City CDP, Silver Springs CDP, Smith Valley CDP, Stagecoach CDP, Pyramid Lake Paiute Reservation, Yerington Colony, Lyon County, State of Nevada, United States 2014 to 2019						
Year	City of Fernley	City of Yerington	Dayton CDP	Silver City CDP	Silver Springs CDP	Smith Valley CDP
2014	7,838	1,628	3,601	126	2,562	714
2015	7,795	1,579	3,709	116	2,471	671
2016	7,694	1,753	3,612	76	2,384	738
2017	7,999	1,710	3,727	91	2,406	807
2018	7,838	1,582	3,850	75	2,397	800
2019	8,021	1,619	3,747	88	2,415	752
2014-2019 Actual Change	183	-9	146	-38	-147	38
2014-2019 Percent Change	2.3%	-0.6%	4.1%	-30.2%	-5.7%	5.3%
2014-2019 Annual Average	7,864	1,645	3,708	95	2,439	747
Year	Stagecoach CDP	Pyramid Lake Paiute Reservation	Yerington Colony	Lyon County	State of Nevada	United States
2014	766	624	113	22,444	1,185,232	132,741,033
2015	773	645	100	22,419	1,192,083	133,351,840
2016	831	665	111	22,427	1,200,517	134,054,899
2017	822	662	110	22,979	1,220,422	135,393,564
2018	906	662	96	23,170	1,235,096	136,384,292
2019	878	668	90	23,420	1,250,893	137,428,986
2014-2019 Actual Change	112	44	-23	976	65,661	4,687,953
2014-2019 Percent Change	14.6%	7.1%	-20.4%	4.3%	5.5%	3.5%
2014-2019 Annual Average	829	654	103	22,810	1,214,041	134,892,436

Source: U.S. Census Bureau, 2014-2019 American Community Survey, 5 Year Estimates

The City of Fernley had 7,838 total occupied housing units in 2014. The number of occupied housing units increased by 183 units or by 2.3 percent. It reached 8,021 total occupied housing units by the year of 2019. In the City of Yerington, there were 1,628 occupied housing units in 2014, decreasing to an estimated 1,619 total occupied housing in 2019, a net decrease of nine total housing units or by -0.6 percent. The total number of housing units reported for the community of Dayton was 3,601 in 2014. By 2019, the number had increased by 146 units, or by 4.1 percent, and the community of Dayton had 3,747 total occupied housing units in 2019.

For the community of Silver City, there were 126 occupied housing units in 2014; in 2019, the community of Silver City had 88 occupied housing units. The number of housing units decreased by 38 total occupied housing units, or by -30.2 percent, between 2014 to 2019. The total number of housing units reported for the community of Silver Springs was reported at 2,562 in 2014, and it decreased by 147 units or by -5.7 percent. By 2019, there were 2,415 occupied housing units in the area. For the community of Smith Valley, the total number of occupied housing units reported in 2014 was 714 units. The total number of occupied housing units increased by 38 units or by 5.3 percent. There were 752 total occupied housing units by 2019. Additionally, the community of Stagecoach had 766 occupied housing units in 2014. The number increased by 112 units or by 14.6 percent, reaching 878 housing units in 2019.

For the Pyramid Lake Paiute Reservation, located in neighboring Washoe County, the total number of occupied housing units increased from 624 units in 2014 to 668 units in 2019, that is, it increased by 44 units or by 7.1 percent. For the Yerington Colony, located in southern Lyon County, there were 113 occupied housing units reported in 2014. By 2019, there were 90 housing units. The number of housing units declined by 23 units or by -20.4 percent from 2014 to 2019. In Lyon County, the total number of housing units grew by 976 units, or by 4.3 percent, from 22,444 occupied housing units in 2014 to 23,420 occupied housing units in 2019. The total number of occupied housing units in the state of Nevada saw a similar trend. The number of occupied housing units was estimated at 1,185,232 in 2014, and it increased by 65,661 units or by 5.5 percent, arriving at 1,250,893 units in 2019. Nationwide, the total number of occupied housing units in the United States grew by 4,687,953 units or by 3.5 percent from 2014 to 2019. In 2014, there were 132,741,033 occupied housing units. By 2019, there were 137,428,986 occupied housing units.

2.3.b Percentage of Total Occupied Housing Units Owner-Occupied

Table 2.17 presents the percent of total number of housing units that were owner-occupied, for the City of Fernley and the City of Yerington, for the communities of Dayton, Silver City, Silver Springs, Smith Valley, and Stagecoach, for the Pyramid Lake Paiute Reservation and the Yerington Colony, for all of Lyon County, for the state of Nevada, and for the entire United States for years 2014 to 2019.

In the City of Fernley, 64.7 percent of total occupied housing units were owner-occupied in 2014. By 2019, it increased by a net of 3.2 percentage points, or by 4.9 percent, arriving at 67.9 percent in 2019. In the City of Yerington, the percent of total occupied housing units that were owner-occupied increased from 55.4 percent in 2014 to 66.4 percent in 2019, which is a net increase of 11.0 percentage points or an increase of 19.9 percent. In 2014, 77.4 percent of total occupied housing units in the community of Dayton were owner-occupied. It fell by a net of 11.3 percentage points, by -14.6 percent, arriving at 66.1 percent in 2019. For the community of Silver City, the percent of total occupied housing units owner-occupied was reported at 100.0 percent in 2014, and it declined by 28.4 percentage points from 2014 to 2019. In 2019, the percent of total occupied housing units owner-occupied for the community of Silver City was an estimated 71.6 percent.

Table 2.17 – Percent of Total Occupied Housing Units Owner-Occupied City of Fernley, City of Yerington, Dayton CDP, Silver City CDP, Silver Springs CDP, Smith Valley CDP, Stagecoach CDP, Pyramid Lake Paiute Reservation, Yerington Colony, Lyon County, State of Nevada, United States 2014 to 2019						
Year	City of Fernley	City of Yerington	Dayton CDP	Silver City CDP	Silver Springs CDP	Smith Valley CDP
2014	64.7%	55.4%	77.4%	100.0%	78.3%	76.8%
2015	65.8%	56.9%	70.3%	100.0%	73.8%	84.2%
2016	65.3%	58.1%	64.7%	84.2%	74.2%	86.8%
2017	66.9%	61.2%	65.5%	84.6%	80.4%	88.3%
2018	67.4%	56.7%	65.1%	68.0%	82.4%	96.0%
2019	67.9%	66.4%	66.1%	71.6%	74.6%	91.2%
2014-2019 Actual Change	3.2%	11.0%	-11.3%	-28.4%	-3.7%	14.4%
2014-2019 Percent Change	4.9%	19.9%	-14.6%	-28.4%	-4.7%	18.8%
2014-2019 Annual Average	66.3%	59.1%	68.2%	84.7%	77.3%	87.2%
Year	Stagecoach CDP	Pyramid Lake Paiute Reservation	Yerington Colony	Lyon County	State of Nevada	United States
2014	86.1%	68.9%	77.8%	71.9%	55.7%	64.4%
2015	81.9%	65.6%	72.5%	70.2%	55.1%	63.9%
2016	80.2%	67.5%	60.6%	68.7%	54.8%	63.6%
2017	79.8%	71.1%	74.3%	70.8%	55.4%	63.8%
2018	84.1%	67.7%	63.1%	70.8%	55.8%	63.8%
2019	85.9%	72.1%	50.0%	70.7%	56.3%	64.0%
2014-2019 Actual Change	-0.2%	3.2%	-27.8%	-1.2%	0.6%	-0.4%
2014-2019 Percent Change	-0.2%	4.6%	-35.7%	-1.7%	1.1%	-0.6%
2014-2019 Annual Average	83.0%	68.8%	66.4%	70.5%	55.5%	63.9%

Source: U.S. Census Bureau, 2014-2019 American Community Survey, 5 Year Estimates

The community of Silver Springs had 78.3 percent of total occupied housing units as owner-occupied units in 2014. The percent of total occupied housing units that were owner-occupied saw a downward trend, and it declined by 3.7 percentage points, or by -4.7 percent, arriving at 74.6 percent in 2019. The percent of total occupied housing units that were owner-occupied reported for the community of Smith Valley increased from 76.8 percent in 2014 to 91.2 percent in 2019, a net 14.4 percentage increase or by -18.8 percent. For the community of Stagecoach, the percent of total occupied housing units owner-occupied fell from 86.1 percent to 85.9

percent. Between 2014 and 2019, the percent of total occupied housing units for the community of Stagecoach declined by a net of 0.2 percent, or by -0.2 percent.

For the Pyramid Lake Paiute Reservation, the percent of total occupied housing units, owner-occupied was reported as 68.9 percent in 2014. It grew by 3.2 percentage points, or by 4.6 percent, reaching a peak of 72.1 percent in 2019. As for the Yerington Colony, 77.8 percent of the total occupied housing units were owner-occupied in the year of 2014. It decreased by 27.8 percentage points or by -35.7 percent, and arrived at a low of 50.0 percent in 2019.

The percent of total occupied housing units that were owner-occupied for all of Lyon County was estimated at 71.9 percent in 2014. The percent of owner-occupied housing units decreased by 1.2 percentage points, or by -1.7 percent, reaching 70.7 percent in 2019. In the state of Nevada, 55.7 percent of the total occupied housing units were owner-occupied. By 2019, the percent of total occupied housing units owner-occupied increased by a net 0.6 percentage points or by 1.1 percent. Meanwhile, the percent of total occupied housing units that were owner-occupied in the country decreased from 64.4 percent in 2014 to 64 percent in 2019, a net 0.4 percentage point or -0.6 percent decline in the percentage of total occupied housing units that were owner-occupied.

2.3.c Percentage of Total Occupied Housing Units Renter-Occupied

Table 2.18 presents the percent of total number of housing units that were renter-occupied, for the City of Fernley and the City of Yerington, for the communities of Dayton, Silver City, Silver Springs, Smith Valley, and Stagecoach, for the Pyramid Lake Paiute Reservation and the Yerington Colony, for all of Lyon County, for the state of Nevada, and for the entire United States for years 2014 to 2019.

For the City of Fernley, 35.3 percent of total occupied housing units that were renter-occupied in 2014. By 2019, the percent of total occupied housing units that were renter-occupied decreased by a net of 3.2 percentage points, or by -9.1 percent, to 32.1 percent in 2019. In the City of Yerington, the percent of renter-occupied housing units declined from 44.6 percent in 2014 to 33.6 percent in 2019, which is a net decrease of 11.0 percentage points or a decline of -24.7 percent. In 2014, 22.6 percent of total occupied housing units in the community of Dayton were rental-occupied. By 2019, it grew by a net of 11.3 percentage points, or by 50.0 percent, reaching 33.9 percent. For the community of Silver City, there were zero renter-occupied housing units in 2014, and it increased by 28.4 percentage points by 2019. The community of Silver Springs had 21.7 percent of total occupied housing units as renter-occupied units in 2014. The percent of total occupied housing units, renter-occupied saw an upward trend, increasing by 3.7 percentage points, or by 17.1 percent, arriving at 25.4 percent in 2019. The percentage of total occupied housing units that were renter-occupied reported for the community of Smith Valley decreased from 23.2 percent in 2014 to 8.8 percent in 2019, a net decline of 14.4 percent or by -62.1 percent. For the community of Stagecoach, the percent of total occupied housing units that were renter-occupied grew by 0.2 percentage points or 1.4 percent, from 13.9 percent in 2014 to 14.1 percent in 2019.

Table 2.18 – Percent of Total Occupied Housing Units Renter-Occupied City of Fernley, City of Yerington, Dayton CDP, Silver City CDP, Silver Springs CDP, Smith Valley CDP, Stagecoach CDP, Pyramid Lake Paiute Reservation, Yerington Colony, Lyon County, State of Nevada, United States 2014 to 2019						
Year	City of Fernley	City of Yerington	Dayton CDP	Silver City CDP	Silver Springs CDP	Smith Valley CDP
2014	64.7%	55.4%	77.4%	100.0%	78.3%	76.8%
2015	65.8%	56.9%	70.3%	100.0%	73.8%	84.2%
2016	65.3%	58.1%	64.7%	84.2%	74.2%	86.8%
2017	66.9%	61.2%	65.5%	84.6%	80.4%	88.3%
2018	67.4%	56.7%	65.1%	68.0%	82.4%	96.0%
2019	67.9%	66.4%	66.1%	71.6%	74.6%	91.2%
2014-2019 Actual Change	3.2%	11.0%	-11.3%	-28.4%	-3.7%	14.4%
2014-2019 Percent Change	4.9%	19.9%	-14.6%	-28.4%	-4.7%	18.8%
2014-2019 Annual Average	66.3%	59.1%	68.2%	84.7%	77.3%	87.2%
Year	Stagecoach CDP	Pyramid Lake Paiute Reservation	Yerington Colony	Lyon County	State of Nevada	United States
2014	86.1%	68.9%	77.8%	71.9%	55.7%	64.4%
2015	81.9%	65.6%	72.5%	70.2%	55.1%	63.9%
2016	80.2%	67.5%	60.6%	68.7%	54.8%	63.6%
2017	79.8%	71.1%	74.3%	70.8%	55.4%	63.8%
2018	84.1%	67.7%	63.1%	70.8%	55.8%	63.8%
2019	85.9%	72.1%	50.0%	70.7%	56.3%	64.0%
2014-2019 Actual Change	-0.2%	3.2%	-27.8%	-1.2%	0.6%	-0.4%
2014-2019 Percent Change	-0.2%	4.6%	-35.7%	-1.7%	1.1%	-0.6%
2014-2019 Annual Average	83.0%	68.8%	66.4%	70.5%	55.5%	63.9%

Source: U.S. Census Bureau, 2014-2019 American Community Survey, 5 Year Estimates

For the Pyramid Lake Paiute Reservation, the percent of total occupied housing units that were renter-occupied was an estimated 31.1 percent in 2014, declining by a net 3.2 percent, or by a percentage decrease of -10.3 percent, reaching a low of 27.9 percent in 2019. As for the Yerington Colony, 22.2 percent of the total occupied housing units were reported as renter-occupied in the year of 2014. The percent of the total occupied housing units reported as renter-occupied increased substantially, by 27.8 percentage points or by 125.2 percent. By 2019, the percent of the total occupied housing units, renter occupied, arrived at a peak of 50.0 percent.

For all of Lyon County, the percent of total occupied housing units reported as renter-occupied was an estimated 28.1 percent in 2014, increasing by 1.2 percentage points or by 4.3 percent, reaching 29.3 percent in 2019. In the state of Nevada, 44.3 percent of the total occupied housing units were renter-occupied. By 2019, the percent of total occupied housing units reported as renter-occupied declined by 0.6 percentage points or by -1.4 percent. Meanwhile, the percent of total occupied housing units that were reported as renter-occupied for the entire United States increased from 35.6 percent in 2014 to 36.0 percent in 2019, increasing by a net 0.4 percent or by 1.1 percent.

2.3.d Homeowner Vacancy Rate

Table 2.19 presents the homeowner vacancy rate, reporting statistics for the City of Fernley and the City of Yerington, for the communities of Dayton, Silver City, Silver Springs, Smith Valley, and Stagecoach, for the Pyramid Lake Paiute Reservation and the Yerington Colony, for all of Lyon County, for the state of Nevada, and for the entire United States for the years of 2014 to 2019.

Table 2.19 – Homeowner Vacancy Rate City of Fernley, City of Yerington, Dayton CDP, Silver City CDP, Silver Springs CDP, Smith Valley CDP, Stagecoach CDP, Pyramid Lake Paiute Reservation, Yerington Colony, Lyon County, State of Nevada, United States 2014 to 2019						
Year	City of Fernley	City of Yerington	Dayton CDP	Silver City CDP	Silver Springs CDP	Smith Valley CDP
2014	64.7%	55.4%	77.4%	100.0%	78.3%	76.8%
2015	65.8%	56.9%	70.3%	100.0%	73.8%	84.2%
2016	65.3%	58.1%	64.7%	84.2%	74.2%	86.8%
2017	66.9%	61.2%	65.5%	84.6%	80.4%	88.3%
2018	67.4%	56.7%	65.1%	68.0%	82.4%	96.0%
2019	67.9%	66.4%	66.1%	71.6%	74.6%	91.2%
2014-2019 Actual Change	3.2%	11.0%	-11.3%	-28.4%	-3.7%	14.4%
2014-2019 Percent Change	4.9%	19.9%	-14.6%	-28.4%	-4.7%	18.8%
2014-2019 Annual Average	66.3%	59.1%	68.2%	84.7%	77.3%	87.2%

Source: U.S. Census Bureau, 2014-2019 American Community Survey, 5 Year Estimates

In the City of Fernley, the homeowner vacancy rate was an estimated 64.7 percent in 2014, increasing by a net 3.2 percent, or by 4.9 percent, to an estimated 67.9 percent. For the City of Yerington, the homeowner vacancy rate increased from an estimated 55.4 percent in 2014 to an estimated 66.4 percent in 2019, a net increase of 11.0 percent or by 19.9 percent. For the community of Dayton, the homeowner vacancy rate decreased from an estimated 77.4 percent in 2014 to an estimated 66.1 percent in 2019, a net decrease of -11.3 percent or by a percentage

decrease of -14.6 percent. Between 2014 and 2019, the homeowner vacancy rate for Silver City decreased by a net 28.4 percent or by -28.4 percent, decreasing from an estimated 100.0 percent in 2014 to an estimated 71.6 percent in 2019. For the community of Silver Springs, the homeowner vacancy rate declined by a net 3.7 percent or by a percentage decrease of -4.7, decreasing from an estimated 78.3 percent in 2014 to an estimated 74.6 percent in 2019. Between 2014 and 2019, the homeowner vacancy rate for the community of Smith Valley increased from an estimated 76.8 percent in 2014 to an estimated 91.2 percent in 2019, a net increase of 14.4 percent or by 18.8 percent.

Table 2.19, Cont'd – Homeowner Vacancy Rate City of Fernley, City of Yerington, Dayton CDP, Silver City CDP, Silver Springs CDP, Smith Valley CDP, Stagecoach CDP, Pyramid Lake Paiute Reservation, Yerington Colony, Lyon County, State of Nevada, United States 2014 to 2019						
Year	Stagecoach CDP	Pyramid Lake Paiute Reservation	Yerington Colony	Lyon County	State of Nevada	United States
2014	86.1%	68.9%	77.8%	71.9%	55.7%	64.4%
2015	81.9%	65.6%	72.5%	70.2%	55.1%	63.9%
2016	80.2%	67.5%	60.6%	68.7%	54.8%	63.6%
2017	79.8%	71.1%	74.3%	70.8%	55.4%	63.8%
2018	84.1%	67.7%	63.1%	70.8%	55.8%	63.8%
2019	85.9%	72.1%	50.0%	70.7%	56.3%	64.0%
2014-2019 Actual Change	-0.2%	3.2%	-27.8%	-1.2%	0.6%	-0.4%
2014-2019 Percent Change	-0.2%	4.6%	-35.7%	-1.7%	1.1%	-0.6%
2014-2019 Average	83.0%	68.8%	66.4%	70.5%	55.5%	63.9%

Source: U.S. Census Bureau, 2014-2019 American Community Survey, 5 Year Estimates

For the community of Stagecoach, the homeowner vacancy rate declined by a net 0.2 percent or by -0.2 percent, decreasing from an estimated 86.1 percent in 2014 to an estimated 85.9 percent in 2019. For the Pyramid Lake Paiute Reservation, the homeowner vacancy rate increased by a net 3.2 percent or by 4.6 percent between 2014 and 2019 and, for the Yerington Colony, the homeowner vacancy rate declined by a net 27.8 percent or by -35.7 percent between 2014 and 2019. In 2014, the homeowner vacancy rate was an estimated 68.9 percent for the Pyramid Lake Paiute Reservation and was an estimated 77.8 percent for the Yerington Colony. By 2019, the homeowner vacancy rate for the Pyramid Lake Paiute Reservation was an estimated 50.0 percent and was an estimated 50.0 percent for the Yerington Colony. For all of Lyon County, the homeowner vacancy rate declined from an estimated 71.9 percent in 2014 to an estimated 70.7 percent in 2019, a net decrease of 1.2 percent or by a percentage decrease of -1.7 percent. Statewide, the homeowner vacancy rate for the entire state of Nevada increased from an estimated 55.7 percent in 2014 to an estimated 56.3 percent in 2019, a net increase of 0.6 percent or by 1.1 percent. Nationwide, the homeowner vacancy rate for the entire United States

decreased from an estimated 64.4 percent in 2014 to an estimated 64.0 percent in 2019, a net decrease of 0.4 percent or by -0.6 percent.

2.3.e Rental Vacancy Rate

Table 2.20 presents the rental vacancy rate, with statistics reporting for the City of Fernley and the City of Yerington, for the communities of Dayton, Silver City, Silver Springs, Smith Valley, and Stagecoach, for the Pyramid Lake Paiute Reservation and the Yerington Colony, for all of Lyon County, for the state of Nevada, and for the entire United States for the years of 2014 to 2019.

Table 2.20 – Rental Vacancy Rate City of Fernley, City of Yerington, Dayton CDP, Silver City CDP, Silver Springs CDP, Smith Valley CDP, Stagecoach CDP, Pyramid Lake Paiute Reservation, Yerington Colony, Lyon County, State of Nevada, United States 2014 to 2019						
Year	City of Fernley	City of Yerington	Dayton CDP	Silver City CDP	Silver Springs CDP	Smith Valley CDP
2014	9.9%	0.0%	0.0%	-	0.0%	0.0%
2015	8.3%	5.7%	0.0%	-	5.2%	0.0%
2016	10.3%	5.8%	0.0%	0.0%	5.5%	0.0%
2017	8.8%	5.9%	0.0%	0.0%	5.3%	0.0%
2018	7.1%	6.8%	0.0%	0.0%	6.4%	0.0%
2019	6.6%	9.4%	0.0%	0.0%	5.1%	0.0%
2014-2019 Actual Change	-3.3%	9.4%	0.0%	-	5.1%	0.0%
2014-2019 Percent Change	-33.3%	-	0.0%	-	-	0.0%
2014-2019 Annual Average	8.5%	5.6%	0.0%	0.0%	4.6%	0.0%

Source: U.S. Census Bureau, 2014-2019 American Community Survey, 5 Year Estimates

Between 2014 and 2019, the rental vacancy rate for the City of Fernley declined from an estimated 9.9 percent in 2014 to an estimated 6.6 percent in 2019, a net decrease of 3.3 percent or by -33.3 percent. For the City of Yerington, the rental vacancy rate increased from an estimated 0.0 percent in 2014 to an estimated 9.4 percent in 2019, a net increase of 9.4 percent. For Dayton and for Silver City, the rental vacancy rate remained unchanged between 2014 and 2019, with an estimated rental vacancy rate of 0.0 percent in both 2014 and 2019. Between 2014 and 2019, the rental vacancy rate for Silver Springs increased from an estimated 0.0 percent in 2014 to an estimated 5.1 percent in 2019, a net increase of 5.1 percent, and remained unchanged at an estimated 0.0 percent for the community of Smith Valley. For the community of Stagecoach, the estimated rental vacancy rate also remained unchanged with an estimated rental vacancy rate of 0.0 percent in both 2014 and 2019.

Table 2.20 Cont'd – Rental Vacancy Rate City of Fernley, City of Yerington, Dayton CDP, Silver City CDP, Silver Springs CDP, Smith Valley CDP, Stagecoach CDP, Pyramid Lake Paiute Reservation, Yerington Colony, Lyon County, State of Nevada, United States 2014 to 2019						
Year	Stagecoach CDP	Pyramid Lake Paiute Reservation	Yerington Colony	Lyon County	State of Nevada	United States
2014	0.0%	5.0%	0.0%	4.6%	10.2%	6.9%
2015	0.0%	9.5%	0.0%	4.8%	9.7%	6.4%
2016	0.0%	10.5%	0.0%	5.4%	9.1%	6.2%
2017	0.0%	12.2%	3.7%	4.8%	8.4%	6.1%
2018	0.0%	10.6%	3.1%	4.1%	8.0%	6.0%
2019	0.0%	6.8%	2.5%	4.2%	7.9%	6.0%
2014-2019 Actual Change	0.0%	1.8%	2.5%	-0.4%	-2.3%	-0.9%
2014-2019 Percent Change	0.0%	36.0%	-	-8.7%	-22.5%	-13.0%
2014-2019 Annual Average	0.0%	9.1%	1.6%	4.7%	8.9%	6.3%

Source: U.S. Census Bureau, 2014-2019 American Community Survey, 5 Year Estimates

For the Pyramid Lake Paiute Reservation, the rental vacancy rate increased by a net 1.8 percent or by 36.0 percent between 2014 and 2019, increasing from an estimated 5.0 percent in 2014 to an estimated 6.8 percent in 2019. For the Yerington Colony, the rental vacancy rate increased from an estimated 0.0 percent in 2014 to an estimated 2.5 percent in 2019, a net increase of 2.5 percent. For all of Lyon County, the rental vacancy rate declined from an estimated 4.6 percent in 2014 to an estimated 4.2 percent in 2019, a net decrease of 0.4 percent or by -8.7 percent. Statewide, the rental vacancy rate for the entire state of Nevada decreased by a net 2.3 percent or by a percentage decrease of -22.5 percent between 2014 and 2019, declining from an estimated 10.2 percent in 2014 to an estimated 7.9 percent in 2019. Nationwide, the rental vacancy rate for the entire United States declined from an estimated 6.9 percent in 2014 to an estimated 6.0 percent in 2019, a net decrease of 0.9 percent or by -13.0 percent.

2.3.f Average Household Size, Owner-Occupied Units

Table 2.21 presents the average household size of owner-occupied units, reporting for the City of Fernley and the City of Yerington, for the communities of Dayton, Silver City, Silver Springs, Smith Valley, and Stagecoach, for the Pyramid Lake Paiute Reservation and the Yerington Colony, for all of Lyon County, for the state of Nevada, and for the entire United States.

For the City of Fernley, the average household size of owner-occupied units was 2.71 individuals in 2014. It shrunk by 0.05 individuals per housed, or by -1.8 percent, and the average household size of owner-occupied units was reported at 2.66 individuals in 2019. For the City of Yerington, the average household size of owner-occupied units was reported at 2.04 individuals

in 2014. The average household size of owner-occupied units of the City of Yerington saw an upward trend, growing by 0.14 individuals or by 6.9 percent, arriving at 2.18 individuals in 2019. For the community of Dayton, the average household size of owner-occupied units was 2.63 individuals in 2014. By 2019, it fell to 2.6 individuals, decreasing by 0.03 individuals per household or -1.1 percent. Similarly, the communities of Silver City, Silver Springs, and Smith Valley also observed a negative trend in their average household size. For Silver City, the average household size of owner-occupied units declined from 2.61 individuals per household to 2.00 individuals per household, a decline of 0.61 individuals or by -23.4 percent.

Table 2.21 – Average Household Size, Owner-Occupied Units City of Fernley, City of Yerington, Dayton CDP, Silver City CDP, Silver Springs CDP, Smith Valley CDP, Stagecoach CDP, Pyramid Lake Paiute Reservation, Yerington Colony, Lyon County, State of Nevada, United States 2014 to 2019						
Year	City of Fernley	City of Yerington	Dayton CDP	Silver City CDP	Silver Springs CDP	Smith Valley CDP
2014	2.71	2.04	2.63	2.61	2.57	2.34
2015	2.64	2.25	2.59	2.85	2.53	2.04
2016	2.67	2.16	2.71	3.11	2.34	2.14
2017	2.58	1.92	2.64	2.06	2.46	2.09
2018	2.60	2.27	2.57	1.94	2.34	2.07
2019	2.66	2.18	2.60	2.00	2.38	2.18
2014-2019 Actual Change	-0.05	0.14	-0.03	-0.61	-0.19	-0.16
2014-2019 Percent Change	-1.8%	6.9%	-1.1%	-23.4%	-7.4%	-6.8%
2014-2019 Annual Average	2.64	2.14	2.62	2.43	2.44	2.14
Year	Stagecoach CDP	Pyramid Lake Paiute Reservation	Yerington Colony	Lyon County	State of Nevada	United States
2014	2.32	2.65	2.13	2.54	2.71	2.70
2015	2.46	2.53	2.59	2.50	2.71	2.70
2016	2.50	2.50	2.68	2.51	2.72	2.70
2017	2.92	2.45	2.53	2.48	2.72	2.70
2018	2.56	2.50	2.70	2.48	2.72	2.70
2019	2.57	2.47	3.38	2.50	2.72	2.70
2014-2019 Actual Change	0.25	-0.18	1.25	-0.04	0.01	0.00
2014-2019 Percent Change	10.8%	-6.8%	58.7%	-1.6%	0.4%	0.0%
2014-2019 Annual Average	2.56	2.52	2.67	2.50	2.72	2.70

Source: U.S. Census Bureau, 2014-2019 American Community Survey, 5 Year Estimates

For the community of Silver Springs, the average household size of owner-occupied housing units declined from 2.57 individuals in 2014 to 2.38 individuals in 2019, a net decrease of 0.19 individuals per household or by -7.4 percent, and the average household size of owner-occupied housing units for Smith Valley declined from 2.34 individuals in 2014 to 2.18 individuals in 2019, a net decrease of 0.16 individuals per household or by -6.8 percent. In Lyon County, the average household size of owner-occupied units was 2.54 individuals in 2014. By 2019, it shrunk by 0.04 individuals or by -1.6 percent, arriving at 2.5 individuals per household. For the entire state of Nevada, the average household size of owner-occupied units was reported at 2.71 in 2014. It increased by 0.01 individual or by 0.4 percent and peaked at 2.72 individuals in 2019. Nationwide, the average household size of owner-occupied units for the entire United States was constant at 2.70 individuals between the years of 2014 and 2019.

2.3.g Average Household Size, Renter-Occupied Units

Table 2.22 presents the average household size of owner-occupied units, reporting statistics for the City of Fernley and the City of Yerington, for the communities of Dayton, Silver City, Silver Springs, Smith Valley, and Stagecoach, for the Pyramid Lake Paiute Reservation and the Yerington Colony, for all of Lyon County, for the state of Nevada, and for the entire United States.

Table 2.22 – Average Household Size, Renter-Occupied Units City of Fernley, City of Yerington, Dayton CDP, Silver City CDP, Silver Springs CDP, Smith Valley CDP, Stagecoach CDP, Pyramid Lake Paiute Reservation, Yerington Colony, Lyon County, State of Nevada, United States 2014 to 2019						
Year	Fernley City	Yerington City	Dayton CDP	Silver City CDP	Silver Springs CDP	Smith Valley CDP
2014	2.88	1.99	2.59	-	2.91	3.23
2015	3.08	2.00	2.82	-	2.92	4.48
2016	3.05	1.81	2.94	-	2.94	4.68
2017	2.89	2.00	2.92	-	2.62	4.55
2018	3.01	1.97	2.79	1.33	2.42	4.63
2019	2.79	1.85	2.66	1.28	2.68	5.40
2014-2019 Actual Change	-0.09	-0.14	0.07	-	-0.23	2.17
2014-2019 Percent Change	-3.1%	-7.0%	2.7%	-	-7.9%	67.2%
2014-2019 Average	2.95	1.94	2.79	1.31	2.75	4.50

Source: U.S. Census Bureau, 2014-2019 American Community Survey, 5 Year Estimates

The City of Fernley had an average household size of 2.88 individuals in renter-occupied units in 2014. By 2019, it shrunk by 0.09 individuals or by -3.1 percent, arriving at a low of 2.79

individuals. In the City of Yerington, the average household size of renter-occupied units decreased from 1.99 individuals in 2014 to 1.85 individuals in 2019. For the community of Dayton, the average household size of renter-occupied units was reported at 2.59 individuals in 2014, and it increased to 2.66 individuals in 2019, that is an increase of 0.07 individuals or 2.7 percent. For Silver City, data was only available for 2018 and 2019, with an estimated average household size of renter-occupied housing units of 1.33 individuals in 2018 and an estimated average household size of renter-occupied housing units of 1.28 individuals in 2019.

For the community of Silver Springs, the average household size of renter-occupied units was estimated at 2.91 individuals in 2014. It decreased by 0.23 individuals or by -7.9 percent. The average household size of renter-occupied units declined to 2.68 individuals in 2019. In contrast, the community of Smith Valley saw a substantial growth of 2.17 individuals, or by 67.2 percent, in the average household size of renter-occupied units from 2014 to 2019. In 2014, the average household size of renter-occupied housing in Smith Valley was reported at 3.23 individuals, increasing to 5.40 individuals by 2019. For the community of Stagecoach, the average household size of renter-occupied units decreased from 3.40 individuals in 2014 to 3.34 individuals in 2019, a net decrease of 0.06 individuals or by -1.8 percent.

Table 2.22, Cont'd – Average Household Size, Renter-Occupied Units City of Fernley, City of Yerington, Dayton CDP, Silver City CDP, Silver Springs CDP, Smith Valley CDP, Stagecoach CDP, Pyramid Lake Paiute Reservation, Yerington Colony, Lyon County, State of Nevada, United States 2014 to 2019						
Year	Stagecoach CDP	Pyramid Lake Paiute Reservation	Yerington Colony	Lyon County	State of Nevada	United States
2014	3.40	3.79	2.67	2.74	2.71	2.52
2015	3.58	3.41	2.12	2.94	2.72	2.53
2016	3.00	3.26	2.15	2.90	2.72	2.53
2017	2.99	2.84	2.38	2.85	2.69	2.52
2018	3.35	2.80	2.35	2.81	2.64	2.51
2019	3.34	2.81	2.49	2.70	2.61	2.49
2014-2019 Actual Change	-0.06	-0.98	-0.18	-0.04	-0.10	-0.03
2014-2019 Percent Change	-1.8%	-25.9%	-6.7%	-1.5%	-3.7%	-1.2%
2014-2019 Average	3.28	3.15	2.36	2.82	2.68	2.52

Source: U.S. Census Bureau, 2014-2019 American Community Survey, 5 Year Estimates

For the Pyramid Lake Paiute Reservation, the average household size of renter-occupied units in 2014 was 3.79 individuals. It decreased by 0.98 individuals, or by -25.9 percent, to 2.81 individuals in 2019. For the Yerington Colony, the average household of renter-occupied housing units was estimated at 2.67 individuals in 2014, and it decreased to 2.49 individuals by 2019, a net decline of 0.18 individuals or -6.7 percent. The average household size of renter-

occupied units estimated for all of Lyon County in 2014 was 2.74 individuals and was 2.70 individuals in 2019. It decreased by 0.04 individuals or by -1.5 percent. Similarly, the average household size of renter-occupied units of the state of Nevada and for the entire United States also declined. The average household size of renter-occupied units in Nevada shrunk from 2.71 individuals in 2014 to 2.61 individuals in 2019, a net 0.10 percentage decrease. For the entire United States, the average household size declined from 2.52 individuals in 2014 to 2.49 individuals in 2019, a net decrease of 0.03 individuals per household or by -1.2 percent

2.3.h Year Built, All Housing Units

Table 2.23 presents the year built of all housing units (occupied and vacant, owner-occupied, and renter-occupied), reporting for the City of Fernley and the City of Yerington, for the communities of Dayton, Silver City, Silver Springs, Smith Valley, and Stagecoach, for the Pyramid Lake Paiute Reservation and the Yerington Colony, for all of Lyon County, for the state of Nevada, and for the entire United States. The three largest year groups are highlighted respective to their location.

There were 8,021 total housing units in the City of Fernley in 2019. For the City of Fernley, the construction of housing units observed the most activity between the years of 1980 to 2009 with 3,529 housing units built between 2000 and 2013, 1,660 housing units built between 1990 and 1999, and 1,196 housing units built between 1980 and 1989. For the City of Yerington, 303 housing units were constructed between 1970 and 1979 and 297 housing units were constructed between 1990 to 1999. An additional 257 housing units were constructed in the City of Yerington between 1940 and 1949. For the community of Dayton, there were 3,747 total housing units, occupied and vacant, owner-occupied, and renter-occupied, estimated in 2019. Among the total number of housing units, 1,359 housing units were constructed between 2000 and 2009 and 1,257 housing units were constructed between 1990 and 1999. An additional 502 units were built between 1980 and 1989. In 2019, there was a total of 88 housing units in the community of Silver City. An estimated 64 housing units were built in 1939 or earlier, 14 units were built between 1970 and 1979, and ten units were built between 2000 and 2009. For the community of Silver Springs, there was an estimated 2,415 total housing units in 2019. Between 2000 and 2009, 616 housing units were built, 560 total housing units were built between 1980 and 1989, and an additional 524 housing units were constructed between 1990 and 1999.

For the community of Smith Valley, there were 224 housing units built between 2000 to 2009 and 239 housing units built between 1990 to 1999. An additional 145 housing units were built between 1970 and 1979. As for the community of Stagecoach, there was a total of 878 housing units in 2019, with 280 total housing units constructed between 1990 and 1999 and 192 housing units constructed between 1970 and 1979. An additional 154 housing units in Stagecoach were constructed between 1980 and 1989.

For the Pyramid Lake Paiute Reservation, there was a total of 668 housing units in 2019. An estimated 234 housing units were built between 1970 and 1979, 183 housing units were built between 1980 and 1989, and 95 housing units were built between 1990 and 1999. For the Yerington Colony, among the 90 housing units reported in 2019, 28 units were built between 1960 to 1969, 23 units were built between 1970 and 1979, and 19 units were built between 1980

and 1989. In Lyon County, there were 23,420 total housing units in 2019. Among the housing units in Lyon County, 7,677 housing units were built between 2000 to 2009 and 5,447 housing units were built in between 1990 and 1999. An additional 3,643 housing units were built between 1980 and 1989.

Table 2.23 – Year Built, All Housing Units (Occupied and Vacant, Owner-Occupied, and Renter-Occupied) City of Fernley, City of Yerington, Dayton CDP, Silver City CDP, Silver Springs CDP, Smith Valley CDP, Stagecoach CDP, Pyramid Lake Paiute Reservation, Yerington Colony, Lyon County, State of Nevada, United States 2019						
Year Group	City of Fernley	City of Yerington	Dayton CDP	Silver City CDP	Silver Springs CDP	Smith Valley CDP
Built 2014 or later	248	0	133	0	20	0
Built 2010 to 2013	93	41	64	0	4	0
Built 2000 to 2009	3,529	111	1,359	10	616	224
Built 1990 to 1999	1,660	297	1,257	0	524	239
Built 1980 to 1989	1,196	227	502	0	560	38
Built 1970 to 1979	890	303	311	14	427	145
Built 1960 to 1969	313	203	41	0	194	9
Built 1950 to 1959	29	138	16	0	45	11
Built 1940 to 1949	53	257	0	0	25	0
Built 1939 or earlier	10	42	64	64	0	86
Total Housing Units	8,021	1,619	3,747	88	2,415	752
Year Group	Stagecoach CDP	Pyramid Lake Paiute Reservation	Yerington Colony	Lyon County	State of Nevada	United States
Built 2014 or later	38	28	0	720	40,696	3,399,842
Built 2010 to 2013	0	0	0	337	41,187	3,690,038
Built 2000 to 2009	130	46	3	7,677	342,976	19,186,932
Built 1990 to 1999	280	95	12	5,447	338,791	19,072,607
Built 1980 to 1989	154	183	19	3,643	190,544	18,455,307
Built 1970 to 1979	192	234	23	3,089	160,607	20,877,555
Built 1960 to 1969	84	23	28	1,130	73,117	14,526,829
Built 1950 to 1959	0	23	5	555	35,276	14,142,147
Built 1940 to 1949	0	4	0	422	13,771	6,748,599
Built 1939 or earlier	0	32	0	400	13,928	17,329,130
Total Housing Units	878	668	90	23,420	1,250,893	137,428,986

Source: U.S. Census Bureau, 2019 American Community Survey, 5 Year Estimates

Among the 1,250,893 total housing units in the state of Nevada in 2019, 342,976 units were constructed between 2000 and 2009. Between 1990 and 1999, 338,791 additional housing units were built statewide and, between 1980 and 1989, 190,544 additional housing units were built. Nationwide, the United States had an estimated 137,428,986 total housing units in 2019. The largest proportion of these housing units were built between 1970 and 1979, with a total of

20,877,555 housing units. Additionally, 19,186,932 housing units were constructed between 2000 and 2009 and an additional 19,072,607 housing units were built between 1990 and 1999.

2.3.i Percentage of Total Households with a Computer

Table 2.24 presents the percentage of total households with a computer, for the City of Fernley and the City of Yerington, for the communities of Dayton, Silver City, Silver Springs, Smith Valley, and Stagecoach, for the Pyramid Lake Paiute Reservation and the Yerington Colony, for all of Lyon County, for the state of Nevada, and for the entire United States for 2017 to 2019.

Table 2.24 – Percentage of Total Households with a Computer City of Fernley, City of Yerington, Dayton CDP, Silver City CDP, Silver Springs CDP, Smith Valley CDP, Stagecoach CDP, Pyramid Lake Paiute Reservation, Yerington Colony, Lyon County, State of Nevada, United States 2017 to 2019						
Year	City of Fernley	City of Yerington	Dayton CDP	Silver City CDP	Silver Springs CDP	Smith Valley CDP
2017	88.9%	74.5%	93.3%	65.9%	79.7%	98.3%
2018	90.1%	80.1%	95.7%	57.3%	83.0%	97.3%
2019	92.6%	86.5%	96.2%	58.0%	87.6%	95.3%
2017-2019 Actual Change	3.7%	12.0%	2.9%	-7.9%	7.9%	-3.0%
2017-2019 Percent Change	4.2%	16.1%	3.1%	-12.0%	9.9%	-3.1%
2017-2019 Annual Average	90.5%	80.4%	95.1%	60.4%	83.4%	97.0%
Year	Stagecoach CDP	Pyramid Lake Paiute Reservation	Yerington Colony	Lyon County	State of Nevada	United States
2017	92.3%	70.4%	79.2%	87.2%	89.7%	87.2%
2018	90.8%	77.9%	75.0%	89.2%	91.2%	88.8%
2019	89.8%	81.4%	83.3%	91.3%	92.5%	90.3%
2017-2019 Actual Change	-2.5%	11.0%	4.1%	4.1%	2.8%	3.1%
2017-2019 Percent Change	-2.7%	15.6%	5.2%	4.7%	3.1%	3.6%
2017-2019 Annual Average	91.0%	76.6%	79.2%	89.2%	91.1%	88.8%

Source: U.S. Census Bureau, 2017-2019 American Community Survey, 5 Year Estimates

For the City of Fernley, 88.9 percent of households owned a computer in 2017. By 2019, 92.6 percent of households owned a computer, a net increase of 3.7 percent or by a percentage increase of 4.2 percent. The City of Yerington also saw a positive trend, with a higher

percentage of households owning a computer in 2019 than in 2017. The percent of total households with a computer for the City of Yerington increased by a net 12.0 percentage points or 16.1 percent, from 74.5 percent in 2017 to 86.5 percent in 2019.

For the community of Dayton, 93.3 percent of households had a computer in 2017, increasing by 2.9 percentage points or by 3.1 percent, arriving at 96.2 percent in 2019. Meanwhile, for the community of Silver City, 65.9 percent of households owned a computer in 2017. In 2019, it declined by 7.9 percentage points, or by -12.0 percent. The percentage of total households with a computer reported for 2019 was 58.0 percent. For Silver Springs, the percentage of total households with a computer reported in 2017 was 79.9 percent. It climbed 7.9 percentage points or by 9.9 percentage points. By 2019, an estimated 87.6 percent of households in Silver Springs owned a computer. An estimated 98.3 percent of households for the community of Smith Valley owned a computer in 2017, declining by a net 3.0 percentage points or -3.1 percent. An estimated 95.3 percent of households in the community of Smith Valley owned a computer in 2019. For the community of Stagecoach, the percentage of total households with a computer decreased from 92.3 percent in 2017 to 89.8 percent in 2019, a net 2.5 percentage-point or -2.7 percent decrease.

The percentage of total households with a computer reported for the Pyramid Lake Paiute Reservation increased by 11.0 percentage points or by 15.6 percent, from 70.4 percent in 2017 to 81.4 percent in 2019. For the Yerington Colony, the percentage of total households with a computer was reported at 79.3 percent in 2017, increasing by a net 4.1 percentage points or 5.2 percent, arriving at 83.3 percent in 2019.

For the percentage of total households with a computer reported for all of Lyon County, 87.2 percent of households owned a computer in 2017. It increased by 4.1 percentage points or by 4.7 percent, arriving at 91.3 percent in 2019. For the entire state of Nevada, the percentage of total households with a computer was reported at 89.7 percent in 2017, increasing by a net 2.8 percentage points or by 3.1 percent, arriving at 92.5 percent in 2019. For the entire United States, the percentage of total households with a computer observed a positive trend. In 2017, 87.2 percent of households nationwide owned a computer. In 2019, it increased to 90.3 percent, a net 3.1 percentage-point increase or by 3.6 percent.

2.3.j Percentage of Total Households with a Broadband Internet Subscription

Table 2.25 presents the percentage of total households with a broadband Internet subscription for the City of Fernley and the City of Yerington, for the communities of Dayton, Silver City, Silver Springs, Smith Valley, and Stagecoach, for the Pyramid Lake Paiute Reservation and the Yerington Colony, for all of Lyon County, for the state of Nevada, and for the entire United States for 2017 to 2019.

An estimated 80.5 percent of households for the City of Fernley had a broadband Internet subscription in 2017, increasing by a net 5.7 percentage points or 7.1 percent. By 2019, 86.2 percent of households had a subscription. For the City of Yerington, the percentage of total households with a broadband Internet subscription increased substantially from 66.8 percent in

2017 to 81.9 percent in 2019, a net percentage increase of 15.1 percentage points or by 22.6 percent.

Table 2.25 – Percentage of Total Households with a Broadband Internet Subscription City of Fernley, City of Yerington, Dayton CDP, Silver City CDP, Silver Springs CDP, Smith Valley CDP, Stagecoach CDP, Pyramid Lake Paiute Reservation, Yerington Colony, Lyon County, State of Nevada, United States 2017 to 2019						
Year	City of Fernley	City of Yerington	Dayton CDP	Silver City CDP	Silver Springs CDP	Smith Valley CDP
2017	88.9%	74.5%	93.3%	65.9%	79.7%	98.3%
2018	90.1%	80.1%	95.7%	57.3%	83.0%	97.3%
2019	92.6%	86.5%	96.2%	58.0%	87.6%	95.3%
2017-2019 Actual Change	3.7%	12.0%	2.9%	-7.9%	7.9%	-3.0%
2017-2019 Percent Change	4.2%	16.1%	3.1%	-12.0%	9.9%	-3.1%
2017-2019 Annual Average	90.5%	80.4%	95.1%	60.4%	83.4%	97.0%
Year	Stagecoach CDP	Pyramid Lake Paiute Reservation	Yerington Colony	Lyon County	State of Nevada	United States
2017	92.3%	70.4%	79.2%	87.2%	89.7%	87.2%
2018	90.8%	77.9%	75.0%	89.2%	91.2%	88.8%
2019	89.8%	81.4%	83.3%	91.3%	92.5%	90.3%
2017-2019 Actual Change	-2.5%	11.0%	4.1%	4.1%	2.8%	3.1%
2017-2019 Percent Change	-2.7%	15.6%	5.2%	4.7%	3.1%	3.6%
2017-2019 Annual Average	91.0%	76.6%	79.2%	89.2%	91.1%	88.8%

Source: U.S. Census Bureau, 2017-2019 American Community Survey, 5 Year Estimates

For the community of Dayton, the percentage of total households with a broadband Internet subscription was 84.7 percent in 2017. It climbed by 3.2 percentage points, or by 3.8 percent, arriving at 87.9 percent in 2019. For Silver City, 58.2 percent of households had a broadband Internet subscription, but the percentage declined by a net 0.2 percentage points or by -0.3 percent, holding at 58.0 percent in 2019. As for the community of Silver Springs, the percentage of total households with a broadband Internet subscription increased from 65.1 percent in 2017 to 77.1 percent in 2019, a net increase of 12 percentage points or by 18.4 percent. The percentage of total households with a broadband Internet subscription reported for the community of Smith Valley was 87.8 percent in 2017. After a net increase of 1.3 percentage

points, or by 1.5 percent, it plateaued at 89.1 percent in 2018 and 2019. For the community of Stagecoach, 77.1 percent of households among the community had a broadband Internet subscription in 2017, increasing by a net 3.6 percentage points or by 4.7 percent. By 2019, 80.7 percent of households in Stagecoach had a broadband Internet subscription.

For the Pyramid Lake Paiute Reservation, located in neighboring Washoe County, 49.5 percent of households had a broadband Internet subscription in 2017. By 2019, this increased by a net 16.2 percentage points or by 32.7 percent, arriving at a peak of 65.7 percent. As for the Yerington Colony, the percentage of total households with a broadband Internet subscription reported in 2017 was 61.4 percent, increasing substantially by a net 21.9 percentage points or by 35.7 percent. By 2019, 83.3 percent of households in the Yerington Colony had a broadband Internet subscription.

For all of Lyon County, 78.7 percent of households had a broadband Internet subscription in 2017. The percentage increased by a net 6.1 percentage points, or by 7.8 percent, and 84.8 percent of households had a broadband Internet subscription by 2019. Statewide, the percentage of total households throughout the entire state of Nevada with a broadband Internet subscription increased from 79.3 percent in 2017 to 83.2 percent in 2019, a net increase of 3.9 percentage points or by 4.9 percent. For the entire United States, the percent of total households with a broadband Internet subscription was reported at 78.1 percent in 2017. By 2019, it had increased by a net 4.6 percentage points, or by 5.9 percent, reaching 82.7 percent.

3.0 Results of a Comprehensive Community Needs Assessment Survey

As part of this comprehensive community needs assessment for the Lyon County Library Foundation and the Lyon County Library System, a comprehensive community needs survey was developed and implemented with survey respondents having the option to complete the survey online or by using a hardcopy form. The 2021 community needs survey consisted of 36 total questions divided among four sections plus an additional space for survey respondents to write-in whatever additional comments, ideas, or suggestions that the survey respondent wanted to share with the Lyon County Library Foundation and the Lyon County Library System:

- ***General Information*** (18 total questions)
- ***Level of Satisfaction with Library Services and Facilities*** (4 total questions)
- ***Specific Evaluation of Library Staff and Facility*** (2 total questions)
- ***Identification of Future Needs*** (12 total questions)

The 2021 community needs survey was provided in both English and Spanish, online and in hardcopy form, with hardcopy English and Spanish language versions of the survey being available at each of the Lyon County Library System's individual branch libraries, at the Lyon County Administrative Complex in Yerington, Nevada, and at the City of Fernley City Hall in Fernley, Nevada. The 2021 community needs survey was opened on November 17, 2021, and closed on December 31, 2021, and 350 total surveys, both online and in hardcopy format, were completed by survey respondents. All but one of the completed surveys were completed in English (349 total surveys completed in English, one survey completed in Spanish). Of the 350 completed surveys, 261 total surveys were completed online, and 89 total surveys were completed using a hardcopy version of the survey. The average survey respondent took ten minutes to complete the survey and completed approximately 83.0 percent of the survey.

3.1 Survey Results, General Information

Table 3.1 presents the results for Question No. 1, *Please select your current age group*, of the 2021 community survey. The three top responses provided by survey respondents are highlighted.

Of the 350 total survey respondents that answered Question No. 1, 48 total survey respondents or 13.7 percent, selected 65 to 69 Years of Age, 42 total survey respondents or 12.0 percent selected 60 to 64 Years of Age, and 36 total survey respondents or 10.3 percent selected 45 to 49 Years of

Age as their answer. Combined, 165 total survey respondents, or 47.1 percent, indicated that the survey respondent's age was 60 Years of Age or older.

Table 3.1 – Question No. 1: Please select your current age group: (Please check only one answer)		
Lyon County Library System 2021 Community Needs Survey		
Answer Choices	Total Number of Responses	Percent of Total Responses
19 Years of Age or Younger	1	0.3%
20 to 24 Years of Age	5	1.4%
25 to 29 Years of Age	9	2.6%
30 to 34 Years of Age	22	6.3%
35 to 39 Years of Age	26	7.4%
40 to 44 Years of Age	26	7.4%
45 to 49 Years of Age	36	10.3%
50 to 54 Years of Age	26	7.4%
55 to 59 Years of Age	34	9.7%
60 to 64 Years of Age	42	12.0%
65 to 69 Years of Age	48	13.7%
70 to 74 Years of Age	32	9.1%
75 to 79 Years of Age	27	7.7%
80 to 84 years of Age	11	3.1%
85 Years of Age or Older	5	1.4%
Total Number of Responses	350	100.0%

Table 3.2 presents the results from Question No. 2, *Please write in your primary county and community of residence and the applicable zip code (the county in which you live, i.e. Lyon County, Yerington, 89447)*, of the 2021 community survey for the Lyon County Library Foundation and for the Lyon County Library System.

Of the 345 total survey respondents that answered Question No.2, 142 total survey respondents, or 41.2 percent, selected Fernley, Lyon County as their primary community and county of residence and an additional 49 total survey respondents or 14.2 percent selected Dayton, Lyon County as their primary community and county of residence. Furthermore, 40 total survey respondents, or 11.6 percent, selected Yerington, Lyon County and 34 total survey respondents, or 9.9 percent, indicated Smith Valley, Lyon County as their primary community and county of residence. A total of 16 survey respondents, or 4.8 percent, indicated their primary county and community of residence outside of the Lyon County area. Five total respondents, or 1.5 percent, selected their primary county of residence as Churchill County. Another five total survey respondents, or 1.5 percent, selected Washoe County as their primary county of residence. Additionally, two total survey respondents, or 0.6 percent, selected Carson City as their primary county of residence.

Table 3.2 – Question No. 2: Please write in your primary county and community of residence and the applicable zip code (the county in which you live, i.e. Lyon County, Yerington, 89447) Lyon County Library System 2021 Community Needs Survey				
County	Community	Zip Code	Total Number of Responses	Percent of Total Responses
Lyon County	<i>Unknown</i>	<i>Unknown</i>	17	4.9%
Lyon County	Dayton	89403	49	14.2%
Lyon County	Fernley	89408	142	41.2%
Lyon County	<i>Unknown</i>	89429	6	1.7%
Lyon County	Silver Springs	89429	18	5.2%
Lyon County	Stagecoach	89429	10	2.9%
Lyon County	Smith	89430	9	2.6%
Lyon County	Smith Valley	89444	34	9.9%
Lyon County	<i>Unknown</i>	89447	3	0.9%
Lyon County	Smith Valley	89447	1	0.3%
Lyon County	Yerington	89447	40	11.6%
Churchill County	<i>Unknown</i>	<i>Unknown</i>	2	0.6%
Churchill County	Fallon	89406	3	0.9%
Douglas County	Gardnerville	89410	1	0.3%
Washoe County	Sparks	89434	1	0.3%
Washoe County	Wadsworth	89442	4	1.2%
Humboldt County	Winnemucca	89445	1	0.3%
Washoe County	<i>Unknown</i>	89508	1	0.3%
Carson City	<i>Unknown</i>	89703	1	0.3%
Carson City	<i>Unknown</i>	89705	1	0.3%
Indian River County, FL	Vero Beach, FL	32962	1	0.3%
Total Number of Responses	-	-	345	100.0%

* For “Unknown”, the survey respondent did not provide either a Community or Zip Code.

Table 3.3 presents the results for Question No. 3, *write in your primary county and community of employment and the applicable zip code (the county in which you work, i.e. Lyon County, Yerington, 89447)*. Of the 305 total survey respondents that answered Question No. 3, 88 total survey respondents, or 28.9 percent, indicated that they were retired or not applicable to the question. A total of 192 survey respondents, or 62.9 percent, indicated their primary county of employment as Lyon County. For Question No. 3, 76 total survey respondents, or 24.9 percent, selected Fernley as their primary community of employment, 45 total survey respondents, or 14.8 percent, selected Yerington, and 30 total survey respondents, or 9.8 percent, selected Dayton. An additional 25 total survey respondents, or 8.2 percent, indicated areas outside of Lyon County as their primary county and community of employment.

Table 3.3 – Question No. 3: Please write in your primary county and community of employment and the applicable zip code (the county in which you work, i.e. Lyon County, Yerington, 89447) Lyon County Library System 2021 Community Needs Survey				
County	Community	Zip Code	Total Number of Responses	Percent of Total Responses
Lyon County	Fernley	<i>Unknown</i>	4	1.3%
Lyon County	<i>Unknown</i>	<i>Unknown</i>	8	2.6%
Lyon County	Yerington	<i>Unknown</i>	2	0.7%
Lyon County	<i>Unknown</i>	89403	1	0.3%
Lyon County	Dayton	89403	29	9.5%
Lyon County	Fernley	89408	72	23.6%
Lyon County	Smith	89410	1	0.3%
Lyon County	<i>Unknown</i>	89429	1	0.3%
Lyon County	Silver Springs	89429	14	4.6%
Lyon County	Dayton	89429	1	0.3%
Lyon County	Stagecoach	89429	4	1.3%
Lyon County	Smith	89430	7	2.3%
Lyon County	Smith Valley	89444	3	1.0%
Lyon County	Wellington	89444	2	0.7%
Lyon County	Yerington	89447	43	14.1%
Churchill County	Fallon	89406	2	0.7%
Carson City	<i>Unknown</i>	89701	1	0.3%
Carson City	<i>Unknown</i>	89703	2	0.7%
Carson City	<i>Unknown</i>	89706	4	1.3%
Clark County	<i>Unknown</i>	89437	1	0.3%
Douglas County	<i>Unknown</i>	<i>Unknown</i>	1	0.3%
Douglas County	Minden	89423	2	0.7%
Storey County	<i>Unknown</i>	<i>Unknown</i>	2	0.7%
Washoe County	Sparks	89434	1	0.3%
Washoe County	Sparks	89437	2	0.7%
Washoe County	Reno	<i>Unknown</i>	2	0.7%
Washoe County	Reno	89431	1	0.3%
Washoe County	Reno	89503	1	0.3%
Washoe County	Reno	89521	1	0.3%
Washoe County	Reno	89557	1	0.3%
Indian River County, FL	Vero Beach, FL	32963	1	0.3%
Retired, N/A	<i>Unknown</i>	<i>Unknown</i>	88	28.9%
Total Number of Responses	-	-	305	100.0%

* For “Unknown”, the survey respondent did not provide either a Community or Zip Code.

Question No. 4 asked survey respondents if they had access to the Internet at home. Of the 347 total survey respondents that answered Question No. 4, *Do you have access to the Internet at home?* for the Lyon County Library System Community Needs Survey, 328 total respondents or 94.5 percent answered “Yes” and 19 total respondents or 5.5 percent answered “No”. This indicates a high percentage of Internet users at home among the total survey respondents.

Question No. 5 asked survey respondents if they were a current user of the Lyon County Library System. A “Yes” indicates that the respondent has used a library service within the last year. Of the 347 total survey respondents that answered Question No. 5, *Are you a current user of the Lyon County Library System? (i.e. have you used a library service within the last year)*, 258 total respondents, or 74.4 percent, answered “Yes,” while 89 total respondents or 25.7 percent answered “No”. This indicates that about a quarter of total survey respondents were not users of library services.

Question No. 6 asked survey respondents to indicate the branch(es) of the Lyon County Public Library that they have used within the last year. Of the 294 total survey respondents that answered Question No. 6, *Please indicate which branches of the Lyon County Public Library that you have used within the last year (Please select all that apply)*, 145 total survey respondents, or 49.3 percent, selected the Fernley branch. An additional 57 total survey respondents, or 19.4 percent, selected the Dayton branch. The Smith Valley Library and the Yerington Branch Library were each selected by 50 total survey respondents, or 17.0 percent of survey respondents that answered this question, as the branches of library that they have used within the last year.

Question No. 7 asked survey respondents to indicate the overall level of importance of the library system and its individual branches as a community service. Of the 348 total survey respondents that answered Question No. 7, *How important do you feel the Lyon County Library System and its individual branch libraries (Dayton, Fernley, Silver Stage, Smith Valley, or Yerington) are as a community service? (Please check only one answer)*, 292 total survey respondents, or 83.9 percent of survey respondents that answered this question, answered “Very Important.”

Question No. 8 asked survey respondents to indicate their ability to travel to the individual library branches without assistance. Of the 349 total survey respondents that answered Question No. 8, *Are you currently able to travel to any of the Lyon County Library System’s individual branch libraries (Dayton, Fernley, Silver Stage, Smith Valley, or Yerington) without assistance? (i.e. have you used a library service within the last year)*, 339 total survey respondents, or 97.1 percent, answered “Yes” and ten total survey respondents, or 2.9 percent, answered “No”. The majority of survey respondents are able to travel to the individual library branches without assistance.

Table 3.4 presents the results for Question No. 9, *If you are able to currently travel to any of the Lyon County Library System’s individual branch libraries (Dayton, Fernley, Silver Stage, Smith Valley, or Yerington), what mode of transportation do you frequently use? (Please select all that apply)* of the 2021 community survey for the Lyon County Library Foundation and for the Lyon County Library System. The top response provided by survey respondents is highlighted.

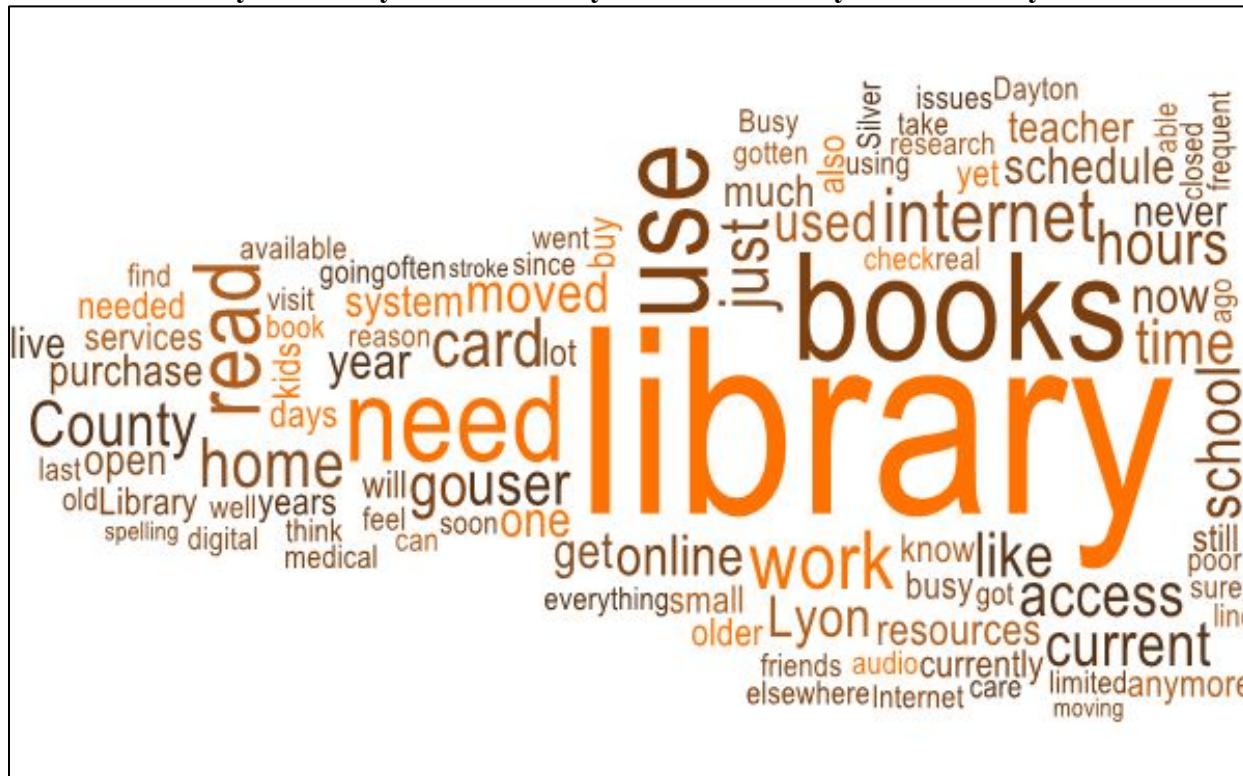
Table 3.4 – Question No. 9: If you are able to currently travel to any of the Lyon County Library System’s individual branch libraries (Dayton, Fernley, Silver Stage, Smith Valley, or Yerington), what mode of transportation do you frequently use? (Please select all that apply) Lyon County Library System 2021 Community Needs Survey		
Answer Choices	Total Number of Responses	Percent of Total Responses
Drive by Myself	335	97.1%
Have a Friend or Family Member Drive Me	18	5.2%
Walk	28	8.1%
Ride a Bicycle	10	2.9%
Use Public Transportation	0	0.0%
Use a Ride Sharing Service (Lyft, Uber, etc.)	1	0.3%
Other (please specify)	4	1.2%
Total Number of Responses	345	100.0%

Of the 345 total respondents that answered Question No. 9, 335 total respondents, or 97.1 percent, indicated driving by themselves to travel to any of the Lyon County Library System’s individual branches was their most frequent mode of transportation. None of the survey respondents use public transportation frequently.

Question No. 10 asked to indicate, if the survey respondent answered “No” to Question No. 5, the reasons as to why they were not a current user of the Lyon County Library System. Figure 3.1 presents a word cloud summarizing the written responses collected from survey respondents who answered Question No. 10, *If you are not a current user of the Lyon County Library System, please tell us why you are not a current user.*

A significant number of written responses provided for Question No. 10 highlighted the factors of library hours, library size and resources, convenient alternatives, and incompatible technology as to the reasons why the survey respondent are not a current user of the Lyon County Library System or any of the Library System’s individual branch libraries. Respondents of the community survey stated their opinions on the library hours being insufficient to their needs and/or incompatible with their work schedules. Many survey respondents further stated that they found the hours to be overlapping with their schedules or that they had insufficient time to visit the library.

**Figure 3.1 – Question No. 10: If you are not a current user of the Lyon County Library System, please tell us why you are not a current user
Lyon County Public Library 2021 Community Needs Survey**



Additionally, respondents commented on the small size of the library and the insufficient resources provided. Survey respondents also shared that they use the Internet as an alternative to library services, which some of the respondents have access to at home. Several respondents own digital libraries with collections of audiobooks, e-books, and audio-visual resources that are easily accessible through the Internet. In addition, as a large proportion of survey respondents and users of the Lyon County Library System are seniors, some of the respondents presumed that the technology in the library is simply too advanced for their use.

Table 3.5 presents the results for Question No. 9, *If you have used or visited any individual Lyon County Library System branch library (Dayton, Fernley, Silver Stage, Smith Valley, or Yerington) within the last year, how often do you visit and use it? (Please check only one answer)* of the 2021 community survey for the Lyon County Library Foundation and for the Lyon County Library System. The top three responses provided by survey respondents are highlighted. Of the 338 total respondents that answered Question No. 11, 72 total respondents, or 21.3 percent of total respondents, indicated that they visit at least one of the individual Lyon County Library System branch libraries at least once a week. An additional 61 total respondents, or 18.1 percent of total respondents, stated that they visit at least one of the branch libraries once a month. Additionally, 71 total respondents, or 21 percent of survey respondents that answered Question No. 11, indicated that the question was not applicable to them.

Table 3.5 – Question No. 11: If you have used or visited any individual Lyon County Library System branch library (Dayton, Fernley, Silver Stage, Smith Valley, or Yerington) within the last year, how often do you visit and use it? (Please check only one answer) Lyon County Library System 2021 Community Needs Survey		
Answer Choices	Total Number of Responses	Percent of Total Responses
At least once a week	72	21.3%
Once every two weeks	46	13.6%
Once every three weeks	23	6.8%
Once a month	61	18.1%
Once every six months	32	9.5%
Once a year	15	4.4%
Less than once a year	18	5.3%
Not Applicable	71	21.0%
Total Number of Responses	338	100.0%

Table 3.6 presents the results from Question No. 12, *If you have not recently used or visited any individual Lyon County Library System branch library (Dayton, Fernley, Silver Stage, Smith Valley, or Yerington), which of the following reasons describes why? (Please check as many reasons as apply)*, of the 2021 community survey for the Lyon County Library Foundation and for the Lyon County Library System. The five top responses provided by survey respondents are highlighted.

Table 3.6 – Question No. 12: If you have not recently used or visited any individual Lyon County Library System branch library (Dayton, Fernley, Silver Stage, Smith Valley, or Yerington), which of the following reasons describes why? (Please check as many reasons as apply) Lyon County Library System 2021 Community Needs Survey		
Answer Choices	Total Number of Responses	Percent of Total Responses
I do not have time	37	23.1%
The library's hours were not convenient	34	21.3%
I buy books and read them at home	39	24.4%
I get all the information that I need elsewhere	23	14.4%
The library is too far away	2	1.3%
The library is only for children	0	0.0%

Table 3.6, Cont'd– Question No. 12: If you have not recently used or visited any individual Lyon County Library System branch library (Dayton, Fernley, Silver Stage, Smith Valley, or Yerington), which of the following reasons describes why? (Please check as many reasons as apply) Lyon County Library System 2021 Community Needs Survey		
Answer Choices	Total Number of Responses	Percent of Total Responses
In the past, I was unable to find what I needed	13	8.1%
The library does not have what I need	14	8.8%
I do not know where the library is	5	3.1%
I do not need a library	12	7.5%
It is too difficult for me to get to the library	1	0.6%
I do not feel welcome at the library	4	2.5%
The library is not handicap accessible	0	0.0%
I use other resources (online, etc.) to access information	59	36.9%
Other (please specify)	55	34.4%
Total Number of Responses	160	100.0%

A reported 160 total survey respondents answered Question No.12 of the 2021 community survey for the Lyon County Library Foundation and for the Lyon County Library System. Among these survey respondents, 59 survey respondents, or 36.9 percent of the survey respondents, indicated that they utilize other resources as alternatives, including online resources, for them to access information. Another 39 survey respondents, or 24.4 percent, chose the selection indicating that they purchase books and read them at home, and 37 survey respondents, or 23.1 percent of the survey respondents, indicated that they did not have time to access resources available to them through one of the Library System's individual branch libraries. An additional 34 total survey respondents, or 21.3 percent, answered that the operation hours of the library were not convenient for their personal schedules. Among the survey respondents who responded to Question No. 12, 23 total survey respondents, or 14.4 percent, chose the selection indicating that they obtain information that they need from other resources. An additional 55 total survey respondents, or 34.4 percent of survey respondents, stated that there were other reasons as to why they did not utilize the resources, programs, or services available to them at one of the Library System's individual branch libraries.

Silver Stage, Smith Valley, or Yerington)? (Please check as many reasons as apply). The three top responses of Question No. 13 provided by survey respondents are highlighted.

Table 3.7 – Question No. 13: What are your main reasons for using the Lyon County Library System or visiting any of the individual branch libraries (Dayton, Fernley, Silver Stage, Smith Valley, or Yerington)? (Please check as many reasons as apply) Lyon County Library System 2021 Community Needs Survey		
Answer Choices	Total Number of Responses	Percent of Total Responses
To borrow best sellers	161	49.9%
To borrow other fiction	206	63.8%
To borrow non-fiction books	153	47.4%
For reference/research	91	28.2%
To use the children’s area	87	26.9%
To participate in arts and crafts activities	76	23.5%
To borrow videos, CD’s, and other electronic media	109	33.8%
To use a scanner/printer	71	22.0%
To read magazines, newspapers and other periodicals	33	10.2%
To use the Internet/Wi-Fi	51	15.8%
To get information for a school project	36	11.2%
To use and access government publications	23	7.1%
To participate in children’s activities	69	21.4%
To use a computer (non-Internet)	22	6.8%
To study/work	30	9.3%
Other (please specify)	47	14.6%
Total Number of Responses	323	100.0%

Of the 323 total survey respondents that answered Question No. 13, 206 respondents, or 63.8 percent, indicated that they utilize the Lyon County Library System or any of the individual branch libraries to borrow other fiction books. For Question No. 13, 161 survey respondents, or

Table 3.8 presents the results from Question No. 14, *Over the last year, which specific services offered by the Lyon County Library System or by any of the individual branch libraries (Dayton, Fernley, Silver Stage, Smith Valley, or Yerington) have you used? (Please check as many services as apply)*. The four top responses provided by survey respondents are highlighted.

Table 3.8 – Question No. 14: Over the last year, which specific services offered by the Lyon County Library System or by any of the individual branch libraries (Dayton, Fernley, Silver Stage, Smith Valley, or Yerington) have you used? (Please check as many services as apply) Lyon County Library System 2021 Community Needs Survey		
Answer Choices	Total Number of Responses	Percent of Total Responses
Public Computers	74	30.1%
Online Resources (E-Magazines, Statewide Databases, Nevada Legal Forms, etc.)	59	24.0%
Ebooks	82	33.3%
Youth Programs	56	22.8%
Teen Programs	12	4.9%
Adult Programs	53	21.5%
Programs for all Ages	43	17.5%
Other (please specify)	59	24.0%
Total Number of Responses	246	100.0%

Among the 246 total survey respondents that answered Question No. 14, a third of the respondents, 82 survey respondents, indicated that they have read the e-books provided by the Lyon County Library System. An additional 74 total survey respondents, or 30.1 percent, visit the library to use the public computers, and 59 survey respondents, or 24 percent, use the online resources (e-magazines, statewide databases, Nevada legal forms, etc.) provided. An additional 59 survey respondents selected “Other (please specify)” as their answer.

Figure 3.4 presents a word cloud summarizing the written responses collected from survey respondents who wrote in a response to the answer “Other, Please Specify”, part of Question No. 14, *Over the last year, which specific services offered by the Lyon County Library System or by*

Table 3.9 – Question No. 15: How do you usually find out about what is happening at any of the Lyon County Library System’s individual branch libraries (Dayton, Fernley, Silver Stage, Smith Valley, or Yerington)? (Please check all that apply) Lyon County Library System 2021 Community Needs Survey		
Answer Choices	Total Number of Responses	Percent of Total Responses
Friends	86	26.8%
Teacher	17	5.3%
Family Member	18	5.6%
Library Publications	65	20.3%
Local Publications	32	10.0%
Lyon County Library System Website	57	17.8%
Social Media	157	48.9%
Local Media Publications/Newspapers (i.e. The Fernley Reporter, Dayton Daily News, Mason Valley News, etc.)	32	10.0%
Other (please specify)	63	19.6%
Total Number of Responses	321	100.0%

Of the 321 total survey respondents that answered Question No. 15, 157 survey respondents, or 48.9 percent, indicated that they usually find out what is happening at any of the Lyon County Library System’s individual branch libraries through social media. An additional 86 survey respondents, or 26.8 percent, rely on friends to obtain information, and 65 survey respondents, or 20.3 percent, rely on library publications to obtain information on library activities, events, and announcements. An additional 63 survey respondents, or 19.6 percent, indicated that they received information on what is happening at the individual branches of the Lyon County Library System through other sources.

Figure 3.5 presents a word cloud summarizing the written responses collected from survey respondents who wrote in a response to the answer “Other, Please Specify”, part of Question No. 15, *How do you usually find out about what is happening at any of the Lyon County Library*

Question No. 16 asked survey respondents to indicate if they would like to receive regular updates and notifications about the various activities, programs, and events offered by the Lyon County Library System and its individual branch libraries. A “Yes” indicates that the respondent agrees to receiving updates and notifications about upcoming library events. Of the 343 total survey respondents that answered Question No. 16, *Would you like to receive regular updates and notifications about the various activities, programs, and events offered by the Lyon County Library System and any of its individual branch libraries (Dayton, Fernley, Silver Stage, Smith Valley, or Yerington)?*, 260 survey respondents, or 75.8 percent of survey respondents, answered “Yes,” while 83 total respondents, or 24.2 percent of survey respondents, answered “No.”. This shows that about three quarters of the total survey respondents want to receive regular updates on services provided by the Lyon County Library System and the Library System’s individual branch libraries.

Table 3.10 presents the results from Question No. 17, *Please select the way in which you would prefer to receive updates about the various activities, programs, and events offered by the Lyon County Library System and its individual branch libraries (Dayton, Fernley, Silver Stage, Smith Valley, or Yerington): (Please check all that apply)*. The three top responses provided by survey respondents are highlighted.

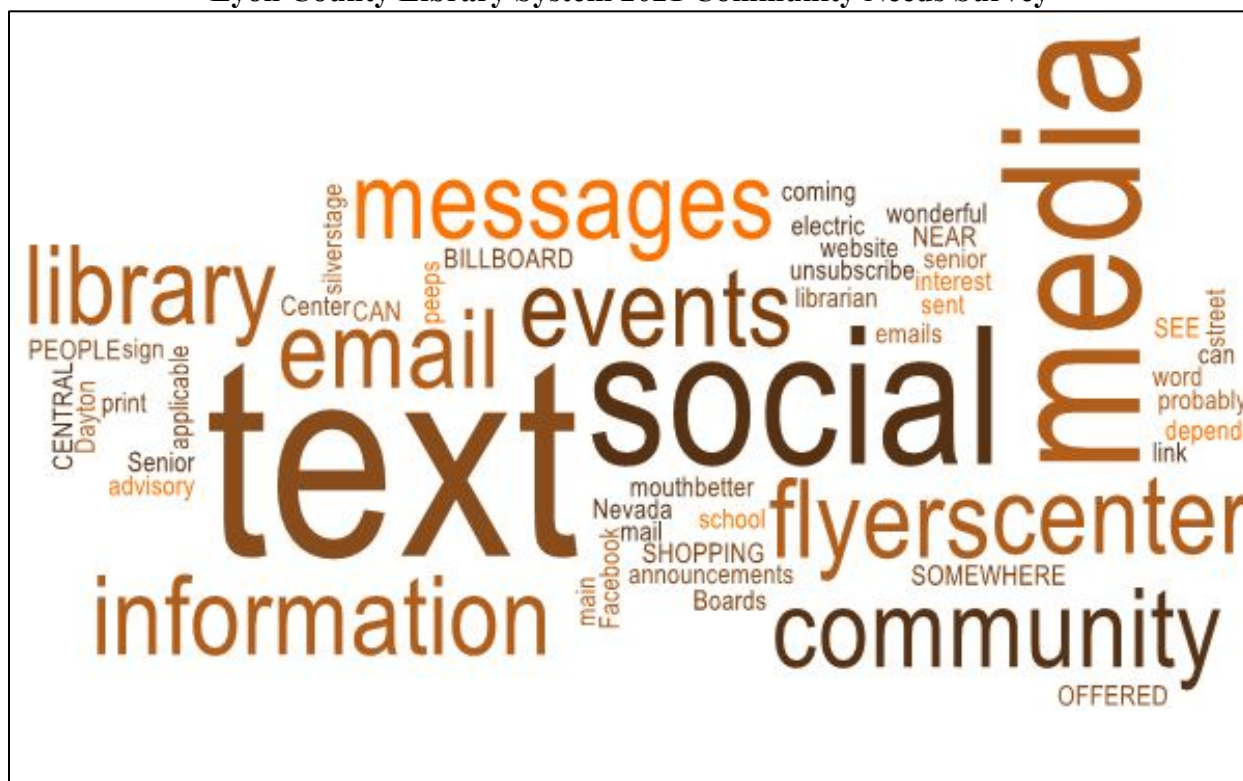
Table 3.10 – Question No. 17: Please select the way in which you would prefer to receive updates about the various activities, programs, and events offered by the Lyon County Library System and its individual branch libraries (Dayton, Fernley, Silver Stage, Smith Valley, or Yerington) (Please check all that apply) Lyon County Library System 2021 Community Needs Survey		
Answer Choices	Total Number of Responses	Percent of Total Responses
Library Website (Calendar of Events)	129	40.8%
Social Media	161	51.0%
Email Notifications from the Lyon County Library System	182	57.6%
Local Media Publications/Newspapers (i.e., The Fernley Reporter, Dayton Daily News, Mason Valley News, etc.)	45	14.2%
Other (please specify)	22	7.0%
Total Number of Responses	316	100.0%

Among the 316 total survey respondents that answered Question No. 17, 182 respondents, or 57.6 percent of survey respondents, selected that they prefer to receive updates on upcoming activities or notices through email notifications from the Lyon County Library System. In

addition, 161 survey respondents, or 51 percent, indicated that they prefer to receive updates through social media, and 129 survey respondents, or 40.8 percent, answered that they prefer to receive updates through the library website's calendar of events. An additional 22 respondents, or 7.0 percent, specified other forms of communication methods by selecting the "Other (please specify)" option.

Figure 3.6 presents a word cloud summarizing the written responses collected from survey respondents who wrote in a response to the answer "Other, Please Specify", part of Question No. 17, *Please select the way in which you would prefer to receive updates about the various activities, programs, and events offered by the Lyon County Library System and its individual branch libraries (Dayton, Fernley, Silver Stage, Smith Valley, or Yerington): (Please check all that apply).*

Figure 3.6 – Question No. 17: Please select the way in which you would prefer to receive updates about the various activities, programs, and events offered by the Lyon County Library System and its individual branch libraries (Dayton, Fernley, Silver Stage, Smith Valley, or Yerington): (Please check all that apply) Responses for "Other, Please Specify"
Lyon County Library System 2021 Community Needs Survey



Survey respondents indicated their preference of receiving library updates through physical communication methods, such as by print (flyers and community billboards) and through word of mouth. Respondents also expressed interest in updates through text message and through school, community center, and senior center announcements to reach a wider audience.

Table 3.11 presents the results from Question No. 18, *If you do not currently use the Lyon County Library System and its individual branch libraries (Dayton, Fernley, Silver Stage, Smith Valley, or Yerington) as a primary source of information and of other resources, how do you currently get information and other resources that you want? (Please check all that apply)*. The three top responses provided by survey respondents are highlighted.

Table 3.11 – Question No. 18: If you do not currently use the Lyon County Library System and its individual branch libraries (Dayton, Fernley, Silver Stage, Smith Valley, or Yerington) as a primary source of information and of other resources, how do you currently get information and other resources that you want? (Please check all that apply) Lyon County Library System 2021 Community Needs Survey		
Answer Choices	Total Number of Responses	Percent of Total Responses
Local Media Publications/Newspapers (i.e. The Fernley Reporter, Dayton Daily News, Mason Valley News, etc.)	50	20.8%
Online Websites (from a Mobile Device such as a Smartphone)	168	70.0%
Online Websites (from a Desktop or Laptop)	140	58.3%
Television	73	30.4%
Radio	36	15.0%
Streaming Service (i.e. Netflix, Disney+, etc.)	59	24.6%
Other (please specify)	31	12.9%
Total Number of Responses	240	20.8%

Of the 240 total survey respondents that do not currently use the Lyon County Library System and its individual branch libraries and answered Question No. 18, 168 respondents, or 70.0 percent, indicated their primary source of information as online websites, accessed from a mobile device (e.g., smartphone). An additional 140 respondents, or 58.3 percent, use online websites accessed from a desktop or laptop as their primary source of information and 73 respondents, or 30.4 percent, rely on television as a source of information.

Figure 3.7 presents a word cloud summarizing the written responses collected from survey respondents who wrote in a response to the answer “Other, Please Specify”, part of Question No. 18, *If you do not currently use the Lyon County Library System and its individual branch libraries (Dayton, Fernley, Silver Stage, Smith Valley, or Yerington) as a primary source of*

Yerington)? (Please check only one answer). The responses allowed respondents to rate based on levels of satisfaction: if they were very dissatisfied, dissatisfied, slightly dissatisfied, slightly satisfied, satisfied, and very satisfied. The two top responses are highlighted.

Table 3.12 – Question 19: How would you rank your level of satisfaction with the staff of the Lyon County Library System and the staff of any of the Library System’s individual branch libraries (Dayton, Fernley, Silver Stage, Smith Valley, or Yerington)? (Please check only one answer) Lyon County Library System 2021 Community Needs Survey							
	Very Dissatisfied	Dissatisfied	Slightly Dissatisfied	Slightly Satisfied	Satisfied	Very Satisfied	Total Responses
Total Responses (Percentage of Total Responses)	3 (1.0%)	5 (1.7%)	6 (2.0%)	22 (7.3%)	86 (28.6%)	179 (59.5%)	301 (100.0%)

Of the 301 total survey respondents that answered Question No. 19, most respondents indicated that they were satisfied with the staff of the Lyon County Library System. For Question No. 19, 179 survey respondents, or 59.5 percent, answered that they were very satisfied with the staff. An additional 86 survey respondents, 28.6 percent, expressed that they were satisfied.

Table 3.13 presents the results from Question No. 20, *Overall, how satisfied are you with the overall quality of the Lyon County Library System’s physical facilities and the physical facilities of any of the individual branch libraries (Dayton, Fernley, Silver Stage, Smith Valley, or Yerington)? (Please check only one answer)*. The two top responses provided by survey respondents are highlighted.

Table 3.13 – Question 20: Overall, how satisfied are you with the overall quality of the Lyon County Library System’s physical facilities and the physical facilities of any of the individual branch libraries (Dayton, Fernley, Silver Stage, Smith Valley, or Yerington)? (Please check only one answer) Lyon County Library System 2021 Community Needs Survey							
	Very Dissatisfied	Dissatisfied	Slightly Dissatisfied	Slightly Satisfied	Satisfied	Very Satisfied	Total Responses
Total Responses (Percentage of Total Responses)	6 (2.0%)	6 (2.0%)	25 (8.4%)	31 (10.4%)	102 (34.1 %)	129 (43.1%)	299 (100.0%)

Of the 299 total survey respondents that answered Question No. 20 the majority of respondents indicated that they were satisfied with the physical facilities of the Lyon County Library System and of its individual branch libraries. For Question No. 20, 129 survey respondents, or 43.1 percent, indicated that they were very satisfied, and 102 survey respondents, or 34.1 percent, answered that they were satisfied.

Table 3.14 presents the results from Question No. 21, *Overall, how satisfied are you with the current services offered by the Lyon County Library System and with any of the current services offered by any of the individual branch libraries (Dayton, Fernley, Silver Stage, Smith Valley, or Yerington)? (Please check only one answer).* The two top responses provided are highlighted.

Table 3.14 – Question 21: Overall, how satisfied are you with the current services offered by the Lyon County Library System and with any of the current services offered by any of the individual branch libraries (Dayton, Fernley, Silver Stage, Smith Valley, or Yerington)? (Please check only one answer) Lyon County Library System 2021 Community Needs Survey							
	Very Dissatisfied	Dissatisfied	Slightly Dissatisfied	Slightly Satisfied	Satisfied	Very Satisfied	Total Responses
Total Responses (Percentage of Total Responses)	3 (1.0%)	12 (4.1%)	16 (5.5%)	26 (8.9%)	125 (42.8%)	110 (37.7%)	292 (100.0%)

Of the 292 total survey respondents that answered Question No. 21, more than four-fifths of respondents indicated that they found the current services offered by the Lyon County Library System and its individual branch libraries to be satisfactory. An additional 125 survey respondents, or 42.8 percent, expressed that they were satisfied and 110 survey respondents, or 37.7 percent, indicated that they were very satisfied.

Table 3.15 presents the results from Question No. 22, *Overall, how satisfied are you with the current services offered by the Lyon County Library System and with any of the current services offered by any of the individual branch libraries (Dayton, Fernley, Silver Stage, Smith Valley, or Yerington)? (Please check only one answer).* Survey respondents indicated their satisfaction toward the various services offered by the Lyon County Library System and its individual branch libraries. The two top responses to each answer category are highlighted.

Among the 203 total respondents responded to Question No. 22 *Public Computers*, more than 90 percent of respondents expressed that they were at least slightly satisfied. For Question No. 22, 107 survey respondents, or 52.7 percent, expressed that they were satisfied, and 64 survey respondents, or 33.5 percent, expressed that they were very satisfied with the public computers provided by the Lyon County Library System. For Question No. 22 *Online Resources*, 101 respondents, or 52.6 percent, answered that they were satisfied with the online resources provided and an additional 50 respondents, or 26.0 percent, were very satisfied with the service. For Question No. 22 *Ebooks Collections*, 90 survey respondents, or 45.3 percent, expressed that they were satisfied, and 45 survey respondents, or 22.6, percent expressed that they were slightly satisfied with the ebooks collection provided by the Lyon County Library System. For Question No. 22 *Youth Programs*, 164 total survey respondents indicated their level of satisfaction toward the youth programs organized by the Lyon County Library System and its individual branch libraries. Among, 70 respondents, or 42.7 percent, indicated that they were satisfied and 38 respondents, or 23.2 percent, indicated that they were very satisfied.

Table 3.15 – Question 22: Overall, how satisfied are you with the current services offered by the Lyon County Library System and with any of the current services offered by any of the individual branch libraries (Dayton, Fernley, Silver Stage, Smith Valley, or Yerington)? (Please check only one answer) Lyon County Library System 2021 Community Needs Survey							
Answer Category	Very Dissatisfied	Dissatisfied	Slightly Dissatisfied	Slightly Satisfied	Satisfied	Very Satisfied	Total Responses
Public Computers	0 (0.0%)	2 (1.0%)	9 (4.4%)	21 (10.3%)	107 (52.7%)	64 (33.5%)	203 (100.0%)
Online Resources (E-Magazines, Statewide Databases, Nevada Legal Forms, etc.)	3 (1.6%)	3 (1.6%)	6 (3.1%)	29 (15.1%)	101 (52.6%)	50 (26.0%)	192 (100.0%)
Ebooks Collection	6 (3.0%)	6 (3.0%)	10 (5.0%)	45 (22.6%)	90 (45.2%)	42 (21.1%)	199 (100.0%)
Youth Programs	4 (2.4%)	7 (4.3%)	12 (7.3%)	33 (20.1%)	70 (42.7%)	38 (23.2%)	164 (100.0%)
Teen Programs	4 (2.8%)	12 (8.3%)	11 (7.6%)	34 (23.6%)	61 (42.4%)	22 (15.3%)	144 (100.0%)
Adult Programs	4 (2.2%)	11 (6.2%)	13 (7.3%)	38 (21.2%)	71 (39.7%)	42 (23.5%)	179 (100.0%)
Programs for All Ages	2 (1.1%)	11 (6.1%)	16 (8.9%)	34 (18.9%)	75 (41.7%)	42 (23.3%)	180 (100.0%)
Other Services	3 (1.7%)	8 (4.6%)	10 (5.7%)	29 (16.5%)	77 (43.8%)	49 (27.8%)	176 (100.0%)

For Question No. 22 *Teen Programs*, 144 total survey respondents selected an answer indicating their satisfaction toward the teen programs provided by the Lyon County Library System and its individual branch libraries. Among respondents, 70 respondents, or 42.7 percent, indicated that they were satisfied and 38 respondents, or 23.2 percent, indicated that they were very satisfied. Among the 179 total respondents that selected an answer for Question No. 22 *Adult Programs*, 71 respondents, or 39.7 percent, indicated that they were satisfied, and 42 survey respondents, or 23.5 percent, indicated that they were very satisfied with the adult programs organized by the Lyon County Library System. Of the 180 total survey respondents that selected an answer for Question No. 22 *Programs for All Ages*, 75 respondents, or 41.7 percent, indicated that they were satisfied and 42 survey respondents, or 23.3 percent, indicated that they were very satisfied with the program. For Question No. 22 *Other Services*, 176 total survey respondents selected an answer indicating their satisfaction. Among these respondents, 77 respondents, or 43.8 percent, indicated that they were satisfied and 49 respondents, or 27.8 percent, indicated that they were very satisfied.

3.3 Survey Results, Specific Evaluation of Library Staff and Facility

Table 3.16 presents the results from Question No. 23, *Please indicate your level of satisfaction concerning CUSTOMER SERVICE by indicating whether you disagree or agree with the following statements: (Please check only one answer per statement)*. Survey respondents indicated their satisfaction toward the customer service provided by the Lyon County Library System and its individual branch libraries. The two top responses to each statement are highlighted.

Table 3.16 – Question 23: Please indicate your level of satisfaction concerning CUSTOMER SERVICE by indicating whether you disagree or agree with the following statements: (Please check only one answer per statement) Lyon County Library System 2021 Community Needs Survey						
Statement	Strongly Disagree	Disagree	Neutral	Agree	Strongly Agree	Total Responses
Library staff treat me fairly without discrimination.	3 (1.1%)	0 (0.0%)	11 (4.0%)	80 (29.2%)	180 (65.7%)	274 (100.0%)
Library staff are professional in their dealings with me.	2 (0.7%)	2 (0.7%)	10 (3.7%)	78 (28.5%)	182 (66.4%)	274 (100.0%)
Library staff are friendly.	2 (0.7%)	1 (0.4%)	13 (4.8%)	74 (27.1%)	183 (67.0%)	273 (100.0%)
Library staff are interested in me and my needs.	3 (1.1%)	0 (0.0%)	27 (9.9%)	83 (30.5%)	161 (58.8%)	274 (100.0%)
Library staff are knowledgeable.	2 (0.7%)	1 (0.4%)	13 (4.8%)	92 (33.7%)	165 (60.4%)	273 (100.0%)
Library staff provides quality service.	2 (0.7%)	2 (0.7%)	13 (4.8%)	83 (30.5%)	172 (63.2%)	272 (100.0%)
Library staff responds in a timely manner.	3 (1.1%)	2 (0.7%)	18 (6.6%)	85 (31.3%)	164 (60.3%)	272 (100.0%)
Library staff are difficult to approach.	170 (63.0%)	50 (18.5%)	19 (7.0%)	17 (6.3%)	14 (5.2%)	270 (100.0%)

Among the 274 total survey respondents that selected an answer for the statement “Library staff treat me fairly without discrimination”, 180 respondents, or 65.7 percent, indicated that they strongly agree with the statement and 80 respondents, or 29.2 percent, indicated that they agree with the statement. For Question No. 23 “Library staff are professional in their dealings with me”, 182 respondents, or 66.4 percent, strongly agree to the statement while 78 respondents, or 28.5 percent, agree to the statement. For Question No. 23 “Library staff are friendly”, 183 survey respondents, or 67 percent, strongly agree that the library staff are friendly and an additional 74 respondents, or 27.1 percent, expressed that they agree with the statement. For Question No. 23 “Library staff are interested in me and my needs”, 161 respondents, or 58.8 percent, strongly agreed with the statement and another 83 respondents, or 30.5 percent, indicated that they agree with the statement. Of the 273 total survey respondents selected an answer for Question No. 23 “Library staff are knowledgeable”, 165 respondents, or 60.4 percent, strongly agree and 92 respondents, or 33.7 percent, agree that the library staff are knowledgeable.

For the 272 total survey respondents that answered Question No. 23 “Library staff provides quality service”, 172 respondents, or 63.2 percent, indicated they strongly agree with this statement and 83 respondents, or 30.5 percent, answered that they agree. For Question No. 23 “Library staff responds in a timely manner”, 164 respondents, or 60.3 percent, indicated that they strongly agree with the statement. Another 85 respondents, or 31.3 percent, indicated that they agree with the statement. Of the 270 total survey respondents that selected a response for Question No. 23 “Library staff are difficult to approach”, 170 respondents, or 63 percent, indicated that they strongly disagree that the staff are difficult to approach and 50 respondents, or 18.5 percent, indicated that they disagree with the statement.

Table 3.17 presents the results from Question No. 24, *Please indicate your level of satisfaction concerning the Lyon County Library System’s FACILITIES, at any of the individual branch libraries (Dayton, Fernley, Silver Stage, Smith Valley, or Yerington), by indicating whether you disagree or agree with the following statements: (Please check only one answer per statement).* Survey respondents indicated their satisfaction toward the facilities of the Lyon County Library System and its individual branch libraries. The two top responses to each statement are highlighted.

Among the 239 total survey respondents that provided an answer for Question No. 24 “Computers and electronic equipment are accessible in the library,” 118 survey respondents, or 49.4 percent, selected that they agree and 77 survey respondents, or 32.3 percent, indicated that they strongly agree that the technology provided by the Lyon County Library System is accessible. For Question No. 24 “The library’s meeting spaces and public gathering spaces meet my expectations”, 110 survey respondents, or 44.7 percent, indicated that they agree that the public spaces of the libraries are adequate and another 57 respondents, or 23.2 percent, indicated that they strongly agree with the statement. For Question No. 24 “The library is clean, well lit and inviting”, 120 respondents, or 44.8 percent, indicated that they strongly agree with the statement and another 115 respondents, or 42.9 percent, indicated that they agree.

Table 3.17 – Question 24: Please indicate your level of satisfaction concerning the Lyon County Library System’s <u>FACILITIES</u>, at any of the individual branch libraries (Dayton, Fernley, Silver Stage, Smith Valley, or Yerington), by indicating whether you disagree or agree with the following statements: (Please check only one answer per statement) Lyon County Library System 2021 Community Needs Survey						
Statement	Strongly Disagree	Disagree	Neutral	Agree	Strongly Agree	Total Responses
Computers and electronic equipment are accessible in the library.	1 (0.4%)	5 (2.1%)	38 (15.9%)	118 (49.4%)	77 (32.3%)	239 (100.0%)
The library’s meeting spaces and public gathering spaces meet my expectations.	9 (3.7%)	17 (6.9%)	53 (21.5%)	110 (44.7%)	57 (23.2%)	246 (100.0%)
The library is clean, well lit and inviting.	3 (1.1%)	4 (1.5%)	26 (9.7%)	115 (42.9%)	120 (44.8%)	268 (100.0%)
The library feels outdated and the physical amenities are old and worn-out.	79 (29.3%)	79 (29.3%)	47 (17.4%)	46 (17.0%)	19 (7.0%)	270 (100.0%)
The library’s bathrooms are clean, well maintained, convenient to use and are accessible.	6 (2.4%)	3 (1.2%)	47 (18.4%)	107 (42.0%)	92 (36.1%)	255 (100.0%)
The library’s physical space and layout are adequate.	18 (10.3%)	28 (10.3%)	56 (20.7%)	107 (22.9%)	62 (22.9%)	271 (100.0%)
The library’s hours of operation are adequate.	24 (9.0%)	35 (13.1%)	64 (23.9%)	106 (39.6%)	39 (14.6%)	268 (100.0%)
There is sufficient parking available in the library’s parking lot.	10 (3.8%)	5 (11.4%)	30 (11.4%)	123 (46.6%)	96 (36.4%)	264 (100.0%)

Of the 270 total survey respondents that selected a response Question No. 24 “The library feels outdated and the physical amenities are old and worn-out”, 79 respondents, or 29.3 percent, strongly disagree with the statement and another 79 respondents, or 29.3 percent, disagree with the statement. Among the 255 total survey respondents that selected an answer Question No. 24 “The library’s bathrooms are clean, well maintained, convenient to use and are accessible”, more than three quarters of the respondents at least agree with the statement. A total of 107 survey respondents, or 42 percent, selected that they agree and 92 survey respondents, or 36.1 percent, indicated that they strongly agree that the restrooms are accessible and well maintained. For Question No. 24 “The library’s physical space and layout are adequate”, 107 respondents, or 39.5 percent, indicated that they agree that the individual branch libraries of the Lyon County Library System have adequate interior layouts and another 62 respondents, or 23.9 percent, indicated that they strongly agree. Of the 268 total survey respondents that selected a response For Question No. 24 “The library’s hours of operation are adequate”, 106 respondents, or 39.6 percent, agree with the statement and another 64 respondents, or 23.9 percent, feel neutral about the statement. For Question No. 24 “There is sufficient parking available in the library’s parking lot”, 123 respondents, or 46.6 percent, indicated that they agree and 96 respondents, or 36.4 percent, indicated that they strongly agree that there is sufficient parking available when visiting the individual branch libraries of the Lyon County Library System.

Part two of Question No. 24, *If you indicated that you are not satisfied with the library’s current hours of operation, please indicate in the space provided what hours you would like to see the library open for (example: Fridays and Saturdays from 10am to 8pm)*, allowed survey respondents to elaborate on their thoughts if they were not satisfied with the library’s current hours of operation. Survey respondents strongly indicated that hours of the individual branch libraries should be extended. Many respondents recommended an operating schedule of Monday through Saturday, from mornings to evenings on weekdays and from mornings to late afternoons on the weekends. A significant number of survey respondents suggested that the individual branch libraries should be open on Monday between 10:00am in the morning and 5:00pm in the afternoon. Survey respondents also noted that more consistent operating hours, such as having the same hours of operation for every day of the week, is needed. Some respondents further indicated their preference for increased evening hours, in order to accommodate those who work during regular business hours.

3.4 Survey Results, Identification of Future Needs

Table 3.18 presents the results from Question No. 25, *Which physical improvements would you like to see the Lyon County Library System pursue and develop for any of its individual branch libraries (Dayton, Fernley, Silver Stage, Smith Valley, or Yerington)? (Please check all that apply)* of the Lyon County Library System 2021 Community Needs Survey. The four top answer choices selected are highlighted.

More than half of the respondents indicated that they hope to see a wider book selection in the individual branch libraries of the Lyon County Library System. Of the 240 respondents that selected a response for Question No. 24, 142 respondents, or 59.2 percent of respondents,

selected increased book selection as the physical improvement they would like to see the Library System pursue and develop.

Table 3.18 – Question No. 25: Which physical improvements would you like to see the Lyon County Library System pursue and develop for any of its individual branch libraries (Dayton, Fernley, Silver Stage, Smith Valley, or Yerington)? (Please check all that apply) Lyon County Library System 2021 Community Needs Survey		
Answer Choices	Total Number of Responses	Percent of Total Responses
More Study Rooms	42	17.5%
More Study Tables	36	15.0%
More Individual Meeting Rooms	45	18.8%
More Story Hour Space	30	12.5%
More Arts and Craft Space	52	21.7%
Additional Quiet Reading Space	48	20.0%
Additional Computer/Internet Stations	43	17.9%
Increased Book Selection	142	59.2%
Increased Selection of Magazines, Newspapers, and/or Other Periodicals	40	16.7%
Additional Children Activities	68	28.3%
Additional Teen and/or Young Adult Activities	65	27.1%
Additional Adult Activities	66	27.5%
Additional Audio-Visual Materials (videos, CD's, and other electronic media)	45	18.8%
More One-on-One Assistance Provided by a Library Staff Member	18	7.5%
Other (please specify)	39	16.3%
Total Number of Responses	240	100.0%

online access to the resources and services provided by each of the individual branch libraries and also suggested that classes on operating computers and smartphones for seniors, an increased e-book selection, online classes, classes on new technology, and online access to research databases be developed and provided by the Lyon County Library System and the Library System's individual branch libraries. Many survey respondents indicated they are interested in expanded audio/visual resources, including a broader and routinely 'refreshed' selection of DVDs and audiobooks. More individual workspaces, including workspaces that allow for online meetings, was another common answer provided by survey respondents.

Table 3.19 presents the results from Question No. 26, *Which improvements to the Lyon County Library System's collections would you like to see the Lyon County Library System or any of its individual branch libraries (Dayton, Fernley, Silver Stage, Smith Valley, or Yerington) pursue and develop? (Please check all that apply)* of the Lyon County Library System 2021 Community Needs Survey. The three top answer choices selected are highlighted.

Table 3.19 – Question No. 26: Which improvements to the Lyon County Library System's collections would you like to see the Lyon County Library System or any of its individual branch libraries (Dayton, Fernley, Silver Stage, Smith Valley, or Yerington) pursue and develop? (Please check all that apply) Lyon County Library System 2021 Community Needs Survey		
Answer Choices	Total Number of Responses	Percent of Total Responses
General Non-Fiction	79	35.9%
Religion/Philosophy	31	14.1%
History	62	28.2%
Science/Technology	49	22.3%
Health/Medical	34	15.5%
General Fiction	98	44.6%
Mystery	79	35.9%
Science Fiction	50	22.7%
Romance	35	15.9%
Western	35	15.9%
Travel	27	12.3%
Self-Help	51	23.2%
Biography	37	16.8%
Arts/Culture	50	22.7%
Large Print	42	19.1%
Magazines, Newspapers, and/or Other Periodicals	27	12.3%
Children's Materials	61	27.7%
Teen or Young Adult Materials	59	26.8%
Other (please specify)	34	15.5%
Total Number of Responses	220	100.0%

Among the survey respondents that answered Question No. 28, a number of respondents indicated that they would like to see Bookmobile programs, specifically providing direct access to library services, programs, and resources at the various senior centers and senior communities in the rural areas of Lyon County. Respondents also indicated their interest in pop-up events, with a target audience of children and teens. In particular, respondents highlighted the lack of outreach to youth and hope to see more programs that would allow children, especially teenagers, to participate in library programs and activities. Respondents also recommended that the Lyon County Library System and the individual branch libraries improve their overall engagement and collaboration with local area schools, such as participating in PTA events and school visits, in order to encourage increased library usage.

Question No. 29 asked survey respondents to express if they would like to see the individual branch libraries expand its digital and technology usage assistance and training services. Respondents chose from answer choices ranging from strongly disagree to strongly agree. Of the 245 total survey respondents that answered Question No. 29, *I would like to see the Lyon County Library System and its individual branch libraries (Dayton, Fernley, Silver Stage, Smith Valley, or Yerington) expand its digital and technology usage assistance and training services*, 92 survey respondents, or 37.6 percent, indicated that they felt neutral. A total of 83 survey respondents, or 33.9 percent of survey respondents, expressed that they agree that the individual branch libraries should expand its digital and technology usage assistance and training services. An additional 62 respondents, or 25.3 percent of survey respondents, expressed that they strongly agree.

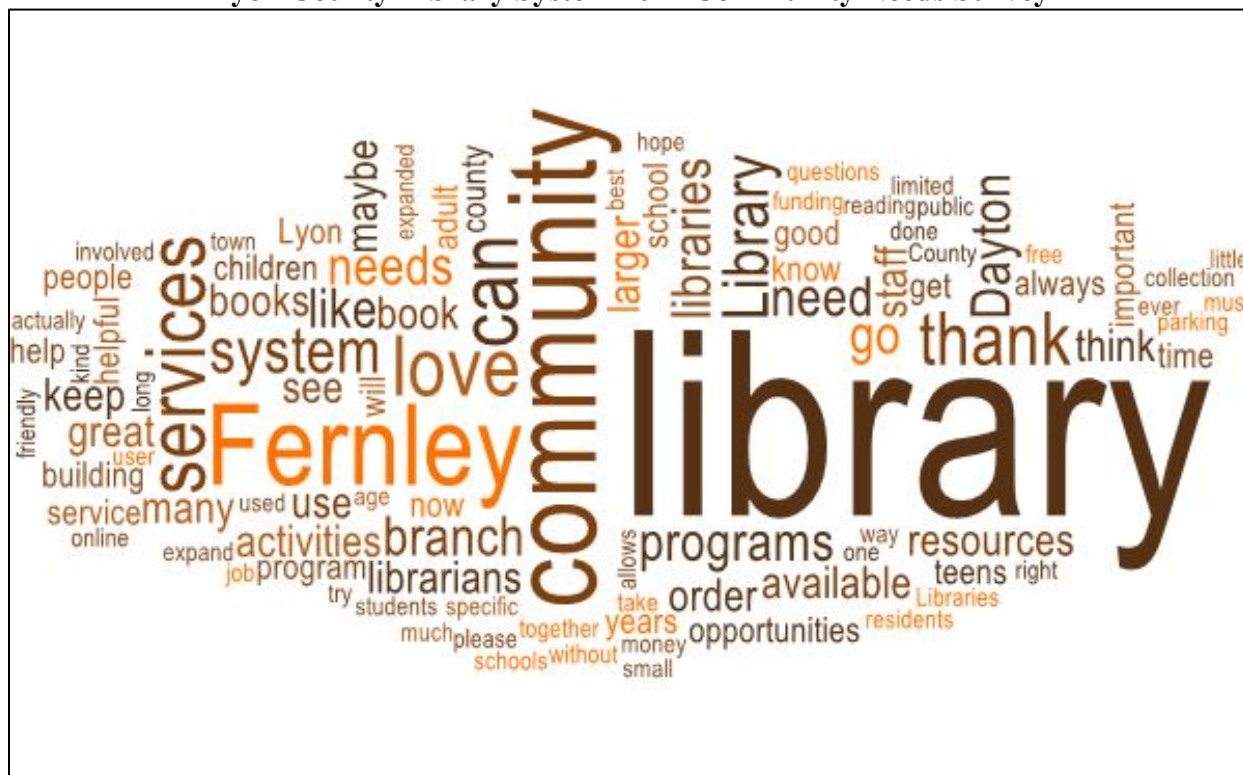
Figure 3.11 presents a word cloud summarizing the responses collected for Question No. 30, *What additional digital and technology usage assistance and training services (i.e. use of a mobile phone or tablet device, Microsoft Office Suite including Word, Excel, and PowerPoint, use of online Internet browsers, etc.) would you like to see the Lyon County Library System provide?*

Survey respondents that answered Question No. 30 indicated a strong interest in training services for various software ranging in sophistication, such as Quick Books, Google Suite, Microsoft Office, and computational languages (HTML, C+, and Java Script). Respondents also expressed interest in classes oriented toward learning how to operate technology including accessing the various e-books that the Library System already provides and that are available through other online service providers and using smartphones, tablets, and laptops. For technology use classes, including use of smartphones, tablets, and laptops, survey respondents indicated that the demand for these types of classes will likely increase as Lyon County's median age continues to increase. Respondents also expressed their personal interest in classes for basic computer skills, using social media, financial literacy, resume building, and navigating the Internet (e.g., identifying misinformation or how to value the legitimacy of a resource). Additionally, respondents also recommended that training and programs can be designed to accommodate different demographics, such as children, youth, and seniors. Training and programs oriented toward different demographics should be tailored to meet the specific socio-demographic and economic characteristics of each individual community located throughout Lyon County.

suggestions that you would like to share with the Lyon County Library System: for the Lyon County Library System 2021 Community Needs Survey.

Figure 3.15 – Question No. 37: Please use this additional space to write in and provide any additional comments, ideas, or suggestions that you would like to share with the Lyon County Library System

Lyon County Library System 2021 Community Needs Survey



Respondents that provided an answer for Question No. 37 expressed their admiration for and support of the Lyon County Library System’s staff and services. Several respondents noted that the librarians of the individual branch libraries have provided them direct and personalized assistance that exceeds any reasonable level of expectation. Many respondents also expressed their concern regarding library funding as the individual branch libraries are forced to expand their services, resources, and programs to meet the increased demand of a growing population. In particular, respondents suggest hosting fundraisers and organizing outreach programs. Respondents hope that the individual branch libraries can ultimately become an institution that aids different communities by providing more opportunities, resources, and services.

4.0 Results of the Stakeholder and Community Meetings

As part of this community needs assessment for the Lyon County Library Foundation and for the Lyon County Library System, faculty from the University Center for Economic Development conducted nearly 100 hours of focus group, stakeholder, and community meetings. This effort included meetings with each of the individual Friends of the Library groups located in Lyon County, elected and appointed officials and staff from the City of Fernley, the City of Yerington, and from the government of Lyon County, representatives of the Lyon County Library Foundation Board and the Lyon County Library Board of Trustees, several representatives and staff of the Lyon County Library System, Native American and Tribal Council representatives, and representatives from local area Chambers of Commerce. University Center for Economic Development faculty also facilitated several ‘open house’ discussions with area residents at each of the four senior centers located in Lyon County, including the Dayton Senior Center, the Fernley Senior Center, the Silver Springs Senior Center, and the Yerington Senior Center.

In several cases, participants of these focus group, stakeholder, and community meetings were asked to completed a comprehensive Strengths, Weaknesses, Opportunities, and Threats (SWOT) Analysis of the Lyon County Library System and to identify what projects, programs, resources, and services they would like to see the Lyon County Library System and/or individual branch libraries develop and provide. This section of this University Center for Economic Development technical presents a summary of the results of the various focus group, stakeholder, and community meetings facilitated by University Center for Economic Development faculty between December 2021 and May 2022.

4.1 Results of the Strengths, Weaknesses, Opportunities, and Threats Analysis

Strengths, Weaknesses, Opportunities, and Threats, or SWOT, Analysis is also referred to as an ‘environmental scan’ where a community’s or organization’s existing and internal strengths and weaknesses are identified. A SWOT Analysis also inherently recognizes that a community’s or organization’s ability to accomplish stated goals and objectives is impacted by the community’s or organization’s external environment. By identifying anticipated and possible future opportunities and threats, a community or organization can better position itself to take advantage of possible opportunities that may occur or to avoid or mitigate possible threats that might threaten a community or organization.

4.1.a Strengths

Strengths are typically defined as specific existing characteristics of a community or organization, in this case the Lyon County Library System and the Library System’s individual branch libraries, that enable the Library System and its individual branch libraries to provide a

expectation that patrons could have for staff. This praise of Library System staff extends from the Library System's senior leadership and administration to individual branch library managers to even library volunteers. Staff is routinely accessible and routinely demonstrate a positive attitude toward and support for their community and for the individual needs of individual patrons and library users. On several occasions, focus group, stakeholder, and community member participants noted that Library System staff often exhibit a high degree of passion for the work that they do and for the service that they provide to their community despite not having the resources, financial and non-financial, to expand and provide the additional programs, resources, services, and activities that patrons and library users increasingly demand. Library System and individual branch library staff routinely find creative ways to extend and stretch organizational resources in order to meet this increased level of demand. Focus group, stakeholder, and community member participants regularly commented that the Library System's staff is the single greatest strength and asset that the Library System and the individual branch libraries currently have.

Building upon the existing strength and asset that the Library System's existing staff currently is for the organization and, in a broader sense, for each of the individual communities that are served by an individual branch library, focus group, stakeholder, and community member participants also noted that each individual branch library throughout Lyon County has become a central hub of community activity for each individual community. Participants noted that Library System staff, including Library System's senior leadership and administration to individual branch library managers and staff, have been and continue to be dedicated to routinely improving and growing the relationship that each individual branch library has with the individual community that each branch library currently serves. In some cases, the actual physical location of the individual branch library has enabled that specific branch library to become a central hub of community activities with individual branch libraries hosting community events, club meetings, social activities, and even special events that serve either individual groups or the entire community. In other cases, individual branch libraries may provide programs, resources, and services that have been developed jointly between the individual branch library and another organization or agency. For example, several individual branch libraries work closely with local area public schools, other Lyon County departments or agencies, or with community-based non-profit organizations to develop a program, resource, or service that serves the needs of a specific or broad patron base. In even other cases, the individual branch library provides the necessary physical space where a program, resource, or service can be provided. In all of these cases, each individual branch library has become a critical hub of community activity and continued development of the relationships that the Lyon County Library System and the individual branch libraries have developed with each individual community located throughout the county is an essential and critical strength.

Focus group, stakeholder, and community member participants highlighted a number of specific programs, resources, services, and activities that the Lyon County Library System and the individual branch libraries have developed and routinely provide as a major organizational strength and asset. Providing individual services, such as computer access, photocopying services, and facsimile services, providing specific programs, such as summer reading, storytelling, crafting, and the Library System's interlibrary loan program, providing specific resources, such as the Library System's existing and expansive collection of books, periodicals,

audio books, and DVD's, and hosting and supporting specific activities, such as Spooktacular in Fernley, sponsored job fairs, Family Night, and movie nights, were a few of the many ways in which focus group, stakeholder, and community member participants noted that the Library System and the individual branch libraries serve an incredibly diverse and expansive set of patron and community needs. The programs, resources, services, and activities that the Library System and the individual branch libraries continue to provide have further enhanced the reputation of the Library System and of each of the individual branch libraries as a true community hub and center. Focus group, stakeholder, and community member participants also noted that the Library System and the individual branch libraries have continued to adapt, evolve, and grow the existing set of library programs, resources, services, and activities as Lyon County and several of the county's individual communities continue to grow and as the demand for library programs, resources, services, and activities continues to increase despite not being given the financial and non-financial resources needed to keep up with this increased demand. While the Library System and the individual branch libraries have been able to extend existing resources to meet this increased demand, even those focus group, stakeholder, and community member participants that are *not* part of the Lyon County Library System expressed a growing concern that the Library System will eventually be unable to keep up with this increased demand for additional programs, resources, services, and activities if financial and non-financial resources are not substantially increased.

4.1.b Weaknesses

Weaknesses are typically defined as specific existing characteristics of a community or organization, in this case the Lyon County Library System and the Library System's individual branch libraries, that either inhibit or prevent the Library System and its individual branch libraries from providing a variety of programs, resources, and services to patrons and community members. Organizational weaknesses can also be defined as deficiencies in critical resources that are needed to maintain and expand organizational functions.

Figure 4.2 presents a word cloud summarizing the results of the individual strengths identified by the participants of the various focus group, stakeholder, and community meetings facilitated by University Center for Economic Development faculty between December 2021 and May 2022.

Chief among several specific organizational weaknesses that focus group, stakeholder, and community member participants highlighted as part of this SWOT Analysis for the Lyon County Library System and for the Library System's individual branch libraries was a growing lack of financial and non-financial resources that are needed to maintain and expand existing library programs, resources, services, and activities. As Lyon County's population has steadily increased and as the population of several individual communities located throughout Lyon County have also increased over the past decade, the Lyon County Library System and several of the individual branch libraries have had to increasingly stretch increasingly scarce resources. This has resulted in a reduction in the number of days and hours that the individual branch libraries can be opened, a reduction in staffing levels and the inability to retain existing staff and hire new staff, the deferring of critical physical improvements and maintenance projects for several of the individual branch libraries, and, in some cases, the scaling back or even

were each tied the growing lack of available financial and non-financial resources that the Library System and the individual branch libraries are currently contending with. As the population of Lyon County and of several individual communities continues to grow, the demand for library programs, resources, services, and activities will also continue to grow. Without a corresponding increase in financial and non-financial resources, each individual branch will find it increasingly difficult to retain existing staff, hire new staff, and expand in-demand programs, resources, services, and activities. Ultimately, focus group, stakeholder, and community meeting participants, including participants who were *not* part of the Lyon County Library System, believe that this growing gap between resource availability and community and patron demand for library programs, resources, services, and activities will result in at-risk populations losing access to the programs, resources, services, and activities that each individual branch library provides and that these at-risk populations have come to depend upon.

Indirectly related to the growing gap between the availability of critically needed resources and the steady increase in demand for library programs, resources, services, and activities was the identified weakness in the Library System's community engagement and outreach efforts. Because Library System staff are already challenged to simply maintain existing program, resource, service, and activity levels, very little time and effort is allocated toward expanding the Library System's community engagement and outreach efforts. As more people, including families with children and even retirees, continue to move into Lyon County, they may be unaware of the programs, resources, services, and activities that each individual branch library provides. While individuals and families may benefit by accessing and using the programs, resources, services, and activities that each individual branch library already provides, they may simply be unaware of the existence of these programs, resources, services, and activities. But with little money and less and less staff time devoted to the sometimes costly and time intensive effort of community engagement and outreach, new and even existing people and families will continue to remain unaware of these programs, resources, services, and activities because existing financial resources and staff time are being increasingly devoted to simply maintaining existing Library System operations. Without increased community engagement and outreach, including seeking out and developing new partnerships with other public sector agencies, private sector firms, and potential non-profit organizations, existing and potential patrons needs will increasingly be unmet and the Library System's and individual branch library's status as an existing community hub could significantly reduced.

4.1.c Opportunities

Opportunities are generally defined as future characteristics of a community's or organization's external environment that, if the community or organization is strategically positioned to do so, the community or organization can take advantage of in further achieving strategic goals and objectives. For the Lyon County Library System and for each of the individual branch libraries, opportunities are future characteristics and possible events that might enable the Library System and the individual branch libraries to expand existing programs, resources, services, and activities in a meaningful and beneficial way.

Figure 4.3 presents a word cloud summarizing the results of the individual opportunities identified by the participants of the various focus group, stakeholder, and community meetings

Comparatively, the total population of the entire state of Nevada has grown by 7.6 percent between 2014 and 2019. Population growth for all Lyon County is projected to continue over the next 20 years as the Nevada State Demographer's Office projects that Lyon County's total population will grow to over 66,000 total residents by 2038, an increase of nearly 19.0 percent between 2018 and 2038.

Not only will Lyon County and many of the county's existing individual population centers continue to grow over the next several decades, the individual socio-demographic and economic conditions of each individual community are unique and will likely continue to remain unique over the foreseeable future. For example, the annual average median age for all of Lyon County between 2014 and 2019 was an estimated 43.5 years of age. However, the annual average median age for the City of Fernley between 2014 and 2019 was an estimated 39.5 years of age, was an estimated 44.1 years of age for the City of Yerington, was an estimated 40.4 years of age for the community of Dayton, and was an estimated 54.0 years of age, an estimated 50.8 years of age, an estimated 55.7 years of age, and an estimated 50.8 years of age for the communities of Silver City, Silver Springs, Smith Valley, and Stagecoach respectively. Each community also significantly varies in estimated median household, median family, and per capita income levels, rates of civilian unemployment, and overall access to broadband Internet services. For example, for all of Lyon County between 2017 and 2019, an estimated annual average of 82.0 percent of all households countywide had a broadband Internet subscription. However, the estimated annual average percentage of all households with a broadband Internet subscription for the City of Fernley between 2017 and 2019 was 83.7 percent and was 74.6 percent for the City of Yerington. The estimated annual average percentage of all households with a broadband Internet subscription between 2017 and 2019 for the community of Dayton was 86.8 percent, was just 54.7 percent for Silver City, was 71.3 percent for Silver Springs, was 88.7 percent for Smith Valley, and was 77.9 percent for Stagecoach.

If provided the necessary financial and non-financial resources, the Lyon County Library System and each individual branch could potentially develop additional programs, resources, services, and activities that meet the specific needs of each individual community that each individual branch library currently serves and will continue to serve in the future. Each set of programs, resources, services, and activities could be tailored to fit the unique educational, social, and entertainment needs of each individual community's socio-demographic and economic profile and population base. For example, a number of focus group, stakeholder, and community meeting participants noted that for those communities with an existing older median age and median age that continues to increase and that generally lack access to online services or that have generally low broadband Internet subscription rates, there is a growing opportunity to develop and provide at-room program, resource, service, and even activity delivery and expand mobile library services through the development of a Bookmobile program. By offering expanded at-home services and mobile services such as a Bookmobile program, the Lyon County Library System and the individual branch libraries will be better able to provide programs, resources, services, and activities to Lyon County's growing population and to existing populations that are currently underserved.

Focus group, stakeholder, and community meeting participants also noted that there is a growing opportunity to improve the community engagement and outreach efforts of the Lyon County

Library System and the community engagement and outreach efforts of each of the individual branch libraries. While the availability of financial and non-financial resources, including staff expertise, time, and availability, will significantly impact the ability of the Library System and the individual branch libraries to expand and improve their community engagement and outreach efforts, increasing the number of jointly developed and provided programs, resources, services, and activities could significantly increase the overall visibility of the Library System and the overall visibility of each individual branch library. Increased engagement with local area Chambers of Commerce, individual public schools, non-profit and community-based organizations such as the Boys & Girls Club, other Lyon County departments and agencies, and with the City of Fernley and the City of Yerington were a few of the many ways in which focus group, stakeholder, and community meeting participants suggested that the Library System and the individual branch libraries could enhance their community engagement and outreach efforts. For example, it was suggested that the individual branch libraries provide services and host activities onsite at each of the individual senior centers that operate in Dayton, Fernley, Silver Springs, and Yerington. Even the Mayor of the City of Fernley offered to personally pay the cost of having the Fernley Branch Library advertise through the Fernley Chamber of Commerce's directly. Several of the individual Friends of the Library groups also suggested better utilizing each Friends of the Library group to expand the visibility of each individual branch library by engaging the each Friends of the Library group in the development and actual delivery of new programs, resources, services, and special event activities.

4.1.d Threats

Opportunities are generally defined as future characteristics of a community's or organization's external environment that, if they occur or materialize, could derail a community's or organization's ability to achieve stated community or organizational goals and objectives. For the Lyon County Library System and for each of the individual branch libraries, threats are future characteristics and possible events that might inhibit and curtail the ability of the Library System and the individual branch libraries to expand existing programs, resources, services, and activities in meaningful and beneficial ways.

Figure 4.4 presents a word cloud summarizing the results of the individual opportunities identified by the participants of the various focus group, stakeholder, and community meetings facilitated by University Center for Economic Development faculty between December 2021 and May 2022.

Chief among the specific external environmental threats identified focus group, stakeholder, and community meeting participants was the continued and ongoing threat that exists regarding the future sustainability of the Lyon County Library System's financial and non-financial resources and of the financial and non-financial resources of each individual branch library. As has already been illustrated as part of this community needs assessment, focus group, stakeholder, and community meeting participants routinely and frequently noted that the Lyon County Library System and the individual branch libraries have each had to 'make do and produce more with less' as a result of a growing disparity between the financial and non-financial resources that are made available to the Library System and the individual branch libraries and the increased demand for more programs, more resources, more services, and more activities that the

programs, resources, services, and activities provided by the various individual branch libraries and many of these existing patrons are part of at-risk population groups. If the provision of programs, resources, services, and activities provided by the individual branch libraries had to be reduced or possibly terminated, the positive relationship that each branch library has with its patrons and with each individual community would be significantly and negatively impacted.

The continued growth and the continued socio-demographic and economic differences of different population groups and between different communities across and throughout Lyon County was also identified as a potential threat that the Lyon County Library System and the individual branch libraries will have to contend with over the next several years. While continued population growth and community socio-demographic and economic differences was also identified as a potential opportunity, it is also a potential threat to the ability of the Library System and the individual branch libraries to keep up with an ever increasing level of demand for library programs, resources, services, and activities. Without a state mandate for library funding present in Nevada state law, the Library System and the individual branches are effectively ‘at the mercy of’ the public budgeting process. The ongoing economic and fiscal impacts of the COVID-19 global pandemic, including countywide reductions in sales and use tax revenue and, now, rising inflationary price pressures, is a direct threat to Library System financial and non-financial resources. Without more sustainability in the Library System’s financial resources and without a sizable year-over-year increase in additional financial resources, the Library System and the individual branch libraries might simply become unable to provide expanded library programs, resources, services, and activities to a growing countywide population that is now the third largest in the state of Nevada.

Furthermore, it is becoming increasingly difficult to ‘standardize’ library programs, resources, services, and activities across the entire county. The growing socio-demographic and economic characteristic differences between individual communities throughout Lyon County requires that each individual branch library better customize their own unique set of programs, resources, services, and activities in order to better meet the unique community-level needs and wants of community-based patrons and residents. However, increased specialization and tailoring of library programs, resources, services, and activities is significantly more costly than standardizing them across the entire county. The continued general increase in demand for library programs, resources, services, and activities across Lyon County and the increased need to specialize and tailor library programs, resources, services, and activities to meet individual community needs and wants will continue to place significant pressure and strain on the already limited financial and non-financial resources of the Lyon County Library System and of the individual branch libraries.

4.2 Identified Issues and Key Community Trends and Characteristics

For several of the individual focus group, stakeholder, and community meetings, meeting participants were asked to identify specific issues and key community trends and characteristics that might be of particular interest to the Lyon County Library System and to each of the individual branch libraries. Emerging community socio-demographic and economic characteristic trends were also included as part of this discussion and will be used to inform the

Generally, focus group, stakeholder, and community meeting participants noted that even prior to the economic impacts of the ongoing COVID-19 global pandemic, Lyon County and several of the county's individual communities were experiencing below statewide levels of general economic performance. For example, the estimated annual average civilian labor force unemployment rate between 2014 and 2019 for all of Lyon County was an estimated 11.2 percent compared to an estimated annual average civilian labor force unemployment rate for the entire state of Nevada of 8.8 percent between 2014 and 2019. The estimated annual average civilian labor force unemployment rate between 2014 and 2019 for the City of Fernley was an estimated 10.9 percent and an estimated 14.3 percent for the City of Yerington. The estimated annual average civilian labor force unemployment rate between 2014 and 2019 for the community of Silver Springs was an estimated 19.9 percent and the estimated annual average civilian labor force unemployment rate between 2014 and 2019 for the community of Stagecoach was an estimated 11.8 percent. Expanded vocational, job training, and even job placement programs, resources, and services were each identified by a number of focus group, stakeholder, and community meeting participants in response to ongoing and now emerging community characteristics. Post-pandemic, individual businesses and for-profit private sector firms are finding it increasingly difficult to find available workers to fill existing and new positions. Providing job placement services, and helping individuals develop their resumes and job interview skills, were additional areas in which focus group, stakeholder, and community meeting participants felt that the Lyon County Library System and the individual branch libraries could assist with as the county and individual communities continue to address the lingering economic impacts of the ongoing COVID-19 global pandemic.

In a broad sense, a number of focus group, stakeholder, and community meeting participants noted that, especially among young children and teens, there is a growing need to support their educational and social development through targeted library program, resource, service, and activity development and provision. Even prior to the pandemic, rates of social isolation among the county's youth, teen, and young adult populations had been increasing, a trend that has only increased over the course of the ongoing COVID-19 global pandemic. A number of focus group, stakeholder, and community meeting participants indicated their strong support for new programs, resources, services, and activities developed either independently by the Lyon County Library System and the individual branch libraries or in partnerships with other public sector agencies and/or various community-based non-profit organizations that would be designed to address this growing trend of social isolation and promote a healthier educational and social development goal.

Focus group, stakeholder, and community meeting participants suggested a number of specific programs, resources, services, and activities that could be developed and provided in order to advance this educational and social development goal including, but not limited to, additional Science, Technology, Engineering, Arts, and Mathematics (STEAM) programs and activities offered through the individual branch libraries, improved social and recreational spaces dedicated for youth, teen, and young adult populations at the individual branch libraries, and generally promoting the importance of reading to these youth, teen, and young adult populations. Over time, individual youth, teens, and young adults participating in these programs and activities could be transitioned into vocational and workforce development programs in order to

assist them with their workforce needs. Not only would this provide lifelong and longer term support for at-need population groups, but this focus could also create a new role of the Lyon County Library System in helping to retain a population group that has all too frequently left Lyon County for larger and more urban population centers once they are old enough to move out of the county on their own.

4.3 Desired Programs, Resources, Services, and Activities

Several focus group, stakeholder, and community meeting participants were asked to identify specific programs, resources, services, and activities that they personally would like to see the Lyon County Library System and the individual branch libraries develop. Figure 4.6 presents a word cloud of the specific desired library programs, resources, services, and activities as identified by focus group, stakeholder, and community meeting participants.

Figure 4.6 – Specific Desired Library Programs, Resources, Services, and Activities



In-terms of specific desired library programs, resources, services, and activities identified by focus group, stakeholder, and community meeting participants, a number of these specific programs, resource, services, and activities focused on improving the ability of individual population groups to access the library. A number of focus group, stakeholder, and community meeting participants noted that, as Lyon County's overall population continues to age, a growing number of existing library patrons are unable to access library programs, resources, services, and activities by themselves. Increased at-home service delivery and mobile services such as a Bookmobile will be needed to ensure that existing and future patrons are able to access the

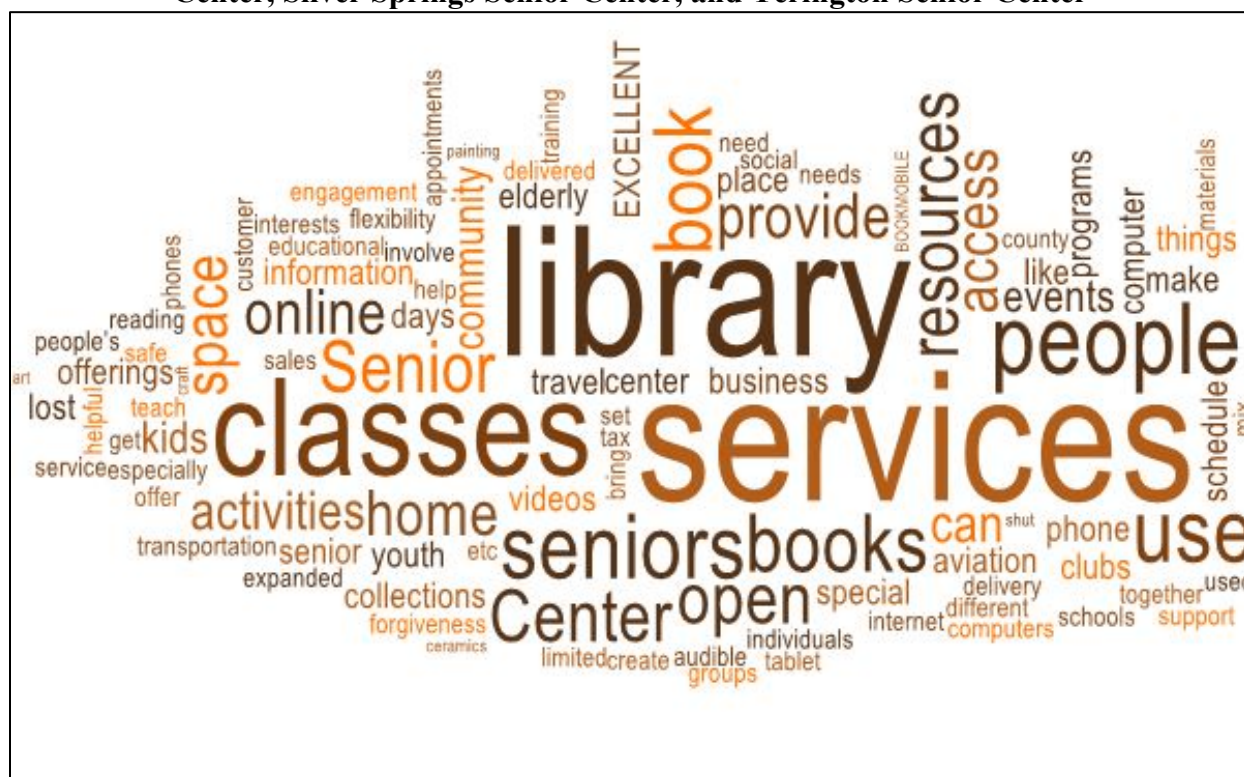
programs, resources, services, and activities that they currently and will in the future come to depend upon. A number of focus group, stakeholder, and community meeting participants noted that the Lyon County Library System and the individual branch libraries will need to further customize and develop specific programs, resources, services, and activities that serve the specific needs of specific patron groups. For younger patrons, including families with young children, teens, and young adults, additional summer reading programs, youth literacy programs, and engaging activities that support evolving educational needs are needed. For older patrons, especially patrons either approaching or already in their retirement years, classes on technology usage, arts and crafts activity sessions, and at-home delivery and mobile services are needed.

A number of focus group, stakeholder, and community meeting participants also suggested that the Library System and the individual branch libraries may also have to rethink the way in which programs, resources, services, and activities are delivered and how and where they are provided. Several focus group, stakeholder, and community meeting participants suggested extending the reach of individual branch libraries by developing and providing programs, resources, services, and activities ‘where’ targeted population and patron groups already area and where they tend to congregate. As certain population and patron groups face increasing mobility challenges, the Lyon County Library System and the individual branch libraries could better reach these target population and patron groups by developing a countywide Bookmobile and expanded at-home delivery services. These mobile services would expand the Library System’s ability and the ability of the individual branch libraries to provide programs, resources, services, and activities to a growing part of Lyon County’s population that cannot travel by themselves to a branch library or who do not have access to their own transportation. Developing programs, resources, services, and activities in partnership with organizations such as the Lyon County School District and Lyon County Senior Services and making these programs, resources, services, and activities available at local area public schools and the existing senior centers located throughout Lyon County would also significantly increase the reach of the Lyon County Library System and the reach of the individual branch libraries.

Given the unique needs of Lyon County’s senior citizen and older population, the specific desired library programs, resources, services, and activities of the focus group, stakeholder, and community meetings held at each one of the four senior centers located in Lyon County, in Dayton, Fernley, Silver Springs, and Yerington, are specifically examined as part of these community needs assessment. Figure 4.7 presents a word cloud of the specific desired library programs, resources, services, and activities as identified by participants of the community meetings held at the Dayton Senior Center, the Fernley Senior Center, the Silver Springs Senior Center, and the Yerington Senior Center in April 2022.

Meeting participants who participated in the community meetings held at the Dayton Senior Center, the Fernley Senior Center, the Silver Springs Senior Center, and the Yerington Senior Center in April 2022 outlined a number of specific programs, resources, services, and activities that they would like to see offered by the Lyon County Library System and the individual branch libraries. Increasing the overall amount of access to specific Library System and individual branch library programs, resources, services, and activities was among the most common desired want participants at each of the community meetings held at the individual senior centers identified. This want primarily focused on those services that are specifically designed to serve

senior citizens, retirees, and older individuals. Classes on technology usage, arts and crafting activities, general community information, expanded large print collections and books, and additional social and recreational activities were some of the specific programs, resources, services, and activities that participating senior citizens, retirees, and older individuals identified as primary needs and wants.



and older individuals are currently able to travel to and to develop a wider array of at-home and mobile service delivery options.

4.4 General Issues Regarding the Lyon County Library System and the Individual Branch Libraries

Several of the individual focus group, stakeholder, and community meetings provided an opportunity for meeting participants to provide general comments and to share their general thoughts and ideas on how the Lyon County Library System and the individual branch libraries could improve existing program, resource, service, and activity delivery and their overall relationship with the individual communities located throughout Lyon County. Figure 4.8 presents a word cloud of the various general issues and ideas shared by focus group, stakeholder, and community meeting participants.

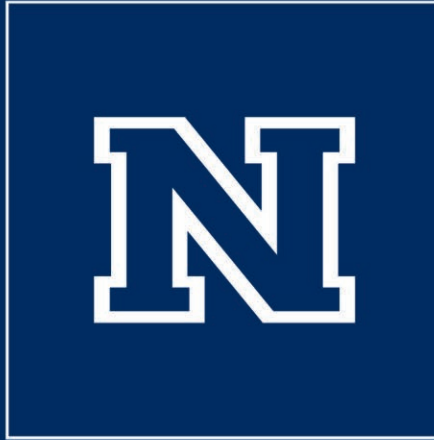
Figure 4.8 – General Issues and Ideas Provided by Focus Group, Stakeholder, and Community Meeting Participants



Many of the general issues and ideas provided by focus group, stakeholder, and community meeting participants were very similar to the specific issues, ideas, and suggestions that meeting participants identified during the various focus group, stakeholder, and community meetings held between December 2021 and May 2022. Meeting participants again highlighted the exceptional service that Lyon County Library System and individual branch library staff provide on a regular basis. Several meeting participants highlighted the Library System's exceptional leadership and

administrative team and the ability of the Library System’s leadership and administrative team and the staff of the individual branch libraries to maximize the efficient and effective use of increasingly scarce resources to provide needed and increasingly demanded programs, resources, services, and activities that serve entire communities and specific population and patron groups. Along with this general comment, meeting participants, including a number of individuals who are *not* part of the Lyon County Library System, expressed their concern regarding the sustainability of the Library System’s financial and non-financial resources. These individuals, who are *not* part of the Lyon County Library System, noted that further reductions in days and hours that the individual branch libraries are open, reductions in library staff, and the loss of needed and in-demand programs, resources, services, and activities would significantly and negatively affect large population groups throughout Lyon County.

Focus group, stakeholder, and community meeting participants generally agreed that the Lyon County Library System also needs to expand and improve their community engagement and outreach. Several of the individual branch libraries already offer a number of the specific programs, resources, services, and activities that focus group, stakeholder, and community meeting participants would like to see the Library System and the individual branch libraries develop. Instead of expending scarce resources on program, resource, service, and activity development for programs, resources, services, and activities that already exist, the Library System and the individual branch libraries should focus more on marketing and communication either independently and by itself or in partnership with other public sector agencies, specifically the Lyon County School District and Lyon County Senior Services as well as with the City of Fernley and the City of Dayton, with various private sector firms, and with various community-based non-profit organizations. A number of focus group, stakeholder, and community meeting participants suggested direct engagement with the various Chambers of Commerce that already operate throughout Lyon County and more direct engagement with both the Pyramid Lake Paiute Reservation, located in neighboring Washoe County, and with the Yerington Colony. Developing and providing more at-home delivery and mobile services, including the eventual development of a Bookmobile service, was noted by several focus group, stakeholder, and community meeting participants as a way of bringing the Library System’s vast collections to people with limited mobility challenges and as a way of creating a visible ‘moving billboard’ for the Library System’s existing set of programs, resources, services, and activities.



An Overview of the Lyon County Library System's Community Needs Assessment and Evaluation of the Existing Strategic Plan

City of Fernley, City Council

Wednesday, October 5, 2022

Overview of the Community Needs Assessment and Lyon County Library System Strategic Plan

- Evaluation of the Existing Five-Year Strategic Plan
 - Existing Five Year Strategic Plan Completed and Adopted in 2018, Covering FY 2019-20 through FY 2023-24
 - Completion of Four Annual Evaluations and Updates; Fourth Annual Evaluation Workshop held on June 24, 2022
 - Fourth Annual Update: UCED 2022/23-02, ***Annual Update No. 4 for the Strategic Plan for the Lyon County Library System for Fiscal Year 2020 through Fiscal Year 2024***
- Community Needs Assessment
 - Begun in October 2021
 - Assessment of Socio-Demographic, Economic, and Housing Conditions in Lyon County
 - Community Needs Assessment Survey
 - Individual Stakeholder and Community Meetings and Interviews
 - Completed Technical Report: UCED 2021/22-26, ***A 2022 Community Needs Assessment of Lyon County for the Lyon County Library Foundation and the Lyon County Library System***

Socio-Demographic, Economic, and Housing Highlights

City of Fernley, City of Yerington, Dayton CDP, Silver City CDP, Silver Springs CDP, Smith Valley CDP, Stagecoach CDP, Pyramid Lake Paiute Reservation, Yerington Colony, Lyon County, State of Nevada, United States 2014 to 2019						
Year	City of Fernley	City of Yerington	Dayton CDP	Silver City CDP	Silver Springs CDP	Smith Valley CDP
2014	38.7	45.3	38.8	43.7	48.0	46.7
2015	39.9	45.3	39.9	43.6	47.7	55.2
2016	40.0	48.2	40.0	47.0	51.3	53.9
2017	39.9	45.3	40.6	63.9	53.2	56.3
2018	40.0	38.9	41.0	66.0	53.3	61.9
2019	38.4	41.7	42.2	60.0	51.2	59.9
2014-2019 Actual Change	-0.3	-3.6	3.4	16.3	3.2	13.2
2014-2019 Percent Change	-0.8%	-7.9%	8.8%	37.3%	6.7%	28.3%
2014-2019 Annual Average	39.5	44.1	40.4	54.0	50.8	55.7
Year	Stagecoach CDP	Pyramid Lake Paiute Reservation	Yerington Colony	Lyon County	State of Nevada	United States
2014	53.0	30.8	41.5	42.6	36.9	37.4
2015	50.6	33.2	33.3	43.2	37.2	37.6
2016	50.9	33.9	30.1	43.7	37.5	37.7
2017	49.3	38.6	29.7	43.8	37.7	37.8
2018	50.2	35.7	31.1	44.1	37.9	37.9
2019	50.5	41.5	29.4	43.7	38.0	38.1
2014-2019 Actual Change	-2.5	10.7	-12.1	1.1	1.1	0.7
2014-2019 Percent Change	-4.7%	34.7%	-29.2%	2.6%	3.0%	1.9%
2014-2019 Annual Average	50.8	35.6	32.5	43.5	37.5	37.8
						Page 217 of 339

Percentage of Individuals Whose Income in the Past 12 Months is Below the Poverty Level, 18 Years and Over
 City of Fernley, City of Yerington, Dayton CDP, Silver City CDP, Silver Springs CDP, Smith Valley CDP, Stagecoach
 CDP, Pyramid Lake Paiute Reservation, Yerington Colony, Lyon County, State of Nevada, United States
 2014 to 2019

Year	City of Fernley	City of Yerington	Dayton CDP	Silver City CDP	Silver Springs CDP	Smith Valley CDP
2014	11.1%	13.9%	13.6%	56.9%	19.8%	14.8%
2015	11.2%	17.3%	18.2%	55.8%	21.2%	10.0%
2016	12.2%	13.7%	14.2%	55.0%	16.2%	7.0%
2017	10.6%	13.7%	13.9%	11.3%	14.9%	5.8%
2018	9.0%	16.8%	10.8%	21.2%	16.2%	5.9%
2019	8.6%	18.1%	9.2%	19.7%	15.0%	3.0%
2014-2019 Actual Change	-2.5%	4.2%	-4.4%	-37.2%	-4.8%	-11.8%
2014-2019 Percent Change	-22.5%	30.2%	-32.4%	-65.4%	-24.2%	-79.7%
2014-2019 Annual Average	10.5%	15.6%	13.3%	36.7%	17.2%	7.8%
Year	Stagecoach CDP	Pyramid Lake Paiute Reservation	Yerington Colony	Lyon County	State of Nevada	United States
2014	15.0%	25.7%	36.5%	13.9%	13.4%	13.6%
2015	13.2%	26.5%	48.1%	14.9%	13.4%	13.5%
2016	14.8%	23.3%	39.1%	13.7%	13.0%	13.3%
2017	12.6%	21.6%	49.4%	12.4%	12.4%	12.9%
2018	10.7%	19.9%	37.2%	11.0%	12.0%	12.4%
2019	11.2%	17.0%	37.1%	10.3%	11.6%	11.9%
2014-2019 Actual Change	-3.8%	-8.7%	0.6%	-3.6%	-1.8%	-1.7%
2014-2019 Percent Change	-25.3%	-33.9%	1.6%	-25.9%	-13.4%	-12.5%
2014-2019 Annual Average	12.9%	22.3%	41.2%	12.7%	12.6%	Page 1239 of 339

Results of the Fourth Annual Update and Evaluation of the Current Five-Year Strategic Plan for the Lyon County Library System

Core Values, Mission, and Vision from the Current Five-Year Strategic Plan

Core Values

Integrity, Service, Commitment, Respectfulness, Creativity, and Professionalism

*Unifying Theme: **FLEXIBILITY***

Mission

It is the mission of the Lyon County Library System to provide free access to information resources, to develop, deliver and maintain programs, and to positively impact the lives of our community members.

Vision

Over the next five years, the Lyon County Library System will become the place to go to for informational, educational, training, and entertainment services and programs that are of value to our community.

Priority Goals for Year Five of Implementation

- 2022 Priority Goal No. 1 for Year 5** (2021 Priority Goal No. 1 for Year 4): Increase overall full-time positions at each of the individual branch libraries, including the creation of new full-time positions and the reclassification of existing part-time positions as full-time positions with applicable levels of benefits.
- 2022 Priority Goal No. 1a** (2021 Priority Goal No. 1a for Year 4): Have six branch managers, for each of the Library System's community branches and the eventual Bookmobile.
- 2022 Priority Goal No. 1b** (2021 Priority Goal No. 1b for Year 4): Increase current staff working hours from part-time (10-29 hours per week) to full-time (30-40 hours per week) at all branches.

Priority Goals for Year Five of Implementation

2022 Priority Goal No. 2 for Year 5 (2021 Priority Goal No. 4 for Year 4): In order to expand the Lyon County Library System's overall outreach and engagement efforts and to increase overall patron use of the Library System's resource, programs, and services, the Lyon County Library System will continue to pursue the development of a fully operational Bookmobile, with maintenance plan, offered five days a week with one dedicated full-time employee.

2022 Priority Goal No. 2a (Element of 2021 Priority Goal No. 4 for Year 4): Identify and pursue additional outreach and engagement efforts both internally and in partnership with identified external stakeholders including other public sector agencies, private sector firms, and community-based and non-profit organizations in specific program, resource, and service topic and focus areas.

2022 Priority Goal No. 2b (Element of 2021 Priority Goal No. 4 for Year 4): Pursue the development of fully operational Bookmobile, with maintenance plan, offered five days a week with one (possibly two) dedicated full-time employee. Simultaneously explore short-term alternatives to a fully operational Bookmobile that could expand and improve program, resource, and service delivery efforts.

Priority Goals for Year Five of Implementation

2022 Priority Goal No. 3 for Year 5 (2021 Priority Goal No. 3 for Year 4): Over the next year, the Lyon County Library System will continue to identify and provide needed education and professional development training opportunities to Lyon County Library System staff pending the availability of required resources.

2022 Priority Goal No. 4 for Year 5 (2021 Priority Goal No. 2 for Year 4): The Lyon County Library System and the individual branch libraries will develop and implement new vocational training and job search and placement services in partnership with other organizations and agencies in order to leverage the use of existing Lyon County Library System and individual branch library space, facilities, equipment, and materials.

2022 Priority Goal No. 5 for Year 5 (2021 Priority Goal No. 5 for Year 4): Over the next year, the Lyon County Library System and the individual branch libraries will continue to identify, plan and start needed infrastructure and capital improvement projects for each of the individual branch libraries.

Results of the Community Needs Assessment

Primary Findings and Conclusions from the Community Needs Assessment

Six Primary Findings and Conclusions:

- A growing population in Lyon County has led to increased demand for Lyon County Library System programs, resources, services, and resources.
- Different population and patron groups located in different communities throughout Lyon County is creating demand for different types of library programs, resources, services, and activities.
- Sustainable resource availability, including financial and non-financial resources, limit the ability of the Lyon County Library System and the individual branch libraries to meet growing levels of demand for various library programs, resources, services, and activities.
- Existing users and patrons of the Lyon County Library System and the individual branch libraries are highly satisfied with the programs, resources, services, and activities available through the branch libraries and with Library System leadership, management, and staff.
- The Lyon County Library System and the individual branch libraries should focus on increased community engagement, marketing, and communication.
- Improvement in the overall accessibility of library programs, resources, services, and activities is needed.



An Overview of the Lyon County Library System's Community Needs Assessment and Evaluation of the Existing Strategic Plan

Wednesday, October 5, 2022



CITY OF FERNLEY

City Council AGENDA REPORT

Meeting Date: October 5, 2022

REPORT TO: Mayor and City Council

REPORT FROM: Shay League

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

ACTION REQUESTED: Ordinance
Motion

AGENDA ITEM: (For Possible Action):

(For possible action) First Reading, Introduction of Bill # 314 (ZMA22007) Consideration and possible action to introduce Bill # 314 as an ordinance for a Zoning Map Amendment request for a site ± 8.63 acres at approximately 610 Desert Shadows Lane (APN: 021-541-56) from SF20 (Residential - Single-Family, 20,000 square foot minimum lot size) to SF12 (Residential - Single-Family, 12,000 square foot minimum lot size) by request of RC Herrera.

AGENDA ITEM BRIEF:

Consideration and possible action to introduce Bill # 314 as an ordinance for a Zoning Map Amendment request for a site ± 8.63 acres at approximately 610 Desert Shadows Lane (APN: 021-541-56) from SF20 (Residential - Single-Family, 20,000 square foot minimum lot size) to SF12 (Residential - Single-Family, 12,000 square foot minimum lot size) by request of RC Herrera.

RECOMMENDED MOTION:

Read the bill by title and schedule 2nd reading, public hearing, and possible adoption of Bill # 314 for the regularly scheduled meeting on October 19, 2022.

Recommended Motion Language: "I move to introduce Bill # 314 and set the public hearing for the October 19, 2022, City Council meeting."

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:

The ±8.63-acre parcel is located at approximately 610 Desert Shadows Lane. This proposed project site is on vacant land with utilities adjacent to the property. There is currently a single-family detached subdivision to the west that contains a mix of 9,000 and 12,000 square foot lots. Desert Shadows Lane, located along the southern boundary, is paved, and will provide access into the site.

RELEVANT LAWS, STATUTES, AND REGULATIONS:

- Nevada Revised Statutes, Chapter 278 - Planning and Zoning
- Fernley Municipal Code, Title 32 - Development Code
- City of Fernley Development Code:
 - Section 32.03.040 - Annexation, comprehensive master plan, and zoning applications
 - Section 32.06.070 - Residential - Single-family (SF20, SF12, SF9, SF6)

FINANCIAL IMPLICATIONS:

N/A

ATTACHMENTS:

1. Bill # 314 – ZMA22007
2. Vicinity Map
3. Existing & Proposed Zoning Map

PROJECT SUMMARY

CASE NUMBER(S):	• ZMA22007
REQUESTED ACTION(S):	• Zoning Map Amendment
PROPERTY OWNER(s):	• Robert C Herrera Inc.
APPLICANT:	• RC Herrera
LOCATION:	• 610 Desert Shadows Lane (APN: 021-541-56)
SITE SIZE:	• ±8.63-acres
EXISTING ZONING:	• SF20 (Single-Family, 20,000 square foot lot minimum)
PROPOSED ZONING	• SF12 (Single-Family, 12,000 square foot lot minimum)
EXISTING LAND USE:	• Single-Family Residential (SFR)
PROPOSED LAND USE:	• Single-Family Residential (SFR)
WARD INFORMATION:	• Ward 2 – Councilmember Zoberski

*** A PUBLIC HEARING IS REQUIRED**

ANALYSIS

The subject parcel has a Comprehensive Master Plan (Master Plan) designation of Single Family Residential (SFR) and a zoning designation of Single-Family 20,000 square foot lot (SF20). The Master Plan designation of SFR allows a density ranging from 2-7 dwelling units per acre and would allow for the proposed SF12 as a compatible zoning designation. The proposed SF12 zoning would conform with the existing zoning to the west and would remain compatible with the other surrounding zoning designations.

The proposed zoning map amendment supports a concurrent tentative map request for twenty-three (23) ±12,000 square foot minimum lots. The proposed tentative map would produce a density of approximately ±2.66 dwelling units per acre, falling below the maximum allowable density for S12 zoning and providing an appropriate density for compatibility with surrounding development. This tentative map will include infrastructure improvements such as water and sewer utilities as well as street improvements that support the goals of the City of Fernley Comprehensive Master Plan.

The current request is to develop a 23-lot single family residential development on the project site. Pending the proposed zoning map amendment, the regulatory zoning within the project site includes Single-Family 12,000 square foot lots (SF12) allowing for a maximum of 31 dwelling units. There are no existing structures on the site. Proposed improvements include site access, drainage and grading improvements, and the extension of utilities including water, sewer and electric to the new lots.

As the proposed development will be adjacent to an existing subdivision to the west, adjacency standards would apply to the western boundary. Existing lot sizes adjacent to the west project boundary are 12,000 square feet, which the proposed zoning map amendment and tentative map are matching; therefore, there would be no further adjacency mitigation required. The north and eastern project boundaries are largely undeveloped and would not be subject to adjacency standards. Furthermore, the property to the east is separated vertically by a natural slope. To the south is an existing church.

FINDINGS

Zoning Map Amendment

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

1. SFR (Single Family Residential)

The proposed development is located within an area designated as Single Family Residential (SFR) within the city's Comprehensive Master Plan. The description of the Single-Family Residential land use states that the equivalent zoning districts are SF6 (Single Family, 6,000 sq. ft. minimum lot size), SF9 (Single Family, 9,000 sq. ft. minimum lot size), SF12 (Single Family, 12,000 sq. ft. minimum lot size), and SF20, (Single Family, 20,000 sq. ft. minimum lot size). Per the Comprehensive Master Plan document, Single Family Residential focuses on single-family detached residences, along with parks, open spaces, and religious institutions. Lot sizes generally vary within subdivisions but are always above the minimum level depending on the zoning code.

The Comprehensive Master Plan also goes on to state that Municipal services are required in Single Family Residential designations, that they be buffered from adjacent roadways and differing uses, and that residences be sited to offer privacy to the occupants of these areas, while providing connectivity and ease of access to surrounding areas. The Single-Family Residential land use consists of primarily single family detached homes with varies lot sizes. The maximum density associated with the SF9 zoning classification is 4 dwelling units per acre.

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

Population, housing & Employment

HP.1.1 Enhance Fernley's vitality as a community by providing a variety of housing types, density and costs that accommodate the needs, desires and financial abilities of the current and future households.

HP.1.1.1 Encourage higher densities in the downtown core and as part of master planned communities that also provide a mixture of job-generating and commercial land uses within the overall development.

HP.1.1.2 Encourage large-scale housing development that incorporates efficient land use techniques and creates a distinct sense of place and neighborhood diversity.

HP.1.1.3 Encourage the development of live-work master planned communities.

HP.1.1.4 Encourage the efficient use of land and existing infrastructure by focusing on achieving good design in new housing or redeveloped housing on either vacant land, infill parcels and/or under-developed parcels.

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.

HP.1.2.1 Foster flexibility in the division of land and the siting of buildings and other improvements to reduce new development's impact on environmentally sensitive areas.

HP.1.2.2 Use resource efficient technologies and materials in housing construction that increase the useful life of new and existing housing.

Land Use

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

- LU.1.1.1 Require new development to provide its proportionate share of improvements to avoid a degradation of services for existing residents. This requirement will be applied regardless of project size in order to avoid incremental erosion of services and facilities.
- LU.1.1.2 Encourage development of vacant or underutilized lands within the community core where adequate infrastructure and facilities currently exists.
- LU.1.1.3 Require new development to provide certified, stamped studies demonstrating the impact proposed development will have on existing infrastructure and to provide improvements and/or funding in lieu of improvements in proportion to the impacts of the proposed projects on the city's roadway, sewer and water systems.
- LU.1.2 Encourage new development to be in accordance with the Comprehensive Master Plan land use category, and other land use controls to accomplish community principles.**
 - LU.1.2.1 Consistently monitor development applications that intend to utilize the underlying zoning. Modify the Fernley Development Code as necessary to ensure compatible development that reflects the community goals envisioned in the Comprehensive Master Plan.

The proposed zoning of SF12 is allowed within the subject parcels' Master Plan designation of SFR. The proposed change from SF20 to SF12 will maintain conformance with the Master Plan and is consistent with the existing neighborhood to the west. See the below excerpts and comments from the Master Plan demonstrating the alignment of the goals and policies to this zoning map amendment request.

Z2. Consistent with the surrounding land uses.

SURROUNDING LAND USES AND ZONINGS (OF PROJECT SITE)		
Direction	Land Use	Zoning
North	Single Family Residential	SF20
South	Single Family Residential	SF20
East	Single Family Residential	SF20
West	Single Family Residential	SF9 & SF12

The subject parcel is located immediately adjacent to SF12 zoning to the west, which is developed with residential lots at the same density as what is proposed in this application. Further west, on the other side of Highway 50, another larger housing development with similar sized lots was also recently developed. The proposed zoning map amendment will facilitate the addition of housing at the same density as what exists in the area and addresses the growing need for housing options in Fernley. It is consistent with the master plan designation and fulfills goals and policies for future growth in the community.

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

Public notice was given, and a public hearing was scheduled per the provisions outlined in the City's Municipal Code and Nevada Revised Statutes.

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

BILL # 314
CITY OF FERNLEY
ORDINANCE # _____

A GENERAL ORDINANCE FOR A ZONING MAP AMENDMENT, ASSOCIATED WITH ZMA22007, TO CHANGE THE ZONING FROM SF20 (RESIDENTIAL – SINGLE-FAMILY, 20,000 SQUARE FEET) TO SF12 (RESIDENTIAL – SINGLE-FAMILY, 12,000 SQUARE FEET) ON A SITE ±8.63-ACRES AND LOCATED AT APPROXIMATELY 610 DESERT SHADOWS LANE IN FERNLEY, NV (APN: 021-541-56) 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”, 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 SF20 (residential single-family – 20,000 square feet) to SF12 (residential single-family – 12,000 square feet), on a site approximately ±8.63-acres in size and located at approximately 610 Desert Shadows Lane in Fernley, Nevada (APN: 021-541-56).

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 # 314 BEING HEREBY PROPOSED on this 5th day of October 2022.

BILL # 314 BEING HEREBY PASSED, APPROVED and ADOPTED this 19th day of October 2022, by the following vote of the Council:

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

FERNLEY CITY COUNCIL

By: _____
Roy Edgington, Mayor

Date: _____

Attest By: _____
Kim Swanson, City Clerk

Date: _____

LEGAL DESCRIPTION

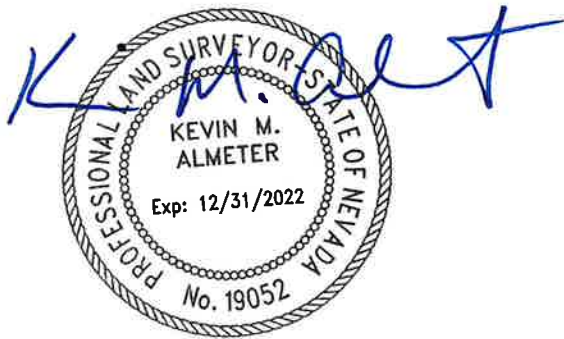
All that certain real property situate within a portion of the Northeast One-Quarter (NE 1/4) of the Northwest One-Quarter (NW 1/4) of Section Twenty-Five (25), Township Twenty (20) North, Range Twenty-Five (25) East, Mount Diablo Meridian, City of Fernley, County of Lyon, State of Nevada, being more particularly described as follows:

BEING Parcel 1-C (Adjusted) per the Record of Survey in Support of a Boundary Line Adjustment for "The Superstition Trust and Judy Gearhart", recorded as File No. 422106, on March 7, 2008, filed in the Official Records of Lyon County, Nevada;

EXCEPTING THEREFROM that portion of Desert Shadows Lane conveyed to the City of Fernley as Dedication Area 1 per the Deed of Dedication recorded as Document No. 457515, on April 13, 2010, filed in the Official Records of Lyon County, Nevada;

APNs: 021-541-56

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

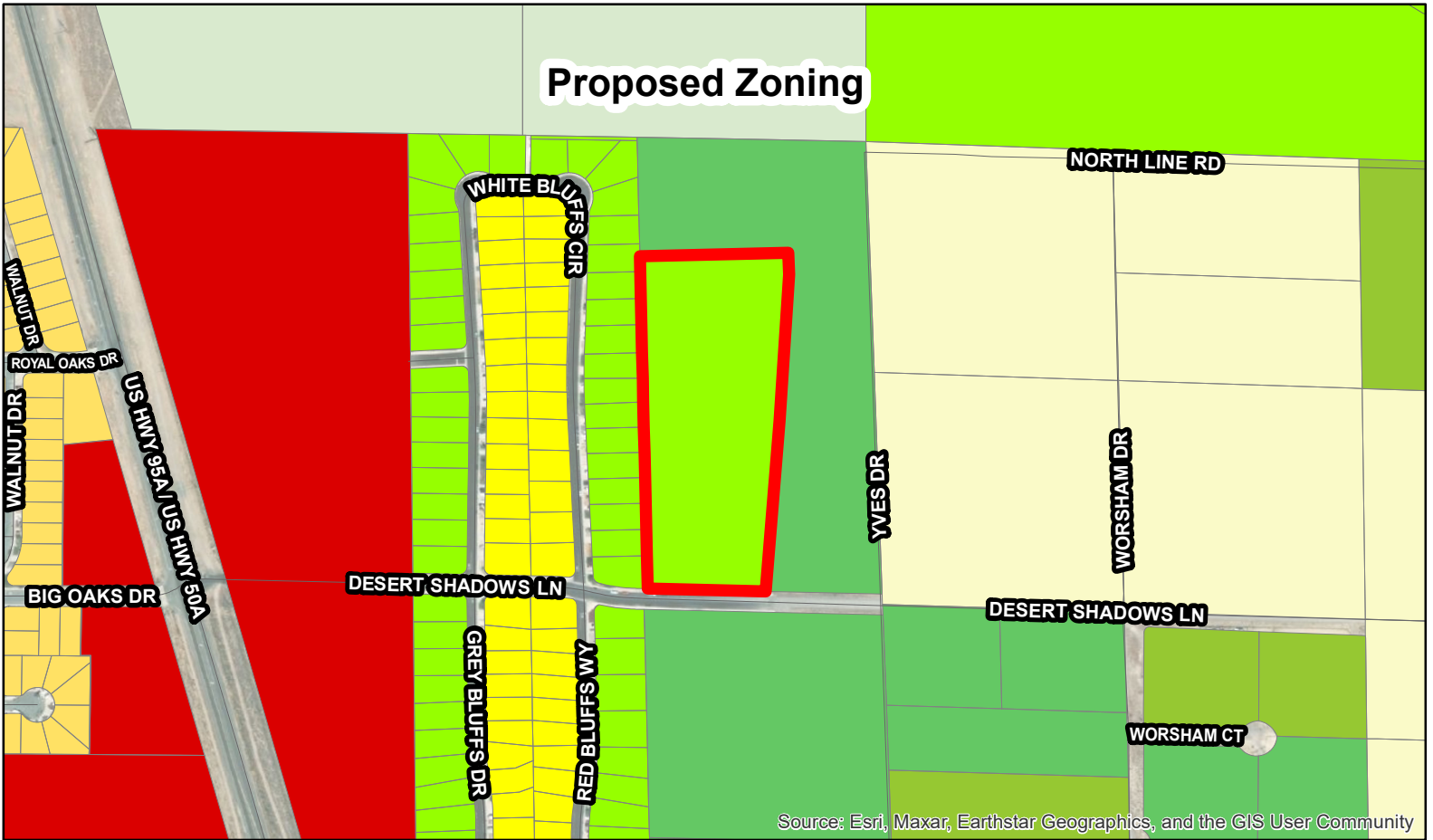
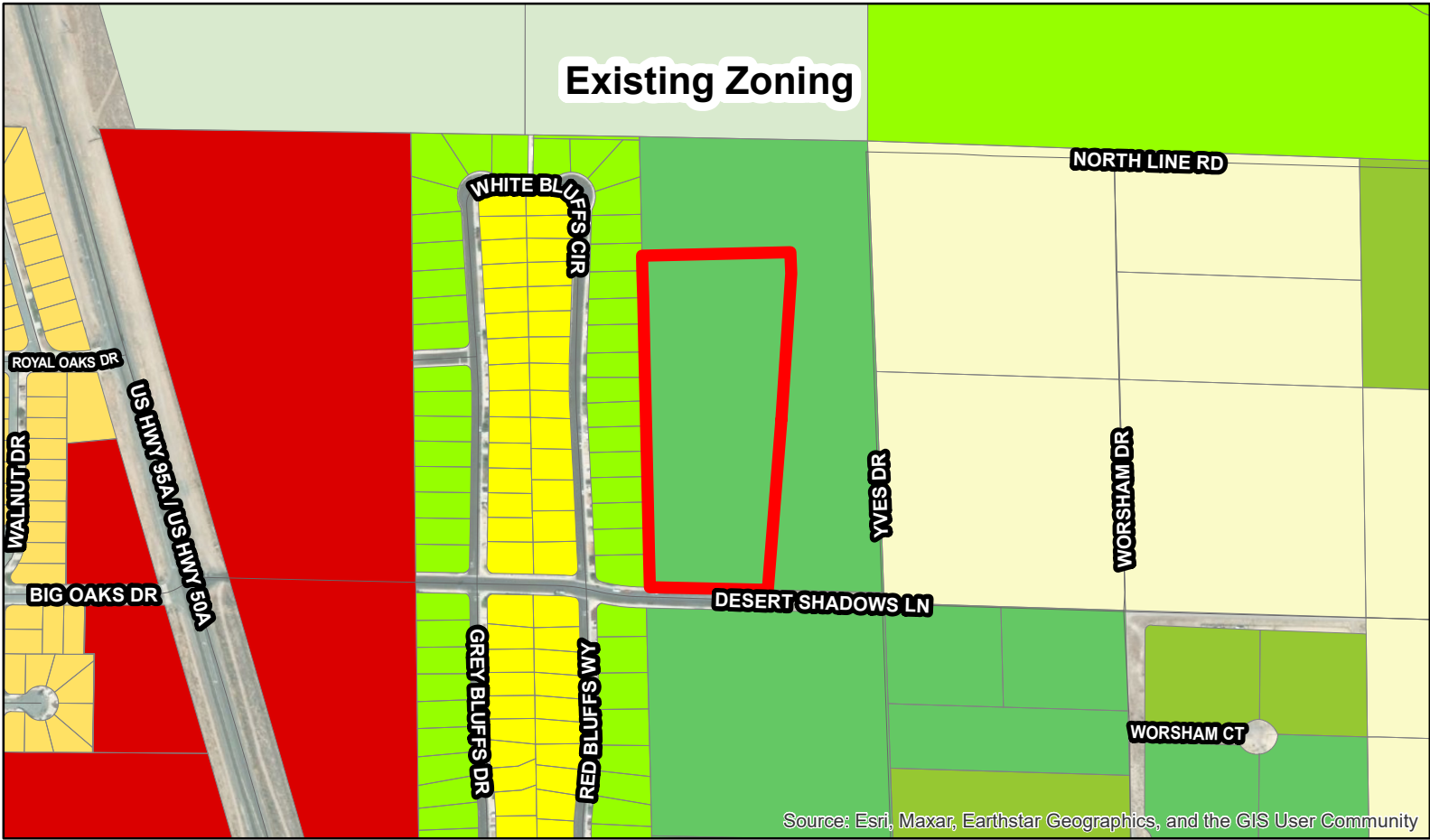


6-1-22

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

Vicinity Map





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



Project Site	GR20	RR½	SF9	MF21	C1	EC	PF
	RR5	SF20	SF6	MF30	C2	I	OSP
	RR1	SF12	MDR14	MU	TC	PD	Split Zoning



CITY OF FERNLEY

City Council AGENDA REPORT

Meeting Date: October 5, 2022

REPORT TO: Mayor and City Council

REPORT FROM: Shay League

FINANCIAL IMPACT:

Yes: No: X

CURRENTLY BUDGETED:

Yes: No: X

FUND/ACCOUNT:

N/A

ACTION REQUESTED: Resolution
Motion

AGENDA ITEM: (For Possible Action):

Public Hearing, Resolution #22-018 (MPA22003)

Consideration and possible action on Resolution #22-018 as a resolution for a comprehensive master plan amendment request to change the land use designation of a ±15.5-acre portion of parcel APN: 021-341-18, generally located north of Farm District Road at the intersection of Clearwater Parkway, from Single Family Residential (SFR) to Mixed Residential (MR).

AGENDA ITEM BRIEF:

The request includes a Master Plan Amendment to change the land use on a ±15.5-acre portion of the project site from Single Family Residential (SFR) to MR (Mixed Residential). In a separate application, the applicant also hopes to rezone this portion of the project site from RR1 (Rural Residential, 1 acre minimum) to MDR14 (Medium Density Residential, 14 dwelling units per acre) and the remaining ±68.4-acre portion of the project site from RR1 to SF6 (Single Family Residential, 6,000 square foot minimum).

RECOMMENDED MOTION:

Possible path to approval

"I move to refer the comprehensive master plan amendment associated with MPA22003 back to the Planning Commission for a report on their findings."

BUSINESS IMPACT (per NRS Chapter 237):

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

See attached report for background, analysis, alternatives.

ALTERNATIVES:

Denial

"Based on information received in written materials and at the public hearings on this matter, I move to deny certification of the Resolution #22-018 for a comprehensive master plan amendment associated with MPA22002. I have determined the proposed changes may be detrimental to the public's health, safety, and general welfare, and am unable to make the following required comprehensive master plan amendment findings:

I am unable to make the finding(s) _____ as it relates to _____.

Therefore, I cannot certify the comprehensive master plan amendment Resolution #22-018".

** NOTE: Though further motion language has not been provided, all other motions acceptable under City Council parliamentary procedure (except approval) are possible.*

BACKGROUND:

At the September 14, 2022 Planning Commission meeting, Commissioners voted to support this comprehensive master plan amendment 3 - 2 (the final 2 Commissioners were absent). Because Nevada Revised Statute 278.200 requires that the adoption of a master plan or an amendment to the master plan "be by resolution of the commission carried by the affirmative votes of not less than two-thirds of the total membership of the commission", this motion failed on a technicality. Given the current makeup of the City of Fernley Planning Commission, the adoption by the Commission of a comprehensive master plan amendment requires 5 affirmative votes. Should City Council wish to make a change to the comprehensive master plan amendment as adopted by the Planning Commission, they must refer back to the Planning Commission for a report on their amendment findings. Should the Planning Commission choose not to report within 40 days of Council referring the item back to them, it will be considered to be an approval of the comprehensive master plan amendment as proposed by the applicant.

The applicant has also filed a Zoning Map Amendment (ZMA22008) and Development Agreement (DA22003). The Zoning Map Amendment was recommended 3-2 (with 2 absent) by the Planning Commission on September 14, 2022 and the Development Agreement is still undergoing staff review and pending review by the Planning Commission.

The Clements Ranch Property, APN: 021-341-18 (±83.9 acres) is located north of Farm District Road, between Bridle Path Way and Red Rock Road (please see Vicinity Map). The property is currently vacant except for the old ranching houses. The subject parcel is currently used for agricultural purposes, which the Clements family has operated for the past 60+ years. According to the Clements Family (the applicant), farming in the valley is no longer a viable long-term option. As much as they regret the necessity, they also noted it is the right time to surrender to the inevitable and begin the process to plan for the next use as Fernley continues to grow. More specifically, the Clements Family has noted several challenges that have ultimately led to this decision, with the more prominent issues being the fact that the family is starting to age out of the agriculture business with no additional family members wanting to take over, coupled with the challenge of continued restrictions on irrigation as growth has continued over the years (reduction from irrigating 6 to 7 times per year to the current 2). Adding to the irrigation challenges is the planned closure of the canal next year. The regulations on irrigation, as well as the continued cost to operate the ranch, have created a situation where using the land for agricultural purposes is no longer a viable option.

The Clements Family intends on submitting an application to create a master-planned community that can serve

Fernley for many generations. Multiple zoning designations that lend themselves to workforce housing will provide the opportunity for more Fernley families to live and work in the same location. Offering different levels of density within the same community gives new working-class families the chance to buy their first home with an opportunity to move to a larger home as time goes on while staying in the same area. This type of development is something that does not currently exist in the east Fernley area.

RELEVANT LAWS, STATUTES, AND REGULATIONS:

Fernley Municipal Code Title 32

Nevada Revised Statutes Chapter 278

City of Fernley Development Code, Section 32.03.040 - Annexation, comprehensive master plan, and zoning applications.

FINANCIAL IMPLICATIONS:

N/A

ATTACHMENTS:

1. Vicinity Map
2. Existing Master Plan
3. Proposed Master Plan
4. Resolution # 22-018

PROJECT SUMMARY

CASE NUMBER:	• MPA22003
REQUESTED ACTION(S):	• Master Plan Amendment
PROPERTY OWNER(s):	• Clements Ranching, LLC
APPLICANT:	• Holy Wolf
LOCATION:	• Generally located north of Farm District Road at the intersection of Clearwater Parkway (APN: 021-341-18)
SITE SIZE:	• ±83.9-acres (±15.5-acres requested for a master plan amendment)
EXISTING ZONING:	• RR1 – Rural Residential, 1-acre minimum lot size
PROPOSED ZONING	• SF6 (Residential – Single-Family, 6,000 square foot lot minimum) and MDR14 (Residential – Medium Density Residential, 14 dwelling units per acre maximum)
EXISTING LAND USE:	• Single-Family Residential (SFR)
PROPOSED LAND USE:	• Single-Family Residential (SFR) and Mixed Residential (MR)
WARD INFORMATION:	• Ward 5 – Councilmember McKay

*** A PUBLIC HEARING IS REQUIRED**

ANALYSIS

The Master Plan land use designation for the subject property is Single-Family Residential (SFR), which allows single-family zoning, including the requested SF6 zoning for ±68.4 acres of the parcel. The current RR1 zoning is not a compatible zoning designation under the SFR land use designation. The requested ±15.5 acres of MDR14 zoning requires a Master Plan Amendment to Mixed Residential (MR) to support the proposed zoning.

According to the applicant, the Zoning Map Amendment and Master Plan Amendment requests are necessary to allow for the future development of the property to help fulfill the current and future anticipated housing demand in Fernley as a result of continued employment growth in the surrounding area. The proposed Master Plan and Zoning Map Amendments would allow for a mix of single-family detached lots and a small portion set aside for single-family attached lots to create diversity in the housing type mix to address the “missing middle” product type.

The City of Fernley Code of Ordinances Section 32.06.070 outlines development standards for Single-family Residential Districts (SF20, SF12, SF9, and SF6). This code section would require future projects to provide buffering, lot matching or transition of density when adjacent to existing residential properties.

Section 32.06.080 of the City of Fernley Code outlines development standards for Multiple Family Residential districts (MDR14, MF21, and MF30). Multi-family districts are intended primarily for higher density residential uses, mixed use centers, and single family attached uses (i.e. triplex/townhomes/duplex). The proposed ±15.5 acres of MDR14 is situated in the northern portion of the parcel and is buffered from existing residential properties through the proposed SF6 zoning, and is directly adjacent to an existing commercially zoned property along U.S. Hwy 50A. This use is appropriate in this location to promote adequate density transition while offering a higher density to help support the existing commercial zoning.

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 the Master Plan Amendment will help to diversify Fernley's housing products.

FINDINGS

Master Plan Amendment

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

Relationship to the Master Plan

1. Mixed Residential (MR)

The proposed development is located within an area designated as Mixed Residential (MR) in the city's Comprehensive Master Plan. The description of the Mixed Residential land use states the equivalent zoning districts are MDR14 (Medium Density Residential, 7-14 du/ac). Per the Comprehensive Master Plan document, Mixed Residential focuses on Single family detached, small-lot single family detached, single family attached, triplexes, townhomes, condos, manufactured/mobile home parks. Other uses such as lower density multifamily buildings may be permitted by discretionary entitlement. Planned Development (PD) zoning may be applied to the area designated Mixed Residential for entitlement and construction.

The Comprehensive Master Plan goes on to state that Mixed Residential areas are typically located in areas within walking distance to services and amenities. One-fourth (¼) of a mile is usually considered an acceptable walking distance. The Mixed Residential land use is intended to preserve and create a wide range of low-to-medium density housing types. The maximum number of dwelling units that may be located in this district is fourteen (14) units per one (1) acre. Developers are encouraged to integrate a range of housing product types into proposed projects. Municipal services are required for new development within the Mixed Residential land use designation.

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

Population, housing & Employment

HP.1.1 Enhance Fernley's vitality as a community by providing a variety of housing types, density and costs that accommodate the needs, desires and financial abilities of the current and future households.

HP.1.1.1 Encourage higher densities in the downtown core and as part of master planned communities that also provide a mixture of job-generating and commercial land uses within the overall development.

HP.1.1.2 Encourage large-scale housing development that incorporates efficient land use techniques and creates a distinct sense of place and neighborhood diversity.

HP.1.1.3 Encourage the development of live-work master planned communities.

HP.1.1.4 Encourage the efficient use of land and existing infrastructure by focusing on achieving good design in new housing or redeveloped housing on either vacant land, infill parcels and/or under-developed parcels.

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.

HP.1.2.1 Foster flexibility in the division of land and the siting of buildings and other improvements to reduce new development's impact on environmentally sensitive areas.

HP.1.2.2 Use resource efficient technologies and materials in housing construction that increase the useful life of new and existing housing.

HP.1.3 Strive for viable mixed income neighborhoods throughout Fernley that collectively reflect the diversity of housing types and tenure (rental and ownership).

- HP.1.3.1 Encourage a distribution of household incomes throughout the various planning areas.
- HP.1.3.2 Promote planned unit developments that include a mix of housing types.
- HP.1.6 Provide a spectrum of high quality housing to meet the City's need.**
- HP.1.6.1 Create flexible zoning policies to allow accessory dwellings and multi-family units for low-income families.
- HP.1.6.2 Pursue the elimination of overcrowded, unsafe and unsanitary living conditions through code enforcement violations.
- HP.1.6.3 Consider the cumulative impact of regulations on the ability of housing developers to meet current and future housing demand.

Land Use

- LU.1.1 Encourage and plan for new development in areas where adequate public services and facilities can be provided efficiently.**
- LU.1.1.1 Require new development to provide its proportionate share of improvements to avoid a degradation of services for existing residents. This requirement will be applied regardless of project size in order to avoid incremental erosion of services and facilities.
- LU.1.1.2 Encourage development of vacant or underutilized lands within the community core where adequate infrastructure and facilities currently exists.
- LU.1.1.3 Require new development to provide certified, stamped studies demonstrating the impact proposed development will have on existing infrastructure and to provide improvements and/or funding in lieu of improvements in proportion to the impacts of the proposed projects on the city's roadway, sewer and water systems.

LU.1.5 Promote infill development.

- LU.1.5.1 Encourage the intensification of land use in the existing community core.
- LU.1.5.2 Complete the downtown historic district area plan and development standards, which may involve intensification of land use.
- LU.1.5.3 Development on the perimeter of Fernley is appropriate only where orderly extension of existing public services and facilities can occur.
- LU.1.5.4 Adopt development regulations that recognize the relationship between land use timing and the provision of services and facilities.

The proposed development provides a variety of housing densities, lot sizes, and cost options. Single-family attached options in the northern portion of the parcel will offer townhomes, duplexes, or triplexes, and the remainder of the site will be developed with single-family detached lots at 6,000 square feet, 15,000 square feet, and ½ acre lot sizes. This will offer a variety of sizes and housing cost options to the area, addressing the growing need for housing in Fernley.

The subject parcels are within an area near existing infrastructure and close to US 50, which is an area of Fernley proposed for redevelopment. Main sewer and water infrastructure are available adjacent to the subject site north of the parcel and within Red Rock Rd. The subject parcel is surrounded by existing development with a future commercial center located to the north. The proposed MR would provide workforce housing opportunities for the adjacent employment center (Victory Logistics) while also providing higher density to support the future commercial which remains undeveloped today. There is an existing connection to US 50 via Red Rock Rd and a planned US 50 connection further west through the Friendly 5 planned community currently under construction. It is anticipated that a future project would provide additional connection opportunities through a main collector road from Farm District through the subject parcel to the northern connection points.

The range of housing options and lot sizes proposed in this project will equate to a variety of cost options, promoting a mixed income neighborhood on the site which will blend well with surrounding development. Single-family attached homes in the ±15.5 acres of proposed MDR14 zoning would introduce affordable housing options to the city and promote efficient use of existing infrastructure, utilities, and services. This could effectively spur further redevelopment efforts and attract new residents to the city.

Given the new large scale industrial projects that have been recently approved in Fernley and the surrounding area the City of Fernley is expected to see increased population and employment over the next 20 years. The largest industrial development in Fernley, Victory Logistics, sits less than 2 miles away with an anticipated employment generation of over 10,000 people in phase 1. The housing options proposed on the subject parcel will introduce multiple high-quality options at different price points, addressing the City's growing need.

Most utilities needed to serve the project site are currently available within Farm District Road, which fronts the south boundary of the project site. The city operates an 18-inch-diameter water main on the south side of Farm District Road, and dry utilities (natural gas, power, communications, cable TV) are available on the north side of the highway. Additionally, these utilities are also available on the Quick Cal Way street stub to the east (i.e., off Red Rock Road). There is adequate capacity for utilities to support future development. A future project would provide all necessary backbone infrastructure and utility connections.

The subject parcel is an infill site surrounded by existing subdivisions and planned commercial development along US 50 as well as existing infrastructure and services. The proposed Master Plan Amendment provides workforce housing opportunities adjacent to existing commercial properties and is adequately

buffered from the existing subdivisions and therefore would be compatible with the surrounding area. The MR designation would provide workforce housing opportunities for the proposed Victory Logistics employment center less than 2 miles away with direct connectivity to US 50.

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

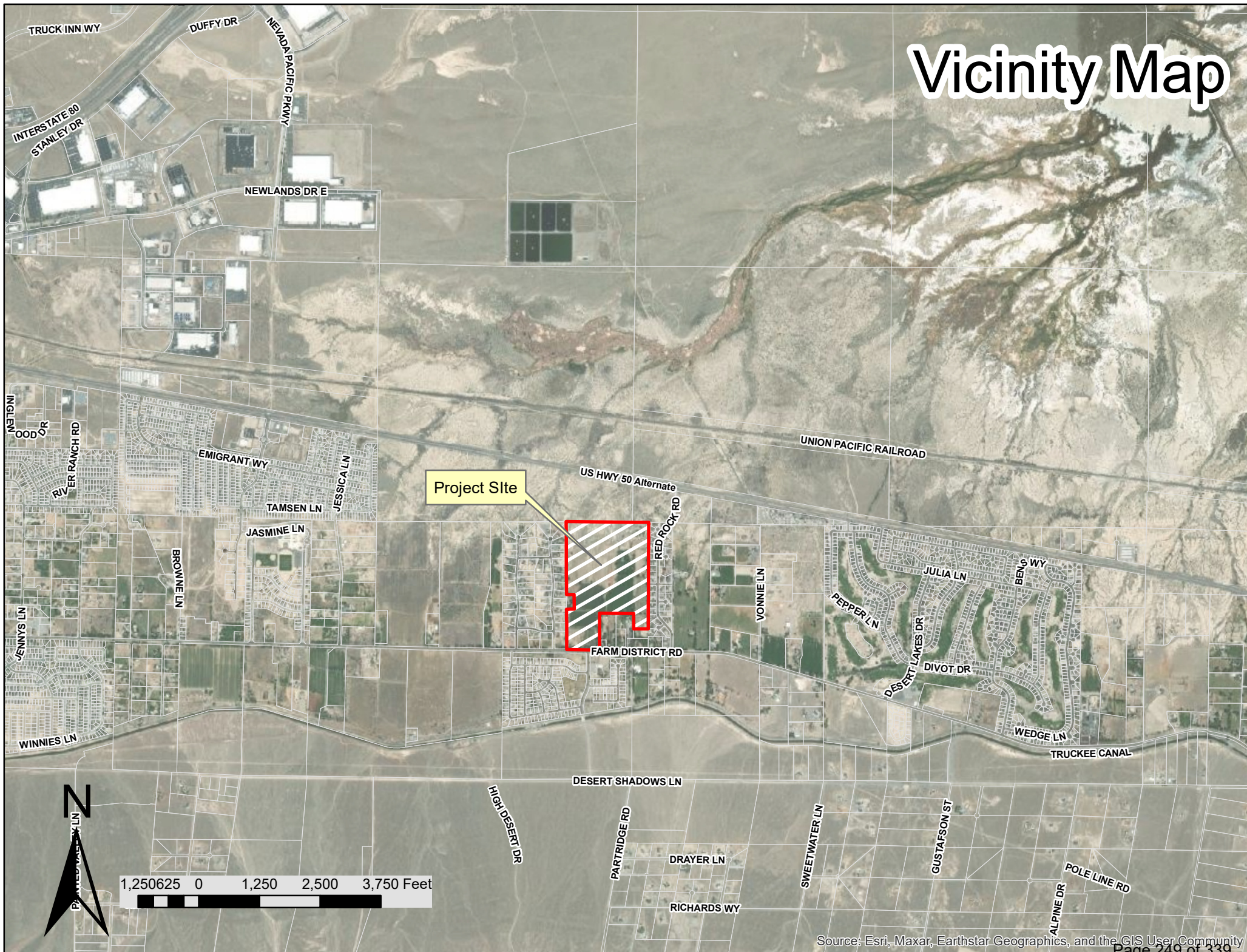
SURROUNDING LAND USES AND ZONINGS (OF PROJECT SITE)		
Direction	Land Use	Zoning
North	Commercial & Open Space & Parks	C2 & GR20
South	Single Family Residential	SF20
East	Single Family Residential	RR½
West	Single Family Residential	RR1

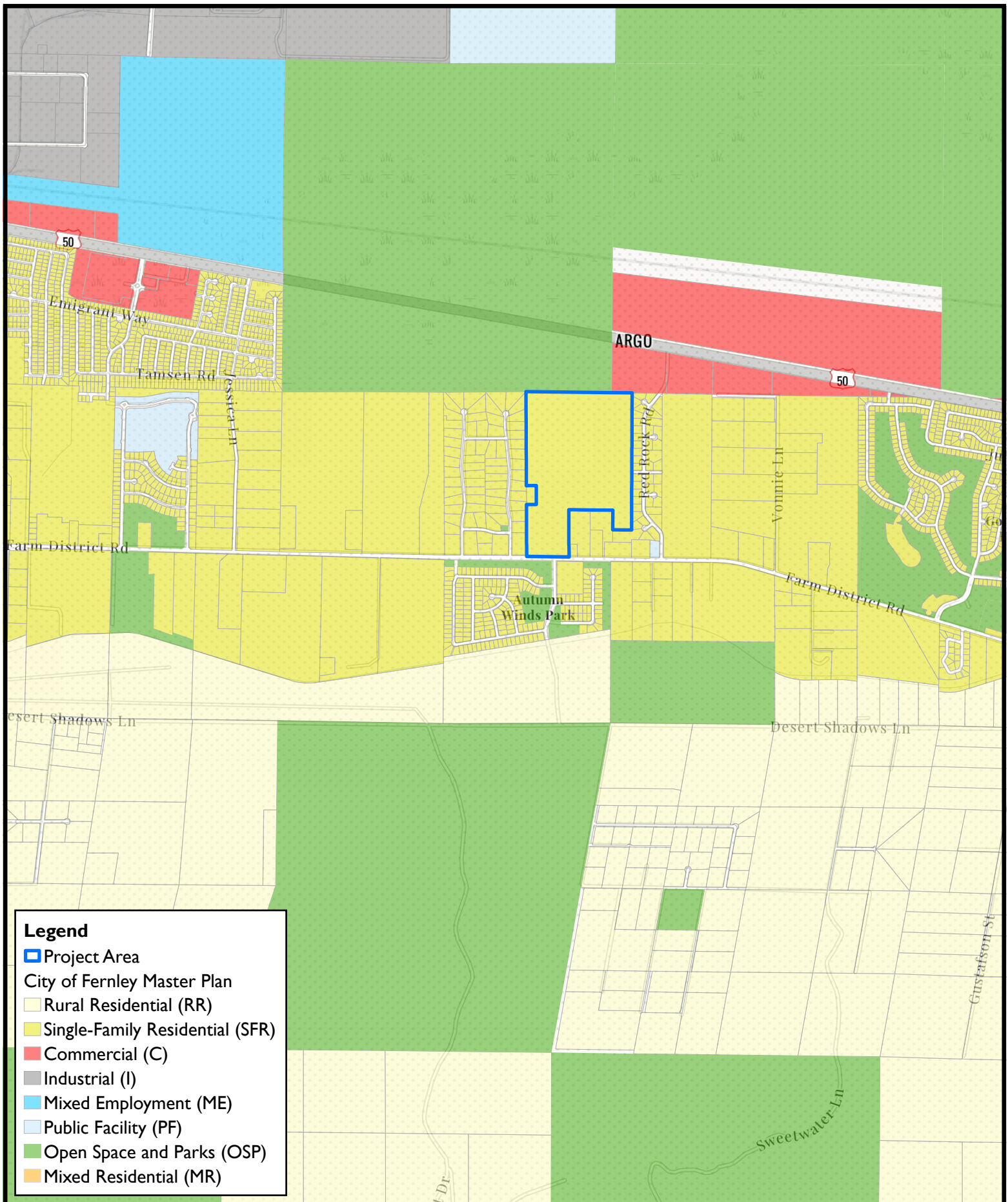
To the north of the subject parcel are existing commercial property fronting along US 50. The proposed MR designation would be compatible with the existing commercial. The proposed land plan also includes leaving areas of SFR to the east and west which would provide an adequate buffer or density transition from the proposed MR and existing subdivisions. Future development of the SFR areas will also have to address residential adjacency standards. The MR was placed specifically where the subject area will have direct access to the existing commercial area and to US 50 so that it can be compatible with the surrounding land uses while also providing an opportunity to create workforce housing for the Victory Logistics district less than 2 miles away.

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

Public notice was given, and a public hearing was scheduled per the provisions outlined in the City's Municipal Code and Nevada Revised Statutes.

Vicinity Map





Legend

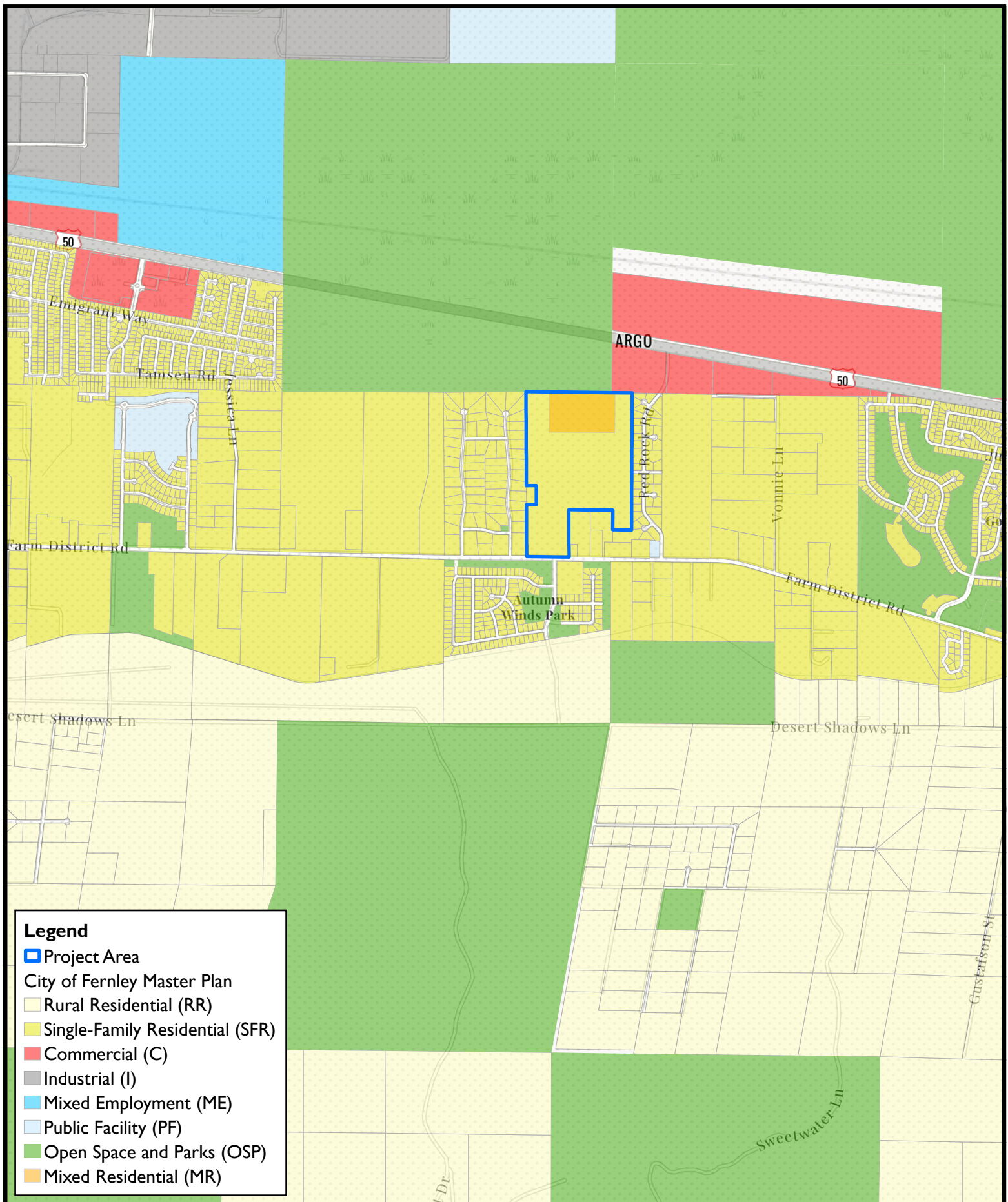
- Project Area
- City of Fernley Master Plan
- Rural Residential (RR)
- Single-Family Residential (SFR)
- Commercial (C)
- Industrial (I)
- Mixed Employment (ME)
- Public Facility (PF)
- Open Space and Parks (OSP)
- Mixed Residential (MR)

Existing Master Plan

Clements Ranch Property ZMA/MPA
July 2022



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



Proposed Master Plan **Clements Ranch Property ZMA/MPA** **July 2022**

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

CITY OF FERNLEY
RESOLUTION # 22-018

A RESOLUTION OF THE CITY OF FERNLEY FOR A COMPREHENSIVE MASTER PLAN AMENDMENT, ASSOCIATED WITH CASE NUMBER MPA22003, TO CHANGE THE LAND USE ON A ±15.5-ACRE PORTION OF THE 83.9-ACRE PROJECT SITE FROM SINGLE FAMILY RESIDENTIAL (SFR) TO MIXED RESIDENTIAL (MR) GENERALLY LOCATED NORTH OF FARM DISTRICT ROAD AT THE INTERSECTION OF CLEARWATER PARKWAY, EAST OF THE COUNTRY RANCH ESTATES SUBDIVISION, AND WEST OF THE COUNTY RANCH 2 SUBDIVISION. (APN: 021-341-18)

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

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

WHEREAS the Planning Commission held a public hearing on September 7th, 2022; and

WHEREAS the proposed Master Plan Amendment would implement Goals HP.1.1, HP.1.2, HP.1.3, HP.1.6, LU.1.1, and LU.1.5 of the City of Fernley Comprehensive Master Plan.

NOW, THEREFORE, BE IT RESOLVED, that based on the discussion and findings provided in the staff report and/or testimony presented at the September 7th, 2022 public hearing, that the change in the land use classification a ±15.5-acre portion of the 83.9-acre project site from Single Family Residential (SFR) to Mixed Residential (MR) generally located north of farm district road at the intersection of clearwater parkway, east of the country ranch estates subdivision, and west of the county ranch 2 subdivision. (APN: 021-341-18) be adopted as part of the City of Fernley's comprehensive master plan; and

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

RESOLUTION PASSED, APPROVED, AND ADOPTED this 7th day of September 2022, by the following vote of the Fernley Planning Commission:

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

By: _____ Date: _____

Barry Williams, Sr., Chairman

Attest By: _____ Date: _____

Brenda Gosser, Deputy City Clerk

RESOLUTION CERTIFIED this 19th day of October 2022, by the following vote of the Fernley City Council:

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

FERNLEY CITY COUNCIL

By: _____ Date: _____

Roy Edgington, Mayor

Attest By: _____ Date: _____

Kim Swanson, City Clerk



CITY OF FERNLEY

City Council AGENDA REPORT

Meeting Date: October 5, 2022

REPORT TO: Mayor and City Council

REPORT FROM: Trisha Conner, Assistant to the City Manager

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

ACTION REQUESTED: Motion

AGENDA ITEM: (For Possible Action):

For Discussion and Possible Action to consider and appoint one member to the City of Fernley Senior Citizen Advisory Committee among the submitted applicants.

AGENDA ITEM BRIEF:

The members of the Senior Citizen Advisory Committee are appointed by City Council. Committee members serve 2-year terms and are staggered. A seat became open in July 2022 due to a member stepping down from the committee. In August 2022 the opening was posted for 30-days to fill one open seat on the Committee. Staff is asking City Council to consider the three submitted applications and appoint one person to the open seat.

RECOMMENDED MOTION:

"I move to appoint _____ to the City of Fernley Senior Citizen Advisory Committee."

BUSINESS IMPACT (per NRS Chapter 237):

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

See attached report for background, analysis, alternatives.

ALTERNATIVES:

Council may request additional information or extend the application period.

BACKGROUND:

The five members of the Senior Citizen Advisory Committee (SCAC) are appointed by City Council as per the Committee bylaws. Committee members serve 2-year terms without compensation and are staggered.

In July 2022, a committee member stepped down from the SCAC. In August 2022, the committee seat opening was posted on the City's website, the Reader Board, and the City's Facebook page for 30-days, from August 3rd to September 2nd, 2022. Staff received two applications: Sue Gill, Marttha J Hanna, and Denise Moorman. Staff is asking City Council to consider the submitted applications and appoint one person to the committee. The newly appointed committee member will serve a two-year term without compensation beginning the day of appointment, October 5, 2022.

RELEVANT LAWS, STATUTES, AND REGULATIONS:

Senior Citizen Advisory Committee Bylaws

FINANCIAL IMPLICATIONS:

There are no financial implications in appointing a member to the Committee.

ATTACHMENTS:

1. 2022.09 Sue Gill FSCAC App redacted
2. 2022.09 Marttha J Hanna FSCAC App redacted
3. 2022.09 Denise Moorman FSCAC App redacted

From: noreply@civicplus.com
To: [City Clerk](#)
Subject: Online Form Submittal: City of Fernley Board and Commission Application Form
Date: Sunday, August 14, 2022 12:57:02 PM

If you are having problems viewing this HTML email, click to view a [Text version](#).

City of Fernley Board and Commission Application Form

Notice of Public Record

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Name:*

Email Address:*

Home Address:*

What ward do you live in?*

Primary Phone:*

How long have you been a resident of the City of Fernley?*

Are you over 18 years of age?*

Yes

No

Are you currently registered to vote in the City of Fernley?*

Employer:*

Job Title:*

Which board would you like to apply for?*

Have you ever been convicted of a felony or misdemeanor other than minor traffic violations?*

Yes

No

If yes, please list conviction dates and nature:*

Interests & Experiences

Education or training relevant to the board or commission to which you are applying:*

Explain briefly why you would like to be appointed to this board or commission. *

Demographics

This section is optional and your responses will not be utilized for appointment. The following information helps track our recruitment and diversity efforts.

Ethnicity

Gender

Date of birth

WAIVER OF NOTICE REQUIRED UNDER NRS 241.033(1) TO ALLOW CITY COUNCIL TO CONSIDER CHARACTER, MISCONDUCT, OR COMPETENCE OF PERSON TO BE APPOINTED TO A BOARD, COMMISSION, OR OTHER PUBLIC BODY FOR THE CITY OF FERNLEY

The City Council for the City of Fernley will be considering on a future posted agenda your

I Agree

I Disagree

appointment to a board, commission or other public body for the City of Fernley. Pursuant to NRS 241.033(1), in order to consider the professional competence of an applicant, notice need be provided to that person of the time and place of the meeting in compliance with such statutory provisions. By agreeing below, it is confirmed that I have been provided notice of the meeting at which my appointment will be considered by City Council. Further, I knowingly and voluntarily am waiving my rights to all written notice requirements under NRS 241.033(1) pertaining to my qualifications, competence, and character to hold this appointment and consent to the evaluation of my character and competence by the Fernley City Council in a public meeting. Further, I acknowledge that I may at any time withdraw both this waiver and related application for appointment.*

Acknowledgement

I Agree

I Disagree

Please Agree with the Following Statement

I certify that, to the best of my knowledge, the information I provided in the application is true. If the information provided is false or incomplete, it shall be sufficient cause for disqualification or removal. If appointed, I agree to attend a board or commission orientation session, if applicable, within six months of my appointment. I understand that failure to comply with this requirement will results in automatic removal from the board or commission.

* indicates required fields.

View any uploaded files by [signing in](#) and then proceeding to the link below:

<http://www.cityoffernley.org/Admin/FormHistory.aspx?SID=7342>

The following form was submitted via your website: City of Fernley Board and Commission Application Form

Name:: Sue Gill

Email Address::

Home Address::

What ward do you live in?: ?

Primary Phone::

How long have you been a resident of the City of Fernley?: Fernley

Are you over 18 years of age?: Yes

Are you currently registered to vote in the City of Fernley?: yes

Employer:: Retired

Job Title:: n/a

Which board would you like to apply for?: Senior Advisory Board

Have you ever been convicted of a felony or misdemeanor other than minor traffic violations?: No

If yes, please list conviction dates and nature:: N/A

Interests & Experiences

Education or training relevant to the board or commission to which you are applying:: past member of the Planning Commission. College Graduate. Member of the Veterans Coalition, Vice Regent of Ft. Churchill Chapter Daughters of the American Revolution

Explain briefly why you would like to be appointed to this board or commission.: I'd like to see the Senior Center become a vital entity in the life of Fernley Seniors . Not just a place to go for lunch but a gathering place for seniors. Perhaps a second home for some seniors.

Ethnicity: Caucasian

Gender: Female

Date of birth:

The City Council for the City of Fernley will be considering on a future posted agenda your appointment to a board, commission or other public body for the City of Fernley. Pursuant to NRS 241.033(1), in order to consider the professional competence of an applicant, notice need be provided to that person of the time and place of the meeting in compliance with such statutory provisions. By agreeing below, it is confirmed that I have been provided notice of the meeting at which my appointment will be considered by City Council. Further, I knowingly and voluntarily am waiving my rights to all written notice requirements under NRS 241.033(1) pertaining to my qualifications, competence, and character to hold this appointment and consent to the evaluation of my character and competence by the Fernley City Council in a public meeting. Further, I acknowledge that I may at any time withdraw both this waiver and related application for appointment.: I Agree

Acknowledgement

Please Agree with the Following Statement

I certify that, to the best of my knowledge, the information I provided in the application is true. If the information provided is false or incomplete, it shall be sufficient cause for disqualification or removal. If appointed, I agree to attend a board or commission orientation session, if applicable, within six months of my appointment. I understand that failure to comply with this requirement will result in automatic removal from the board or commission.: I Agree

Additional Information:

Form submitted on: 8/14/2022 12:56:57 PM

Submitted from IP Address: 172.221.44.30

Referrer Page: No Referrer - Direct Link

Form Address: <http://www.cityoffernley.org/Forms.aspx?FID=176>

City of Fernley Board & Commission
Application Form

Notice of Public Record

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Profile

MARTTHA J HANNA
First Name Middle Initial Last Name

[REDACTED]
Email Address

[REDACTED]
Home Address

FERNLEY NV 89408
City State Zip Code

What ward do you live in? *

CELL: [REDACTED] HOME: [REDACTED]
Primary Phone Alternate Phone

How long have you been a resident of the City of Fernley? SINCE 2005

Are you over 18 years of age?

XX ☒ Yes ☐ No

Are you currently registered to vote in the City of Fernley? * YES

FREEDOM PLUMBING, LLC ADMIN (PART TIME)
Employer Job Title

Which Board would you like to apply for? SENIOR ADVISORY

Have you ever been convicted of a felony or misdemeanor other than minor traffic violations?

☐ Yes ☒ No

If yes, please list conviction dates and nature: _____

Interests & Experiences

Education or training relevant to the board or commission to which you are applying:

I HAVEN'T HAD SPECIFIC TRAINING BUT HAVE A TRACK RECORD OF BEING ABLE TO GET THINGS DONE. I CARED FOR MY MOM FOR 10 YEARS HERE IN FERNLEY, WORKING THROUGH LYON COUNTY SOCIAL SERVICES AND AVAILABLE HELP.

Explain briefly why you would like to be appointed to this board or commission.

I WAS A CARE-GIVER TO MY HUSBAND AND MOTHER, BESIDE BEING A SENIOR MYSELF. FINDING RESOURCES AND A WAY THROUGH THE SOCIAL SERVICES SYSTEM CAN BE VERY DIFFICULT. I BELIEVE THAT IN THE ADVISORY BOARD SETTING I COULD USE MY EXPERIENCES AND CONTACTS TO HELP OUR MOST VULNERABLE RESIDENTS.

Upload or attach a Resume

Demographics

This section is optional, and your responses will not be utilized for appointment. The following information helps track our recruitment and diversity efforts.

Ethnicity _____ WHITE _____

Gender _____ FEMALE _____

Date of Birth _____

Open Meeting Law Waiver

WAIVER OF NOTICE REQUIRED UNDER NRS 241.033(1) TO ALLOW CITY COUNCIL TO CONSIDER CHARACTER, MISCONDUCT, OR COMPETENCE OF PERSON TO BE APPOINTED TO A BOARD, COMMISSION, OR OTHER PUBLIC BODY FOR THE CITY OF FERNLEY

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☒ X I Agree

Acknowledgement

Please Agree with the Following Statement

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☒ X I Agree

Brief Resume

I was born in Columbus, Ohio, then moved to San Diego when my husband shipped out of North Island during the Viet Nam war. From there, we were sent to Guam. We took our discharge there, had two children and moved to Las Vegas in 1973. After five years, I moved to southwest Reno, working at JCPenney's, Medic Air, Macys, Scandia Down and eventually bought Let Us Mail. My husband passed away in 2002. I lived in Reno from 1978 until my move to Fernley in 2005. My mother moved in that year also, and we began 10 wonderful years of fun and travel. Last year, my two widowed sisters came to share this home. Their previous homes were in Minnesota, where it's very difficult to survive as an older woman all alone. I have a son and daughter-in-law living in Spanish Springs, too. We're a small family in Nevada.

2004-2007 Let Us Mail – owner – Southwest Pavilion, Reno

Mailing and Shipping business

Sold the business to work with Nevada Blue to set up a shipping business in Fernley

March 2005 Moved to Fernley

2007-2008 Nevada Blue – Fernley

Large and small format printing services

(This business closed before the shipping business could be started)

2008-2009 Lyon County Social Services, Circles Program, Board of Directors

Working with the working poor of Fernley to show how networking within their group could be beneficial to all. Circles put on Poverty Seminars for teachers in order for them to have a better understanding of the stresses their pupils face. The training also showed how clever and resourceful those in poverty can be when your backs are against a wall. Those in poverty were to be admired for being creative and hard working. This program lost its funding.

The Fernley Thrift, Board of Directors

This business was set up by Healthy Communities Coalition using the remaining Fernley Flood donations made to the Red Cross. In 2009, Healthy Communities Coalition decided to close their store and sell the business.

2010-Current Freedom Plumbing, LLC as Administrator

2008-2010 Elected to the Fernley Swimming Pool Board, served many positions

2010-2014

2014-2018

2017-Current The Rotary Club of Fernley, Paul Harris, Foundation Chair

I have found that anything that is done in Fernley has at least one Rotarian behind it. That is where I chose to use my skills and energy to continue helping my city.

From: noreply@civicplus.com
To: [City Clerk](#)
Subject: Online Form Submittal: City of Fernley Board and Commission Application Form
Date: Monday, August 8, 2022 2:20:36 PM

If you are having problems viewing this HTML email, click to view a [Text version](#).

City of Fernley Board and Commission Application Form

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Name:*

Email Address:*

Home Address:*

What ward do you live in?*

Primary Phone:*

How long have you been a resident of the City of Fernley?*

Are you over 18 years of age?*

Yes

No

Are you currently registered to vote in the City of Fernley?*

Employer:*

Job Title:*

Which board would you like to apply for?*

Have you ever been convicted of a felony or misdemeanor other than minor traffic violations?*

Yes

No

If yes, please list conviction dates and nature:*

Interests & Experiences

Education or training relevant to the board or commission to which you are applying:*

Explain briefly why you would like to be appointed to this board or commission.*

Demographics

This section is optional and your responses will not be utilized for appointment. The following information helps track our recruitment and diversity efforts.

Ethnicity

Gender

Date of birth

WAIVER OF NOTICE REQUIRED UNDER NRS 241.033(1) TO ALLOW CITY COUNCIL TO CONSIDER CHARACTER, MISCONDUCT, OR COMPETENCE OF PERSON TO BE APPOINTED TO A BOARD, COMMISSION, OR OTHER PUBLIC BODY FOR THE CITY OF FERNLEY

The City Council for the City of Fernley will be considering on a future posted agenda your

I Agree

I Disagree

appointment to a board, commission or other public body for the City of Fernley. Pursuant to NRS 241.033(1), in order to consider the professional competence of an applicant, notice need be provided to that person of the time and place of the meeting in compliance with such statutory provisions. By agreeing below, it is confirmed that I have been provided notice of the meeting at which my appointment will be considered by City Council. Further, I knowingly and voluntarily am waiving my rights to all written notice requirements under NRS 241.033(1) pertaining to my qualifications, competence, and character to hold this appointment and consent to the evaluation of my character and competence by the Fernley City Council in a public meeting. Further, I acknowledge that I may at any time withdraw both this waiver and related application for appointment.*

Acknowledgement

I Agree

I Disagree

Please Agree with the Following Statement

I certify that, to the best of my knowledge, the information I provided in the application is true. If the information provided is false or incomplete, it shall be sufficient cause for disqualification or removal. If appointed, I agree to attend a board or commission orientation session, if applicable, within six months of my appointment. I understand that failure to comply with this requirement will results in automatic removal from the board or commission.

* indicates required fields.

View any uploaded files by [signing in](#) and then proceeding to the link below:

<http://www.cityoffernley.org/Admin/FormHistory.aspx?SID=7328>

The following form was submitted via your website: City of Fernley Board and Commission Application Form

Name:: Denise Moorman

Email Address::

Home Address::

What ward do you live in?: 1

Primary Phone::

How long have you been a resident of the City of Fernley?: 12 years

Are you over 18 years of age?: Yes

Are you currently registered to vote in the City of Fernley?: Yes

Employer:: Retired

Job Title:: N/A

Which board would you like to apply for?: Senior Citizen Advisory Committee

Have you ever been convicted of a felony or misdemeanor other than minor traffic violations?: No

If yes, please list conviction dates and nature:: N/A

Interests & Experiences

Education or training relevant to the board or commission to which you are applying:: I'm a Senior Citizen who lives in Fernley! I have a degree in Journalism and do freelance copy editing, proofreading and writing. I'm an active member of the women's service group at my church which provides outreach programs for the community as well as members.

Explain briefly why you would like to be appointed to this board or commission.: Staff member of the Senior Citizen Newsletter. I'm excited to not only provide information to the community concerning Senior interests and activities, but also in helping develop programs and expanding the services and events currently offered.

Ethnicity: White/Non-Hispanic

Gender: Female

Date of birth:

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Acknowledgement

Please Agree with the Following Statement

I certify that, to the best of my knowledge, the information I provided in the application is true. If the information provided is false or incomplete, it shall be sufficient cause for disqualification or removal. If appointed, I agree to attend a board or commission orientation session, if applicable, within six months of my appointment. I understand that failure to comply with this requirement will result in automatic removal from the board or commission.: I Agree

Additional Information:

Form submitted on: 8/8/2022 2:20:30 PM
Submitted from IP Address: 107.77.211.81
Referrer Page: No Referrer - Direct Link
Form Address: <http://www.cityoffernley.org/Forms.aspx?FID=176>



CITY OF FERNLEY

City Council AGENDA REPORT

Meeting Date: October 5, 2022

REPORT TO: Mayor and City Council

REPORT FROM: Trisha Conner, Assistant to the City Manager

FINANCIAL IMPACT:	CURRENTLY BUDGETED:	FUND/ACCOUNT:
Yes: X No:	Yes: No: X	220-480-810 (PN#: 2022.001.3)

ACTION REQUESTED: Motion

AGENDA ITEM: (For Possible Action):

Discussion and possible action to approve a contract for environmental consulting services with Resource Concepts, Inc. in the amount not to exceed \$25,000 for the Community Response & Resource Center project.

AGENDA ITEM BRIEF:

The city is funding part of the development of the Community Response & Resource Center with Coronavirus State and Local Fiscal Recovery Funds and plans to apply for additional funds through the State Community Development Block Grant program. Because of the project funding sources, the project will require completion of an environmental review and associated technical documents.

RECOMMENDED MOTION:

"I motion to approve the contract for environmental consulting services to Resource Concepts, Inc for the Community Response & Resource Center project in the amount not-to-exceed \$25,000."

BUSINESS IMPACT (per NRS Chapter 237):

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

See attached report for background, analysis, alternatives.

ALTERNATIVES:

Council may ask for more information or direct staff to solicit more proposals.

BACKGROUND:

The city is funding part of the development of the Community Response & Resource Center with Coronavirus State and Local Fiscal Recovery Funds and plans to apply for additional funds through the State Community Development Block Grant program. Because of the project funding sources, the project will require completion of an environmental review and associated technical documents.

The City of Fernley sought proposals from qualified firms to serve as the City's technical team for the preparation of a legally defensible environmental review for the Community Response & Resource Center project. The environmental consulting services contract will encompass all project-related environmental services to the City of Fernley, including but not limited to the following:

- Review the project description to ascertain and/or verify the level of environmental review required: Exempt, Categorical Exclusion not Subject to 58.5, Categorical Exclusion Subject to 58.5, Environmental Assessment, and Environmental Impact Statement.
- Prepare, complete, and submit HUD required forms for environmental review and provide all documentation to support environmental findings.
- Prepare a written record of compliance with all applicable environmental requirements.
- Consult and coordinate with oversight/regulatory agencies to facilitate environmental clearance.
- Be able to perform or contract special studies, additional assessments, or permitting to secure environmental clearance. These may include but are not limited to biological assessments, wetland delineations, asbestos surveys, lead-based paint assessments, archeology studies, architectural reviews, etc.
- Prepare all responses to comments received during the comment phase of the environmental review, including State/Federal Agency requiring further studies and/or comments from public or private entities during public comment period.
- Advise and complete environmental re-evaluations per 24 CFR 58.47 when evidence of further clearance or assessment is required.
- Maintain close coordination with City staff and project partners to assure appropriate level of environmental review is performed and no work is conducted without authorization. Participate in regularly scheduled progress meetings.

The City received four submissions prior to the deadline. The selection was based on review of qualifications presented in the submittal and matching skills with the needed expertise. The proposals were reviewed and evaluated by a committee composed of City of Fernley staff. The selection and evaluation criteria included but not be limited to the following:

1. Understanding of the requested work and responsiveness to the RFP.
2. Professional Qualifications and Standing – evaluation criteria may include, but not be limited to professional excellence, demonstrated competence in the service requested, and the education and experience of the key personnel assigned to the project.
3. Completeness of proposal, the proposal schedule, and the fee proposal.
4. Consultant's past performance and ability to meet the project schedule.
5. Resources available to complete the project such as equipment, software, and staffing.

Staff recommends entering into a contract with Resource Concepts, Inc (RCI) for the environmental consulting services for the Community Response & Resource Center project in the amount not to exceed \$25,000. RCI was determined as the best candidate because RCI is on the City's Qualified Professional List, the firm's resources, level of staffing, diverse multi-disciplinary team, and prior work experience and history with City of Fernley projects.

Please note, if a cultural resource inventory is needed, a change order will be brought to Council in the amount of \$5,000.

ARPA Funding Update for the Community Response & Resource Center Project

On August 4, 2021, Fernley City Council approved the ARPA spending plan which included \$12,000,000 for the development of a Community Response & Resource Center (CRRC). ARPA State and Local Fiscal Recovery Funds allows for capital project/investments that respond to the COVID-19 public health emergency. On October 20, 2021, Fernley City Council approved the professional architect-engineering services for the CRRC project to TSK Architects in the amount of \$2,168,170. On February 16, 2022, Fernley City Council approved the contract for the Owner's Representative/Construction Management Services to Cumming Management Group, Inc. in the amount of \$602,232. On July 20, 2022, Fernley City Council approved the pre-construction CMAR contract to CORE Construction in the amount of \$94,500.

ARPA Project: Community Response & Resource Center	Description	Amount
TSK Architects - Approved	Professional architect-engineering services	\$2,168,170.00
Cumming Management Group, Inc. - Approved	Professional Owner's Representative/Construction Management Services	\$602,232.00
CORE Construction - Approved	CMAR Pre-Construction Services	\$94,500.00
Proposing: Resource Concepts, Inc.	Environmental Consulting Services	\$25,000.00
To be determined	Other eligible needs will be presented to Council prior to expenditures	\$9,110,098.00
	TOTAL	\$12,000,000.00

RELEVANT LAWS, STATUTES, AND REGULATIONS:

2 CFR Part 200, Section 601 and 602 of the Social Security Act, NRS Chapter 338

FINANCIAL IMPLICATIONS:

The City of Fernley must comply with the Department of Treasury 2 CFR Part 200 and Sections 601 and 602 of the Social Security Act. ARPA funds may be used to cover eligible costs incurred during the period that begins March 3, 2021, and ends on December 31, 2024, as long as the award funds for the obligations incurred by December 31, 2024 are expended by December 31, 2026. Any funds not expended by December 31, 2026 to cover such obligation must be returned.

ATTACHMENTS:

1. 2022-09-14_RFP_Fernley_Env Consultant Proposal_RCI

2. CRRC - ER contract RCI edits
3. Attached A - Scope of Work for CRRC ER RCI edited
4. Attached B - Fee Schedule for CRRC ER RCI
5. Attachment C - CLFRF Award Terms Conditions for CRRC ER RCI



City of Fernley

Request for Proposals

Environmental Consulting Services

for

Community Response & Resource Center Project

September 14, 2022



Prepared By

RESOURCE CONCEPTS, INC. (RCI)

340 N. Minnesota Street

Carson City, NV 89703-4152

Office: (775) 883-1600

www.rci-nv.com

Contact for this RFQ

JoAnne Michael, CPESC, QSP/QSD

Environmental Project Manager

joanne@rci-nv.com





Table of Contents

Cover Letter

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Appendix

Exhibit A: Certificate of Insurance

Exhibit B: Registration through System for Award Management (SAM)



September 14, 2022

Ms. Trisha Conner
Assistant to the City Manager
City of Fernley
595 Silver Lace Blvd.
Fernley, NV 89408

RE: Request for Proposal (RFP) for Environmental Consulting Services for the Community Response & Resource Center Project

Dear Ms. Conner,

Resource Concepts, Inc. (RCI) is pleased to submit this proposal for Environmental Consulting Services for the Community Response & Resource Center Project. RCI is a local multidisciplinary environmental, engineering and resource firm, qualified to provide services for Environmental/Cultural Services, Land Surveying Services and Engineering Support Services. We are committed to providing the City of Fernley with sustainable and cost effective professional services to meet your needs.

RCI is a Carson City based firm that has been providing professional engineering, environmental, surveying, and permitting services for our public and private clients since 1978. Over the past 44 years, RCI has teamed with various Nevada local governments on a wide variety of projects, including work with the City of Fernley through the Villa Park Master Metering Utility Upgrade, the Integrated Source Water Protection Program, the Fernley Depot Community Center Phase 1, and the City of Fernley Water Rights Services.

RCI offers several distinct advantages to the City of Fernley, including:

- More than 40 years of experience with environmental services and permitting throughout Nevada;
- More than 40 years of experience with infrastructure planning, design and construction oversight;
- More than 40 years being a Carson City-based firm, with strong business, community and family ties;
- More than 40 years of exceptional client and agency service as seen by our long-standing client base; and
- Extensive grant funding experience for infrastructure projects (Minden-Carson City Water System Intertie).

Our long service to public agencies includes extensive experience in environmental services, design, review, planning, permitting, surveying, bidding, and construction management of public works projects that exceeds other firms.

We understand the importance of being responsible stewards of grant funding and public funds and will work diligently to ensure the City of Fernley is well represented. Our commitment to quality, and previous experience working with the City of Fernley, and communication, will ensure services for the Community Response & Resource Center Project is successfully completed in a sustainable and cost effective manner. JoAnne Michael, CPESC, QSP/QSD will serve as project manager and can be reached at joanne@rci-nv.com or (775) 883-1600. Please let us know if you need further information or have any questions. We look forward to this opportunity to continue serving the City of Fernley.

Sincerely,

A handwritten signature in blue ink that reads "JoAnne Michael".

JoAnne Michael, CPESC, QSP/QSD
Environmental Project Manager

A handwritten signature in blue ink that appears to read "Jeremy Drew".

Jeremy Drew
Principal

CARSON CITY

340 North Minnesota St.
Carson City, NV 89703-4152
775 / 883-1600 • fax: 775 / 883-1656

Engineering • Surveying • Water Rights
Resource & Environmental Services

www.rci-nv.com

LAKE TAHOE OFFICE

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775 / 588-7500 • fax: 775 / 589-6333



SECTION 1: COMPANY OVERVIEW

Resource Concepts, Inc. (RCI) has operated since 1978 providing dependable and cost effective engineering, environmental and resource services in Nevada, California and other western states. Our main office is located in Carson City at 340 N. Minnesota Street and will be the principal office responsible for providing services to the City of Fernley. Our professional staff includes civil engineers, biologists, geologists, environmental managers, inspectors, range management specialists, planners, and surveyors. We excel at working collaboratively to produce results that exceed expectations and meet regulatory requirements.

RCI's environmental clients include State agencies, counties, municipalities, towns, Nevada Association of Counties (NACO), and local general improvement districts. Agencies RCI has worked with include, US Forest Service (FS), Bureau of Land Management (BLM), Nevada Division of Environmental Protection (NDEP), United States Environmental Protection Agency (USEPA), Tahoe Regional Planning Agency (TRPA), State Lands, Nevada Division of Forestry (NDF), California State Water Quality Control Board (LRWQCB), and the Nevada Division of Wildlife (NDOW). Agency regulatory concerns may include drinking water or surface water quality, effluent reuse, hazardous materials/waste, wetlands, T&E species, wild horses, revegetation and Environmental Assessments (EA's) or Environmental Impact Statements (EIS).

Over the past 44 years, RCI has teamed with various Nevada local governments on a wide variety of projects, including work with the City of Fernley through the Villa Park Master Metering Utility Upgrade, the Integrated Source Water Protection Program, the Fernley Depot Community Center Phase 1, and the City of Fernley Water Rights Services. RCI believes we are well suited to work with the City of Fernley to provide Environmental Services for the Community Response & Resource Center Project.

Who we are is just as important as what we do. RCI is a team of professionals dedicated to enhancing our communities through sustainable, innovative and efficient planning, permitting, design and management, while preserving our natural resources. RCI bases our success on the success of our clients. We continue to set the standard for excellence and integrity. Ethical leadership, a work environment devoted to employees' personal and professional growth and a keen understanding of economic and social realities are our foundation. We are passionate about helping our clients and communities to succeed. We love what we do, have a strong sense of camaraderie, and a friendly family atmosphere—and it shows!

RCI offers access to a multidisciplinary team of qualified and experienced environmental and natural resource professionals. Over the years, RCI has developed an appreciation and understanding of the complex world of environmental permits and regulations. RCI has an excellent working knowledge of local, state, and federal agencies and regulations, which enhances our ability to effectively address project needs.



Resource Concepts, Inc.

COMPANY PROFILE:

Main Office

340 N. Minnesota St.
Carson City, Nevada 89703

Lake Tahoe Office

276 Kingsbury Grade, Suite 206
Stateline, Nevada 89449

OUR PRINCIPALS:

Bruce Scott, PE, PLS, WRS
Land Surveyor/ Water Rights

Joseph Cacioppo, Jr., PE
Civil Engineer

John McLain, CRMC
Resource & Rangeland Specialist

Jeremy Drew
Resource Specialist

SERVICES PROVIDED:

- Environmental Services
- Civil Engineering
- Natural Resources
- Surveying
- Water Rights



Environmental Consulting Services for the Community Response & Resource Center Project

Below is a list of management and staff personnel that would be available to provide services on this project.

Natural Resources & Environmental Compliance			
Jeremiah Drew	Principal Resource Specialist	18	BS, Civil Engineering BS, Env. Resource Sciences
JoAnne Michael, CPESC, QSP/QSD	Environmental Project Manager	20	MS, Environmental Science BA, Biology & Env. Studies
Jill Sutherland, PE	Senior Civil Engineer Environmental Specialist	32	MS, Env. Engineering BS, Civil Engineering
Lynn Zonge, PG, CPESC	Senior Resource Specialist	25	MS, Hydrology BS, Geology
Erin Smith	Environmental Specialist	8	MS, Animal & Rangeland Science (In Progress) BS, Ecohydrology, AA, Associates
Alison Cramer	Environmental Specialist	5	MS, Geological Engineering BS, Hydrogeology
Subsconsultant - Great Basin Consulting Group, LLC			
Michael Drews, BA	Principal	30	BA, Anthropology



SECTION 2: FIRM EXPERIENCE

RCI has been providing professional environmental services for public and private clients since 1978. RCI environmental clients includes State agencies, counties, municipalities, towns, NACO, general improvement districts, school districts and manufacturing/industrial companies.

RCI offers the City of Fernley access to a multi-disciplinary team of qualified and experienced environmental and natural resource professionals. Over the years, RCI has developed an appreciation and understanding of the complex world of environmental permits and regulations.

Listed below are example projects that showcase RCI's experience providing environmental services.

Professional Reference	Project Description
Collen Unterbrink, Grants Officer City of Fernley (Previous Assistant to the City Manager) 775-784-9858 Date of Project: 11/2017 – 6/2018 Key Project Personnel: Lynne Zonge, CPESC, PG JoAnne Michael, CPESC, QSP/ QSD 	City of Fernley – Sanitary Sewer Main Extension Environmental Assessment In 2017, the City of Fernley retained RCI to assist the with the environmental review of the Sanitary Sewer Main Extension Project. The project involved installation of approximately 700 lineal feet of sanitary sewer to provide a sanitary sewer connection to the existing Fernley Depot. The project was funded through a Community Development Block Grant (CDBG) funds and subject to the provisions of the Housing and Urban Development (HUD) regulations implementing NEPA. RCI assisted the City with agency and Tribal consultation and completion of the Environmental Assessment Form, including the Determination and Compliance Findings. As part of the Environmental Assessment RCI completed the following tasks: • Coordination with project proponent to prepare a detailed project description on which to base the assessment of potential environmental impacts and develop a statement of purpose and need. • Completed site assessment to document existing conditions and identify sensitive resources. • Prepared all site maps and environmental baseline documentation. • Prepared and submitted environmental packets to local, state and federal agencies that included project description, site maps, photographs, and assessment form. • Assisted the City in preparation and mailing of Tribal consultation letters. • Review of agency and Tribal comments and incorporate into Final Environmental Assessment along with suggested mitigation measures. • Assisted the City in preparation of a Final Environmental Assessment Packet with all supplemental resource mapping and consultation letters.



Richard Lombard Washoe Housing Authority Development and Modernization Manager 1588 Watasheamu Drive Gardnerville, NV 89460 775-265-2410 Date of Project: 10/2014 – 1/2015 Key Project Personnel: Lynne Zonge, CPESC, PG Kathy Canfield, Planner	Washoe Housing Authority New Residence, 399 Delaheda, Carson City, Nevada Categorical Exclusion In 2015, RCI was retained by the Washoe Housing Authority to assist with the environmental review of a New Residence Project located at 399 Delaheda, Carson City, Nevada. The proposed project involved the construction of a single-family residence on a subdivided residential parcel located at the southwest corner of Silver Sage and Delahedeh. The project was funded through Community Development Block Grant (CDBG) funds and subject to the provisions of the Housing and Urban Development (HUD) regulations implementing NEPA. RCI assisted the Washoe Tribe with development of a detailed project description and review of supporting resource data and baseline mapping. Based on RCI's review, it was determined that the project was Categorical Excluded and subject to section 58.5. As such, RCI coordinated review with local, state and federal agency, and local Tribes. RCI sent out letters detailing the project description and provided baseline environmental information. Upon review of the responses, RCI determined no additional mitigation measures were necessary and completed The Statutory Worksheet on behalf of the Washoe Tribe. RCI then prepared a Notice of Intent (NOI) to Release Funds and published the NOI in the local paper.
Stacey Giomi, Director of Facilities Nevada Health Centers Administration 775-888-6611 sgiom@NVhealthcenters.org Date of Project: 1/2022 – 6/2022 Key Project Personnel: JoAnne Michael, CPESC, QSP/ QSD Jill Sutherland, PE 	Nevada Health Services Nevada Health Center Clinic Expansion Project Environmental Assessment In January of 2022, RCI was retained by Nevada Health Services to complete an Environmental Assessment pursuant to NEPA for the Nevada Health Center Clinic Expansion Project funded by the U.S. Department of Health and Human Services, Health Resources and Services Administration (HRSA). The project proposes the expansion of the Nevada Health Center Clinic, Sierra Nevada Health Center (SNHC) facility located in Carson City, Nevada. The purpose of the EA is to analyze the potential environmental impacts of the proposed project, and to determine whether to prepare an Environmental Impact Statement (EIS) or a Finding of No Significant Impact (FONSI). To complete the EA, RCI performed the following tasks: • Coordination with project proponent to prepare a detailed project description on which to base the assessment of potential environmental impacts and developed a statement of purpose and need. • Consulted with state resource agencies, including the Nevada Department of Wildlife, Nevada Natural Heritage Program, and the US Fish and Wildlife on potential for special status species. • Completed a site assessment to document existing conditions and identify sensitive resources. • Facilitated completion of a cultural resource survey and completed consultation with NV SHPO on behalf of HRSA. • Prepared all site maps and environmental baseline documentation. RCI prepared an Environmental Assessment to evaluate the proposed project impacts to environmental resources of concern. The analysis resulted in preparation of a Finding of No Significant Impacts (FONSI) that was published in the local newspaper for public review. No comments were received. A request to release funds was submitted to HRSA in June 2022.



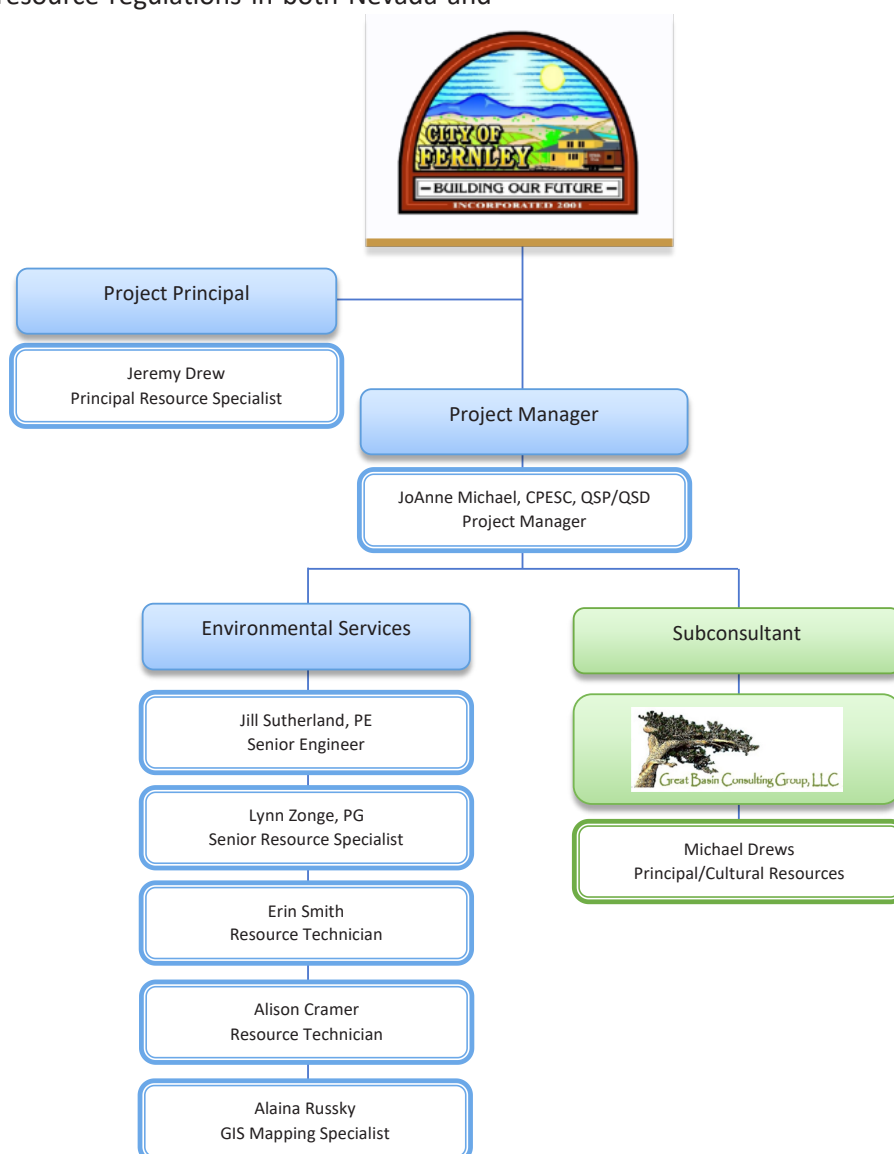
References & Significant Assignments for Local Government Agencies			Services Provided					
Agency	Reference	Phone	NEPA/CEQA	Environmental Studies/Permitting	Engineering	Surveying	Range/Resource	Water Rights
Alpine County	Brian Peters, Community Development Director	(530) 694-1361	X	X				
Bureau of Land Management - National Wild Horse and Burro Center	John Neil, Facility Manager Palomino Valley	(775) 475-2222					X	
Bureau of Land Management - Elko District	Pat Coffin, Fisheries Biologist	(775) 753-0289		X				
Carson City Parks and Recreation	Lindsey Boyer, Open Space Manager	775) 887-2262		X	X		X	
Carson City Public Works	Darren Schultz, Public Works Director	(775) 887-2355			X	X		X
Carson City School District	Andrew Feuling, Superintendent	(775) 283-2100			X	X		
Carson Water Subconservancy Dist.	Ed James, District Manager	(775) 887-7450	X	X				
City of Fernley	Derek Starkey, City Engineer	(775) 784-9918	X	X	X	X		X
Gardnerville Water Company	Mark Lovelady, Manager	(775) 782-2338	X	X	X	X		X
Humboldt County	Dave Mendiola, County Manager	(775) 623-6300					X	X
Incline Village GID	Brad Underwood, Director of Public Works	(775) 832-1269	X	X				X
Lyon County	Dick Faber, County Engineer	(775) 463-6551	X	X				
Minden Gardnerville Sanitation Dist.	Peter Baratti, District Manager	(775) 782-3546			X	X		X
Nevada Dept. of Transportation	Jason Perock, Biologist	(775) 888-6790		X	X			
Nevada Department of Environmental Protection (NDEP)	Brendon Grant, PE, Engineering Supervisor	(775) 687-9524		X				
City of Reno	Ryan Bird, Manager	(775) 334-2167					X	
Town of Gardnerville	Eric Nilssen, Town Manager	(775) 782-7134	X	X	X	X		
Douglas County	Jenifer Davidson, (Former Town of Minden Manager)	(775) 782-5976			X	X		X
US Fish and Wildlife Service	Susan Abele, Partners for Fish & Wildlife	(775) 861-6346		X			X	
Washoe County School District	Mike Boster	(775) 789-3810	X	X				



SECTION 3: PROFESSIONAL QUALIFICATIONS

RCI has an experienced and interdisciplinary staff. We are small enough to provide direct participation by senior level staff and large enough to support workloads for multiple projects. Jeremy Drew, Principal, will provide project oversight and JoAnne Michael, CPESC, QSP/QSD, Senior Environmental Specialist, will serve as the project manager on this project. Ms. Michael has extensive environmental expertise in biological resource surveys and impact assessments for sensitive plants and wildlife, delineations of waters of the United States, and noxious weed surveys. Using her knowledge of these natural resources, Ms. Michael has become well versed in regulatory permitting under the Clean Water Act Section 404 and 401, as well as state water resource regulations in both Nevada and

California. Ms. Michael also has experience preparing Biological Evaluations/Biological Assessments and works closely with federal agencies to facilitate ESA Section 7 consultations. Ms. Michael routinely contributes to and authors NEPA and CEQA reviews, helping her clients to minimize project impacts and obtain necessary permits in an efficient and expedient manner. Ms. Michael is experienced in working with state and federal agencies to comply with individual agency regional management plans, policies, and guidelines. The following list of project team members are provided to introduce you to the RCI staff and subconsultants to provide professional services to the City of Fernley.





Jeremy Drew

Principal Resource Specialist

Professional Profile

Since joining RCI in 2005, Mr. Drew has drawn on his unique combination of technical background, field experience, and communication skills to complete a variety of challenging natural resource projects. Prior to joining RCI he was a seasonal employee and volunteer with the Nevada Division of Wildlife working throughout Nevada, and a summer intern with the Congressional Sportsmen's Foundation in Washington DC. His unique combination of education and experience has afforded him the skills to effectively communicate and articulate from both technical and policy standpoints. He has served as Project Manager for some of RCI's largest natural resource clients, including leadership roles in multi-disciplinary and collaborative Project Teams. In addition to his professional role with RCI, Mr. Drew has served as a volunteer director for two prominent Nevada sportsmen-conservation organizations. Mr. Drew also served on the Governor-appointed Nevada Board of Wildlife Commissioners as a Sportsmen's Representative from Douglas County and the Nevada Sagebrush Ecosystem Council.

Areas of Expertise

- | | |
|--------------------------------------|--|
| • Public Land Policy & Plans | • Habitat Conservation Plans & Easements |
| • Grazing Management & Permits | • Biological Evaluation & Assessment (BE/BA) |
| • Vegetation Monitoring & Assessment | • Wildlife, Vegetation, Aquatic Baseline Surveys |

Representative Project Experience

Evaluation of Water Rights and Natural Resources, Delamar Valley Livestock, Ely, Nevada. As Project Manager, Mr. Drew has assisted this large ranching operation with an overall evaluation of its water resources (both surface and underground). Mr. Drew has assisted in various water rights filings, water conveyance and efficiency improvements, and planning efforts. He has served as an expert witness in a high-profile water rights hearing in an effort to protect the client's water rights, its overall operation and the natural resources associated with the ranch. Work has focused on balancing water demands for ranching and agricultural with the conservation of critical environmental resources and values shared by the ranch owners.

Cave Valley Ranch Conservation Credit System Management Plan and Annual Report, Cave Valley Ranch, LLC, Ely, Nevada. Mr. Drew was RCI's project manager on this project. This project evaluated the saleable conservation credit potential of Cave Valley Ranch's private property for credit development per the Nevada Conservation Credit System. RCI developed the credit calculation, Management Plan, and Annual Report per the requirements of the Greater Sage-grouse Conservation Credit System for Cave Valley Ranch.



EXPERIENCE 18 Years

EDUCATION

BS Environmental Resource Sciences, University of Nevada Reno, 2004

BS Civil Engineering, University of Nevada Reno, 2004

REGISTRATIONS/CERTIFICATIONS

Nevada Conservation Credit System Verifier (2016)

PROFESSIONAL AFFILIATIONS

Nevada Board of Wildlife Commissioners (2011-2017)
Chairman 2013-2015

Nevada Sagebrush Ecosystem Council (2012-2017)

EMAIL: jeremy@rci-nv.com

PHONE: (775) 883-1600





Drew, Continued



Three Meadows Restoration



Yerington Land Conveyance

Main Office

340 North Minnesota Street
Carson City, NV 89703
(775) 883-1600

Lake Tahoe Office

276 Kingsbury Grade, Suite 206
Stateline, NV
PO Box 11796
Zephyr Cove, NV 89448
(775) 588-7500

Email: jeremy@rci-nv.com

Baseline Surveys - NEPA - CEQA for the Three Meadows Restoration, Amador Conservation District, Amador County, California. RCI has assisted with public scoping pursuant to both NEPA and CEQA guidelines, completion of surveys and technical reports for wetlands, aquatic and terrestrial wildlife, sensitive plant species, noxious weeds, watershed hydrology, and silviculture. Additionally, RCI will prepare applications for CWA 404 and 401 permits and CDFW Streambed Alteration Permit.

Environmental Assessment for the Sun Valley and Arrowcreek Schools, Washoe County School District, Reno, Nevada. RCI services included NEPA Environmental Assessment, Biological Technical Report, Cultural Surveys, Phase 1 Environmental Site Assessment, Mineral Report, and Delineation of Aquatic Resources.

Yerington Land Conveyance, City of Yerington, Yerington, Nevada. As Project Manager, Mr. Drew led an RCI Team that completed a Biological Technical Report, Phase 1 Environmental Site Assessment and Environmental Assessment for a tract of BLM land that was over 10,000 acres. Field work included biological surveys for BLM Sensitive plants and animals, as well as noxious weeds. Mr. Drew was lead author on the Environmental Assessment for the conveyance of approximately 10,000 acres from the BLM to the City of Yerington as required by federal legislation. The project was legislatively mandated for completion within a 180-day window, requiring close coordination with the BLM's Carson City District Office, City of Yerington, and other Project Consultants. RCI's work was completed on time and under budget, helping to complete the land conveyance as quickly as possible.

Low Impact Development in the Carson River Watershed, Carson Water Subconservancy District, Carson City. RCI assisted the Carson Water Subconservancy District in developing the Low Impact Development in the Carson River Watershed document. RCI researched appropriate LID practices for the Carson River watershed, its promotion, policies, and implementation strategies and prepared a colorful, succinct document for the public, specifically municipal managers.

Lyon County Technical Review Carson City BLM Management Plan Update and Environmental Impact Statement, Lyon County, Nevada. RCI provided technical review and comment to the BLM Carson City District's Resource Management Plan Update and Environmental Impact Statement.

Pumpkin Hollow Powerline Right-of-Way and Biological Assessment, Nevada Copper, Yerington, Nevada. RCI services included the Valley Power Line, Right-of-Way, and Survey, as well as the Environmental Surveys and Reporting.

Waterfall Fire Watershed Assessment, City of Carson City, Carson City, Nevada. Mr. Drew served as part of a multidisciplinary team that completed a comprehensive watershed assessment for Carson City. Mr. Drew utilized both his natural resource and civil engineering background to help complete the analysis, including evaluation of both upland and riparian ecosystems, as well as City infrastructure (i.e., roads, water systems and storm drainage). Mr. Drew has assisted in various environmental assessments and engineering design projects that were recommended based on the findings of the initial assessment.



JoAnne Michael, CPESC, QSP/QSD

Environmental Project Manager

Professional Profile

Ms. Michael has worked within the environmental arena since 1999 on projects ranging from individual residential parcel development to development of large community plans, linear transportation and utility projects, and ski resort improvements. Ms. Michael provides expertise in biological resource surveys and impact assessments for sensitive plants and wildlife, delineations of waters of the United States, and noxious weed surveys. Using her knowledge of these natural resources, Ms. Michael has become an expert in permitting under the Clean Water Act Section 404 and 401, as well as state water resource regulations and permitting in both Nevada and California. Ms. Michael also has experience preparing Biological Evaluations/Biological Assessments and works closely with federal agencies to facilitate ESA Section 7 consultations. Ms. Michael routinely contributes to and authors NEPA and CEQA reviews, helping her clients to minimize project impacts and obtain necessary permits in an efficient and expedient manner. Ms. Michael is experienced in working with state and federal agencies to comply with individual agency regional management plans, policies, and guidelines.

Ms. Michael has recently become a Certified Professional in Erosion and Sediment Control (CPESC). CPESC is the only professional certification recognized by the EPA whose professionals are designated as qualified to prepare stormwater pollution prevention plans (SWPPPs).

Additionally, JoAnne has obtained certification as a Qualified SWPPP Practitioner (QSP) and a Qualified SWPPP Developer (QSD). This professional certification is required by the State of California to prepare and oversee implementation of Stormwater Pollution Prevention Plans required under the California Construction General Permit.

Areas of Expertise

- | | |
|--------------------------------|--|
| • Aquatic Resource Delineation | • NEPA and CEQA Resource Assessment and Document Preparation |
| • Clean Water Act Permitting | • SWPPP Preparation and Monitoring |
| • Botanical Surveys | • Biological Evaluations and Biological Assessments |

Representative Project Experience

Galaxy Lift - Wetland Construction and Stream Relocation Project, Heavenly Mountain Resort, Stateline, NV (2019-2020). To off-set impacts to regulated waters from replacement of the Galaxy Lift, RCI prepared engineered designs that relocated the channel away from the proposed lift alignment. Ms. Michael completed a formal wetland delineation and obtained CWA 404 and 401 permits and a NDEP Temporary Working in Water permit required to implement the plan. The new stream was designed to mimic the existing channel and included salvage and relocation of wetland vegetation and stream substrate materials to stabilize the newly constructed channel. RCI coordinated with the USFS Lake Tahoe Basin Management Unit Hydrologist to ensure project success and achievement with long-term management goals.



EXPERIENCE: 20

EDUCATION

MS Environmental Science, Indiana University, 1998
BA Biology & Environmental Studies, Indiana University, 1995

CERTIFICATIONS

Certified Professional in Erosion and Sediment Control (CPESC)
Qualified SWPPP Developer and Qualified SWPPP Practitioner (QSD/QSP)

PROFESSIONAL AFFILIATIONS

Association of Environmental Professionals
Nevada Native Plant Society
California Native Plant Society
Carson City Open Space Advisory Committee Member

SPECIALIZED TRAINING

USACE Delineation of Jurisdictional Waters
CEQA Training
CEQA for Biologists Training
Nevada Conservation Credit System Verifier Training

EMAIL: joanne@rci-nv.com

PHONE: (775) 883-1600





Michael, Continued



Three Meadows Restoration



KMPUD Power Line Reliability Project



Trail Alignment Sensitive Plants Surveys

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Lake Tahoe Office

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PO Box 11796
Zephyr Cove, NV 89448
(775) 588-7500

Email: joanne@rci-nv.com

RCI also designed the Galaxy Flat Wetland Construction Project, to assist Heavenly in the creation of an entirely new seven-acre wetland habitat near East Peak Lake. Located at 8,500 feet, the new meadow has increased wildlife diversity and provided a natural filtration system for snow run-off. Heavenly received the 1995 Silver Eagle Award in Environmental Excellence for this project.

NEPA / CEQA Review and Resource Surveys for the Three Meadows Restoration, Amador Conservation District, Amador County, California (10/2018-2020). Ms. Michael served as the Project Manager and lead biologist for completion of resource assessments and environmental permitting for three wet meadow restoration projects located on Eldorado National Forest. Ms. Michael and the RCI project team assisted the Forest Service and Amador Conservation District with public scoping, completion of surveys and technical reports for wetlands, aquatic and terrestrial wildlife, sensitive plant species, noxious weeds, watershed hydrology, and silviculture. RCI drafted the CEQA Initial Study/Mitigated Negative Declaration and NEPA Decision Memo. Additionally, RCI prepared applications for and obtained CWA 404 and 401 permits and CDFW Streambed Alteration Permit.

Kirkwood Meadows Power Line Reliability Project EIS/EIR, Kirkwood Meadows Public Utility District, Kirkwood California (2009-2018). Ms. Michael served as the Project Manager and primary editor for the Kirkwood Meadows Power Line Reliability Project EIS/EIR, completed in cooperation with the U.S. Forest Service and Kirkwood Meadows PUD. The project spans 28 miles across the Eldorado National Forest, several private land holdings, and seven miles of Caltrans right-of-way. Ms. Michael's responsibilities included oversight and coordination of all baseline environmental and cultural resource field surveys and report preparation used in the impact analyses, organization of public scoping workshops, and publication of the Draft and Final EIS/EIR (3/2012). Upon completion of the approved EIS/EIR, Ms. Michael prepared and obtained CWA Section 404 and 401 permits from the US Army Corps of Engineers and Central Valley Water Quality Control Board, and a Streambed Alteration Agreement from the California Department of Fish and Wildlife. RCI was hired to complete construction management and monitoring in 2013-2014, followed by three years of post-construction for noxious weeds and revegetation success.

Sensitive Plants Surveys for Trail Alignments, Carson City Culture and Tourism Authority, Carson City, Nevada (6/2018-2019). Ms. Michael participated in botanical inventories and rare plant surveys on two proposed trail alignments along the eastern Sierra front. The Capitol to State Parks trail is approximately 10 miles long, and the Lincoln Highway Bypass Trail is approximately 4 miles long, connecting downtown Carson City to the recently completed Ash Canyon Trail. Both trail alignments are located on public lands managed by the Humboldt-Toiyabe National Forest. Survey results were used in preparation of subsequent NEPA Analysis.

Squaw Valley Aquatic Biological Assessment, Squaw Valley Mutual Water Company, Olympic Valley, CA (4/2020 – 8/2020). Ms. Michael prepared a Biological Assessment for federally listed aquatic species potentially impacted by three projects located near Well 2, within the Squaw Valley Mutual Water Company distribution system. The formal Biological Assessment included evaluating potential project impacts to Federally Threatened and Endangered Species (TES) or Critical Habitat protected under Section 7 of the Endangered Species Act (50 CFR 17.11-listed; 61 Federal Register 7591, February 28, 1996). Specifically, the scope of work included: background data collection, habitat mapping and assessment, and preparation of a formal Biological Assessment.



Jill Sutherland, PE

Senior Engineer

Professional Profile

Ms. Sutherland has worked as an Engineer and Environmental Specialist in Nevada and California since starting with Resource Concepts, Inc. in 1991. She has professional expertise throughout the state in Water Pollution Control regulations and permitting. Her design experience focuses on wastewater and water systems, erosion control, and discharge treatment/containment.

She enjoys working with clients and regulators to develop practical and effective strategies for management and monitoring of ground and surface water discharges. Her particular interest lies in wastewater reuse for irrigation (golf courses, agriculture, landscaping, etc.) and source control to prevent discharge contamination (erosion control and chemical management BMPs).

Areas of Expertise

- | | |
|----------------------------|-----------------------------|
| • Source Water Protection | • Nonpoint Source Pollution |
| • BMP Plans and Monitoring | • Water Quality Sampling |
| • Effluent Reuse | • Environmental Permitting |

Representative Project Experience

Site Plan & Permitting for the California Dam Sediment Removal Project, Heavenly Mountain Resort, Stateline, Nevada. Ms. Sutherland assisted with the Site and BMP Plans, Aquatic Resource Delineation and Permitting, and Storm Water Pollution Prevention Plan (SWPPP), Monitoring and Reporting.

Truckee Meadows Stormwater Permit Coordinating Committee Training and Material Updates, City of Reno, Reno, Nevada. Ms. Sutherland provided oversight on this project. RCI provided training and updated the presentations geared toward both the municipal staff and construction personnel to enhance training on stormwater awareness and proper consideration of BMP use, placement and maintenance. Through the updated training materials, regulatory requirements were explained in a clear, concise way to increase permit compliance in the Truckee Meadows MS4 area.

Permit Assistance, Comstock Minerals Development LLC, Carson City, Nevada. Ms. Sutherland assisted this small gold mine and mill in identifying and obtaining the numerous permits required for operations: stormwater, water pollution control, air quality, special use, highway access, and delineation of waters of the United States.

Kirkwood Meadows Power Line Environmental Impact Statement, Kirkwood Public Utility District, Kirkwood, California. Ms. Sutherland provided NEPA and CEQA evaluation of air, noise, and transportation impacts for the KMPUD project constructing 28-mile buried/overhead power line through Caltrans and U.S. Forest Service jurisdictions.



EXPERIENCE: 32 Years

EDUCATION

MS Environmental Engineering,
Swarthmore College, PA (1985)
BS Civil Engineering, Oregon
State University, OR (1991)

REGISTRATIONS/CERTIFICATIONS

Professional Civil Engineer NV #9719
& WY #8392

PROFESSIONAL AFFILIATIONS

American Society of Civil
Engineers Community Service

EMAIL: jill@rci-nv.com

PHONE: (775) 883-1600





Sutherland, Continued



NDEP Source Water Protection



Concentrated Animal Feeding Operations

Source Water Protection Project, Nevada Division of Environmental Protection (NDEP), Washoe County, Nevada (2016-2020). Ms. Zonge is assisting the municipal agencies and public water systems in the Truckee Meadows and greater Washoe County area in developing a joint Community Source Water Protection and Watershed Management Plan. The project includes delineation of protection areas around public drinking water sources and identification of management strategies to protect those sources in the future. Ms. Zonge coordinates community technical teams and assists with delineating the source water protection areas. Ms. Zonge assists the communities in developing source water protection strategies for protection against potential contaminant sources.

Stormwater Circuit Rider Program, Nevada Division of Environmental Protection Bureau of Water Pollution Control, Carson City, Nevada. Ms. Sutherland was the project manager on this project. RCI's interdisciplinary team assisted the Bureau of Water Pollution Control develop and implement the Stormwater Circuit Rider Program for four years. Through the Program, the RCI team helped communities and businesses comply with State and federal stormwater regulations by providing technical assistance throughout Nevada.

Source Water Protection Projects, Nevada Division of Environmental Protection (NDEP), Northern Nevada. Ms. Sutherland assisted the counties of Carson City, Lyon, Churchill and Humboldt in developing Community Source Water Protection Plans. The projects included delineating protection areas around public drinking water sources and identifying management strategies to protect those sources from contamination. Ms. Sutherland coordinated community technical teams, assisted with delineating the source water protection areas, and in developing source water protection strategies for protection against potential contaminant sources.

Nevada Broadband Telemedicine Initiative, Nevada Hospital Association, Nevada Statewide. Ms. Sutherland served as project manager on this project. RCI provided environmental permitting and compliance documents required for over 1000 miles of new fiber optic cable and appurtenances across the State of Nevada, from Las Vegas to Reno and Carson City to Ely. The project included several areas for wetland delineation for avoidance. The National Telecommunications & Information Administration (NTIA) was the lead federal agency and the USFS and BLM were cooperating agencies.

Environmental Engineering Services for the Concentrated Animal Feeding Operations, Nevada Department of Corrections, Carson City, Nevada. Ms. Sutherland has worked with the 500-acre ranch at their Stewart Facility in Carson City. The ranch irrigates with treated effluent supplied by Carson City and is a Concentrated Animal Feeding Operation (CAFO) for wild horses. She has assisted the CAFO. Permit, effluent reuse permit; design of HDPE lined stormwater basins, groundwater monitoring, and field-by-field evaluation of nutrient loading.

Industrial Facility Environmental Permitting, Niotan Inc (Kemet), Carson City, Nevada. Ms. Sutherland assisted Niotan Inc. (Kemet) with civil engineering, and environmental permitting from 2004 through 2010, during the constructions and "startup" their Moundhouse processing facility, including: zero discharge double lined impoundment, hydrology study and drainage design, air quality, hazardous materials inventory, and stormwater permitting.

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Email: jill@rci-nv.com





Lynn Zonge, CPESC, PG⁸⁹²⁴

Senior Resource Specialist

Professional Profile

Ms. Zonge draws from more than 25 years of experience with environmental permitting, watershed analyses, and land planning. She specializes in geomorphology, surface water hydrology and geology of the Sierra Nevada and Great Basin regions, technical writing and community outreach. Ms. Zonge's environmental permitting projects have included NEPA, CEQA, Endangered Species Act, and Clean Water Act compliance in Nevada and northern California. She provides Properly Functioning Condition (PFC) analyses, Rosgen classification, CRAM (California Rapid Assessment Method) and other geomorphic characterizations. She has prepared open space plans, habitat conservation plans, river recreation plans, and other land management plans in conjunction with an excellent interdisciplinary RCI team. Ms. Zonge is a successful grant writer and grant manager. Ms. Zonge is certified by the Soil and Water Conservation Society as a Professional Soil Erosion and Sediment Control Specialist, and by the State of California as a Professional Geologist.

Areas of Expertise

- | | |
|---------------------------------|--------------------------------|
| • Fluvial geomorphology | • Source water protection |
| • Surface water hydrology | • Nonpoint source pollution |
| • Wetland delineation | • Natural resource assessments |
| • Public outreach and education | • Watershed assessments |

Representative Project Experience

Site Plan & Permitting for the California Dam Sediment Removal Project, Heavenly Mountain Resort, Stateline, Nevada. Ms. Zonge provided the wetland delineation. RCI provided Site and BMP Plans, Aquatic Resource Delineation and Permitting, and Storm Water Pollution Prevention Plan (SWPPP), Monitoring and Reporting.

Baseline Surveys - NEPA - CEQA for the Three Meadows Restoration, Amador Conservation District, Amador County, California. Ms. Zonge served as the project hydrologist and fluvial geomorphologist. RCI has assisted with public scoping pursuant to both NEPA and CEQA guidelines, completion of surveys and technical reports for wetlands, aquatic and terrestrial wildlife, sensitive plant species, noxious weeds, watershed hydrology, and silviculture. Additionally, RCI prepared applications for CWA 404 and 401 permits and CDFW Streambed Alteration Permit.

Truckee River Management Plan (Phase1), One Truckee River/Nevada Land Trust, Reno, Nevada. Ms. Zonge provided expertise on building the team, the hydrology, recreation, and water quality components of the plan. The One Truckee River is a collaboration of public and private partners working together to realize a Truckee River that flows clear and clean, sustains the river's natural ecology, cultural resources, and wildlife, and connects residents and visitors to unparalleled opportunities for recreation and regeneration. The purpose of the Plan is to provide a collaborative framework between public and private partners to develop one unified Vision for the Truckee River.



EXPERIENCE 25 Years

EDUCATION

MS Hydrology
BS Geology

REGISTRATIONS/ CERTIFICATIONS

Certified Professional in Erosion & Sediment Control (CPESC) #3844
California Rapid Assessment Method (CRAM) Practitioner
Professional Geologist (PG) CA #8924

PROFESSIONAL AFFILIATIONS

American Water Resources Association
International Erosion Control Association

COMMUNITY SERVICE

Truckee River Foundation Director
2005 – present
Eagle Valley Trail Committee Member
Muscle Powered Member

SPECIALIZED TRAINING

Rosgen Stream Classification
Properly Functioning Condition
California Rapid Assessment Method

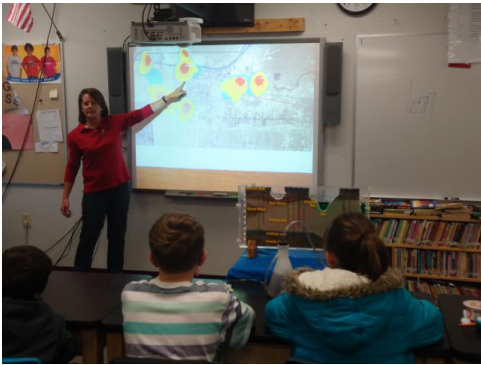
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Zonge, Continued



Source Water Protection

Low Impact Development in the Carson River Watershed, Carson Water Subconservancy District, Carson City, Nevada. Ms. Zonge assisted in developing a Low Impact Development in the Carson River Watershed document. The RCI team researched appropriate LID practices for the Carson River watershed, its promotion, policies, and implementation strategies and prepared a colorful, succinct document for the public, specifically municipal managers.

Source Water Protection Projects, Nevada Division of Environmental Protection (NDEP), Northern Nevada. Ms. Zonge assisted the counties of Carson City, Lyon, Churchill, Humboldt, and Washoe in developing Community Source Water Protection Plans. The projects included delineating protection areas around public drinking water sources and identifying management strategies to protect those sources from contamination. Ms. Zonge coordinated community technical teams, assisted with delineating the source water protection areas, and in developing source water protection strategies for protection against potential contaminant sources.

Management Plan for the in the Carson River Area, Carson City Open Space and Parks, Carson City, Nevada. RCI assisted the Recreation and Open Space Department in creating a management plan for more than 5,300 acres along the Carson River. The plan included open space, parks, and conservation easement lands. The plan was adopted in 2016 and is being used to actively manage these properties.

Morgan Mill River Access, Carson City Parks & Recreation, Carson City, Nevada. Ms. Zonge worked closely with Carson City staff for a sustainable user-friendly river access facility. The project is within a Superfund Site and Ms. Zonge prepared all permitting documents for the Army Corps of Engineers and the State of Nevada. The project was constructed in fall 2009.

Environmental Assessment for the Sun Valley and Arrowcreek Schools, Washoe County School District, Reno, Nevada. Ms. Zonge prepared the hydrology, geology, and soils components. RCI services included NEPA Environmental Assessment, Biological Technical Report, Cultural Surveys, Phase 1 Environmental Site Assessment, Mineral Report, and Delineation of Aquatic Resources.

Nevada Broadband Telemedicine Initiative, Nevada Hospital Association, Nevada Statewide. Ms. Zonge was the project manager for all of the environmental permitting and compliance documents required for over 1000 miles of new fiber optic cable and appurtenances across the State of Nevada, from Las Vegas to Reno and Carson City to Ely. The project included several areas for wetland delineation for avoidance. The National Telecommunications & Information Administration (NTIA) was the lead federal agency and the USFS and BLM were cooperating agencies.

Kirkwood Meadows Power Line Environmental Impact Statement, Kirkwood Meadows Public Utility District, Kirkwood, California. Ms. Zonge was on the NEPA/ CEQA team to prepare the EIS/EIR for a 28-mile buried and overhead power line between Salt Springs Reservoir and Kirkwood Meadows. The project is within three county jurisdictions, the Eldorado National Forest, and Caltrans ROW.



Kirkwood Meadows Power Line

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Erin Smith

Environmental Specialist

Professional Profile

Ms. Smith is a recent hire for RCI. In addition to her strong educational background, Ms. Smith has a broad array of experience, including but not limited to:

- BLM Assessment Inventory and Monitoring for AmeriCorps
- BLM Multiple Indicator Monitoring for Trout Unlimited
- Environmental engineering and water resources analysis for Broadbent & Associates
- Remote sensing, spatial analysis, biogeochemistry, and soil ecology / nutrient cycling as part of her Master of Science Graduate Program and research at the University of Nevada, Reno.

RCI will utilize her broad experience and expertise to assist on a wide array of projects across its Natural Resources, Range and Environmental Teams.

Areas of Expertise

- | | |
|---|---|
| • Aquatic, Riparian and Upland Range Monitoring | • Environmental engineering |
| • Remote sensing, spatial analysis and data science | • Ground water exploration, monitoring and permitting |
| • Biogeochemistry, soil ecology, and nutrient cycling | • Field and classroom education and outreach |

Representative Project Experience

Research participant in the long-term study with the University of Nevada, Reno (UNR), Nevada Agricultural Experiment Station (NAES) and the USDA Plant Materials Center (USDA-PMC) to develop drought, heat and salt tolerant cultivars of sorghum grain (*Sorghum bicolor*) adapted to Nevada edaphic and climatic conditions.

Contributing member to University of California Davis: Sierra Nevada Meadows Data Clearinghouse. Critical habitat data collected throughout Sierra Nevada headwater meadows with historical impacts from cattle/sheep grazing, railroad, logging, and other anthropogenic uses.

Field work performed through the Great Basin Institute and partnership with Nevada Department of Wildlife, contributed to a multifaceted investigation and management design of habitat usage and vegetation community dynamics effecting the Greater Western Sage Grouse of Nevada (*Centrocercus urophasianus*).

Earthwatch Sierra to Sea field scientist, leading citizen scientist volunteers in a greenhouse gas sampling campaign in Sierra Nevada meadows and partnering with the South Yuba River Citizens League (SYRCL).

Environmental Protection Agency (EPA) Superfund Technical Assessment and Response Team (START) Project Coordinator for the Eureka, NV Smelter Remediation and town-wide topsoil removal due to lead and arsenic contamination from historic mining and lead refining activities (2018).



EXPERIENCE: 3 Years

EDUCATION

MS, Animal & Rangeland Sciences, University of Nevada, Reno (In Progress)

BS, Ecohydrology, University of Nevada, Reno (2015)

AA, Associates, Truckee Meadows Community College (2011)

PROFESSIONAL AFFILIATIONS

Society for Range Management

American Geophysical Union

California Native Plant Society

AmeriCorps

AWARDS

Recipient of the Robert E. Dickenson Scholarship 2020-2021 Academic year

2nd Place at the GSA Poster Symposium Fall 2020

Finalist in the UNR Three Minute Thesis Competition Spring 2021

EMAIL: erin@rci-nv.com





Alison Cramer

Environmental Specialist

Professional Profile

Ms. Cramer graduated with an MS Geological Engineering and BS in Hydrogeology from the University of Nevada, Reno (UNR). Her work and research experience includes twelve surveys over a period of 29-months over an abandoned mine using a remotely piloted aerial system to identify and map temporal changes on the mine waste rock pile using remote sensing techniques. Ms. Cramer mapped and quantified the temporal geomorphic changes on the mine waste rock pile and along the fluvial domain of an adjacent creek. Ms. Cramer has designed site maps in AutoCAD as well as background in Arc GIS and GIS analysis.

Areas of Expertise

• Remotely Piloted Aerial Systems	• CAD and GIS Mapping and Analysis
• Remote Sensing	• Hydrogeology
• Groundwater Monitoring and Sampling	• Field Investigations and Supervision

Representative Project Experience

Hydrogeology (2021 – 2022) – Ms. Cramer prepared all aspects of site investigation and routine groundwater monitoring and sampling workplans, groundwater monitoring and sampling reports, pilot test remediation reports, and site investigation reports (data entry, tabulation, AutoCAD map drafting, graphs, boring logs, and data interpretation). She designed site maps in AutoCAD, calculate groundwater contours and gradient magnitude and direction, and design rose diagrams depicting historical groundwater flow direction using Surfer and AutoCAD. Ms. Cramer oversaw monitoring well installation and field construction activities including the installation of remediation treatment zones, soil excavation, and direct push soil boring investigations using sonic and hollow stem auger drilling rigs and interpret and log geologic/hydrogeologic subsurface conditions. She assisted in project scope development including research and permitting and conduct site investigations and perform groundwater monitoring and sampling.

Graduate Research Assistant (2019 – 2021) – Ms. Cramer conducted twelve surveys over 29-months at the Perry Canyon, NV USA abandoned mine land using a remotely piloted aerial system. She identified and mapped the temporal changes of potentially acid generating material on the mine waste rock pile using remote sensing techniques. Ms. Cramer also mapped and quantified the temporal geomorphic changes on the mine waste rock pile and along the fluvial domain of Perry Creek.

Undergraduate Research Assistant (2018) – Ms. Cramer assisted in research related to post wildfire infiltration rates on abandoned mines lands in arid climates. She measured infiltration using a mini disk infiltrometer on burned and unburned areas and collected soil samples and calculated hydraulic conductivity using a Hyprop.



EXPERIENCE 5 Years

EDUCATION

MS, Geological Engineering, University of Nevada Reno (2021)

BS, Hydrogeology, University of Nevada Reno (2018)

CERTIFICATIONS

Unmanned Aerial Vehicle Pilot's License

PUBLICATIONS

Cramer, A.S.; Calvin, W.M.; McCoy, S.W.; Breitmeyer, R.J.; Haagsma, M.; Kratt, C. Mapping Potentially Acid Generating Material on Abandoned Mine Lands Using Remotely Piloted Aerial Systems. *Minerals* 2021, 11, 365.

EMAIL: alison@rci-nv.com

PHONE: (775) 883-1600





Alaina Russky

GIS Mapping Technician

Professional Profile

Ms. Russky is an experienced GIS Mapping Technician II with a quality-oriented laboratory background. She has a demonstrated history of working safely and efficiently in the mining and materials industry. She is skilled in many Mapping Technologies, Data Analysis and Management, Microsoft Office, and Customer Service. She is a strong research professional with a bachelor's degree majored in Geology, minored in Geography with an emphasis of ArcGIS, from the University of Nevada, Reno. In addition, she is continuously furthering her education through multiple avenues including attending the annual ESRI User Conference to learn about new programs and coding resources and by recently completing another associate's degree in Land Survey and Geomatics to further her knowledge of mapping resources and methods.

Areas of Expertise

ESRI ArcMap, ArcCatalog	Data Management and Analysis
ESRI ArcGIS Pro, ArcGIS Online	- Microsoft Office Suite - Word, Excel, Access Database
ESRI Web Maps and Web Apps	Carlson CAD and Civil 3D
ESRI Collector, Fields Maps, Survey 123	Organizational and Timely Methodologies

Representative Project Experience

Churchill County Lands Bill Conservation Provisions for the US Navy's Proposed Fallon Range Training Complex Modernization, Churchill County, Nevada (2016-Ongoing). Since 2016 RCI has provided technical National Environmental Policy Act (NEPA) and Legislative support to Churchill County in addressing the US Navy's Proposed Fallon Range Training Complex Modernization. Ms. Russky has and continues to actively edit, build, and analysis boundary areas, alignments, and acreages. She continually produces maps that accommodate suggestions generated by the County, Navy, and from Congressional specific meetings. The Proposed Special Land Designations for the Churchill County Lands Bill Conservation Provisions is a demanding project that Ms. Russky has given her full attention and support towards.

Outreach and Update for Nevada Division of Environmental Protection, Washoe, Carson, Douglas, Pershing, and Humboldt Counties, Nevada (2019-Present). Ms. Russky assists with GIS data sharing between multiple organizations for Source Water Protection Areas. Efficient data management and cooperation practices are highly important to collaborate well with multiple organizations. The Source Water Protection projects include delineating protection areas around public drinking water sources and identifying management strategies to protect those sources from contamination. RCI coordinated community technical teams, assisted with delineating the source water protection areas, and in developing source water protection strategies for protection against potential contaminant sources.



EXPERIENCE 9 Years

EDUCATION

BS Geology, University of Nevada
Reno 2016

AS Land Surveying &
Geomatics, Great Basin
College, Elko, 2021o

AS Natural Sciences, Sierra College,
Rocklin, 2013

AS Social & Behavioral Sciences,
Sierra College, Rocklin, 2013

REGISTRATIONS/CERTIFICATIONS

ESRI Technical Certification, ArcGIS
Pro Foundation 2101

Nevada Conservation Credit System
Verifier: 2020, 2021, 2022

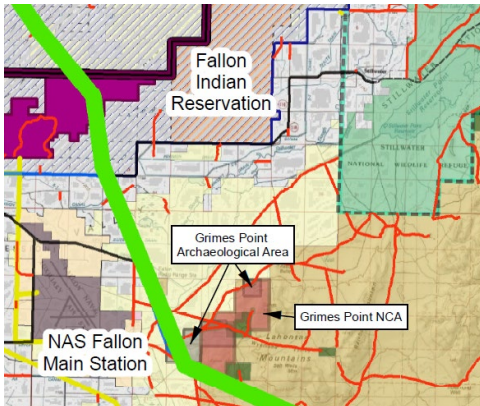
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PHONE: (775) 883-1600

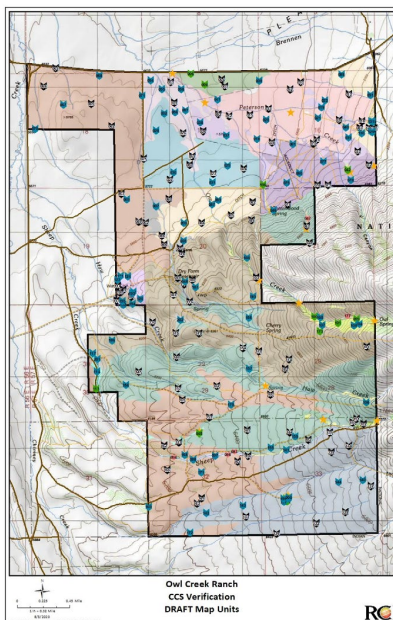




Russky, Continued



Churchill County Lands Bill



Owl Creek Ranch

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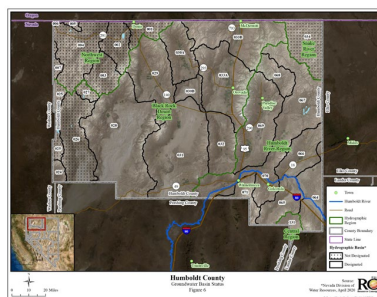
Email: alaina@rci-nv.com

Humboldt County Water Plan, Humboldt County, Nevada (1/2020-6/2020). Ms. Russky produced maps for the Humboldt County Water Plan Update. In addition, she researched designations, compiled data, and built purposeful figures that accurately accompany the written documents. Existing figure maps were revamped to improve and supplement the text of the water plan. RCI updated the Humboldt County Water Plan to provide an overview of water resources and lay out sound management strategies for the county. A large appendix of GIS maps was created depicting surface and groundwater sources of each Hydrographic Region and Hydrographic Basin within the county.

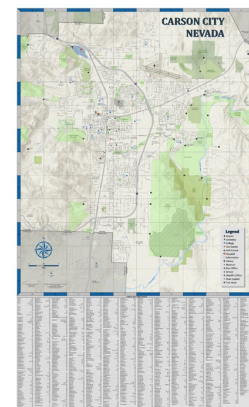
Conservation Credit System Verification, Nevada Sagebrush Ecosystem Program, Owl Creek Ranch, Elko, Nevada (1/2020-10/2020). Ms. Russky worked in conjunction with the RCI Range Department, the Client, and the Nevada Sagebrush Ecosystem Technical Team to digitize, designate, and manually evaluated private lands for sage grouse habitat. Time intensive GIS tools were used to analyze the sage-grouse potential per the Nevada Sagebrush Ecosystem Program requirements. The Sage Grouse Conservation Credit System is a Nevada wide program to evaluate the impacts of anthropogenic disturbance on the habitat and longevity of sage-grouse, an indicator species.

Redesign and Publication of the Carson City Official Street Map, Carson City Chamber of Commerce, Carson City, Nevada (8/2020 – 9/2020). Ms. Russky researched and compiled county accurate data to rebuild the Carson City Street Map from the ground up. Bringing together multiple resources and using new technology to create one cohesive and navigable map. Displaying important locations of public interest and safety was the top priority when the Carson City Chamber of Commerce requested a new map brochure that contained updated data and would satisfy their navigational requirements.

Aquatic Biological Assessment, Squaw Valley Water Mutual Company, Placer County, California (6/2020 – 8/2020). Ms. Russky produced working maps for real time field data collection and map figures for the final report. Other points included habitat data research and area calculations. The Squaw Valley Mutual Water Company Well #2 Improvement Project was aimed at assessing the impact on the Sierra Nevada Yellow-legged Frog during construction and associated well improvements.



Humboldt County Water Plan



Carson City Official Street Map



SECTION 4: PROPOSED PROJECT SCHEDULE/COST

Proposed Project Schedule	2022					2023		
	Oct 3 – Oct 17 (2 weeks)	Oct 17 – Nov 7 (3 weeks)	Nov 7 – Dec 5 (4 weeks)	Dec 5 – Jan 2 (4 weeks)	Jan 2 – Feb 3 (4 weeks)	Feb 3 – Mar 17 (6 weeks)	Mar 17 – Apr 3 (2 weeks)	Apr 3 – Apr 15 (15 days)
The following RCI proposed project approach schedule assumes notification of award and authorization to proceed by October 1, 2022.	Kick off meeting to establish communication framework, points of contacts and to exchange available data.	Review available baseline data.	Prepare maps of available data for review.	Complete field reconnaissance to identify resources of concern.	RCI to work with City staff to draft a detailed project description, including design features to minimize impacts, and develop a statement of purpose and need.	A draft document will be submitted to the City for review and comment before finalized.	Review project description, potential impacts, and determine the appropriate level of NEPA documentation.	Based on RCI's current understanding of the project, it is assumed that an Environmental Assessment (EA) will be required for the proposed new construction. The following project proposal and estimated costs are based on that assumption.
Thirty (30) day agency review of environmental packet	Prepare Environmental Packet to be sent to local, state, and federal agencies and Tribal Consultation.	The packet shall include: a detailed project narrative, site maps depicting extent and types of environmental resources, and site photographs. Thirty-day review period.	At a minimum, map would include: USGS topographical map, aerial site map, FEMA floodplain maps, National Wetland Inventory maps, and NRCS soil survey map.					
Review of agency response and incorporate comments into project description as appropriate and address agency concerns.	Complete additional studies as required by reviewing agencies.	Cultural Resources: RCI will develop an Area of Potential Affect for SHPO review and approval. Based on preliminary site review, RCI anticipates SHPO will issue a No Adverse Effect determination and no field survey will be required. If a cultural resource survey is required, the task will include a cultural records search, field inventory, draft report submittal to SHPO (30-day review period), and completion of a final report. This additional task may add approximately 2-months to the project time frame and cost an additional \$5,000.00. RCI's current scope of work for the EA does not include this study, but if needed, will be authorized under a separate scope of work.	Based on preliminary project review, RCI does not anticipate additional surveys for aquatic resources or special status wildlife or plant species.	This scope of work does not include a Phase 1 Environmental Site Assessment or Geotechnical investigation, if required and not already coordinated by the City, a separate scope of work and cost estimate will be prepared.	RCI will use the information and guidance obtained in the responses to complete the Environmental Assessment Form.	A draft of the EA Form will be submitted to the City for review and comment. RCI will revise the form to incorporate the City's comments prior to submittal to CDBG staff.	The final EA form will be submitted to the CDBG staff for review and approval.	RCI will maintain an Environmental Review Record throughout the project that documents all agency correspondence and submittals.
Once the Final EA Form and Environmental Review Record have been reviewed and approved, RCI will draft a Finding of No Significant Impacts. It is assumed that the project will have no negative impact on the environment. If the project is found to have a negative impact, RCI will work with the City and CDBG Staff for further direction under an amended scope of work and contract.	RCI will publish the FONSI and Notice of Intent – Request for Release of Funds (NOI- RROF) in a local newspaper.	Publication of the FONSI / NOI-RROF will start the 15-day public review period.	RCI will collect and respond to public comments. Assumes one round of public comments.	RCI will forward a copy of the newspaper notification, affidavit of publication, local comments on the project to the RROF/Certification Form to complete the project review.				



Environmental Consulting Services for the Community Response & Resource Center Project

The cost of services under the assignment will be accomplished on a “Time and Materials” basis, as determined by the RCI Fee Schedule on page 20-21 of this proposal to provide Environmental Consulting Services for the Community Response & Resource Center project to the City of Fernley for a fee not to exceed \$25,000.



2022 FEE SCHEDULE

	Billing Rate (\$)
ENVIRONMENTAL SERVICES	Principal Environmental Specialist200.00
	Principal Environmental Specialist—Advisory175.00
	Environmental Project Manager175.00
	Certified Environmental Manager170.00
	Senior Environmental Specialist II150.00
	Senior Environmental Specialist I140.00
	Environmental Specialist II120.00
	Environmental Specialist I110.00
	Environmental Technician II ^{1/}100.00
	Environmental Technician I ^{1/}90.00
	Environmental Intern ^{1/}75.00
PLANNING SERVICES	Certified Planner120.00
	Staff Planner105.00
MAPPING SERVICES (CAD & GIS)	Mapping Specialist II105.00
	Mapping Specialist I100.00
	Mapping Analyst90.00
	Mapping Technician II80.00
	Mapping Technician I70.00
NATURAL RESOURCE SERVICES*	Principal Resource Specialist195.00
	Resource Project Manager170.00
	Senior Resource Specialist II145.00
	Senior Resource Specialist I135.00
	Resource Specialist II115.00
	Resource Specialist I100.00
	Resource Technician II ^{1/}95.00
	Resource Technician I ^{1/}85.00
	Resource Intern ^{1/}70.00
*Manager & Resource Specialist disciplines include: Biologist, Botanist, Fluvial Geomorphologist, Geologist, NEPA Specialist, Policy Specialist and Facilitator, Wildlife Biologist and Wetland Specialist	
RANGE SERVICES	Principal Range Specialist175.00
	Principal Range Specialist—Advisory140.00
	Range Project Manager140.00
	Senior Range Specialist II125.00
	Senior Range Specialist I115.00
	Range Conservationist II100.00
	Range Conservationist I90.00
	Range Technician II ^{1/}80.00
	Range Technician I ^{1/}70.00
	Range Intern I ^{1/}65.00
^{1/} Overtime & Saturdays 1.5x regular hourly rate Sunday & Holidays 2x regular hourly rate	

Terms of Payment: Invoices are due upon presentation and are past due thirty (30) days from invoice date. Past due accounts are subject to one and one-half percent (1½ %) service charge per month, or the maximum allowed by law. Payment on delinquent invoices will first be applied to accrued interest and then to the principal amount. Time and expenses incurred (including any attorney's fees and collection costs) will be added to the total amount due. RCI accepts credit card payments, subject to a 4% processing fee added to the total by the credit card processor.

This confidential information is intended only for the use of **City of Fernley Proposal** and is valid for the attached proposal for professional services dated **September 14, 2022**. This information should not be distributed without the written authorization of RCI.

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Resources & Environmental Services
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2022 FEE SCHEDULE

		Billing Rate (\$)
ADMINISTRATIVE SERVICES	Accounting/Business Manager	100.00
	Computer Technician	100.00
	Accounting Staff	80.00
	Desktop Publisher	85.00
	Word Processor	75.00
	Secretary	65.00
	Technical Aide	50.00
Expenses	Travel	
	Mileage	.75¢ mile
	ATV Use	150.00 day
	UTV Use	200.00 day
	<u>Per Diem:</u> Per State (GSA) Rates for Meals & Incidentals	Varies by Location
	Lodging	Cost Plus 15%
	Copies, Prints & Plots	
	8½" x 11" to 11" x 17" black/white prints & copies	15¢ each
	8½" x 11" to 11" x 17" color prints & copies	50¢ each
	(b/w & color) 24" x 36" & up black/white plots	3.00 each
	24" x 36" & up color plots	8.00 each
	24" x 36" Mylar	20.00 each
	GIS Prints & Plots*	
	8½" x 11" to 11" x 17" GIS color prints	3.00 each
	24" x 36" GIS color plot	15.00 each
	(color) Up to 36" x 72" GIS custom color plot	20.00 each
	* When using an aerial, photo or quad background	
	Third-Party Administrator Fees	Cost Plus 15%
	Other Reimbursable Expenses	Cost Plus 15%
	Consultants/Contractors	Cost Plus 15%
Legal Services	Depositions and Preparation	1.5x regular hourly rate
	Expert Witness Testimony and Preparation	2x regular hourly rate

Terms of Payment: Invoices are due upon presentation and are past due thirty (30) days from invoice date. Past due accounts are subject to one and one-half percent (1½%) service charge per month, or the maximum allowed by law. Payment on delinquent invoices will first be applied to accrued interest and then to the principal amount. Time and expenses incurred (including any attorney's fees and collection costs) will be added to the total amount due. RCI accepts credit card payments, subject to a 4% processing fee added to the total by the credit card processor.

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SECTION 5: FIRMS RESOURCES AVAILABLE

RCI has all necessary technological resources, including computers, appropriate software, cameras, and company vehicles needed to complete the work in this category. RCI's GIS Mapping department has the desktop and field capabilities to accomplish any task, including data management, database querying, map production, and high accuracy field data collection. Powerful ESRI ArcGIS software is used in house for office management and on rugged tablets for fieldwork, creating a fluid workflow for any project.

Following is a list of software, equipment and additional staff available should the need arise.

Microsoft Office 365 Apps for Enterprise
Adobe Indesign 2022
Adobe Illustrator 2022
Photoshop CS6
ArcGIS 10.8 Subscription
AutoDesk AEC 2021 Subscription
Bentley WaterCAD 10.0 Subscription
Bentley StormCAD 10.0 Subscription
Bentley Flowmaster 10.0 Subscription
Adobe Acrobat Pro DC Subscription
PTC MathCAD Professional
Retain Pro 10
Trimble Business Center 5.4
Virtual Surveyor 7.7.2
DJI Phantom Drone 4 Pro
DJI Phantom Drone 4 RTK
Carlson CR-2 Robotic Total Station w/ Data Collector
Carlson BRx5 GNSS – GPS Base Station & Rover Equipment w/ Data Collector
Trimble 5600 Robotic Total Station w/ Data Collector
Trimble 5700 GPS Base Station & Rover Equipment w/ Data Collector
Lietz/Sokkisha B2A Automatic Level
AutoCAD



Environmental Consulting Services for the Community Response & Resource Center Project

Key Staff Member	Title	Exp	Education
Civil Engineering			
Bruce Scott, PE, PLS, WRS	Principal / Civil Engineer/Land Surveyor	45	BS, Civil Engineering
Joseph Cacioppo, Jr., PE	Principal/Civil Engineer	28	BS, Civil Engineering
Jill Sutherland, PE	Senior Civil Engineer Environmental Specialist	32	MS, Env. Engineering BS, Civil Engineering
Rachel Kryder, PE, WRS	Senior Project Engineer	19	BS, Geophysical Engineering
Keith Shaffer, PE	Civil Engineer/ Project Engineer /	31	MS, Structural Engineering BS, Civi Engineering
David Haen, PE	Civil Engineer / Project Engineer	12	BS, Environmental Engineering
Presley Cochran, PE	Staff Engineer	2	BS, Civil Engineering
Stephanie Cooksey, EI	Engineer Intern	<1	BS, Civil Engineering
Structural Engineering			
Keith Shaffer, PE	Civil Engineer/ Project Engineer /	31	MS, Structural Engineering BS, Civi Engineering
Alyvia Briscoe	Engineer Intern	<1	BS, Civil Engineering
Natural Resources & Environmental Compliance			
John McLain, CRMC, CPESC	Principal/Resource & Rangeland Specialist	45	BS, Agriculture Production (Range Management)
Jeremiah Drew	Principal/Resource Specialist	18	BS, Civil Engineering BS, Env. Resource Sciences
Don Henderson, CRMC, CRM	Senior Resource & Rangeland Specialist	35	MS, Resource Management BS, Natural Resource Management
Lewis Mendive	Range Conservationist/Resource Technician 2	7	BS, Rangel and Ecology and Managemnt
Katlyn Uhart	Range/Resource Technician	3	BS, Agriculture and Journalism BS, Journalism
Erin Smith	Range/Resource Technician	8	MS, Animal & Rangeland Science (In Progress) BS, Ecohydrology, AA, Associates
Lynn Zonge, PG, CPESC	Fluvial Geomorphologist/Hydrologist/Sr. Resource Specialist	25	MS, Hydrology BS, Geology
Jill Sutherland, PE	Senior Civil Engineer Environmental Specialist	32	MS, Env. Engineering BS, Civil Engineering
JoAnne Michael, CPESC, QSP/ QSD	Senior Environmental Specialist	20	MS, Environmental Science BA, Biology & Env. Studies
Alison Cramer	Environmental Technician	5	MS, Geological Engineering BS, Hydrogeology
Elana Ketchian	Environmental Intern	3	AA, Science, BS Wildlife Ecology and Conservation
Surveying			
Bruce Scott, PE, PLS, WRS	Principal/Civil Engineer/Land Surveyor	45	BS, Civil Engineering
Todd Enke, PLS	Survey Director (PLS)	30	BS, History
Jasen Solt, PLS	Survey Party Chief	4	BAS, Land Surveying & Geomatics (In Progress)
Jerit Shuman, LSIT	Survey Technician III	24	
Zach Wood	Survey Technician	16	BS, Geography
Alaina Rusky	GIS & Survey Technician	9	BS, Geology BS, Land Surveying & Geomatics AS, Natural Sciences AS, Social & Behavioral Sciences



Environmental Consulting Services for the Community Response & Resource Center Project

Key Staff Member	Title	Exp	Education
Water Rights			
Bruce Scott, PE, PLS, WRS	Principal/Civil Engineer/Land Surveyor	45	BS, Civil Engineering
Reed Cozens, PE, WRS	Senior Civil Engineer/Water Rights Specialist	17	BS, Civil Engineering AS, Engineering
Shannon McDaneil, PE, WRS	Senior Water Rights Specialist	10	BS, Environmental Engineering AS, Math
Kathy Sylvia	Water Rights Specialist	18	University of Minnesota University of Rhode Island – Continuing Edu.
Debra Maurer	Water Rights Specialist	25	Truckee Meadows Community College – Continuing Edu.
Dawn Aragon	Water Rights Specialist	13	BS, Geography
Jessica Joshi	Water Rights Technician	2	BS, Environmental Science
Jake Echeverria	Water Rights Specialist	10	BS, Community Health Sciences
Mary Wilkins	Water Rights Admin Assistant	25	BS, Psycology (1 course reqeud for BA Completion)



SECTION 6: REFERENCES

Client / Owners Representative

Carson City Parks and Recreation

Lindsey Boyer, Open Space
Manager
3303 Butti Way #9
Carson City, NV 89701
775-283-7341
lboyer@carson.org

Nevada Health Centers Administration

Stacey Giomi, Director of
Facilities
775-888-6611
sgiom@NVhealthcenters.org

Churchill County

Jim Barbee, County Manager
155 N. Taylor Street, Ste. 153
Fallon, NV 89406
775-423-5136
jbarbee@churchillcounty.org



APPENDIX

Exhibit A - Certificate of Insurance

Exhibit B - Verification of Registration-System for Award Management (SAM.gov)



Exhibit A



RESOCON-01

ARACHEL

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
6/21/2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER American Insurance & Investment Corp. 1452 W Horizon Ridge PKWY #656 Henderson, NV 89012-4880	CONTACT NAME: April M. Rachel	
	PHONE (A/C, No, Ext): (702) 877-1760	FAX (A/C, No): (702) 877-0937
	E-MAIL ADDRESS: april.rachel@american-ins.com	
	INSURER(S) AFFORDING COVERAGE	NAIC #
	INSURER A: Hartford Underwriters Ins. Co.	30104
	INSURER B: Nutmeg Insurance Company	39608
	INSURER C: Trumbull Insurance Company	27120
	INSURER D: Continental Casualty Co	20443
	INSURER E:	
	INSURER F:	

INSURED Resource Concepts, Inc. 340 N. Minnesota Street Carson City, NV 89703

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☒ POLICY ☐ PRO-JECT ☐ LOC OTHER:			34SBWAL9WWS	7/1/2022	7/1/2023	EACH OCCURRENCE \$ 1,000,000	
							DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000	
							MED EXP (Any one person) \$ 10,000	
							PERSONAL & ADV INJURY \$ 1,000,000	
							GENERAL AGGREGATE \$ 2,000,000	
							PRODUCTS - COM/OP AGG \$ 2,000,000	
B	☒ AUTOMOBILE LIABILITY ☒ ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY			34UEGAC1159	7/1/2022	7/1/2023	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000	
							BODILY INJURY (Per person) \$	
							BODILY INJURY (Per accident) \$	
							PROPERTY DAMAGE (Per accident) \$	
A	☒ UMBRELLA LIAB ☒ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE DED ☒ RETENTION \$ 10,000			34SBWAL9WWS	7/1/2022	7/1/2023	EACH OCCURRENCE \$ 3,000,000	
							AGGREGATE \$ 3,000,000	
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below Y/N ☒ N/A			34WEGAM4HXX	7/13/2022	7/13/2023	☒ PER STATUTE ☐ OTH-ER	
							E.L. EACH ACCIDENT \$ 1,000,000	
							E.L. DISEASE - EA EMPLOYEE \$ 1,000,000	
							E.L. DISEASE - POLICY LIMIT \$ 1,000,000	
D	Prof. Liab/Pollution			AEH004316444	7/1/2022	7/1/2023	Each Claim 1,000,000	
D	Claim Mde/Rpt'd			AEH004316444	7/1/2022	7/1/2023	Aggregate 3,000,000	

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Professional Liability Retro: Full Prior Acts (\$1M/2M); 02/19/2020 (\$1M/3M)

CERTIFICATE HOLDER

CANCELLATION

INFORMATION USE ONLY
INFORMATION USE ONLY

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

ACORD 25 (2016/03)

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Exhibit B

SAM.gov | Home

← → sam.gov/content/status-tracker

Home Search Data Bank Data Services Help

Entity Information

Check Entity Registration Status

This tool allows you to check the status of your entity registration.

Non federal users: You may only check the registration status of entities linked to your SAM.gov account.

Unique Entity ID:

CAGE Code:

Reset Search

Entity Information

RESOURCE CONCEPTS INC. • Active Registration

Unique Entity ID: WJQGLMGRG2B9

Your registration was activated on 2023-07-08. It expires on 2023-06-29 which is one year after you submitted it for processing.

Core Data Completed Assertions Completed Reqs & Certs Completed POCs Completed Submit Completed Processing Completed Active Completed

Feedback

More About the Entity Registration Status Tracker

- Getting Started with Registration
- Entity Status Guide
- Legend
- What if my entity fails TIN validation?
- What if my entity fails CAGE validation?
- More Help

Our Website Our Partners Policies Customer Service

57°F Haze 10:01 AM 9/14/2022

CONTRACT

A Contract For Environmental Consulting Services

A Contract Between
City of Fernley
595 Silver Lace Blvd
Fernley NV 89408

and

Resource Concepts Inc.
340 N. Minnesota Street
Carson City, NV 89703-4152

WHEREAS Nevada Revised Statutes ("NRS") chapter 266 authorizes the City to engage the services of independent contractors; and

WHEREAS the services of Contractor are deemed to be both necessary and in the best interests of the City; and

WHEREAS the City desires to retain the services of Contractor on the terms and conditions set forth in this Contract;

NOW, THEREFORE, in consideration of the aforesaid premises, the parties mutually agree as follows:

1. **CONTRACT NUMBER:** CRRC ER - 1

2. **CONTRACT TERM.** This Contract shall be effective from the day it is approved by the City (which date shall be inserted into the introductory paragraph of this Contract) and, subject to appropriation, shall remain in full force and effect until the services are completed unless terminated earlier pursuant to Section 6.

A. For sake of this contract, the term Contractor refers to an engineering firm that specializes in environmental engineering and planning and is not responsible for construction methods, means and techniques and is not responsible for jobsite safety.

3. **CONTRACTOR'S SERVICES.**

A. **Description of Services.** Contractor hereby agrees to provide the services set forth in the Scope of Work attached hereto as Attachment A and incorporated herein by this reference.

CONTRACT

A Contract For Environmental Consulting Services

- B. Performance Standards.** In performing the services set forth in this Contract, Contractor shall follow the practices consistent with the generally accepted standards in the profession of the services being provided to the City pursuant to this Contract.
- C. Changes to Contractor's Services.** The City may, at any time, make changes to the services to be performed by Contractor under this Contract. If the change requested by the City causes an increase or decrease in the cost or time required to perform any of the services required under this Contract, an equitable adjustment may be made in the compensation to be paid to Contractor.
- D. Cooperation with City.** Contractor agrees that its officers, associates, employees, and subcontractors will cooperate with the City in providing the services under this Contract and will be, with advance notice, available for consultation with the City at such reasonable times as to not conflict with the City's other responsibilities.

4. COMPENSATION AND TERMS OF PAYMENT.

- A. Compensation.** The City agrees to pay Contractor for the services set forth in the Scope of Work either a lump sum fee or an hourly fee based on the Fee Schedule attached hereto as Attachment B and incorporated herein by this reference.
- B. Reimbursable Expenses.** Contractor agrees that all of its direct and indirect expenses are included in the lump sum or hourly fee set forth in the Fee Schedule, unless the Fee Schedule specifically provides otherwise.
- C. Payment Invoicing.** Contractor shall submit an invoice for payment for the services provided by Contractor based on the manner or method of payment set forth in Attachment A (Scope of Work) and Attachment B (Fee Schedule).

- 5. NOTICE.** All notices or other communications required or permitted to be given hereunder shall be deemed delivered: (i) when written notice is received by the party to whom it is directed, if delivered personally, by facsimile or by email; or (ii) three (3) days after deposit with the United States Post Office, if mailed by certified mail, return receipt requested, postage prepaid and addressed to the party to be notified. Notices shall be addressed as follows:

If to the City: City Manager
 City of Fernley
 595 Silverlace Blvd.
 Fernley, NV 89408

If to Contractor: CONTRACTOR
 ADDRESS
 CITY STATE

CONTRACT

A Contract For Environmental Consulting Services

6. INSPECTION & AUDIT.

- A. Books and Records.** Contractor agrees to keep and maintain under general accepted accounting principles (GAAP) full, true and complete records, contracts, books, and documents as are necessary to fully disclose to the City, the State of Nevada or the United States Government, or their authorized representatives, upon audits or reviews, sufficient information to determine compliance with all state and federal regulations and statutes.
- B. Inspection & Audit.** Contractor agrees that the relevant books, records (written, electronic, computer related or otherwise), including, without limitation, relevant accounting procedures and practices of Contractor or its subcontractors, financial statements and supporting documentation, and documentation related to the performance of this Contract shall be subject, mutually agreed day and time, to inspection, examination, review, audit, and copying at any office or location of Contractor where such records may be found, with or without notice by the City, and with regard to any federal funding, the relevant federal agency, the Comptroller General, the General Accounting Office, the Office of the Inspector General, or any of their authorized representatives. All subcontracts shall reflect the requirements of this paragraph.
- C. Period of Retention.** All books, records, reports, and statements relevant to this Contract must be retained a minimum three years and for five years if any federal funds are used under this Contract. The retention period runs from the date of payment for the relevant services by the City, or from the date of termination of this Contract, whichever is later. Retention time shall be extended when an audit is scheduled or in progress for a period reasonably necessary to complete an audit and/or to complete any administrative and judicial litigation which may ensue.

7. TERMINATION OR SUSPENSION.

- A. Suspension.** The City may suspend, without cause, the performance by Contract under this Contract for such period of time as the City, in its sole discretion, may prescribe by providing written notice to Contractor. The suspension shall be effective as of the date set forth in the written notice. With such suspension, the City agrees to pay Contractor the amount of compensation earned as of the effective date of the suspension.
- B. Termination Without Cause.** The City reserves the right to terminate this Contract without cause or default on the part of Contractor with ten (10) days' prior written notice to Contractor. In the event of termination, without cause or

CONTRACT

A Contract For Environmental Consulting Services

default, the City agrees to pay Contractor for the services performed before the date that notice of termination is received by Contractor.

C. Termination for Non-Appropriation. Contractor acknowledges that the City is a governmental entity and the Contract's validity is based upon the availability of public funding under its authority. The City reserves the right to reduce estimated or actual quantities, in whatever amount necessary, without prejudice or liability to the City, if funding is not available or if legal restrictions are placed upon the expenditure of monies for the services required under this Contract. In addition, without prejudice or liability to the City, if funding is not appropriated or otherwise made available to support the continuation of this Contract in any fiscal year succeeding the first fiscal year, this Contract will be deemed to have been terminated automatically when appropriated funds expire and are not available.

D. Default or Breach. A default or breach (an "Event of Default") may be declared with or without termination. Each of the following shall constitute an Event of Default:

1. If Contractor fails, in the judgment of the City, to provide or satisfactorily perform any of the conditions, work, deliverables, goods, or services called for by this Contract, and such failure continues for more than fifteen (15) days after written notice is delivered to Contractor provided that if the nature of such breach is such that although curable, the breach cannot reasonably be cured within a fifteen (15) day period, an Event of Default shall not exist if Contractor shall commence to cure such breach and thereafter rectifies and cures such breach with due diligence, but in no event later than sixty (60) days after the written notice;
2. If any state, county, city or federal license, authorization, waiver, permit, qualification or certification required by statute, ordinance, law, or regulation to be held by Contractor to provide the goods or services required by this Contract is for any reason denied, revoked, debarred, excluded, terminated, suspended, lapsed, or not renewed; or
3. If Contractor: (i) becomes insolvent, subject to receivership, or voluntarily or involuntarily subject to the jurisdiction of the bankruptcy court; (ii) makes a general assignment for the benefit of creditors; (iii) admits in writing to the inability to pay its debts as they become due; or (iv) takes any action for the purpose of effecting any of the foregoing.

E. For Cause Termination and Time to Correct. Upon the occurrence of an Event of Default, and without prejudice to any other right or remedy it may have at law or equity, the City may:

1. Terminate this Contract, suspend payment of all pending invoices otherwise due to the Contractor hereunder, and finish this Contract by such means as

CONTRACT

A Contract For Environmental Consulting Services

deemed appropriate by the City, reserving the right to deduct from any balance due Contractor any additional cost for completing this Contract;

2. Terminate this Contract, and the obligations imposed hereunder, including the obligation of any further payment for the services of the Consultant except for the reasonable value for the services performed to the date of termination, or
3. Continue with the performance by the Contractor and serve within a reasonable time after completion of the Contract a notice of claim or dispute.

F. Winding Up Affairs upon Termination. In the event that this Contract is terminated for any reason, the parties agree that the provisions of this paragraph survive termination:

1. The parties shall account for and properly present to each other all claims for fees and expenses and pay those which are undisputed and otherwise not subject to set off under this Contract. Neither party may withhold performance of winding up provisions solely based on nonpayment of fees or expenses accrued up to the time of termination.
2. Contractor shall satisfactorily complete work in progress at the agreed rate (or a pro rata basis if necessary) if so requested by the City;
3. Contractor shall execute any documents and take any actions necessary to effectuate an assignment of this Contract if so requested by the City; and
4. Contractor shall preserve, protect, and promptly deliver possession to the City of all proprietary information in accordance with Section 18.
5. In the event that dispute(s) arise during the winding up of affairs upon termination, the parties agree to meet and negotiate in good faith to resolve any such disputes(s).

8. REMEDIES. Except as otherwise provided for by law or this Contract, the rights and remedies of the parties shall not be exclusive and are in addition to any other rights and remedies provided by law or equity, including, without limitation, actual damages exclusive of lost profits.

9. ATTORNEYS' FEES, COSTS, AND EXPENSES. Unless otherwise stated herein, the parties will bear their own attorneys' fees, costs, and expenses in connection with the negotiation, execution, and performance of this Contract.

10. LIMITED LIABILITY. Contract liability of both parties shall not be subject to punitive damages. Liquidated damages shall not apply unless otherwise specified in the

CONTRACT

A Contract For Environmental Consulting Services

Attachments. Damages for any default or breach by the City shall never exceed the amount of funds appropriated for payment under this Contract, but not yet paid to Contractor, for the fiscal year budget in existence at the time of the default or breach.

11. FORCE MAJEURE. Neither party shall be deemed to be in violation of this Contract if it is prevented from performing any of its obligations hereunder due to strikes, failure of public transportation, civil or military authority, act of public enemy, accidents, fires, explosions, or acts of God, including, without limitation, earthquakes, floods, winds, or storms. In such an event the intervening cause must not be through the fault of the party asserting such an excuse, and the excused party is obligated to promptly perform in accordance with the terms of this Contract after the intervening cause ceases.

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

A. As respects negligent acts, errors or omissions in the performance of professional services, the Contractor agrees to indemnify and hold harmless the City, including their elected officials, officers, and employees from and against reasonable defense costs, including reasonable attorney fees, liability or claims arising directly out of the Contractor's negligent acts, errors or omissions in the performance of its work under the terms of this Agreement, to the extent the liabilities are determined to have been proximately caused by the negligent acts,

CONTRACT

A Contract For Environmental Consulting Services

errors or omissions of the Contractor, its Sub-CONTRACTORS or Sub-Contractors (hereafter "Subs"), their employees, agents, or representatives. City shall provide notice to Contractor of the City's receipt of a written demand/claim or lawsuit arising from Contractor's work.

13. INDEPENDENT CONTRACTOR. Contractor is associated with the City only for the purposes and to the extent specified in this Contract, and in respect to performance of the contracted services pursuant to this Contract, Contractor is and shall be an independent contractor and, subject only to the terms of this Contract, shall have the sole right to supervise, manage, operate, control, and direct performance of the details incident to its duties under this Contract. Nothing contained in this Contract shall be deemed or construed to create a partnership or joint venture, to create relationships of an employer-employee or principal-agent, or to otherwise create any liability for the City whatsoever with respect to the indebtedness, liabilities, and obligations of Contractor or any other party. Contractor shall be solely responsible for, and the City shall have no obligation with respect to: (1) withholding of income taxes, FICA or any other taxes or fees; (2) industrial insurance coverage; (3) participation in any group insurance plans available to employees of the City; (4) participation or contributions by either Contractor or the Public Employees Retirement System; (5) accumulation of vacation leave or sick leave; or (6) unemployment compensation coverage provided by the City. Contractor shall indemnify and hold the City harmless from, and defend the City against, any and all losses, damages, claims, costs, penalties, liabilities, and expenses arising or incurred because of, incident to, or otherwise with respect to any such taxes or fees. Neither Contractor nor its employees, agents, or representatives shall be considered employees, agents, or representatives of the City.

14. INSURANCE. Unless expressly waived in writing by the City, Contractor shall, at Contractor's sole expense, procure, maintain and keep in force during the entire term of this Contract those policies of insurance which have been agreed to by the parties as evidenced by the parties initials in the signature spaces provided below. The City shall have no liability except as specifically provided in this Contract. Contractor shall not commence work before Contractor has provided the required evidence of insurance to the City. Any insurance or self-insurance available to the City shall be in excess of, and non-contributing with, any insurance required from Contractor. Contractor's insurance policies shall apply on a primary basis. Until such time as the insurance is no longer required by the City, Contractor shall provide the City with renewal or replacement evidence of insurance no less than thirty (30) days before the expiration or replacement of the required insurance. If at any time during the period when insurance is required by this Contract, an insurer or surety shall fail to comply with the requirements of this Contract, as soon as Contractor has knowledge of any such failure, Contractor shall immediately notify the City and immediately replace such insurance or bond with an insurer meeting the requirements.

CONTRACT

A Contract For Environmental Consulting Services

COF

CTR

A. Workers' Compensation and Employer's Liability Insurance. Industrial insurance protecting Contractor and the City from potential employee claims based upon job-related sickness, injury, or accident, during the performance of this Contract.

1. Contractor shall provide a work certificate issued by a qualified insurer in accordance with NRS 616B.627.
2. Prior to commencing any work, Contractor shall complete and provide the following written request to a qualified insurer:
 - a. CONTRACTOR NAME has entered into a contract with Owner to perform work from THE ____ DAY OF _____, 20__ to THE ____ DAY OF _____, 20__ and requests that an industrial insurance provider qualified and licensed to offer such insurance within the State of Nevada, provide to The City of Fernley, Nevada 1) a certificate of coverage issued pursuant to NRS 616B.627 and 2) notice of any lapse in coverage or nonpayment of coverage that Contractor is required to maintain. The certificate and notice should be mailed to:

City of Fernley
595 Silver Lace Blvd
Fernley, NV 89408

3. Contractor may, in lieu of furnishing a certificate of an insurer, provide an affidavit indicating that Contractor is a sole proprietor and that: (1) In accordance with the provisions of NRS 616B.659, Contractor has not elected to be included within the terms, conditions, and provisions of NRS chapters 616A to 616D, inclusive; and (2) Contractor is otherwise in compliance with those terms, conditions, and provisions.
4. Contractor may, in lieu of furnishing a certificate of an insurer, provide an affidavit indicating that Contractor is a sole proprietor and that:
 - a. In accordance with the provisions of NRS 616B.659, Contractor has not elected to be included within the terms, conditions, and provisions of NRS chapters 616A to 616D, inclusive; and
 - b. Contractor is otherwise in compliance with those terms, conditions and provisions.

COF

CTR

B. Commercial General Liability Insurance

1. Minimum Limits required:

CONTRACT

A Contract For Environmental Consulting Services

\$1,000,000 General Aggregate
\$1,000,000 Products & Completed Operations Aggregate
\$1,000,000 Personal and Advertising Injury
\$1,000,000 Each Occurrence

- Coverage shall be on an occurrence basis and shall be at least as broad as ISO 1996 form CG 00 01 (or a substitute form providing equivalent coverage); and shall cover liability arising from premises, operations, independent contractors, completed operations, personal injury, products, civil lawsuits, and liability assumed under an insured contract (including the tort liability of another assumed in a business contract).

C. Business Automobile Liability Insurance

- Minimum Limit required: **\$150,000** Each Occurrence for bodily injury and property damage. Coverage shall be for "any auto" (including owned, non-owned and hired vehicles).
- The policy shall be written on ISO form CA 00 01 or a substitute providing equivalent liability coverage. If necessary, the policy shall be endorsed to provide contractual liability coverage.

D. Umbrella or Excess Liability Insurance

- May be used to achieve the above minimum liability limits.
- Shall be endorsed to state it is "As Broad as Primary Policy"

E. Commercial Crime Insurance

- Minimum Limit required: **\$10,000**
 - Per Loss for Employee Dishonesty
- This insurance shall be underwritten on a blanket form amending the definition of "employee" to include all employees of the Vendor regardless of position or category.

F. Performance Security

- Amount required: \$ _____
- Security may be in the form of surety bond, Certificate of Deposit or Treasury Note payable to the City only.
- The security shall be deposited with the City no later than ten (10) working days following award of this Contract to Contractor.
- Upon successful completion of this Contract, the security and all interest earned, if any, shall be returned to Contractor.

G. General Requirements.

- Additional Insured: By endorsement to the general liability insurance policy evidenced by Contractor, ***the City of Fernley, its***

CONTRACT

A Contract For Environmental Consulting Services

officers, employees and immune contractors shall be named as additional insureds for all liability arising from this Contract.

2. Waiver of Subrogation: Each insurance policy shall provide for a waiver of subrogation in favor of the City.
3. Cross-Liability: All required liability policies shall provide cross-liability coverage as would be achieved under the standard ISO separation of insureds clause.
4. Deductibles and Self-Insured Retentions: Insurance maintained by Contractor shall apply on a first dollar basis without application of a deductible or self-insured retention unless otherwise specifically agreed to by the City. Such approval shall not relieve Contractor from the obligation to pay any deductible or self-insured retention. Any deductible or self-insured retention shall not exceed \$5,000 per occurrence, unless otherwise approved by the City. Deductibles and Self-Insured Retentions do not apply to professional liability insurance policies.
5. Policy Cancellation: Except for ten days' notice for non-payment of premium, each insurance policy shall be endorsed to state that; without thirty (30) days prior written notice to the City, the policy shall not be canceled, non-renewed or coverage and/or limits reduced or materially altered, and shall provide that notices required by this paragraph shall be sent by certified mail to the address shown below.
6. Approved Insurer: Each insurance policy shall be issued by insurance companies: (a) authorized to do business in the State of Nevada or eligible surplus lines insurers acceptable to the City and having agents in the State of Nevada upon whom service of process may be made; and (b) currently rated by A.M. Best as "A-VII" or better.

15. EVIDENCE OF INSURANCE. Prior to the start of any work, Contractor must provide the following documents to the City:

1. Certificate of Insurance: The Acord 25 Certificate of Insurance form or a form substantially similar must be submitted to the City to evidence the insurance policies and coverages required of Contractor.
2. Additional Insured Endorsement: An Additional Insured Endorsement (CG20 10 or C20 26), signed by an authorized insurance company representative, **must** be submitted to the City to evidence the endorsement of the City as an additional insured per General Requirements, Subsection 1) above.
3. Schedule of Underlying Insurance Policies: If an Umbrella or Excess insurance policy is evidenced to comply with minimum limits, a copy of the

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A Contract For Environmental Consulting Services

underlying schedule from the Umbrella or Excess insurance policy may be required.

4. Review and Approval: Documents specified above must be submitted for review and approval by the City prior to the commencement of work by Contractor. Neither approval by the City nor failure to disapprove the insurance furnished by Contractor shall relieve Contractor of Contractor's full responsibility to provide the insurance required by this Contract. Compliance with the insurance requirements of this Contract shall not limit the liability of Contractor or its sub-contractors, employees or agents to the City or others, and shall be in addition to and not in lieu of any other remedy available to the City under this Contract or otherwise. The City reserves the right to request and review a copy of any required insurance policy or endorsement to assure compliance with these requirements. Contractor will mail all required insurance documents to the City at the address identified in section 4 of this Contract.

16. **FAILURE TO MAINTAIN REQUIRED COVERAGES.** If Contractor fails to carry the required insurance, the City may: (i) order Contractor to stop further performance of the Contract, and declare contractor in breach, terminate the Contract if such breach is not remedied; or (ii) purchase replacement insurance and withhold the costs or premium payments made from the payments due to Contractor or charge the replacement insurance costs back to Contractor.

17. **COMPLIANCE WITH LEGAL OBLIGATIONS.** Contractor shall procure and maintain for the duration of this Contract any state, county, city or federal license, authorization, waiver, permit, qualification or certification required by statute, ordinance, law, or regulation to be held by Contractor to provide the goods or services required by this Contract. Contractor will be responsible to pay all taxes, assessments, fees, premiums, permits, and licenses required by law. Real property and personal property taxes are the responsibility of Contractor in accordance with NRS 361.157 and 361.159. Contractor agrees to be responsible for payment of any such government obligations not paid by its subcontractors during performance of this Contract. It is important to note:

A. Contractor is required to obtain a City of Fernley business license prior to commencing work unless Contractor qualifies for an exception. Contractor is also required to provide a W-9 to the City's Finance Department.

B. Contractor is required to research and determine if Contractor must comply with:

1. Buy America Requirements

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2. Prohibition against Boycott Israel provisions in NRS in Public Works contracts
3. Prevailing Wage Requirements
4. Apprenticeship Utilization Act

18. **WAIVER OF BREACH.** Failure to declare a breach or the actual waiver of any particular breach of this Contract or its material or nonmaterial terms by either party shall not operate as a waiver by such party of any of its rights or remedies as to any other default or breach.
19. **SEVERABILITY.** If any portion, provision, or part of this Contract is held, determined, or adjudicated by any court of competent jurisdiction to be invalid, unenforceable, or void for any reason whatsoever, each such portion, provision, or part shall be severed from the remaining portions, provisions, or parts of this Contract, and such determination or adjudication shall not affect the validity or enforceability of such remaining portions, provisions, or parts.
20. **ASSIGNMENT/DELEGATION.** To the extent that any assignment of any right under this Contract changes the duty of either party, increases the burden or risk involved, impairs the chances of obtaining the performance of this Contract, attempts to operate as a novation, or includes a waiver or abrogation of any defense to payment by the City, such offending portion of the assignment shall be void, and shall be a breach of this Contract. Contractor shall neither assign, transfer nor delegate any rights, obligations or duties under this Contract without the prior written consent of the City.
21. **PROPRIETARY INFORMATION.** Any reports, histories, studies, tests, manuals, instructions, photographs, negatives, blue prints, plans, maps, data, system designs, computer code (which is intended to be consideration under this Contract), or any other documents or drawings, prepared or in the course of preparation by Contractor (or its subcontractors) in performance of its obligations under this Contract shall be the exclusive property of the City and all such materials shall be delivered into the possession of the City by Contractor upon completion, termination, or cancellation of this Contract. Contractor shall not use, willingly allow, or cause to have such materials used for any purpose other than performance of Contractor's obligations under this Contract without the prior written consent of the City. Notwithstanding the foregoing, the City shall have no proprietary interest in any materials licensed for use by the City that are subject to patent, trademark or copyright protection.
22. **PUBLIC RECORDS.** Pursuant to NRS 239.010, information or documents received from Contractor may be open to public inspection and copying. The City will have

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A Contract For Environmental Consulting Services

the duty to disclose unless a particular record is made confidential by law or a common law balancing of interests. Contractor may label specific parts of an individual document as a "trade secret" or "confidential," provided that Contractor thereby agrees to indemnify and defend the City for honoring such a designation. The failure to so label any document that is released by the City shall constitute a complete waiver of any and all claims for damages caused by any release of the records.

23. FEDERAL FUNDING. In the event federal funds are used for payment of all or part of this Contract:

- A.** Contractor certifies, by signing this Contract, that neither it nor its principals are presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any federal department or agency. This certification is made pursuant to the regulations implementing Executive Order 12549, Debarment and Suspension, 28 C.F.R. pt. 67, § 67.510, as published as pt. VII of the May 26, 1988, Federal Register (pp. 19160-19211), and any relevant program-specific regulations. This provision shall be required of every subcontractor receiving any payment in whole or in part from federal funds.
- B.** Contractor and its subcontractors shall comply with all terms, conditions, and requirements of the Americans with Disabilities Act of 1990 (P.L. 101-136), 42 U.S.C. 12101, as amended, and regulations adopted thereunder contained in 28 C.F.R. 26.101-36.999, inclusive, and any relevant program-specific regulations.
- C.** Contractor and its subcontractors shall comply with the requirements of the Civil Rights Act of 1964, as amended, the Rehabilitation Act of 1973, P.L. 93-112, as amended, and any relevant program-specific regulations, and shall not discriminate against any employee or offeror for employment because of race, national origin, creed, color, sex, religion, age, disability or handicap condition (including AIDS and AIDS-related conditions.)

24. LOBBYING. The parties agree, whether expressly prohibited by federal, state or local law, or otherwise, that no funding associated with this Contract will be used for any purpose associated with or related to lobbying or influencing or attempting to lobby or influence any of the following: (a) any federal, state, county or local agency, legislature, commission, council or board; (b) any federal, state, county or local legislator, commission member, council member, board member, or other elected official; or (c) any officer or employee of any federal, state, county or local agency; legislature, commission, council or board.

25. STANDARD OF CARE. Notwithstanding any provision herein to the contrary, with respect to the performance of professional services, Contractor shall exercise the

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A Contract For Environmental Consulting Services

same degree of care, skill, and diligence in the performance of professional services as is ordinarily possessed and exercised by a professional under similar circumstances.

26. **PROPER AUTHORITY.** Contractor represents Contractor has full power and authority to enter into this Contract. Any services performed by Contractor before this Contract is effective or after it ceases to be effective are performed at the sole risk of Contractor.
27. **GOVERNING LAW; VENUE.** This Contract will be interpreted, and the rights and liabilities of the parties determined, in accordance with the laws of the State of Nevada, excluding its conflict of laws rules. In any action or proceeding arising under this Contract, each party (a) consents to the jurisdiction of Nevada Courts, and of the pertinent appellate courts, and consents to the venue of such action or proceeding in Lyon County, Nevada courts, (b) irrevocably agrees that all actions or proceedings arising out of or relating to this Contract shall be litigated in such courts, and (c) consents to personal jurisdiction within Lyon County, Nevada. Each party accepts for itself, generally and unconditionally, the exclusive jurisdiction and venue of the aforesaid courts and waives any defense of lack of personal jurisdiction, improper venue, inconvenient forum or any similar defense, and irrevocably agrees to be bound by any non-appealable judgment rendered thereby in connection with this Contract.
28. **INTEGRATED CONTRACT.** This Contract (including any addenda, exhibits, or attachments incorporated into and made a part of this contract) constitutes the entire agreement and understanding among the parties regarding the matters set forth herein and supersedes all previous negotiations, discussions, and understandings regarding such matters. The parties acknowledge and represent that they have not relied on any promise, inducement, representation, or other statement made in connection with this Contract that is not expressly contained herein. The terms of this Contract are contractual and not a mere recital.
29. **COUNTERPARTS.** This Contract may be executed in multiple counterparts, each of which shall be deemed an original, and all of such counterparts together shall constitute one and the same instrument.
30. **ADVICE OF COUNSEL.** Each party hereto represents and agrees that it has had the opportunity to seek and has sought from attorneys any such advice as it deems appropriate with respect to signing this Contract or the meaning of it. Each party has undertaken such independent investigation and evaluation as it deems appropriate and is entering into this Contract in reliance on that and not in reliance on any advice, disclosure, representation or information provided by or expected from any other party or such party's attorneys. This is an agreement of settlement and compromise, made in recognition that the parties may have different, disputed or incorrect understandings, information and contentions, as to facts and law, and with each party

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compromising and settling any potential correctness or incorrectness of its understandings, information and contentions as to the facts, law, claims, duties, disclosures and conduct occurring before or during the entry into this Contract. No conduct, failure, misunderstanding or misinformation and no claim of fraud or fraudulent inducement occurring prior to or in connection with the execution hereof shall be a ground for rescission hereof or for recovery of damages, except as otherwise expressly provided herein.

- 31. MODIFICATION; NO WAIVER.** The provisions of this Contract, including this paragraph, may be modified or waived only in writing signed by both parties. No waiver with respect to any portion of this Contract shall apply to any other portion of the Contract, and a waiver on one occasion shall not be deemed to be a waiver of the same or any other breach on a future occasion. No course of dealing by any party, and no failure, omission, delay, or forbearance by any party in exercising such party's rights or remedies shall be deemed a waiver of any such rights or remedies or a modification of this Contract.
- 32. INTERPRETATION OF AGREEMENT.** This Contract shall be construed without regard to the party or parties responsible for its preparation, and shall be deemed to have been prepared collectively by the parties. Any ambiguity or uncertainty arising herein shall not be interpreted or construed against any party hereto on the basis that a party prepared or drafted a particular provision of this Contract.
- 33. COOPERATION OF PARTIES.** The parties agree to cooperate to accomplish the purpose of this Contract and to execute any and all supplementary documents and to take all additional actions not inconsistent with the terms set forth in this Contract that are necessary and appropriate to give full force and effect to the terms and intent of this Contract.
- 34. NON-DISCRIMINATION.** In connection with the performance of work under this Contract, Contractor agrees not to discriminate against any employee or applicant for employment because of race, creed, color, national origin, sex, sexual orientation, gender identity or expression, or age, including, without limitation, with regard to employment, upgrading, demotion or transfer, recruitment or recruitment advertising, layoff or termination, rates of pay or other forms of compensation, and selection for training, including, without limitation, apprenticeship. Contractor further agrees to insert this provision in all subcontracts hereunder, except subcontracts for standard commercial supplies or raw materials.
- 35. Coronavirus Local Fiscal Recovery Fund Award Terms and Conditions.** Contractor and its subcontractors shall comply with all terms, conditions, and

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requirements of the U.S. Department of the Treasury Coronavirus Local Fiscal Recovery Fund Award Terms and Conditions in **Attachment C**.

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

CITY OF FERNLEY

City of Fernley Mayor

Date

ATTEST:

City Clerk

Date

APPROVED AS TO FORM:

City Attorney

Date

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A Contract For Environmental Consulting Services

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

CONTRACTOR

BY:

TITLE:

FIRM: .

BUSINESS LICENSE #:

Address:

City: State: Zip Code:

Telephone: Fax #:

E-mail Address:

(Signature of Contractor)

DATED this _____ day of _____, 20__.

Attachment A: Scope of Work

A Contract for Environmental Consulting Services

Introduction

The City of Fernley is seeking proposals from qualified firms to serve as the City's technical team for the preparation of a legally defensible environmental review for the Community Response & Resource Center project. This project is being supported, in whole or in part, by the Coronavirus State and Local Fiscal Recovery Funds awarded to City of Fernley. The project location is in Fernley, NV 89408, generally located as follows: bound by East Main Street (north), Lois Lane (east), Peppertree Lane (south), and a modular home community (west), APN 021-103-56. The property is owned by the City of Fernley and the project will be the construction of a public facility approximately 56,000sf inclusive of the community center, gymnasium meeting rooms, kitchen, youth center, early learning center, and the complimentary spaces. The City of Fernley intends to apply for Community Development Block Grant program funds to fund this project. The project will require completion of environmental reviews and associated technical documents.

The project site is located just south of the Fernley Depot property, which has been determined to be a national and state historical property due to the historic transportation and architectural significance from the period of 1914-1955.

Scope of Services

Environmental Services contract will encompass all project-related environmental services to the City of Fernley, including but not limited to the following:

- Review the project description to ascertain and/or verify the level of environmental review required: Exempt, Categorical Exclusion not Subject to 58.5, Categorical Exclusion Subject to 58.5, Environmental Assessment, and Environmental Impact Statement. If it is determined that an Environmental Impact Statement is required, RCI will coordinate with the City to amend the current scope of work and cost estimate.
- Prepare, complete, and submit HUD required forms for environmental review and provide all documentation to support environmental findings.
- Prepare a written record of compliance with all applicable environmental requirements.
- Consult and coordinate with oversight/regulatory agencies to facilitate environmental clearance.
- Be able to perform or contract special studies, additional assessments, or permitting to secure environmental clearance. If additional surveys or special studies are required, a separate scope of work and contract will be prepared. These may include but are not limited to biological assessments, wetland delineations, asbestos surveys, lead-based paint assessments, archeology studies, architectural reviews, etc.
- Prepare all responses to comments received during the comment phase of the environmental review, including State/Federal Agency requiring further studies and/or comments from public or private entities during public comment period.
- Advise and complete environmental re-evaluations per 24 CFR 58.47 when evidence of further clearance or assessment is required.
- Maintain close coordination with City staff and project partners to assure appropriate level of environmental review is performed and no work is conducted without authorization. Participate in regularly scheduled progress meetings.

Attachment B: Fee Schedule A Contract for Environmental Consulting Services



Environmental Consulting Services for the Community Response & Resource Center Project

Proposal to Provide

The cost of services under the assignment will be accomplished on a "Time and Materials" basis, as determined by the RCI Fee Schedule on page 20-21 of this proposal to provide Environmental Consulting Services for the Community Response & Resource Center project to the City of Fernley for a fee not to exceed \$25,000.



2022 FEE SCHEDULE

	Billing Rate (\$)
ENVIRONMENTAL SERVICES	
Principal Environmental Specialist	200.00
Principal Environmental Specialist—Advisory	175.00
Environmental Project Manager	175.00
Certified Environmental Manager	170.00
Senior Environmental Specialist II	150.00
Senior Environmental Specialist I	140.00
Environmental Specialist II	120.00
Environmental Specialist I	110.00
Environmental Technician II ^{1/4}	100.00
Environmental Technician I ^{1/4}	90.00
Environmental Intern ^{1/4}	75.00
PLANNING SERVICES	
Certified Planner	120.00
Staff Planner	105.00
MAPPING SERVICES (CAD & GIS)	
Mapping Specialist II	105.00
Mapping Specialist I	100.00
Mapping Analyst	90.00
Mapping Technician II	80.00
Mapping Technician I	70.00
NATURAL RESOURCE SERVICES*	
Principal Resource Specialist	195.00
Resource Project Manager	170.00
Senior Resource Specialist II	145.00
Senior Resource Specialist I	135.00
Resource Specialist II	115.00
Resource Specialist I	100.00
Resource Technician II ^{1/4}	95.00
Resource Technician I ^{1/4}	85.00
Resource Intern ^{1/4}	70.00
*Manager & Resource Specialist disciplines include: Biologist, Botanist, Fluvial Geomorphologist, Geologist, NEPA Specialist, Policy Specialist and Facilitator, Wildlife Biologist and Wetland Specialist	
RANGE SERVICES	
Principal Range Specialist	175.00
Principal Range Specialist—Advisory	140.00
Range Project Manager	140.00
Senior Range Specialist II	125.00
Senior Range Specialist I	115.00
Range Conservationist II	100.00
Range Conservationist I	90.00
Range Technician II ^{1/4}	80.00
Range Technician I ^{1/4}	70.00
Range Intern I ^{1/4}	65.00
^{1/4} Overtime & Saturdays	1.5x regular hourly rate
Sunday & Holidays	2x regular hourly rate

Terms of Payment: Invoices are due upon presentation and are paid due thirty (30) days from invoice date. Past due accounts are subject to one and one-half percent (1 1/2%) service charge per month, or the maximum allowed by law. Payment on delinquent invoices will first be applied to accrued interest and then to the principal amount. Time and expenses incurred (including any attorney's fees and collection costs) will be added to the total amount due. RCI accepts credit card payments, subject to a 4% processing fee added to the total by the credit card processor.

This confidential information is intended only for the use of **City of Fernley Proposal** and is valid for the attached proposal for professional services dated **September 24, 2022**. This information should not be distributed without the written authorization of RCI.

CARSON CITY
340 North Minnesota St.
Carson City, NV 89703-4152
(775) 883-1600 • fax: (775) 883-1656

Engineering • Surveying • Water Rights
Resources & Environmental Services
www.rci-nv.com

LAKE TAHOE
276 Kingsbury Grade, Ste. 206, Stateline, NV
PO Box 11796, Zephyr Cove, NV 89448-3796
(775) 588-7500 • fax: (775) 588-6333

Attachment B: Fee Schedule
A Contract for Environmental Consulting Services

Proposal to Provide

Environmental Consulting Services for the Community Response & Resource Center Project



2022 FEE SCHEDULE

	Billing Rate (\$)
ADMINISTRATIVE SERVICES	
Accounting/Business Manager	100.00
Computer Technician	100.00
Accounting Staff	80.00
Desktop Publisher	85.00
Word Processor	75.00
Secretary	65.00
Technical Aide	50.00
Travel Expenses	
Mileage	75¢ mile
ATV Use	150.00 day
UTV Use	200.00 day
<u>Per Diem:</u> Per State (GSA) Rates for Meals & Incidentals	Varies by Location
Lodging	Cost Plus 15%
Copies, Prints & Plots	
(a/w & color)	
8½" x 11" to 11" x 17" black/white prints & copies	15¢ each
8½" x 11" to 11" x 17" color prints & copies	50¢ each
24" x 36" & up black/white plots	3.00 each
24" x 36" & up color plots	8.00 each
24" x 36" Mylar	20.00 each
GIS Prints & Plots*	
(color)	
8½" x 11" to 11" x 17" GIS color prints	3.00 each
24" x 36" GIS color plot	15.00 each
Up to 36" x 72" GIS custom color plot	20.00 each
* When using an aerial, photo or quad background	
Third-Party Administrator Fees	Cost Plus 15%
Other Reimbursable Expenses	Cost Plus 15%
Consultants/Contractors	Cost Plus 15%
Legal Services	
Depositions and Preparation	1.5x regular hourly rate
Expert Witness Testimony and Preparation	2x regular hourly rate

Terms of Payment: Invoices are due upon presentation and are past due thirty (30) days from invoice date. Past due accounts are subject to one and one-half percent (1½%) service charge per month, or the maximum allowed by law. Payment on delinquent invoices will first be applied to accrued interest and then to the principal amount. Time and expenses incurred (including any attorney's fees and collection costs) will be added to the total amount due. RCI accepts credit card payments, subject to a 4% processing fee added to the total by the credit card processor.

This confidential information is intended only for the use of **City of Gardnerville** and is valid for the attached proposal for professional services dated **September 24, 2022**. This information should not be distributed without the written authorization of RCI.

CARSON CITY
 340 North Minnesota St.
 Carson City, NV 89703-4152
 (775) 883-1600 • fax: (775) 883-1656

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U.S. DEPARTMENT OF THE TREASURY
CORONAVIRUS LOCAL FISCAL RECOVERY FUND
AWARD TERMS AND CONDITIONS

1. Use of Funds:
 - a. Recipient understands and agrees that the funds disbursed under this award may only be used in compliance with section 603(c) of the Social Security Act (the Act), Treasury's regulations implementing that section, and guidance issued by Treasury regarding the foregoing.
 - b. Recipient will determine prior to engaging in any project using this assistance that it has the institutional, managerial, and financial capability to ensure proper planning, management, and completion of such project.
2. Period of Performance: The period of performance for this award begins on the date hereof and ends on _____. As set forth in Treasury's implementing regulations, Recipient may use award funds to cover eligible costs incurred during the period that begins on _____, and ends on _____.
3. Reporting: Recipient agrees to comply with any reporting obligations established by Treasury as they relate to this award.
4. Maintenance of and Access to Records:
 - a. Recipient shall maintain records and financial documents sufficient to evidence compliance with section 603(c) of the Act, Treasury's regulations implementing that section, and guidance issued by Treasury regarding the foregoing.
 - b. The Treasury Office of Inspector General and the Government Accountability Office, or their authorized representatives, shall have the right of access to records (electronic and otherwise) of Recipient in order to conduct audits or other investigations.
 - c. Records shall be maintained by Recipient for a period of five (5) years after all funds have been expended or returned to Treasury, whichever is later.
5. Pre-award Costs: Pre-award costs, as defined in 2 C.F.R. §200.458, may not be paid with funding from this award.
6. Administrative Costs: Recipient may use funds provided under this award to cover both direct and indirect costs.
7. Cost Sharing: Cost sharing or matching funds are not required to be provided by Recipient.
8. Conflicts of Interest: Recipient understands and agrees it must maintain a conflict of interest policy consistent with 2 C.F.R. §200.318(e) and that such conflict of interest

policy is applicable to each activity funded under this award. Recipient and subrecipients must disclose in writing to Treasury or the pass-through entity, as appropriate, any potential conflict of interest affecting the awarded funds in accordance with 2 C.F.R. § 200.112.

9. Compliance with Applicable Law and Regulations:

- a. Recipient agrees to comply with the requirements of section 603 of the Act, regulations adopted by Treasury pursuant to 603(f) of the Act, and guidance issued by Treasury regarding the foregoing. Recipient also agrees to comply with all other applicable federal statutes, regulations, and executive orders, and Recipient shall provide for such compliance by other parties in any agreements it enters into with other parties relating to this award.
- b. Federal regulations applicable to this award including, without limitation, the following:
 - i. Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards, 2 C.F.R. Part 200, other than such provisions as Treasury may determine are inapplicable to this Award and subject to such exceptions as may be otherwise provided by Treasury. Subpart F – Audit Requirements of the Uniform Guidance, implementing the Single Audit Act, shall apply to this award.
 - ii. Universal Identifier and System for Award Management (SAM) 2 C.F.R. Part 25, pursuant to which the award term set forth in Appendix A to 1 C.F.R. Part 25 is hereby incorporated by reference.
 - iii. Reporting Subaward and Executive Compensation Information, 2 C.F.R. Part 170, pursuant to which the award term set forth in Appendix A to 2 C.F.R. Part 170 is hereby incorporated by reference.
 - iv. OMB Guidelines to Agencies on Governmentwide Debarment and Suspension (Nonprocurement), 2 C.F.R. Part 180, including the requirement to include a term or condition in all lower tier covered transactions (contracts and subcontracts described in 2 C.F.R. Part 180, subpart B) that the award is subject to 2 C.F.R. Part 180 and Treasury's implementing regulation at 31 C.F.R. Part 19.
 - v. Recipient Integrity and Performance Matters, pursuant to which the award term set forth in 2 C.F.R. Part 200, Appendix XII to Part 200 is hereby incorporated by reference.
 - vi. Governmentwide Requirements for Drug-Free Workplace, 31 C.F.R. Part 21.
 - vii. New Restrictions on Lobbying, 31 C.F.R. Part 21
 - viii. Uniform relocation Assistance and Real Property Acquisitions Act of 1970 (42 U.S.C. §§4601-4655) and implementing regulations.

- ix. Generally applicable federal environmental laws and regulations.
- c. Statutes and regulations prohibiting discrimination applicable to this award include, without limitation, the following:
- i. Title VI of the Civil Rights Act of 1964 (42 U.S.C. §§2000D *et seq.*) and Treasury's implementing regulations at 31 C.F.R. Part 22, which prohibit discrimination on the basis of race, color, or national origin under programs or activities receiving federal financial assistance;
 - ii. The Fair Housing Act, Title VII of the Civil Rights Act of 1963 (42 U.S.C. §§3601 *et seq.*), which prohibits discrimination in housing on the basis of race, color, religion, national origin, sex, familial status, or disability;
 - iii. Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. § 794), which prohibits discrimination on the basis of disability under any program or activity receiving federal financial assistance;
 - iv. The Age Discrimination act of 1975, as amended (42 U.S.C. §§ 6101 *et. Seq.*), and Treasury's implementing regulations at 31 C.F.R. Part 23, which prohibit discrimination on the basis of age in progress or activities receiving federal financial assistance; and
 - v. Title II of the Americans with Disabilities Act of 1990, as amended (42 U.S.C. §§12101 *et. seq.*), which prohibits discrimination on the basis of disability under programs, activities, and services provided or made available by state and local governments or instrumentalities or agencies thereto.
10. **Remedial Actions.** In the event of Recipient's noncompliance with section 603 of the Act, other applicable laws, Treasury's implementing regulations, guidance, or any reporting or other program requirements, Treasury may impose additional conditions on the receipt of a subsequent tranche of future award funds, if any, or take other available remedies as set forth in 2 C.F.R. § 200.339. In the case of a violation of section 603(c) of the Act regarding the use of funds, previous payments shall be subject to recoupment as provided in section 603(e) of the Act.
11. **Hatch Act.** Recipient agrees to comply, as applicable, with requirements of the Hatch Act (5 U.S.C. §§ 1501-1508 AND 7324-7328), which limit certain political activities of State or local government employees whose principal employment is in connection with an activity financed in whole or in part by this federal assistance.
12. **False Statements.** Recipient understands that making false statements or claims in connection with this award is a violation of federal law and may result in criminal, civil, or administrative sanctions, including fines, imprisonment, civil damages and penalties, debarment from participating in federal awards or contracts, and/or any other remedy available by law.

13. Publications. Any publications produced with funds from this award must display the following language: “This project [is being] [was] supported, in whole or in part, by federal award number [enter project FAIN] awarded to [name of Recipient] by the U.S. Department of the Treasury.”
14. Debts Owed the Federal Government.
- a. Any funds paid to Recipient (1) in excess of the amount to which Recipient is finally determined to be authorized to retain under the terms of this award; (2) that are determined by the Treasury Office of Inspector General to have been misused; or (3) that are determined by Treasury to be subject to a repayment obligation pursuant to section 603(e) of the Act and have not been repaid by Recipient shall constitute a debt to the federal government.
 - b. Any debts determined to be owed the federal government must be paid promptly by Recipient. A debt is delinquent if it has not been paid by the date specified in Treasury’s initial written demand for payment, unless other satisfactory arrangements have been made or if the Recipient knowingly or improperly retains funds that are a debt as defined in paragraph 14(a). Treasury will take any actions available to it to collect such a debt.
15. Disclaimer.
- a. The United States expressly disclaims any and all responsibility or liability to Recipient or third persons for the actions of Recipient or third persons resulting in death, bodily injury, property damages, or any other losses resulting in any way from the performance of this award or any other losses resulting in any way from the performance of this award or any contract, or subcontract under this award.
 - b. The acceptance of this award by Recipient does not in any way establish an agency relationship between the United States and Recipient.
16. Protections for Whistleblowers.
- a. In accordance with 41 U.S.C. §4712, Recipient may not discharge, demote, or otherwise discriminate against an employee in reprisal for disclosing to any of the list of persons or entities provided below, information that the employee reasonable believes is evidence of gross mismanagement of a federal contract or grant, a gross waste of federal funds, an abuse of authority relating to a federal contract or grant, a substantial and specific danger to public health or safety, or a violation of law, rule, or regulation related to a federal contact (including the competition for or negotiation of a contract) or grant.
 - b. The list of persons and entities referenced in the paragraph above includes the following:
 - i. A member of Congress or a representative of a committee of Congress
 - ii. An Inspector General;
 - iii. The Government Accountability Office;

- iv. A Treasury employee responsible for contact or grant oversight or management;
- v. An authorized official of the Department of Justice or other law enforcement agency;
- vi. A court of grand jury; or
- vii. A management official or other employee of Recipient, contractor, or subcontractor who has the responsibility to investigate, discover, or address misconduct.

c. Recipient shall inform its employees in writing of the rights and remedies provided under this section, in the predominant native language of the workforce.

17. Increasing Seat Belt Use in the United States. Pursuant to Executive Order 13043, 62 FR 19217 (Apr. 18, 1997), Recipient should encourage its contractors to adopt and enforce on the job seat belt policies and programs for their employees when operating company-owned, rented or personally owned vehicles.
18. Reducing Text Messaging While Driving. Pursuant to Executive Order 13513, 74 FR 51225 (Oct. 6, 2009), Recipient should encourage its employees, subrecipients, and contractors to adopt and enforce policies that ban text messaging while driving, and Recipient should establish workplace safety policies to decrease accidents caused by distracted drivers.



CITY OF FERNLEY

City Council AGENDA REPORT

Meeting Date: October 5, 2022

REPORT TO: Mayor and City Council

REPORT FROM: Trisha Conner, Assistant to the City Manager

FINANCIAL IMPACT:	CURRENTLY BUDGETED:	FUND/ACCOUNT:
Yes: X No:	Yes: X No:	ARPA Funds 220-480-810 (PN#: 2022.001.3)

ACTION REQUESTED: Motion

AGENDA ITEM: (For Possible Action):

Update and possible action to approve the revised re-scoping, floor plan, and cost estimate of the Community Response & Resource Center.

AGENDA ITEM BRIEF:

On July 6, 2022 Council was presented with a schematic design and cost estimate of the project. Since the July meeting, the workgroup has met to identify construction and design opportunities for cost reduction and value, identify potential program area refinement opportunities, continue to work on establishing potential phasing options, and seek funding gap grant opportunities. Council will be presented an update and re-scoping and floor plan of the Community Response & Resource Center.

RECOMMENDED MOTION:

"I motion to approve the re-scoping and revised floor plan of the Community Response & Resource Center."

BUSINESS IMPACT (per NRS Chapter 237):

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

See attached report for background, analysis, alternatives.

ALTERNATIVES:

Council may request more information.

BACKGROUND:

Prior City Council Action:

- July 6, 2022 Council approved the Final Schematic Design and Cost Estimates with several changes including, eliminating the breezeway and parking/access issues.
- June 15, 2022 Council approved the Lyon County and City of Fernley Subrecipient ARPA Agreement in the amount of \$300,000 for the construction of the CRRC.
- June 15, 2022 Council approved the Letter of Intent to a lease agreement between the Boys & Girls Club of Truckee Meadows to operate and maintain sections of the CRRC once constructed. The letter of intent is critical to a funding source, the Nevada ARPA Child Care Extension Grant .
- February 16, 2022 Council approved the contract for the Owners Representative Construction Manager as Agent with Cumming Management Group.
- January 19, 2022 Council approved the programming and services that will be in the CRRC.
- October 20, 2021 Council approved the contract with TSK Architects for the architecture-engineering services for the CRRC.
- August 4, 2021 Council approved the American Rescue Plan Act spending plan which included \$12,000,000 for the development of the CRRC.

Updates:

Council approved the CMAR Pre-Construction agreement with CORE Construction on July 20, 2022. CORE has been meeting with the project workgroup on a weekly basis adding value to the project. The team's focus is to move forward from the design phase. Staff is, also, working on bringing a contract for environmental consulting services and traffic engineering services to council in the near future for the projects administrative review.

Re-Scoping, Revised Floor Plan, and Massing

A Final Schematic Design and Cost Estimates were presented to Fernley City Council July 6, 2022. The cost estimate was \$38,491,547 with a building area of 54,776 square feet, and site area of 5.3 acres. Since the July meeting, the workgroup has met to

- identify construction and design opportunities for cost reduction and value
- identify potential program area refinement opportunities
- continue to work on establishing potential phasing options
- and seek funding gap grant opportunities

Base Bid (B&G)

The Plan Layout includes a Base Bid that contains the Boys & Girls Club facility with 17,520 square feet and includes four classrooms, a youth game room, the teen center, lobby, administrative offices, the kitchen and cafeteria. The cafeteria will serve as the city emergency hub, as needed. Base Bid - \$15.7m to \$18.2m

- 17,520 GSF Boys & Girls Club
- 4-Acres of Site Development, Utilities & Parking

Alternate #1: Early Learning Center (ELC)

The early learning center, now totals 4,826 square feet, and includes five classrooms that will serve infants up to preschool children. The ELC also has a small kitchen, laundry room, reception area and office space. This section of the building is contingent upon funding. Alternate #1 - \$3.1m to \$3.7m

- 4,770 GSF Early Learning Center

- 0.5-Acre of Site Development & Parking

Alternate #2: Gym

The gym, now totals 12,870 square feet, and includes restroom and a storage area. The gym is also a section of the building that is contingent upon funding. If the gym is funded, the gym will also serve as an emergency hub for the City as well, if needed. Alternate #2 - \$8.1m to \$9.5m

- 12,870 GSF Gymnasium
- 1.0-Acre of Site Development & Parking

Total Range Cost Estimate - \$26.9m to 31.4m (Average \$29.2m). The re-scope continues to reflect ARPA requirements and the project serves households negatively impacted from the pandemic, households disproportionately impacted by the pandemic, and all residents in Fernley and surrounding communities will have access to the programs and services. The re-scope and revised floor plan cuts the cost that is closer to the City's budget and Council's issues regarding the breezeway.

The CRRC workgroup will continue to meet and focus on funding sources and a capital campaign.

RELEVANT LAWS, STATUTES, AND REGULATIONS:

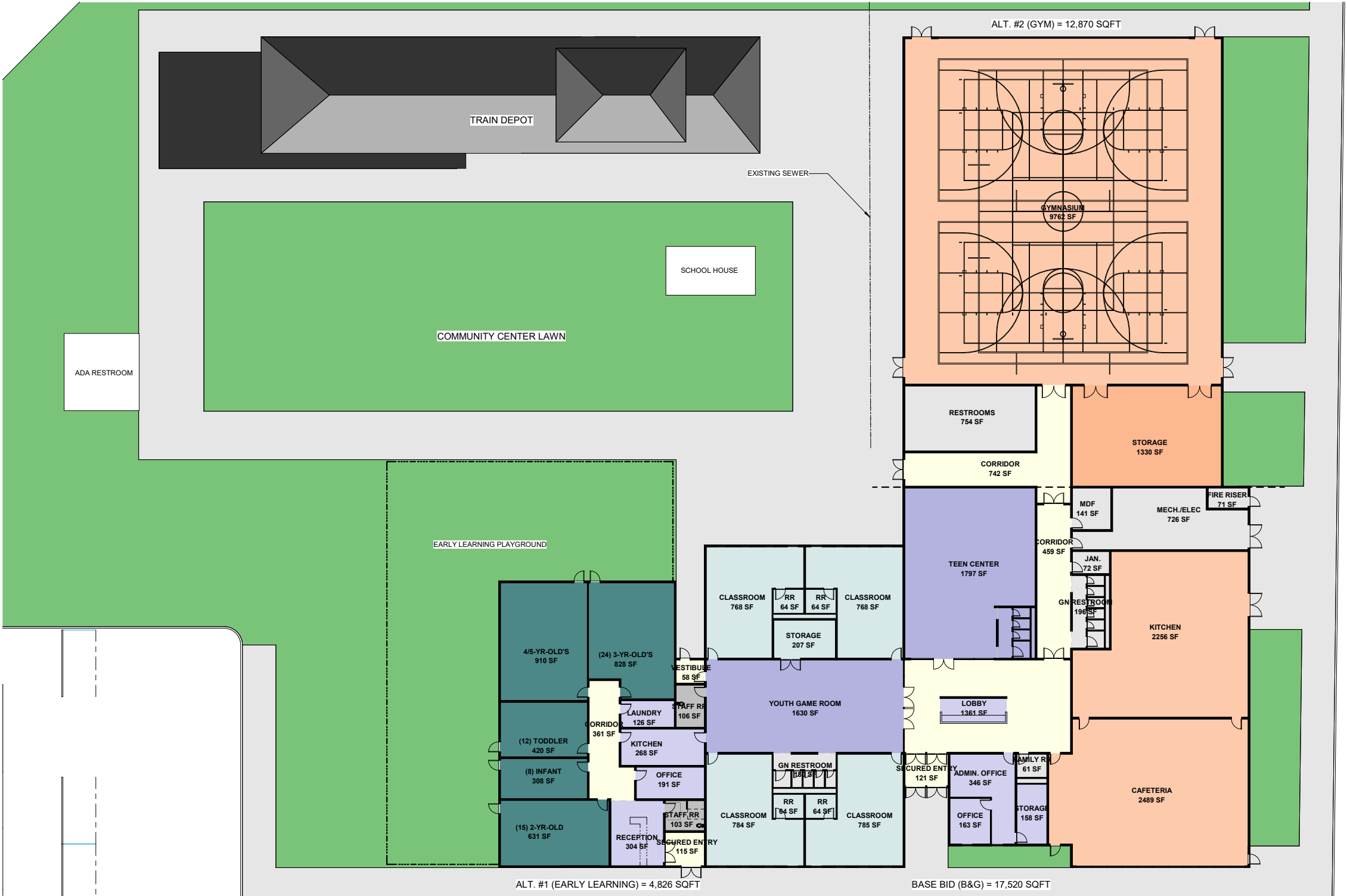
2 CFR Part 200, Section 601 and 602 of the Social Security Act, NRS Chapter 338

FINANCIAL IMPLICATIONS:

The City of Fernley must comply with the Department of Treasury 2 CFR Part 200 and Sections 601 and 602 of the Social Security Act. ARPA funds may be used to cover eligible costs incurred during the period that begins March 3, 2021, and ends on December 31, 2024, as long as the award funds for the obligations incurred by December 31, 2024 are expended by December 31, 2026. Any funds not expended by December 31, 2026 to cover such obligation must be returned.

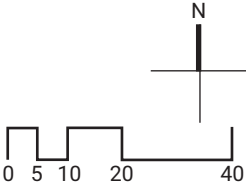
ATTACHMENTS:

1. 220919 Fernley CRRC - Floor Plan and Massing Update



PLAN LAYOUT

City of Fernley Community Center
Fernley Community Foundation





TRAIN STATION MASSING - 1

City of Fernley Community Center
Fernley Community Foundation





TRAIN STATION MASSING - 1

City of Fernley Community Center
Fernley Community Foundation

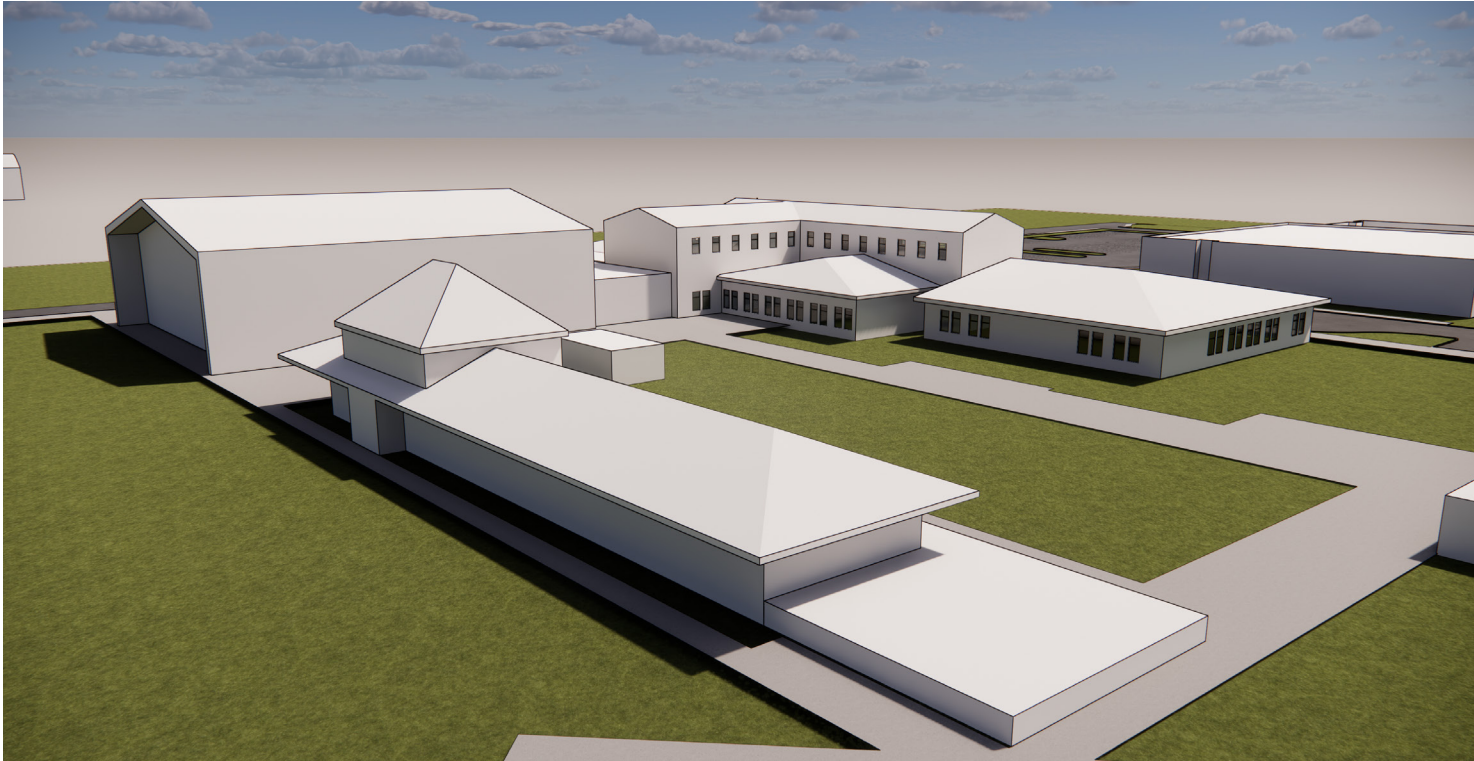




TRAIN STATION MASSING - 2

City of Fernley Community Center
Fernley Community Foundation





TRAIN STATION MASSING - 2

City of Fernley Community Center
Fernley Community Foundation





TRAIN STATION MASSING - 3

City of Fernley Community Center
Fernley Community Foundation





TRAIN STATION MASSING - 3

City of Fernley Community Center
Fernley Community Foundation





CITY OF FERNLEY

City Council AGENDA REPORT

Meeting Date: October 5, 2022

REPORT TO: Mayor and City Council

REPORT FROM: Kim Swanson, City Clerk

FINANCIAL IMPACT:

Yes: X

No:

CURRENTLY BUDGETED:

Yes:

No: X

FUND/ACCOUNT:

100-320-110

ACTION REQUESTED: Motion

AGENDA ITEM: (For Possible Action):

Possible action to direct staff to proceed with a Business Impact Statement relating to an increase in Franchise Fees for Public Utilities providing services within the City of Fernley.

AGENDA ITEM BRIEF:

Funds generated from the increase in Franchise Fees will increase revenue for the General Fund, which will potentially assist with City services such as infrastructure, streets, parks and operations.

RECOMMENDED MOTION:

"I move to direct staff to proceed with a Business Impact Statement relating to an increase in Franchise Fees for Public Utilities providing services within the City of Fernley".

BUSINESS IMPACT (per NRS Chapter 237):

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

See attached report for background, analysis, alternatives.

ALTERNATIVES:

Council could decide not to move forward with increasing the Franchise Fees at this time.

BACKGROUND:

Pursuant to NRS 237.080, the City is required to prepare a Business Impact Statement prior to adopting a rule that will impose a direct and significant economic burden upon a business. The City Clerk's office is seeking permission to move forward with a BIS to increase Franchise Fees. Franchises were last increased in 2011 by Resolution 2011-003. Franchise fees are collected by the utility company and submitted to the City and included in General Fund Revenue.

There are 3 Public Utility categories that will be impacted; telecommunication companies, electric energy providers, and commercial mobile radio services. At this time, only the gas provider category is capped at 5%. If the City Council agrees to a Business Impact Study to increase these fees, telecommunication companies and electric energy providers will be capped at 5%. This will leave one category; commercial radio services, at 4%. Staff plans to include in the BIS plan an automatic 1% increase to the commercial mobile radio services, that will take effect in 24 months.

NRS 354.59889 states that a city or county shall not change any of its fees except through the adoption of an ordinance which provides that the change does not become effective until at least 90 days after the city or county complies with the provisions of subsection 3. NRS 354.59889 states the city must not exceed a 1% increase of the gross revenue in any 24 month period.

The expected revenue from this increase will be about \$8,000 - \$10,000 per year.

RELEVANT LAWS, STATUTES, AND REGULATIONS:

Legal will need to review prior to the issuance of the Business Impact Statement.

FINANCIAL IMPLICATIONS:

Approximately \$8,000 - \$10,000 added to General Fund revenue per year

ATTACHMENTS:

None