



N E V A D A

AGENDA
Regular Meeting
City Council

Wednesday, November 2, 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 October 5, 2022

2.3. (Possible Action) Approval of Business Licenses

2.4. Possible action to authorize the transfer of appropriations totaling \$50,543.25 from the Parks Department to Municipal Court.

2.5. Possible Action to approve a settlement agreement in Lansing v. City of Fernley; Case No. 21-CV-00255 Third Judicial District Court.

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

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

4. PROCLAMATIONS BY THE MAYOR

5. PRESENTATIONS

5.1. Presentation by Lyon County Court Appointed Special Advocates for Children (CASA).

6. ORDINANCES

6.1. Discussion and possible action to Introduce Bill # 317, an ordinance amending the City of Fernley Municipal Code Chapter 2 in various sections, including, but not limited to section 2.02.02 appointment and salary of the city manager, (residency and hiring resolution); and section 2.02.03 removal of the city manager, and other provisions in Chapter 2 related thereto including but not limited to evaluation forms and organizational chart.

7. PUBLIC HEARINGS

7.1. Public Hearing – MPA22003 & Adoption of Bill #318 ZMA22008

Consideration and possible action on a Master Plan Amendment and Zoning Map Amendment request for a site ±83.9 acres in size generally located north of Farm District Road at the intersection of Clearwater Parkway. (APN: 021-341-18).

- 1. A Master Plan Amendment request to change the land use on a ±15.5-acre portion of the project site from Single Family Residential (SFR) to Mixed Residential (MR).**
- 2. Adoption of Bill #318, A Zoning Map Amendment request to change the zoning on a ±68.4-acre portion of the project site from RR1 (Residential Rural, 1-acre minimum) to SF6 (Single Family Residential) and to change the zoning on a ±15.5-acre portion of the project site from RR1 (Residential Rural, 1-acre minimum) to MDR14 (Medium Density Residential, 14 dwelling units per acre maximum).**

8. STAFF REPORTS

8.1. Update and possible action to approve the revised rescoping, floor plan, schematic plan, and cost estimate of the Community Response & Resource Center project.

8.2. Discussion and possible action to approve the abandonment of a 20-foot wide utility easement found in document number 18670 recorded on APN 021-092-26 and APN021-092-27.

9. ADDRESS REQUEST(S) FOR FUTURE AGENDA ITEMS

10. PUBLIC FORUM

11. ADJOURNMENT

Next Meeting: November 16th @ 5pm



CITY OF FERNLEY

City Council AGENDA REPORT

Meeting Date: November 2, 2022

REPORT TO: Mayor and City Council

REPORT FROM:

FINANCIAL IMPACT:

Yes:

No:

CURRENTLY BUDGETED:

Yes:

No:

FUND/ACCOUNT:

ACTION REQUESTED:

AGENDA ITEM: (For Possible Action):

(Possible Action) Approval of the Voucher Report

AGENDA ITEM BRIEF:

RECOMMENDED MOTION:

BUSINESS IMPACT (per NRS Chapter 237):

See attached report for background, analysis, alternatives.

ALTERNATIVES:

BACKGROUND:

RELEVANT LAWS, STATUTES, AND REGULATIONS:

FINANCIAL IMPLICATIONS:

ATTACHMENTS:

1. Vouchers for FCC Meeting 11022022

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
AIR MED CARE NETWORK								
8863	AIR MED CARE NETWORK	17253-10172022	R Mosher Membership -4769959	10/17/2022	30.00		100-575-240 Group Insurance	1022
Total 8863:					30.00			
ARAMARK								
1895	ARAMARK	5980033861	shirt contract	10/10/2022	39.66	10/20/2022	100-480-600 GENERAL SUPPLIES/TOOLS	1022
1895	ARAMARK	5980035901	Shop - WD Pants Service	10/17/2022	46.46		510-810-614 Supplies-Plant/Shop/Maint	1022
1895	ARAMARK	5980035923	SHIRT CONTRACT	10/17/2022	39.66		100-480-600 GENERAL SUPPLIES/TOOLS	1022
1895	ARAMARK	5980035925	uniforms	10/17/2022	48.30		100-475-616 Supplies-Safety	1022
1895	ARAMARK	5980037449	SHOP MAT SERVICE	10/20/2022	88.10		520-810-614 Supplies-Plant/Shop/Maint	1022
1895	ARAMARK	5980037473	rags and rugs	10/20/2022	95.53		510-840-420 Contract Services	1022
1895	ARAMARK	5980037490	mats	10/20/2022	159.58		100-417-420 Contract Services	1022
1895	ARAMARK	5980037987	SHIRT CONTRACT	10/24/2022	39.66		100-480-600 GENERAL SUPPLIES/TOOLS	1022
1895	ARAMARK	5980037991	uniforms	10/24/2022	49.52		100-475-616 Supplies-Safety	1022
Total 1895:					606.47			
AUTO & TRUCK ELECTRIC, INC								
8868	AUTO & TRUCK ELECTRIC, INC	42421	BATTERY FOR PARKS TRAILER	10/12/2022	126.00	10/20/2022	100-575-430 Service-Repair and Maintenance	1022
Total 8868:					126.00			
BATTERIES PLUS								
16	BATTERIES PLUS	P56190855	Emergency lights and Bld 3 fire alarm battery backup	10/21/2022	712.38		510-840-430 Service-Repair and Maintenance	1022
Total 16:					712.38			
BIG R OF FERNLEY								
20	BIG R OF FERNLEY	15448/5	soap/sponge	10/07/2022	11.47	10/20/2022	100-575-600 General Supplies	1022
20	BIG R OF FERNLEY	15451/5	gloves	10/07/2022	161.60	10/20/2022	100-475-616 Supplies-Safety	1022
20	BIG R OF FERNLEY	15470/5	misc tools	10/12/2022	150.49	10/20/2022	100-475-600 General Supplies	1022
20	BIG R OF FERNLEY	15472/5	push brooms	10/12/2022	71.97	10/20/2022	100-475-600 General Supplies	1022
20	BIG R OF FERNLEY	15478/5	sawzal blades	10/13/2022	40.98	10/20/2022	100-575-600 General Supplies	1022
20	BIG R OF FERNLEY	15491/5	tie downs	10/14/2022	21.78	10/20/2022	100-575-600 General Supplies	1022
20	BIG R OF FERNLEY	15498/5	fuel cans	10/17/2022	91.98	10/20/2022	100-475-600 General Supplies	1022
20	BIG R OF FERNLEY	15504/5	propane	10/18/2022	14.58		100-575-623 Propane	1022
20	BIG R OF FERNLEY	15506/5	misc wrenches towels and keys	10/18/2022	205.37		100-475-600 General Supplies	1022

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title	GL Period
20	BIG R OF FERNLEY	15513/5	East Lift Light Bulbs	10/19/2022	44.97		520-810-600 General Supplies	1022
20	BIG R OF FERNLEY	15514/5	LED light	10/19/2022	15.99		100-575-612 Building Maintenance Supplies	1022
20	BIG R OF FERNLEY	15517/5	propane	10/19/2022	134.24		100-575-623 Propane	1022
20	BIG R OF FERNLEY	15523/5	lighter torch	10/20/2022	112.93		100-475-600 General Supplies	1022
20	BIG R OF FERNLEY	15540/5	Panels with gate rodeo arena	10/21/2022	956.00		100-575-600 General Supplies	1022
20	BIG R OF FERNLEY	15552/5	gopher traps syringe disposable gloves	10/24/2022	59.04		100-575-600 General Supplies	1022
Total 20:					2,093.39			
BOB'S PRINTING AND SIGNAGE								
6970	BOB'S PRINTING AND SIGNAGE	92822-1	Replacement signs	10/18/2022	240.00		510-840-430 Service-Repair and Maintenance	1022
Total 6970:					240.00			
BRADY INDUSTRIES OF NEVADA LLC								
8837	BRADY INDUSTRIES OF NEVADA LLC	7633147	floor finish cleaners	10/14/2022	230.06	10/20/2022	100-417-612 Building Maintenance Supplies	1022
Total 8837:					230.06			
CFA INC								
499	CFA INC	25513	Green Valley Park Inspection Services	09/30/2022	522.50		230-575-730 Improve other than Buildings	922
Total 499:					522.50			
CHARTER COMMUNICATIONS								
4479	CHARTER COMMUNICATIONS	179901090622	8354 10 007 0179901	09/06/2022	380.84	10/20/2022	100-417-530 Communications (Internet,Cell)	922
4479	CHARTER COMMUNICATIONS	179901100622	OCT 22 Communications 355 Cottonwood 79901	10/06/2022	380.84	10/20/2022	100-417-530 Communications (Internet,Cell)	1022
4479	CHARTER COMMUNICATIONS	179919090622	8354 10 007 0179919	09/06/2022	1,330.84	10/20/2022	100-417-530 Communications (Internet,Cell)	922
4479	CHARTER COMMUNICATIONS	179919100622	OCT 22 Communications 595 Silver Lace 79919	10/06/2022	1,330.84	10/20/2022	100-417-530 Communications (Internet,Cell)	1022
Total 4479:					3,423.36			
CONSTRUCTION MATERIALS ENGINEERS								
5587	CONSTRUCTION MATERIALS ENGINEERS	12868	Farm District Road Lift Station phase 2 inspection services	10/06/2022	7,473.00		520-166100 Construction In Progress	1022
Total 5587:					7,473.00			
EMPLOYEES, CITY OF FERNLEY								
8639	EMPLOYEES, CITY OF FERNLEY	10212022	REIMB FRONT LINE STAFF MTG 10/20/22	10/21/2022	37.42		100-412-586 Employee Recognition	1022
Total 8639:					37.42			
FARR CONSTRUCTION								
668	FARR CONSTRUCTION	Pay Req # 4	Farm District Road Lift Station Phase 2 construction	09/29/2022	291,574.68		520-166100 Construction In Progress	922

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title	GL Period
Total 668:					291,574.68			
FARR WEST ENGINEERING								
6275	FARR WEST ENGINEERING	18655	On call GIS services	09/28/2022	734.50	100-417-320	PROF SEV-ENGINEERING	922
6275	FARR WEST ENGINEERING	18655	On call GIS services	09/28/2022	734.50	520-810-320	Prof Serv-Engineering	922
6275	FARR WEST ENGINEERING	18655	On call GIS services	09/28/2022	734.50	100-575-320	Prof Serv-Engineering	922
6275	FARR WEST ENGINEERING	18655	On call GIS services	09/28/2022	734.50	100-475-320	Prof Serv-Engineering	922
6275	FARR WEST ENGINEERING	18655	On call GIS services	09/28/2022	734.50	510-810-320	Prof Serv-Engineering	922
Total 6275:					3,672.50			
FASTENAL COMPANY								
4860	FASTENAL COMPANY	NVFER46301	Spring Pins	10/12/2022	4.20	10/20/2022	510-810-614 Supplies-Plant/Shop/Maint	1022
Total 4860:					4.20			
FLYERS ENERGY, LLC								
18	FLYERS ENERGY, LLC	CFS-3190340	GASOLINE - FACILITIES	10/15/2022	318.08	100-417-626	Gasoline	1022
18	FLYERS ENERGY, LLC	CFS-3190340	GASOLINE - STREETS	10/15/2022	1,414.24	100-475-626	Gasoline	1022
18	FLYERS ENERGY, LLC	CFS-3190340	GASOLINE - WTP	10/15/2022	59.80	510-840-626	Gasoline	1022
18	FLYERS ENERGY, LLC	CFS-3190340	GASOLINE - WATER DIST	10/15/2022	2,129.85	510-810-626	Gasoline	1022
18	FLYERS ENERGY, LLC	CFS-3190340	GASOLINE - CDD BUILDING	10/15/2022	127.39	100-605-626	Gasoline	1022
18	FLYERS ENERGY, LLC	CFS-3190340	GASOLINE - ENG	10/15/2022	12.13	100-529-626	Gasoline	1022
18	FLYERS ENERGY, LLC	CFS-3190340	GASOLINE - SEWER	10/15/2022	2,111.23	520-810-626	Gasoline	1022
18	FLYERS ENERGY, LLC	CFS-3190340	GASOLINE - VECTOR	10/15/2022	11.62	100-528-626	Gasoline	1022
18	FLYERS ENERGY, LLC	CFS-3190340	GASOLINE - ANIMAL CONTROL	10/15/2022	488.24	100-525-626	Gasoline	1022
18	FLYERS ENERGY, LLC	CFS-3190340	GASOLINE - FLEET	10/15/2022	188.26	100-480-626	GASOLINE	1022
18	FLYERS ENERGY, LLC	CFS-3190340	GASOLINE - PARKS	10/15/2022	337.59	100-575-626	Gasoline	1022
Total 18:					7,198.43			
GRANITE CONSTRUCTION CO								
64	GRANITE CONSTRUCTION CO	2348129	cold mix	10/13/2022	759.51	10/20/2022	100-475-600 General Supplies	1022
Total 64:					759.51			
GREEN SCENE LANDSCAPING								
8658	GREEN SCENE LANDSCAPING	2203	sod removal fence repair DG placed. Eagles nest.	10/10/2022	17,267.50	10/20/2022	100-575-420 Contract Services	1022
Total 8658:					17,267.50			
HARRIS INDUSTRIAL GASES								
8630	HARRIS INDUSTRIAL GASES	8838-1890547	welding supplies for shop	10/13/2022	117.34	10/20/2022	100-480-600 GENERAL SUPPLIES/TOOLS	1022

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title		GL Period
Total 8630:					117.34				
HAT LTD PARTNERSHIP									
110	HAT LTD PARTNERSHIP	17229785	Vanessa Carr Temp	10/02/2022	300.58	10/20/2022	200-425-322	Prof Serv-Other	1022
Total 110:					300.58				
HINTON BURDICK, PLLC									
8486	HINTON BURDICK, PLLC	274104	FY22 AUDIT SERVICES	09/30/2022	9,100.00	10/20/2022	100-415-328	Prof Serv-Auditing	922
Total 8486:					9,100.00				
INFORMATION TO INNOVATION LLC									
8918	INFORMATION TO INNOVATION LLC	1107	cameras soccer field restrooms	10/12/2022	5,298.00	10/20/2022	100-575-605	Minor Equipment	1022
Total 8918:					5,298.00				
INTERNATIONAL CODE COUNCIL									
617	INTERNATIONAL CODE COUNCIL	1001569190	2018 International Zoning Code Book	10/29/2022	41.50	10/20/2022	100-605-640	Books and Periodicals	1022
617	INTERNATIONAL CODE COUNCIL	1001570883	Plan Review for Fernley High School Gym BP22-484	10/04/2022	13,993.00	10/20/2022	100-605-322	Prof Serv-Other	1022
617	INTERNATIONAL CODE COUNCIL	1001577860	Plan review for Nevada Commerce Center BP22-510	10/17/2022	66,404.00	10/20/2022	100-605-322	Prof Serv-Other	1022
617	INTERNATIONAL CODE COUNCIL	1001580512	Plan review for Mull Lane Mini Storage BP21-594	10/21/2022	14,696.00		100-605-322	Prof Serv-Other	1022
Total 617:					95,134.50				
INTERSTATE OIL COMPANY									
4329	INTERSTATE OIL COMPANY	798081-IN	OIL FOR FLEET	10/17/2022	246.39	10/20/2022	100-480-610	AUTOMOTIVE SUPPLIES	1022
4329	INTERSTATE OIL COMPANY	TW75105-IN	gasoline	10/07/2022	518.79	10/20/2022	510-810-626	Gasoline	1022
4329	INTERSTATE OIL COMPANY	TW75105-IN	gasoline	10/07/2022	518.78	10/20/2022	100-575-626	Gasoline	1022
4329	INTERSTATE OIL COMPANY	TW75105-IN	gasoline	10/07/2022	518.79	10/20/2022	520-810-626	Gasoline	1022
4329	INTERSTATE OIL COMPANY	TW75105-IN	gasoline	10/07/2022	518.78	10/20/2022	100-475-626	Gasoline	1022
Total 4329:					2,321.53				
JOHNSON CONTROLS FIRE PROTECTION LP									
8667	JOHNSON CONTROLS FIRE PROTECTION LP	23182661	fire protection contract	10/05/2022	454.00	10/20/2022	100-417-420	Contract Services	1022
Total 8667:					454.00				
KIMLEY-HORN AND ASSOCIATES, INC.									
8715	KIMLEY-HORN AND ASSOCIATES, INC.	22339063	Access Management Policy	08/31/2022	845.00		100-475-320	Prof Serv-Engineering	822

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title	GL Period
Total 8715:					845.00			
LOWES CREDIT SERVICES								
7650	LOWES CREDIT SERVICES	02330	cleaning supplies for vehicles	10/14/2022	76.74	10/20/2022	100-417-610 Automotive Supplies	1022
7650	LOWES CREDIT SERVICES	023529	3/4 in nipple	10/13/2022	3.40	10/20/2022	520-810-600 General Supplies	1022
7650	LOWES CREDIT SERVICES	16059	batteries tide pods	10/21/2022	76.06		100-417-600 General Supplies	1022
7650	LOWES CREDIT SERVICES	16875	Silicone	10/13/2022	16.57	10/20/2022	520-810-600 General Supplies	1022
7650	LOWES CREDIT SERVICES	17263	cleaning supplies	10/12/2022	49.24	10/20/2022	100-417-612 Building Maintenance Supplies	1022
7650	LOWES CREDIT SERVICES	18501	Photo Cell for East Lift	10/19/2022	23.74		520-810-428 Contract Services-ELECTRICAL	1022
7650	LOWES CREDIT SERVICES	2006	hammer misc.	10/12/2022	72.02	10/20/2022	100-575-600 General Supplies	1022
7650	LOWES CREDIT SERVICES	2024	key gloves	10/07/2022	148.39	10/20/2022	100-475-600 General Supplies	1022
7650	LOWES CREDIT SERVICES	23147	Cleaning Supplies	10/18/2022	30.48	10/20/2022	520-810-600 General Supplies	1022
7650	LOWES CREDIT SERVICES	23252	signs for art park gazebo	10/19/2022	12.44		100-575-600 General Supplies	1022
7650	LOWES CREDIT SERVICES	23444	Copper Pipe	10/12/2022	72.12		510-810-614 Supplies-Plant/Shop/Maint	1022
7650	LOWES CREDIT SERVICES	2564	batteries misc bonding agents	10/21/2022	174.52		100-417-612 Building Maintenance Supplies	1022
7650	LOWES CREDIT SERVICES	2778	pipe cap hanger	10/11/2022	211.80	10/20/2022	100-417-600 General Supplies	1022
7650	LOWES CREDIT SERVICES	2929	marking paint	10/07/2022	54.42	10/20/2022	100-575-600 General Supplies	1022
7650	LOWES CREDIT SERVICES	2996	Batteries and paint	10/18/2022	184.44		100-417-600 General Supplies	1022
Total 7650:					1,206.38			
LUMOS & ASSOCIATES INC								
370	LUMOS & ASSOCIATES INC	114981	Waste water treatment plant monitoring wells and NDEP coor	10/14/2022	1,336.50		520-166100 Construction In Progress	1022
Total 370:					1,336.50			
LYON COUNTY RECORDER								
108	LYON COUNTY RECORDER	APN020-021-03	LIEN RELEASE 80 E MAIN ST; MCCASSIE	10/18/2022	40.00	10/20/2022	510-810-322 Prof Serv-Other	1022
108	LYON COUNTY RECORDER	APN020-728-04	LIEN RELEASE 205 JENNYS LN; FLOWERS	10/18/2022	40.00	10/20/2022	510-810-322 Prof Serv-Other	1022
Total 108:					80.00			
MATHEUS, SENIOR JUDGE LORI								
8042	MATHEUS, SENIOR JUDGE LORI	OCT 2022	MUNICIPAL COURT JUDGE	10/31/2022	3,750.00		100-425-322 Prof Serv-Other	1022
Total 8042:					3,750.00			
MCDONALD CARANO								
322	MCDONALD CARANO	12452107	CTAX summary	09/30/2022	2,175.00		100-414-310 Prof Serv-Legal	922
Total 322:					2,175.00			

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title	GL Period
MISCELLANEOUS ONE TIME VENDOR								
1111	MISCELLANEOUS ONE TIME VENDOR	85.000008	TPM22003 REFUND	10/24/2022	2,450.00		100-228310 Project Plan Review Retainer	1022
1111	MISCELLANEOUS ONE TIME VENDOR	BP22-253	REFUND PERMIT FEE	10/24/2022	16,420.89		100-320-200 Building and Civil Permit Fees	1022
1111	MISCELLANEOUS ONE TIME VENDOR	BP22-253	REFUND ROAD TAX	10/24/2022	9,045.00		100-227010 Road RCT Payable to County	1022
1111	MISCELLANEOUS ONE TIME VENDOR	EN2022-061	RELEASE BOND; 805 PALOMINO DRIVE	10/24/2022	500.00		100-228300 Customer Deposits/Bonds - Dev	1022
Total 1111:					28,415.89			
MOBO LAW, LLP								
8906	MOBO LAW, LLP	131320	Conflict Prosecution	09/30/2022	427.00		100-414-310 Prof Serv-Legal	922
Total 8906:					427.00			
NAPA AUTO & TRUCK PARTS								
58	NAPA AUTO & TRUCK PARTS	380162	antifreeze	10/10/2022	191.88	10/20/2022	100-528-610 Automotive Supplies	1022
58	NAPA AUTO & TRUCK PARTS	380215	parts for road grader	10/11/2022	20.07	10/20/2022	100-475-430 Service-Repair and Maintenance	1022
58	NAPA AUTO & TRUCK PARTS	380626	Rubber gloves, wiper blades, grease gun, armor all	10/18/2022	175.50	10/20/2022	520-810-614 Supplies-Plant/Shop/Maint	1022
Total 58:					387.45			
NEVADA STATE BOARD OF PHARMACY								
487	NEVADA STATE BOARD OF PHARMACY	R GAHR	EUTHANASIA TECHNICIAN APP FEE	10/18/2022	200.00	10/20/2022	100-525-580 Training	1022
Total 487:					200.00			
NV ENERGY								
167	NV ENERGY	14319 AUG 22	34596405214319 ACH	09/08/2022	36.63	09/26/2022	100-575-622 Electricity	922
167	NV ENERGY	26093 SEP 22	34596402626093 ACH	09/06/2022	1,789.39	09/25/2022	100-575-622 Electricity	922
167	NV ENERGY	26445 AUG 22	34596505226445 ACH	08/24/2022	8,714.85	09/12/2022	510-840-622 Electricity	822
167	NV ENERGY	34991 AUG 22	34596407734991 ACH	09/11/2022	33.28	09/27/2022	510-810-622 Electricity	922
167	NV ENERGY	34991 JUL 22	34596407734991 ACH	09/08/2022	33.28	09/11/2022	510-810-622 Electricity	922
167	NV ENERGY	65197 AUG 22	34596407565197 ACH	09/08/2022	33.28	10/02/2022	510-810-622 Electricity	922
167	NV ENERGY	67463 SEP 22	34596404867463 ACH	09/11/2022	79.92	09/27/2022	100-575-622 Electricity	922
Total 167:					10,720.63			
OFFICE DEPOT								
133	OFFICE DEPOT	263975752001	Xerox toner	09/15/2022	69.99	10/20/2022	510-840-601 Office Supplies	922
133	OFFICE DEPOT	263975752001	Xerox toner	09/15/2022	104.99	10/20/2022	100-575-601 Office Supplies	922
133	OFFICE DEPOT	263975752001	Xerox toner	09/15/2022	174.99	10/20/2022	100-475-601 Supplies-Office	922
133	OFFICE DEPOT	263975752001	Xerox toner	09/15/2022	139.99	10/20/2022	520-810-601 Office Supplies	922
133	OFFICE DEPOT	263975752001	Xerox toner	09/15/2022	70.00	10/20/2022	100-417-601 OFFICE SUPPLIES	922
133	OFFICE DEPOT	263975752001	Xerox toner	09/15/2022	139.99	10/20/2022	510-810-601 Office Supplies	922
133	OFFICE DEPOT	265550812001	Paper/labels	09/16/2022	13.42	10/20/2022	100-475-601 Supplies-Office	922

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title	GL Period
133	OFFICE DEPOT	265550812001	Paper/labels	09/16/2022	10.74	10/20/2022	510-810-601 Office Supplies	922
133	OFFICE DEPOT	265550812001	Paper/labels	09/16/2022	5.36	10/20/2022	510-840-601 Office Supplies	922
133	OFFICE DEPOT	265550812001	Paper/labels	09/16/2022	8.05	10/20/2022	100-575-601 Office Supplies	922
133	OFFICE DEPOT	265550812001	Paper/labels	09/16/2022	10.74	10/20/2022	520-810-601 Office Supplies	922
133	OFFICE DEPOT	265550812001	Paper/labels	09/16/2022	5.37	10/20/2022	100-417-601 OFFICE SUPPLIES	922
133	OFFICE DEPOT	265552514001	Envelopes	09/16/2022	1.32	10/20/2022	510-810-601 Office Supplies	922
133	OFFICE DEPOT	265552514001	Envelopes	09/16/2022	1.32	10/20/2022	520-810-601 Office Supplies	922
133	OFFICE DEPOT	265552514001	Envelopes	09/16/2022	.66	10/20/2022	100-417-601 OFFICE SUPPLIES	922
133	OFFICE DEPOT	265552514001	Envelopes	09/16/2022	1.65	10/20/2022	100-475-601 Supplies-Office	922
133	OFFICE DEPOT	265552514001	Envelopes	09/16/2022	.65	10/20/2022	510-840-601 Office Supplies	922
133	OFFICE DEPOT	265552514001	Envelopes	09/16/2022	.99	10/20/2022	100-575-601 Office Supplies	922
133	OFFICE DEPOT	265552517001	Post its	09/16/2022	.84	10/20/2022	100-417-601 OFFICE SUPPLIES	922
133	OFFICE DEPOT	265552517001	Post its	09/16/2022	1.68	10/20/2022	520-810-601 Office Supplies	922
133	OFFICE DEPOT	265552517001	Post its	09/16/2022	.83	10/20/2022	510-840-601 Office Supplies	922
133	OFFICE DEPOT	265552517001	Post its	09/16/2022	1.26	10/20/2022	100-575-601 Office Supplies	922
133	OFFICE DEPOT	265552517001	Post its	09/16/2022	1.68	10/20/2022	510-810-601 Office Supplies	922
133	OFFICE DEPOT	265552517001	Post its	09/16/2022	2.10	10/20/2022	100-475-601 Supplies-Office	922
133	OFFICE DEPOT	270084835001	Laminating pouches	10/13/2022	15.23		100-475-601 Supplies-Office	1022
133	OFFICE DEPOT	270084835001	Laminating pouches	10/13/2022	6.10		510-840-601 Office Supplies	1022
133	OFFICE DEPOT	270084835001	Laminating pouches	10/13/2022	9.14		100-575-601 Office Supplies	1022
133	OFFICE DEPOT	270084835001	Laminating pouches	10/13/2022	12.18		510-810-601 Office Supplies	1022
133	OFFICE DEPOT	270084835001	Laminating pouches	10/13/2022	12.18		520-810-601 Office Supplies	1022
133	OFFICE DEPOT	270084835001	Laminating pouches	10/13/2022	6.09		100-417-601 OFFICE SUPPLIES	1022
133	OFFICE DEPOT	270324973001	CITY WIDE PAPER	10/07/2022	30.72	10/20/2022	100-415-600 General Supplies	1022
133	OFFICE DEPOT	270324973001	CITY WIDE PAPER	10/07/2022	30.70	10/20/2022	100-525-600 General Supplies	1022
133	OFFICE DEPOT	270324973001	CITY WIDE PAPER	10/07/2022	30.70	10/20/2022	520-810-601 Office Supplies	1022
133	OFFICE DEPOT	270324973001	CITY WIDE PAPER	10/07/2022	30.72	10/20/2022	100-413-600 General Supplies	1022
133	OFFICE DEPOT	270324973001	CITY WIDE PAPER	10/07/2022	30.70	10/20/2022	100-610-600 General Supplies	1022
133	OFFICE DEPOT	270324973001	CITY WIDE PAPER	10/07/2022	30.70	10/20/2022	100-475-600 General Supplies	1022
133	OFFICE DEPOT	270324973001	CITY WIDE PAPER	10/07/2022	30.72	10/20/2022	100-418-600 General Supplies	1022
133	OFFICE DEPOT	270324973001	CITY WIDE PAPER	10/07/2022	30.70	10/20/2022	100-529-600 General Supplies	1022
133	OFFICE DEPOT	270324973001	CITY WIDE PAPER	10/07/2022	30.70	10/20/2022	100-414-600 General Supplies	1022
133	OFFICE DEPOT	270324973001	CITY WIDE PAPER	10/07/2022	30.70	10/20/2022	510-840-601 Office Supplies	1022
133	OFFICE DEPOT	270324973001	CITY WIDE PAPER	10/07/2022	30.70	10/20/2022	510-810-601 Office Supplies	1022
133	OFFICE DEPOT	270324973001	CITY WIDE PAPER	10/07/2022	30.74	10/20/2022	100-575-600 General Supplies	1022
133	OFFICE DEPOT	270324973001	CITY WIDE PAPER	10/07/2022	30.70	10/20/2022	100-605-600 General Supplies	1022
133	OFFICE DEPOT	270324973001	CITY WIDE PAPER	10/07/2022	30.70	10/20/2022	100-416-600 General Supplies	1022
133	OFFICE DEPOT	271457108001	Monitor stands (2)	10/06/2022	69.98	10/20/2022	100-610-601 Office Supplies	1022
133	OFFICE DEPOT	271457639001	Fingertip moistener	10/06/2022	3.09	10/20/2022	100-610-601 Office Supplies	1022
133	OFFICE DEPOT	271637312001	Pens, tape, exp file	10/06/2022	63.99	10/20/2022	100-414-600 General Supplies	1022
133	OFFICE DEPOT	271651881001	print cartridge	10/11/2022	83.99	10/20/2022	100-414-600 General Supplies	1022
133	OFFICE DEPOT	271651885001	stapler toner	10/06/2022	118.71	10/20/2022	100-414-600 General Supplies	1022
133	OFFICE DEPOT	272620766001	dater, a-z flap	10/12/2022	19.12	10/20/2022	100-414-600 General Supplies	1022
133	OFFICE DEPOT	272621480001	speaker	10/11/2022	11.99	10/20/2022	100-414-605 Minor Equipment	1022

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title	GL Period
133	OFFICE DEPOT	272621480002	USB port	10/12/2022	67.60		100-414-605 Minor Equipment	1022
Total 133:					1,697.90			
O'REILLY AUTO PARTS								
6230	O'REILLY AUTO PARTS	3599-217455	credit	10/06/2022	23.38	10/20/2022	100-575-610 Automotive Supplies	1022
6230	O'REILLY AUTO PARTS	3599-217609	door handle for parks	10/12/2022	14.39	10/20/2022	100-575-610 Automotive Supplies	1022
6230	O'REILLY AUTO PARTS	3599-217683	parts for fire dept	10/13/2022	89.99	10/20/2022	100-126000 Intergovernmental Receivable	1022
6230	O'REILLY AUTO PARTS	3599-218324	PARTS FOR FIRE DEPT. R-63	10/18/2022	93.28	10/20/2022	100-126000 Intergovernmental Receivable	1022
6230	O'REILLY AUTO PARTS	3599-218339	PARTS FOR STREETS F-550	10/18/2022	121.28	10/20/2022	100-475-610 Automotive Supplies	1022
6230	O'REILLY AUTO PARTS	3599-218347	PARTS FOR FIRE DEPT R-63	10/18/2022	69.16	10/20/2022	100-126000 Intergovernmental Receivable	1022
6230	O'REILLY AUTO PARTS	3599-218457	PARTS FOR W/W 2009	10/19/2022	71.47		510-810-610 Automotive Supplies	1022
6230	O'REILLY AUTO PARTS	3599-218469	LIGHTS FOR MANLIFT	10/19/2022	32.84		100-475-430 Service-Repair and Maintenance	1022
6230	O'REILLY AUTO PARTS	3599-218536	PARTS FOR STREETS F-550 DIESEL 3008	10/19/2022	224.78		100-475-610 Automotive Supplies	1022
6230	O'REILLY AUTO PARTS	3599-218595	PARTS FOR VECTOR 8005	10/20/2022	13.74		100-528-610 Automotive Supplies	1022
6230	O'REILLY AUTO PARTS	3599-219224	STERING DAMPER	10/24/2022	71.47		100-126000 Intergovernmental Receivable	1022
Total 6230:					779.02			
OWEN EQUIPMENT								
7965	OWEN EQUIPMENT	57878	hand wash gun for vactor	10/07/2022	398.44	10/20/2022	100-475-430 Service-Repair and Maintenance	1022
Total 7965:					398.44			
RENOWN HEALTH								
190	RENOWN HEALTH	1207658	MRN: 4687808	10/10/2022	40.00	10/20/2022	100-610-322 Prof Serv-Other	1022
190	RENOWN HEALTH	1207658	MRN: 3253023	10/10/2022	25.00	10/20/2022	100-610-322 Prof Serv-Other	1022
Total 190:					65.00			
RESOURCE CONCEPTS								
8602	RESOURCE CONCEPTS	22-1738	Water Rights Permitting	09/29/2022	7,489.50	10/20/2022	510-810-698 Water Rights Protection	922
8602	RESOURCE CONCEPTS	22-1854	Villa Park water and sewer replacement project engineering s	10/12/2022	3,706.54		520-166100 Construction In Progress	1022
8602	RESOURCE CONCEPTS	22-1854	Villa Park water and sewer replacement project engineering s	10/12/2022	2,647.53		510-166100 Construction In Progress	1022
8602	RESOURCE CONCEPTS	22-1854	Villa Park water and sewer replacement project engineering s	10/12/2022	4,236.06		100-475-730 Improve other than Buildings	1022
8602	RESOURCE CONCEPTS	22-1857	18-234.1-9 WR ACCOUNTING PROJECT	09/30/2022	5,661.25	10/20/2022	510-810-698 Water Rights Protection	922
Total 8602:					23,740.88			
SECTRAN SECURITY, INC.								
8629	SECTRAN SECURITY, INC.	22100505	ARMORED SERVICE - SEWER	10/10/2022	162.94	10/20/2022	520-810-342 Tech Services-Other	1022
8629	SECTRAN SECURITY, INC.	22100505	ARMORED SERVICE - GF	10/10/2022	162.93	10/20/2022	100-415-322 Prof Serv-Other	1022
8629	SECTRAN SECURITY, INC.	22100505	ARMORED SERVICE - WATER	10/10/2022	162.94	10/20/2022	510-810-342 Tech Services-Other	1022

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title		GL Period
Total 8629:					488.81				
SEVENTYFIVEBLUE WATER AND ENVIRONMENTAL									
8884	SEVENTYFIVEBLUE WATER AND ENVIRONMENTAL	Inv-08	Surface water consultation and sampling	09/16/2022	4,044.46	10/20/2022	510-810-320	Prof Serv-Engineering	922
Total 8884:					4,044.46				
SHAW ENGINEERING									
1897	SHAW ENGINEERING	183972	Sewer Master plan engineering services	09/30/2022	4,330.00		520-810-320	Prof Serv-Engineering	922
1897	SHAW ENGINEERING	183977	Engineering services during construction of farm district road I	09/30/2022	6,808.70		520-166100	Construction In Progress	922
1897	SHAW ENGINEERING	183992	West Lift station rehab engineering services	09/30/2022	790.00		520-166100	Construction In Progress	922
1897	SHAW ENGINEERING	184005	Sage tank recoat final punch list inspection	09/30/2022	380.00		510-166100	Construction In Progress	922
1897	SHAW ENGINEERING	184021	South arm interceptor design services	09/30/2022	3,865.00		520-166100	Construction In Progress	922
1897	SHAW ENGINEERING	184053	On call engineering review services - Sherwood development	09/30/2022	795.00		100-529-320	Prof Serv-Engineering	922
1897	SHAW ENGINEERING	184054	on call engineering review services TPM22003	09/30/2022	1,200.00		100-529-320	Prof Serv-Engineering	922
Total 1897:					18,168.70				
SILVER STATE ANALYTICAL LABORATORIES									
7856	SILVER STATE ANALYTICAL LABORATORIES	RN288914	New Construction - Coliform Sampling	08/16/2022	40.00	10/20/2022	510-810-423	Contract Services-ANALYTICAL	822
7856	SILVER STATE ANALYTICAL LABORATORIES	RN288915	New Construction - Coliform Sampling	08/16/2022	40.00	10/20/2022	510-810-423	Contract Services-ANALYTICAL	822
7856	SILVER STATE ANALYTICAL LABORATORIES	RN288916	New Construction - Coliform Sampling	08/16/2022	40.00	10/20/2022	510-810-423	Contract Services-ANALYTICAL	822
7856	SILVER STATE ANALYTICAL LABORATORIES	RN289001	New Construction - Coliform Sampling	08/18/2022	40.00	10/20/2022	510-810-423	Contract Services-ANALYTICAL	822
7856	SILVER STATE ANALYTICAL LABORATORIES	RN291288	October Coliform Sampling #1	10/11/2022	220.00	10/20/2022	510-810-423	Contract Services-ANALYTICAL	1022
7856	SILVER STATE ANALYTICAL LABORATORIES	RN291289	Quarterly Raw Water Coliform Sampling	10/11/2022	60.00	10/20/2022	510-810-423	Contract Services-ANALYTICAL	1022
7856	SILVER STATE ANALYTICAL LABORATORIES	RN291452	lab samples	10/14/2022	17.00	10/20/2022	510-810-423	Contract Services-ANALYTICAL	1022
Total 7856:					457.00				
SILVER STATE BARRICADE									
170	SILVER STATE BARRICADE	129702	striping	10/13/2022	211.77	10/20/2022	100-575-610	Automotive Supplies	1022
170	SILVER STATE BARRICADE	129702	safety striping for fleet trucks per mayor,s order	10/13/2022	211.77	10/20/2022	100-475-610	Automotive Supplies	1022
170	SILVER STATE BARRICADE	129702	striping	10/13/2022	211.78	10/20/2022	520-810-610	Supplies-Automotive	1022
170	SILVER STATE BARRICADE	129702	striping	10/13/2022	211.78	10/20/2022	510-810-610	Automotive Supplies	1022
Total 170:					847.10				
SNAP-ON INDUSTRIAL									
8735	SNAP-ON INDUSTRIAL	ARV/54775888	tools for shop	10/11/2022	116.21	10/20/2022	100-480-600	GENERAL SUPPLIES/TOOLS	1022
Total 8735:					116.21				

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title		GL Period
STATE COLLECTION & DISB. UNIT (SCaDU)									
176	STATE COLLECTION & DISB. UNIT (SCaDU)	OCT 2022-2	CHILD SUPPORT	10/21/2022	319.85	10/20/2022	100-219900	OTHER PAYROLL PAYABLES	1022
Total 176:					319.85				
THATCHER COMPANY, INC.									
8646	THATCHER COMPANY, INC.	2022400108386	treatment disinfectant	10/14/2022	598.05	10/20/2022	510-840-617	Chemicals	1022
8646	THATCHER COMPANY, INC.	2022400108410	WWTP Chlorine	10/14/2022	2,902.90	10/20/2022	520-810-617	Supplies-Chemical	1022
Total 8646:					3,500.95				
TSK									
8714	TSK	21-058.00-08	AE Schematic Design CRRC 8/1/22-9/30/22	10/11/2022	10,071.25	10/20/2022	220-480-810	ARPA	1022
Total 8714:					10,071.25				
VERIZON WIRELESS									
8495	VERIZON WIRELESS	9917051996	Water Dist	10/24/2022	222.86	10/20/2022	510-810-530	Communications	1022
8495	VERIZON WIRELESS	9917051996	Bldg /Safety	10/24/2022	279.82	10/20/2022	100-417-530	Communications (Internet,Cell)	1022
8495	VERIZON WIRELESS	9917051996	IT	10/24/2022	51.50	10/20/2022	100-418-530	Communications (Internet,Cell)	1022
8495	VERIZON WIRELESS	9917051996	WW Router	10/24/2022	91.51	10/20/2022	520-810-530	Communications	1022
8495	VERIZON WIRELESS	9917051996	CMO	10/24/2022	62.90	10/20/2022	100-413-605	Minor Equipment	1022
8495	VERIZON WIRELESS	9917051996	WTP	10/24/2022	483.49	10/20/2022	510-840-530	Communications	1022
8495	VERIZON WIRELESS	9917051996	Council	10/24/2022	103.00	10/20/2022	100-412-530	Communications (Internet,Cell)	1022
8495	VERIZON WIRELESS	9917051996	City Hall/Facilities	10/24/2022	631.87	10/20/2022	100-417-530	Communications (Internet,Cell)	1022
8495	VERIZON WIRELESS	9917051996	WW	10/24/2022	364.22	10/20/2022	520-810-530	Communications	1022
8495	VERIZON WIRELESS	9917051996	CAO	10/24/2022	140.03	10/20/2022	100-414-530	Communications (Internet,Cell)	1022
8495	VERIZON WIRELESS	9917146441	775-294-1059 Fernley Router	10/24/2022	40.01	10/20/2022	520-810-530	Communications	1022
Total 8495:					2,471.21				
VERUS ASSOCIATES NEVADA, LLC									
8606	VERUS ASSOCIATES NEVADA, LLC	2081	PLC programming and SCADA replacement components.	09/30/2022	875.00	10/20/2022	510-840-429	Contract Services-SCADA	922
8606	VERUS ASSOCIATES NEVADA, LLC	2082	East Lift barscreen control issue	09/30/2022	337.50	10/20/2022	520-810-429	Contract Services-SCADA	922
8606	VERUS ASSOCIATES NEVADA, LLC	2083	Win 911 upgrade	09/30/2022	2,955.02	10/20/2022	520-810-430	Service-Repair and Maintenance	922
8606	VERUS ASSOCIATES NEVADA, LLC	2084	Win911 notification system	09/30/2022	1,685.00	10/20/2022	510-840-430	Service-Repair and Maintenance	922
8606	VERUS ASSOCIATES NEVADA, LLC	2085	SCADAAlarm Software & Installation	09/30/2022	8,966.78		510-810-429	Contract Services-SCADA	922
Total 8606:					14,819.30				
WALTHER LAW OFFICES									
8875	WALTHER LAW OFFICES	NOV 2022	PUBLIC DEFENDER NOV 2022	11/01/2022	10,000.00		100-413-322	Prof Serv-Other	1122

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title	GL Period
Total 8875:					10,000.00			
WESTERN NEVADA SUPPLY CO.								
195	WESTERN NEVADA SUPPLY CO.	19365895-2	Binstock: Curb Stop Valves	10/17/2022	408.30	10/20/2022	510-810-613 Supplies-Meter Service	1022
195	WESTERN NEVADA SUPPLY CO.	19422579	Well Meter Repair	10/18/2022	463.76		510-810-614 Supplies-Plant/Shop/Maint	1022
195	WESTERN NEVADA SUPPLY CO.	19462681	6" Full Circle Repair Clamp	10/14/2022	422.55	10/20/2022	510-810-614 Supplies-Plant/Shop/Maint	1022
195	WESTERN NEVADA SUPPLY CO.	19502291	Sensus Iperl Water Meters	10/17/2022	4,461.60		510-166100 Construction In Progress	1022
195	WESTERN NEVADA SUPPLY CO.	19502827	Fire Hydrant STORZ fittings	10/12/2022	2,411.50		510-840-430 Service-Repair and Maintenance	1022
Total 195:					8,167.71			
WI SCTF								
8915	WI SCTF	OCT 2022-2	CHILD SUPPORT	10/21/2022	1,569.21	10/20/2022	100-219900 OTHER PAYROLL PAYABLES	1022
Total 8915:					1,569.21			
WOOD RODGERS, INC.								
2454	WOOD RODGERS, INC.	162902	SEPT 22 Federal Lands Conveyance	09/30/2022	630.00	10/20/2022	100-413-322 Prof Serv-Other	922
Total 2454:					630.00			
Grand Totals:					600,594.20			

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
OCTOBER 19, 2022**

Mayor Roy Edgington called the meeting to order at 5:00 pm at Fernley City Hall, 595 Silver Lace Blvd., Fernley, NV 89408.

1. INTRODUCTORY ITEMS

1.1. Roll Call

Present: Mayor Roy Edgington, Councilman Lacy, Councilman Lau, Councilwoman McKay, Councilwoman Zoberiski, City Manager Patrick Marsh, Deputy Finance Director Thomas Lukas, Public Works Director Dave Whalen, Building Official Charity Birkel, City Engineer Derek Starkey, Deputy City Attorney Aaron Mouritsen, City Clerk Kim Swanson, Administrative Specialist Tiffany Wood. **Absent:** Councilman Torres.

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 4. **Yes:** Councilman Lacy, Councilwoman Zoberiski, Councilman Lau, Councilwoman McKay, **Absent:** Councilman Torres.

2. CONSENT AGENDA

2.1. (Possible Action) Approval of the Voucher Report

2.2. (Possible Action) Approval of Minutes from October 5, 2022

2.3. (Possible Action) Approval of Business Licenses

2.4. Possible Action to award a contract to Lumos & Associates for Preliminary Engineering Report (PER) Services for the East Wastewater Treatment Plant for an amount not to exceed \$85,000

2.5. Possible Action to approve a will-serve commitment for The Meadows at Inglewood Building H Unit 115 & 120 of .34 ERC's for Water and 1.16 ERC's for Sewer for Lyon County Parcel 020-341-11 located at 1044 Inglewood Drive Building H Unit 115 & 120, Fernley, NV

2.6. Possible Action to Award a Contract for Engineering Services for the FY 22/23 PMP Maintenance Project, to Lumos and Associates, Inc., in an amount not to exceed \$251,200

2.7. Possible Action to approve the Medical and Recreational Cannabis Cultivation licenses for West118 Investments, LLC

2.8. Possible Action to approve the Medical and Recreational Cannabis Production licenses for West118 Investments, LLC

Motion: MOVE TO APPROVE THE CONSENT AGENDA. **Action:** Approve, **Moved by** Councilman Stan Lau, **Seconded by** Councilman Ray Lacy. **Vote:** Passed, **Summary:** Yes 4. **Yes:** Councilman Lacy, Councilwoman Zoberski, Councilman Lau, Councilwoman McKay, **Absent:** Councilman Torres.

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 reported a situation on Oct. 18th where officers were dispatched for shots fired. A 22 year-old man was shot in the chest and investigation at that time suggested a potential drug deal had gone badly.

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

City Manager Marsh announced City Hall will be closed for Nevada Day and closes at 2pm on the 31st for Spooktacular. The public safety meeting begins at 6pm tomorrow. The City will accept FCTA grant applications starting Nov. 1st through the 30th.

City Clerk Kim Swanson announced that early voting would begin on Saturday, October 22nd and run through Friday, November 4th, excluding Sundays and Nevada Day, November 28th. General Election Day will be November 8th from 7am to 7pm at City Hall.

Councilwoman Zoberski thanked the Public Works department.

Mayor Edgington spoke about the importance of voting as well as the Spooktacular event.

Councilwoman McKay said she heard about a traffic jam in Reno and emphasized the importance of pulling over for emergency vehicles. She asked the public to attend the fire district meetings every 2nd Thursday of the month at 5 pm.

4. ORDINANCES

4.1. First Reading, Introduction of Bill # 318 (ZMA22008)

Consideration and possible action to introduce Bill # 318 as an ordinance for a Zoning Map Amendment request to change the zoning on a site ±83.9-acres and generally located north of Farm District Road at the intersection of Clearwater Parkway (APN: 021-341-18) from RR1 (Residential - Rural, 1-acre minimum) to ±68.4-acres of SF6 (Residential - Single-Family, 6,000 square feet minimum) and ±15.5-acres of MDR14 (Medium Density Residential, 14 dwelling units per acre).

Associate Planner Shay League introduced the Zoning Map Amendment. She added the public hearing will be held on November 2nd.

5. PUBLIC HEARINGS

5.1. Public Hearing – Zoning Map Amendment (ZMA22007) & Tentative Subdivision Map (TSM22006)

Consideration and possible action on a Zoning Map Amendment and Tentative Subdivision Map request on a site approximately 8.63 acres in size generally located approximately 1,300 feet east of the intersection of US 50A/US95A and Desert Shadows Lane with an

address of 610 Desert Shadows Lane, Fernley, NV. (APN: 021-541-56)

1. To change the zoning from SF20 (Residential – Single-Family, 20,000 square feet minimum lot size) to SF12 (Residential – Single-Family, 12,000 square feet minimum lot size)
2. To allow for the development of a 23-lot single family residential subdivision.

Associate Planner Shay League gave a presentation for the Zoning Map Amendment ZMA22007.

Eric Haystee from Wood Rodgers presented an overview of the Tentative Subdivision Map.

Mayor Edgington opened the item for public comment.

There were none.

Motion: MOVE TO APPROVE THE ZONING MAP AMENDMENT ASSOCIATED WITH ZMA22007 BASED ON FINDINGS Z1 THROUGH Z3 AND THE FACTS SUPPORTING THESE FINDINGS AS SET FORTH IN THE STAFF REPORT. **Action:** Approve, **Moved by** Councilman Stan Lau, **Seconded by** Councilman Ray Lacy. **Vote:** Passed, **Summary:** Yes 4. **Yes:** Councilman Lacy, Councilwoman Zoberski, Councilman Lau, Councilwoman McKay, **Absent:** Councilman Torres.

City Engineer Derek Starkey discussed the culdesac requirements.

5.2. Public Hearing – MPA22003 & ZMA22008

Consideration and possible action on a Master Plan Amendment and Zoning Map Amendment request for a site ±83.9 acres in size generally located north of Farm District Road at the intersection of Clearwater Parkway. (APN: 021-341-18)

A Master Plan Amendment request to change the land use on a ±15.5-acre portion of the project site from Single Family Residential (SFR) to Mixed Residential (MR).

A Zoning Map Amendment request to change the zoning on a ±68.4-acre portion of the project site from RR1 (Residential Rural, 1-acre minimum) to SF6 (Single Family Residential) and to change the zoning on a ±15.5-acre portion of the project site from RR1 (Residential Rural, 1-acre minimum) to MDR14 (Medium Density Residential, 14 dwelling units per acre maximum).

Associate Planner Shay League gave a brief presentation for the Vicinity Map of the proposed zoning map amendment. She explained there is a special requirement for a 1st and second reading on this item before action can be taken. She requested the council continue this item to the Nov. 2nd 2022 meeting.

Mayor Edgington opened the item for public comment.

There were none.

Motion: MOVE TO CONTINUE MPA22003 & ZMA22008 AND THE PUBLIC HEARING ASSOCIATED WITH BOTH ITEMS UNTIL THE NEXT MEETING, NOVEMBER 2, 2022. **Action:** Approve, **Moved by** Councilman Stan Lau, **Seconded by** Councilman Ray Lacy. **Vote:** Passed, **Summary:** Yes 4. **Yes:** Councilman Lacy, Councilwoman Zoberski, Councilman

Lau, Councilwoman McKay, **No:** None, **Absent:** Councilman Torres.

6. STAFF REPORTS

6.1. Possible Action to discuss a contract for employment services between the City of Fernley and Patrick Marsh as the City Manager.

Motion: MOVE TO ACCEPT MR. MARSH'S LETTER OF EMPLOYMENT.

Action: Approve, **Moved by** Councilman Ray Lacy, **Seconded by** Councilwoman Felicity Zoberski. **Vote:** Passed, **Summary:** Yes 4. **Yes:** Councilman Lacy, Councilwoman Zoberski, Councilman Lau, Councilwoman McKay, **Absent:** Councilman Torres.

7. ITEMS REQUESTED BY MAYOR OR CITY COUNCIL MEMBERS

7.1. Possible action and discussion regarding a future agenda item to explore the possibility of the City partnering with the library for community outreach projects. (Councilwoman Zoberski)

Councilwoman Zoberski explained she would like to see the local library and other entities involved with the city staff for the newsletter.

City Manager Patrick Marsh said he would address the item with staff to work with the library and local entities.

8. ADDRESS REQUEST(S) FOR FUTURE AGENDA ITEMS

There were none.

9. PUBLIC FORUM

There were none.

10. ADJOURNMENT

Next meeting is November 2nd at 5pm. City hall is closed on the 28th. Early voting starts October 22nd from 10am to 2 pm and will run from 8 to 5 for the following week.

There being no further business to come before it, the Fernley City Council meeting adjourned at 05:49 PM.

Approved by the Fernley City Council on November 2, 2022, by a vote of:

AYES _____ NAYS: _____ ABSTENTIONS: _____ ABSENT: _____

ATTEST: City Clerk Kim Swanson

Mayor Roy Edgington

Report Criteria:

Business.License status = Active

Business.Origination Date = 10/13/2022-10/26/2022

Bus Name	Name	Mail Addr1	Mail City	Mail St	Mail Zip	Business Tel	Business Description
Brittani Alter	Brittani Alter	720 Earth Circle	Fernley	NV	89408	775-360-0838	Nail salon
Excal Construction Inc.	James & Heidi Butler	13090 Seminole	Stagecoach	NV	89429	775-690-0683	Carpentry Contractor #40957A
Ionix Smart Solutions LLC	Chris Grover	240 S. Rock Blvd Ste 101	Reno	NV	89502	775-420-0562	Electrical/Solar Contractor #88351 C-2
Lance Johnson Inc	Lance Johnson - President	PO Box 2408	Fallon	NV	89407	775-428-2675	Grading Contractor #49362, A7/A12/A13/A15
Polynesian Discoveries	Misty Moepono-Wood	PO Box 2131	Lovelock	NV	89419	775-442-1158	Polynesian jewelery and accessories sales
Powur PBC	Nick Phillips	2683 Via De La Valle Ste 321G	Del Mar	CA	92014	858-964-6472	Electrical & General Contractor # 87341, 891
Royal Quality Mobile Detailing	Robert Reynoso	729 Divot Dr.	Fernley	NV	89408	909-734-4833	Mobile washing, cleaning, detailing vehicles
SHIVNIT INC.	Shivank Gaur, No Name Given Nit	1775 Mill St. Ste #B	Reno	NV	89502	775-835-0377	Convenience Store, Fuel Station
Sunstate Companies, LLC	Nevada Building Products	3101 E Craig Road	N Las Vegas	NV	89030	702-798-1776	Landscape Contractor #79791

Grand Totals:

9



CITY OF FERNLEY

City Council AGENDA REPORT

Meeting Date: November 2, 2022

REPORT TO: Mayor and City Council

REPORT FROM: Barry Williams

FINANCIAL IMPACT:

Yes: No: X

CURRENTLY BUDGETED:

Yes: X No:

FUND/ACCOUNT:

100-425-740

ACTION REQUESTED: Consent

AGENDA ITEM: (For Possible Action):

Possible action to authorize the transfer of appropriations totaling \$50,543.25 from the Parks Department to Municipal Court.

AGENDA ITEM BRIEF:

This item is for City Council to approve the transfer of appropriations for a vehicle purchase from the Parks Department to the Municipal Courts within the General Fund.

RECOMMENDED MOTION:

"I move to authorize the transfer of appropriations totaling \$50,543.25 for a vehicle purchase from the Parks Department to Municipal Court".

BUSINESS IMPACT (per NRS Chapter 237):

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

See attached report for background, analysis, alternatives.

ALTERNATIVES:

City Council can keep the budget as is and not approve the transfer of appropriations.

BACKGROUND:

City Council approved the purchase of a 2022 Police Interceptor at the December 15, 2021 council meeting for an amount of \$52,364.79 with a 5% contingency of \$2,618.23 for a total amount not to exceed \$54,983.02.

Due to conditions caused by the COVID-19 Pandemic, vehicle production has slowed and even halted in some cases globally which has impacted the production and availability of new vehicles. In many cases such as this, municipalities have placed orders for vehicles and those orders have been canceled later in the process due to this lack of production.

The 2022 Police Interceptor was ordered on December 16th, 2021 and was due to be received no later than June 30th, 2022 in order for FY 2021/2022 funds to be used for the purchase. The vehicle was not delivered by the FY cutoff date and the vehicle order was ultimately canceled shortly after. This required staff to have to reorder the vehicle within the current Fiscal Year, but funds were not budgeted for this purchase in FY 2022-2023.

Council approved the purchase of a Ford F250, 4WD pickup truck with utility body for an amount of \$50,543.25 plus a 4% contingency of \$2,112 for a total of \$52,655.25 for the City of Fernley Parks Department. Staff was informed by the dealer that the vehicle manufacturers are still reporting ongoing production problems and will likely not be able to fulfill this order or will likely be canceled later in the process. Therefore, staff is requesting the transfer of appropriations from the Parks Department to the Municipal Courts so that we may move forward with the purchase of the Police Interceptor or like within this Fiscal Year. If approved, this action will simply move funds in the general fund to another department in the general fund. Staff does not anticipate spending more than the appropriated amount.

This action is allowed by NRS 354.598005 (5)(b) that the person designated to administer the budget may transfer appropriations between any function within a fund. It is required by NRS 354.598005 (5)(b)(1)(2) that City Council is advised of such actions and that it is recorded in the official minutes of the meeting.

RELEVANT LAWS, STATUTES, AND REGULATIONS:

NRS. 354.598005

FINANCIAL IMPLICATIONS:

There is no increase in appropriations

ATTACHMENTS:

None



CITY OF FERNLEY

CITY COUNCIL AGENDA REPORT

Meeting Date: November 2, 2022

REPORT TO: Mayor and City Council
REPORT THRU: Patrick Marsh, City Manager
REPORT FROM: Barry Williams, Deputy Public Works Director
REVIEWED BY: Brandi Jensen, City Attorney
REVIEWED BY: Denise Lewis, City Treasurer

FINANCIAL IMPACT:

Yes: ☐ No: ☒

CURRENTLY BUDGETED:

Yes: ☒ No: ☐

FUND/ACCOUNT:

100-425-740

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

AGENDA ITEM: Possible action to authorize the transfer of appropriations totaling \$50,543.25 from the Parks Department to Municipal Court.

Agenda Item Brief: This item is for City Council to approve the transfer of appropriations from the Parks Department to the Municipal Courts.

Recommended Motion:

"I move to authorize the transfer of appropriations totaling \$50,543.25 from the Parks Department to Municipal Court".

Business Impact (per NRS Chapter 237):

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

See attached report for background, analysis, alternatives.

ALTERNATIVES:

City Council can keep the budget as is and not approve the transfer of appropriations.

BACKGROUND:

City Council approved the purchase of a 2022 Police Interceptor at the December 15, 2021 council meeting for an amount of \$52,364.79 with a 5% contingency of \$2,618.23 for a total amount not to exceed \$54,983.02.

Due to conditions caused by the COVID-19 Pandemic, vehicle production has slowed and even halted in some cases globally which has impacted the production and availability of new vehicles. In many cases such as this, municipalities have placed orders for vehicles and those orders have been canceled later in the process due to this lack of production.

The 2022 Police Interceptor was ordered on December 16th, 2021 and was due to be received no later than June 30th, 2022 in order for FY 2021/2022 funds to be used for the purchase. The vehicle was not delivered by the FY cutoff date and the vehicle order was ultimately canceled shortly after. This requires staff to have to reorder the vehicle within the current Fiscal Year, but funds were not budgeted for this purchase in FY 2022-2023.

Council approved the purchase of a Ford F250, 4WD pickup truck with utility body for an amount of \$50,543.25 plus a 4% contingency of \$2,112 for a total of \$52,655.25 for the City of Fernley Parks Department. Staff was informed by the dealer that the vehicle manufacturers are still reporting ongoing production problems and will likely not be able to fulfill this order or will likely be canceled later in the process, therefore, staff is requesting the transfer of appropriations from the Parks Department to the Municipal Courts so that we may move forward with the purchase of the Police Interceptor or like within this Fiscal Year. If approved, this action will simply move funds in the general fund to another department in the general fund. Staff does not anticipate spending more than the appropriated amount.

This action is allowed by NRS 354.598005 (5)(b) that the person designated to administer the budget may transfer appropriations between any function within a fund. It is required by NRS 354.598005 (5)(b)(1)(2) that City Council is advised of such actions and that it is recorded in the official minutes of the meeting.

LEGAL IMPLICATIONS :

NRS. 354.598005

FINANCIAL IMPLICATIONS :

There is no increase in appropriations

ATTACHMENTS :

None



CITY OF FERNLEY

City Council AGENDA REPORT

Meeting Date: November 2, 2022

REPORT TO: Mayor and City Council

REPORT FROM: Brandi Jensen, City Attorney

FINANCIAL IMPACT:	CURRENTLY BUDGETED:	FUND/ACCOUNT:
Yes: No: x	Yes: x No:	The Clerk's office has a budget item for the publication of bills

ACTION REQUESTED: Ordinance

AGENDA ITEM: (For Possible Action):

Discussion and possible action to Introduce Bill # 317, an ordinance amending the City of Fernley Municipal Code Chapter 2 in various sections, including, but not limited to section 2.02.02 appointment and salary of the city manager, (residency and hiring resolution); and section 2.02.03 removal of the city manager, and other provisions in Chapter 2 related thereto including but not limited to evaluation forms and organizational chart.

AGENDA ITEM BRIEF:

Previously, a bill was introduced to clarify the City Manager's residency, roles, reporting, and responsibility. At adoption, the City Council directed staff to bring the Bill back with changes allowing an appellate procedure to the City Council. This bill requires the City Manager to move to the City of Fernley within 12 months of gaining employment and places the City Manager under the supervision of the Mayor. Staff also brings forward an evaluation form that is consistent with the job description and and organizational chart that is also consistent with the ordinance.

RECOMMENDED MOTION:

I move to Approve Bill # _____, an ordinance amending the City of Fernley Municipal Code Chapter 2 in various sections, including, but not limited to section 2.02.02 appointment and salary of the city manager, (residency and hiring resolution); and section 2.02.03 removal of the city manager, and other provisions in Chapter 2 related thereto, the evaluation form, and the related organizational chart.

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:

Move to approve the Bill with changes and bring back for introduction again.

BACKGROUND:

Previously, a bill was introduced to clarify the City Manager's residency, roles, reporting, and responsibility. At adoption, the City Council directed staff to bring the Bill back with changes allowing an appellate procedure to the City Council.

RELEVANT LAWS, STATUTES, AND REGULATIONS:

Nevada Constitution, NRS 266, Fernley Municipal Code Chapter 2 administration

FINANCIAL IMPLICATIONS:

None

ATTACHMENTS:

1. CITY OF FERNLEY Purchasing Policy Approved 10-7-15
2. City Manager Job Evaluation Form (October 17 2022) (002)
3. City Manager Bill 2022 (Clean) (October 19 2022)
4. City Manager Bill 2022 (Redline) (October 19 2022)

CITY OF FERNLEY, NEVADA
PURCHASING & PROCUREMENT POLICY
OCTOBER 7, 2015

DISCLAIMER: PLEASE BE AWARE THAT ALL CONTRACTS AND PURCHASES MAYBE SUBJECT TO GRANT REQUIREMENTS, THE NEVADA REVISED STATUTES, FEDERAL LAW, ETC. IF YOU HAVE COMPLIANCE CONCERNS, CONTACT YOUR DEPARTMENT HEAD.

Authority and Effective Date:

This policy supersedes all previous policies regarding purchasing and is effective upon approval by the Fernley City Council. Specific procedures for implementing this policy are the responsibility of the City administration. *In all cases, the appropriate department head is responsible for determining that budgeted monies are available in the appropriate accounts before goods or services are purchased and that the purchase complies with all statutory requirements.*

Scope:

This policy establishes purchasing authority for all purchases of goods and minor services generally, but does not cover the purchases of:

- a. Utilities.
- b. Fuel.
- c. Investments.
- d. Payroll, payroll deductions, and employee benefits.
- e. Payment of authorized debt.

Definitions:

For the purposes of this policy:

- a. A purchase is defined as an order or contract for one or more goods or services in a single transaction requiring the expenditure of City money.
- b. A purchase order is defined as a form which must contain at a minimum:
 - 1. Vendor name
 - 2. Vendor address
 - 3. Description of items to be purchased
 - 4. Price per each item and extended total (3 items @ \$1.00ea= \$3.00)
 - 5. Budgeted general ledger account number
 - 6. Terms of payment
 - 7. A statement instructing vendor to mail invoices to:

City of Fernley
Attention: Accounts Payable
595 Silver Lace Blvd.
Fernley, NV 89408

c. A purchase order is further defined as:

1. A *divisional purchase order* book purchased from an office supply vendor which must include pre-numbered forms in triplicate at a minimum.
2. An *electronic purchase order* issued in Caselle.

d) A City of Fernley check request/payment authorization form is required to be attached to all invoices to be paid out of the City Treasurer's office. A payment will not be issued if either document is missing. A check request/payment authorization must include the following:

1. Vendor name
2. Vendor address
3. Invoice Number
4. Payable/GL date
5. Description of items purchased
6. Budgeted GL account numbers
7. Total cost associated with each GL account number
8. Total of invoice to be paid
9. Authorized signatures

e. A City of Fernley short form contract, executed by the City Clerk may be required for certain purchases in amounts less than \$10,000.

f. A City of Fernley long form contract, executed by the Mayor and City Clerk may be required for purchases in amounts greater than \$10,000.

Purchases Equal to or Greater than \$.01 but Less than \$1,000 for Budgeted Items:

Purchases that are less than \$1,000 may be made with approval at the Division Foreman Level with the use of a *divisional purchase order* and may also require a City of Fernley short form contract.

Purchases Equal to or Greater than \$1,000 but less than \$5,000:

Purchases greater than \$1,000 and less than \$5,000 may be made with approval at the Department Head level or by the Department Head's designee(s) with the use of a *divisional purchase order* and may also require a City of Fernley short form contract

Purchases Equal to or Greater than \$5,000 but less than \$7,500:

Purchases greater than \$5,000 and less than \$7,500 may be made with approval at the Department Head level with the use of an *electronic purchase order* and may also require

a City of Fernley short form contract.

Purchases Equal to or Greater than \$7,500 but less than \$10,000:

Purchases at this level require an *electronic purchase order* approved by the appropriate Department Head and the City Manager. A City of Fernley short or long form contract may also be required.

Purchases Equal to or Greater than \$10,000 for Budgeted and Non-budgeted Items:

Purchases at the following levels require an *electronic purchase order*, a City of Fernley Long form contract, and prior approval of the City Council:

- a. Purchases greater than \$10,000 for goods or services which are specifically identified in the annual budget.
- b. Purchases greater than \$10,000 for goods or services which are not specifically identified in the annual budget. (Individual change-orders greater than \$10,000 on construction projects also require prior Council approval, unless they are determined to be emergencies, as explained below.)

The City Manager's authority is defined as follows:

Supervise the purchase of all materials, supplies, and equipment for which funds are provided in the budget; let contracts necessary for operation or maintenance of the City services for amounts up to and including:

- a) \$10,000 without approval from the Mayor or City Council or Legal, as long as specifically defined in the budget document and as budgeted in the current fiscal year or per emergency as defined below;
- b) \$10,001 to \$25,000 with approval from the Mayor and not the City Council as long as specifically defined in the budget document and as budgeted in the current fiscal year or per emergency as defined below;
- c) Receive sealed bids for the purchase of contracts or goods in excess of \$25,000 and present them to the Council and to the City's legal counsel for review as appropriate;
- d) All in accordance with State law. Purchases which would otherwise require prior Council approval, but are determined to be of an emergency nature by the City Manager, may be made without prior Council approval. An emergency contract (purchase) is defined as follows:
 - 1. As defined by Nevada Revised Statutes.
 - 2. As defined by the City of Fernley Municipal Code.
 - 3. As deemed to comply with law and be of such a nature that a delay in the execution of the contract (purchase) will result in significant fiscal impact to the City.

Any purchases authorized under this paragraph will be reported to the Council at the next regular Council meeting.



Employee Evaluation & Wage Review

Employee		Date		
Title	Time in Present Position	Date of Last Review		
Scoring	EXCEEDS 71-90	MEETS 41-70	NEEDS IMPROVEMENT 1-70	
GENERAL		Exceeds	Meets	N.I.
1. Policy & Procedures – Develops, evaluates, and implements administrative policies & procedures to meet the Mayor and City Council goals and objectives		3	2	1
2. Supervision -Supervises the performance of City departments; directs the establishment of standards, goals, and objectives and evaluates the performance of departments		3	2	1
3. Coordination - coordinates the activities of the various City departments to ensure timely, efficient, and effective delivery of programs and services.		3	2	1
4. Supervision - Selects, directs, develops, and evaluates management personnel and other staff		3	2	1
5. Training -Instructs and trains staff and provides training programs to enhance the capabilities of staff and improve the delivery of services.		3	2	1
6. Discipline -Administers discipline for inadequate performance and/or improper behavior.		3	2	1
7. Contract Negotiations-Negotiates and/or supervises the negotiation of all City contractual agreements subject to the limitations of law and contractual policies		3	2	1
8. Contract Administration Negotiates and/or supervises the negotiation of all City contractual agreements subject to the limitations of law and contractual policies		3	2	1
9. Annual Budget Oversees the development of the annual City budget for approval by the Council.		3	2	1
10. Budget Monitoring - monitors expenditures to ensure compliance with budgets		3	2	1
11. Budget Variances -accounts for variances between projected and actual expenditures, initiates remedial action, and reports significant variances to the Council.		3	2	1
12. Proposal Analysis-Analyzes proposals regarding policies, programs, and services and develops recommendations to the City Council		3	2	1
13. City Services-Analyzes information pertaining to City services and operations including policies, programs, methods, budgets, staffing, organization, and capital needs		3	2	1
14. Report Preparation-Writes reports and correspondence for government agencies, members of the community, and the City Council.		3	2	1





15. Agenda Preparation -Administers the preparation of Council meeting agendas; attends Council meetings; makes oral and written presentations to the City Council and to other public and private groups	3	2	1
16. News Release -Provides information to the news media and the public regarding City operations	3	2	1
17. City Representation -Represents the City with other government agencies and in meetings with the public.	3	2	1
18. Legislative Activities - Analyzes proposed legislation and administrative regulations for their impact on City operations, including review of and making recommendations to the Council regarding legislative activities and participation in the lobbying process by presenting oral and written testimony to appropriate bodies as warranted.	3	2	1
19. Directing Staff - Provide direction and support to staff including advice and consultation to the Mayor and members of the City Council	3	2	1
20. City Program Complaints - Receives, investigates, and resolves complaints and concerns regarding City programs, services, and facilities	3	2	1
21. Liaison - Acts as liaison with cities, counties, regional, state, and federal agencies on a broad range of matters.	3	2	1
22. City Goals - Assists the Mayor and City Council in the development of overall goals of the City.	3	2	1
23. Short/Long Range Plans - Provides leadership and direction in the development of short- and long-range plans for achieving overall goals.	3	2	1
24. Community/Economic Development Plans - works with the Mayor and City Council and others to develop community and economic development plans	3	2	1
25. Personnel System. Administers the City's personnel system including classification, compensation, benefits, recruitment and selection, and personnel policies.	3	2	1
26. Operational Issues - Informs the Mayor and City Council of operational problems, offers solutions, and seeks advice and counsel on alternatives	3	2	1
27. Sensitive Inquiries - Responds to and resolves difficult and sensitive inquiries from citizens and City employees.	3	2	1
28. Best Interests of City - Works cooperatively with appointed positions to serve the best interests of the City.	3	2	1
29. Risk Manager -Serves as Risk Manager.	3	2	1
30. Additional Duties - Performs related duties and responsibilities as required.	3	2	1

TOTAL SCORE – GENERAL (MAXIMUM 90)

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Employer's Remarks & Recommendations

Specific Development Plan/Goals

Employee's Comments

SALARY REVIEW

Current Wage per Hour _____ New Wage Per Hour _____

Employer Signature _____ Date _____

Employee Signature _____ Date _____



BILL # _____

CITY OF FERNLEY
ORDINANCE #2017- _____

**AN ORDINANCE AMENDING THE CITY OF FERNLEY MUNICIPAL CODE CHAPTER 2
IN VARIOUS SECTIONS, INCLUDING, BUT NOT LIMITED TO SUPERVISION OF THE
CITY MANAGER; SECTION 2.02.02 APPOINTMENT AND SALARY OF THE CITY
MANAGER; (RESIDENCY AND HIRING RESOLUTION); AND SECTION 2.02.03
REMOVAL OF THE CITY MANAGER.**

THE CITY COUNCIL OF THE CITY OF FERNLEY DO ORDAIN THE FOLLOWING:

Chapter 2 City Manager shall read as follows:

CHAPTER 2. CITY MANAGER

Sec. 2.02.01. Creation of office.

The office of City Manager, hereinafter referred to as "City Manager" or "Manager," is hereby created.

(Prior Code, § 1.05.01)

Sec. 2.02.02. Appointment and salary of the city manager.

- (a) Appointment. The City Manager, pursuant to NRS 266.395 and 266.405, shall be appointed by the Mayor with consent of the City Council. Consent shall be defined as a majority vote of the Council.
- (b) Qualifications. The Manager shall be chosen by the Mayor and City Council on the basis of executive and administrative qualifications with special reference to actual experience or knowledge regarding the duties of the office hereinafter set forth. The Manager serves at-will at the pleasure of the Mayor and may be terminated for any reason or no reason, with or without notice, so long as the termination is not for an illegal reason. All recommendations for appointment or removal shall be without regard to political beliefs or affiliations. At the time of appointment, the appointee need not be a resident of the city or state, but within twelve months of employment, shall reside within the city limits. No Mayor or Councilmember shall receive such appointment unless in compliance with state law restriction on point.
- (c) The salary and benefits of the City Manager shall be set by the mayor with approval of the City Council, including but not limited to personal time off, insurance benefits for the city manager and dependents, retirement benefits, bonuses and raises, all of which are discretionary, and not guaranteed.

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- (d) The City Manager is subject to the City's Handbook and Personnel Policies except those policies covering discipline, lay-off and dispute resolution. The City Manager is excluded from any due process rights which may be provided in those policies, considering the at-will status of the position.

(Prior Code, § 1.05.02; 2.02.02 version 12.21..22))

Sec. 2.02.03. Removal of the city manager.

- (a) The City Manager may be removed by the Mayor. The Council reserves the right to remove the City Manager once the City Manager has been deemed by a Court to have committed malfeasance or nonfeasance.
- (b) The City Manager may appeal the Mayor's decision to remove the employee to the City Council. The removed City Manager shall file said appeal with the Human Resources Manager within 5 days of removal by the Mayor. The Human Resources manager shall place the item on the agenda within 30 days of the filing of the appeal. The City Manager will not be on paid leave during the appellate process. The Mayor's removal of the City Manager can only be overturned by a super-majority vote of Council during the appellate hearing. The Mayor is not obligated but may present evidence and or reasoning for the termination. Said presentation of evidence can be informally presented. The removed City Manager may also present evidence and or testimony during this hearing informally. Said hearing will be subject to the rules of NRS and Open Meeting Law.

(Prior Code, § 1.05.03)

Sec. 2.02.04. Powers and duties of the city manager.

- (a) *Chief administrative officer.* Insofar as the Mayor is the Chief Executive Officer of the City under NRS 266.165 with the attendant responsibilities, powers, and duties as described in NRS 266.190, the City Manager shall be the Chief Administrative Officer/Chief Operational Officer, and the City Manager shall direct his or her efforts toward enforcing the vision, budget, and ordinances established by the City Council. The City Manager shall communicate and cooperate with the Chief Executive Officer, the Mayor, in accomplishing these described objectives, powers, and responsibilities. It is the City Manager's responsibility to keep the Mayor and City Council informed relative to the City's needs and conditions, as well as to provide the Mayor and City Council with any reports that may be required by law or requested by the Mayor or City Council.
- (b) *Exceptions to authority.* The City Manager shall be the administrative head of the City and shall be responsible to the City Council for the administration of all departments with the following exceptions:
- (1) *Statutory Positions and Evaluations.* The City Manager shall have no authority over statutory positions and evaluations. Statutory positions are those established through NRS: The City Attorney, City Clerk, City Treasurer, and Municipal Judge.
 - (2) *Annual Evaluation.* The City Manager shall be subject to an employee evaluation process once a year at a minimum. Said evaluations shall be conducted in compliance with the open meeting law. Evaluations will be conducted by the Mayor with an evaluation form that has been approved by the City Council and the Mayor. The Mayor has the discretion but is not required to solicit a peer review from the statutory positions (using an approved peer review form). The Mayor shall use the City Council evaluations as part of the final evaluation ranking summary numbers.
 - (3) *Paid Administrative Leave for Violations of Law or Policy.* The City Manager shall also have the authority to place any statutory position, except the Municipal Judge, on immediate and paid administrative leave for violations of law or policy. Placing an employee on paid administrative leave is not a disciplinary action. The City Manager shall notify the Mayor and City Council that the statutory

position was placed on administrative leave within 24 hours of the statutory position being placed on leave.

- (4) *Investigations.* With the exception of the Municipal Judge, the City Manager shall also have the authority to initiate an investigation regarding all City employees, including, but not limited to, the statutory positions, the Mayor, and the City Councilmembers, for violations of the law and/or the policies of the City. Within 24 hours of the initiation of the investigation, the City Manager shall notify the Mayor and City Councilmembers (who are not the subject of the investigation), that an investigation has begun only with regard to a statutory position, the Mayor, or a City Councilmember, as well as any notification as required by policy or law. Should an incident arise regarding the City Manager, the Assistant City Manager shall take the position of the City Manager in the requirements above. Should the position of Assistant City Manager not exist, the Mayor shall take the position of the City Manager in the requirements above.
 - (5) *Chief Executive Officer.* Under NRS Ch. 266, the Mayor is the Chief Executive Officer. Therefore, when a personnel issue arises with the City Manager, the point of contact shall be the Mayor.
 - (6) *Issue with the City Manager.* Any person who knows of an alleged personnel issue involving the City Manager may decide to move forward through the process by contacting the Mayor.
 - (7) *Mayor Authority to Place City Manager on Leave.* After consultation with Legal and Human Resources, the Mayor shall also have the authority to place the City Manager on immediate paid administrative leave for violations of law or policy.
 - (8) *Non-Disciplinary.* Placing an employee on paid administrative leave is not a disciplinary action..
 - (9) *Notification.* The Mayor shall notify the City Council that the City Manager was placed on administrative leave within 24 hours of the City Manager being placed on leave.
- (c) *Administrative authority.* The City Manager shall be responsible to the council for the proper administration of the affairs of the City. The City Manager's chief guide in conducting and structuring City personnel will be the City Personnel Policy Manual and the Collective Bargaining Agreement. The City Manager's authority is further defined as follows:
- (1) The Mayor should be consulted and informed of policy decisions prior to making such a decision. The City Manager shall also inform the Mayor and the City Council of all significant personnel decisions including but not limited to: termination, resignations, etc. The City Manager shall immediately share with the Mayor all adopted internal policies. All external policies (those affecting the public rather than City internal/administrative policies) shall be brought before the Council for approval.
 - (2) Appoint and, when necessary for the good of the City suspend or remove all subordinates of the City Manager when allowed by law. The Manager may authorize the head of a department or office to appoint, suspend, or remove subordinates in such department or office.
 - (3) The City Manager shall submit personnel decisions regarding the creation of new positions, reclassifications of any positions, and any rate increase or raise to the City Council for its approval. Any and all raises must be in compliance with the Collective Bargaining Agreement if it applies to employee at issue. Any action by the City Council relative to personnel issues shall be properly noticed and in compliance with the NRS Ch. 241 and in compliance with the City Personnel Manual and Collective Bargaining Agreement.
 - (4) Prepare the City budget annually and submit it to the Council together with a message describing the important features and be responsible for its administration after adoption. The City Manager shall

prepare the budget with equal participation and input from the City Treasurer. Both the City Manager and the City Treasurer shall meet at a minimum on a weekly basis for the 90 days prior to the budget adoption by Council, or as otherwise directed by the Mayor, and work together cooperatively on preparing the budget. Said meetings are to be set up by the City Manager's office.

- (5) Prepare and submit to the Council as of the end of the fiscal year a complete report on the finances and administrative activities of the Council for the preceding year.
- (6) Keep the Council advised of the financial condition and future needs of the City, and make such recommendations as may be deemed desirable.
- (7) Recommend to the Council a schedule under the City Manager (all positions but for the statutory positions), including minimum and maximum rates, and step increases subject to approval by City Council.
- (8) Recommend to the Council adoption of such measures as may be deemed necessary or conducive to the maintenance or improvement of the health, safety or welfare of the community or for the improvement of administrative services.
- (9) Consolidate, combine, reorganize, and/or reclassify offices, positions, departments, or units under his or her jurisdiction, with the approval of the Council, to structure the operational departments of the City.
- (10) Attend all meetings of the Council unless excused and take part in the discussion of all matters coming before the Council. The City Clerk shall notice the City Manager of all regular and special meetings of the Council.
- (11) Supervise the purchase of all materials, supplies, and equipment for which funds are provided in the budget; let contracts necessary for operation or maintenance of the City services . The City Manager shall have the spending authority set out in the Citywide approved Purchasing Policy.
- (12) Investigate the affairs of the City or any Department or Division thereof, as appropriate and pursuant to the above sections. Investigate or delegate the investigation of all complaints in relation to matters concerning the administration of the government of the City, and in regard to service maintained by the public utilities in the City, and see that all franchises, permits, and privileges granted by the City are faithfully observed.
- (13) Devote his or her time to the discharge of all official duties and will not engage in other employment while working for the City unless approved by the mayor.
- (14) Perform such other duties as may be required by the Mayor, not inconsistent with laws or ordinances.
- (15)

(Prior Code, § 1.05.04)

Sec. 2.02.05. Executive branch appointment authority.

As the Council is the legislative branch, and the Mayor and the City Manager are the executive branch, neither the Council nor any of its members shall direct or request the appointment of any person to, or removal from, office by the Manager or any of the Manager's subordinates, or in any manner take part in the appointment of officers and employees in the administrative services of the City, except for the statutory positions through the Mayor. Except for the purpose of inquiry, the Council and its members shall deal with the administration solely through the Mayor and the City Manager and neither the Council nor any member thereof shall give orders to any subordinates of the City Manager, either publicly or privately.

(Prior Code, § 1.05.05)

Sec. 2.02.06. Emergencies.

The City Manager shall have the authority to make purchases for emergencies pursuant to the purchasing policy.

(Prior Code, § 1.05.06)

Sec. 2.02.07. Temporary absence or vacancy; acting city manager.

- (a) In the event of a temporary absence by the Manager, should the position exist, the Assistant City Manager shall automatically become the Acting City Manager. The City Manager is obligated, if reasonably possible, to immediately notify the Assistant City Manager of said action. The City Manager is obligated to give as much advance notice as possible of any planned absence to the Assistant City Manager.
- (b) If the Assistant City Manager is unable to perform as the Acting City Manager, or the position does not exist, the City Manager may appoint an Acting City Manager during his or her absence.
- (c) If the Manager is incapacitated to the point that he or she cannot make a temporary appointment, the Mayor shall be empowered to appoint an Acting City Manager.
- (d) If the Manager is absent due to a suspension or placed on administrative leave by the Council, the Mayor shall be empowered to appoint an Acting City Manager.
- (e) During a vacancy of the Manager's position, the Mayor with confirmation by Council may appoint an Acting City Manager. The Acting City Manager shall exercise the full authority of the Manager during the temporary absence or vacancy of the City Manager's position.

(Prior Code, § 1.05.07)

Sec. 2.02.08. Saving clause.

If any section, subsection, or sentence, clause, or phrase of this chapter is for any reason held invalid, such decision or decisions shall not affect the validity of the remaining portions of this chapter.

(Prior Code, § 1.05.08; Ord. No. 2015-002)

CHAPTER 2. CITY MANAGER

Sec. 2.02.01. Creation of office.

The office of City Manager, hereinafter referred to as "~~City Manager~~City Manager" or "Manager," is hereby created.

(Prior Code, § 1.05.01)

Sec. 2.02.02. Appointment and salary of the city manager.

- (a) Appointment. The City Manager, pursuant to NRS 266.395 and 266.405, shall be appointed by the Mayor with consent of the City Council. Consent shall be defined as a majority vote of the ~~council~~Council. ~~The city manager shall be hired pursuant to a hiring process resolution adopted by the city council and the mayor with consultation from human resources and legal.~~
- (b) Qualifications. The ~~manager~~Manager shall be chosen by the ~~mayor~~Mayor and ~~eCity~~eCity ~~eCouncil~~eCouncil on the basis of executive and administrative qualifications with special reference to actual experience or knowledge regarding the duties of the office hereinafter set forth. The ~~m~~Manager serves at-will at the pleasure of the ~~mayor~~Mayor and ~~city council~~city council, and may be terminated for any reason or no reason, with or without notice, so long as the termination is not for an illegal reason. All recommendations for appointment or removal shall be without regard to political beliefs or affiliations. At the time of appointment, the appointee need not be a resident of the city or state, but within ~~three~~twelve months of employment, shall reside within ~~60 miles of~~60 miles of the city limits. No ~~mayor~~Mayor or ~~eCouncil~~eCouncil member shall receive such appointment unless in compliance with state law ~~restriction on point~~restriction on point.
- (c) The salary and benefits of the ~~eCity~~eCity ~~m~~Manager shall be set by the mayor with approval of the ~~eCity~~eCity ~~eCouncil~~eCouncil, including but not limited to personal time off, insurance benefits for the city manager and dependents, retirement benefits, bonuses and raises, all of which are discretionary, and not guaranteed.
- (d) The ~~eCity~~eCity ~~m~~Manager is subject to the ~~eCity's~~eCity's ~~h~~Handbook and ~~p~~Personnel ~~p~~Policies except those policies covering discipline, lay-off and dispute resolution. The ~~eCity~~eCity ~~m~~Manager is excluded from any due process rights which may be provided in those policies, ~~in light of~~in light of ~~considering~~considering the at-will status of the position.

(Prior Code, § 1.05.02; 2.02.02 version 12.21..22)

Sec. 2.02.03. Removal of the city manager.

- (a) ~~The eCity mManager may be removed by the council through a majority vote Mayor. The Council reserves the right to remove the City Manager once the City Manager has been deemed by a Court to have committed malfeasance or nonfeasance. These removals are subject to veto by the mayor pursuant to NRS ch. 266 as well as the rules and law governing a super-majority vote addressed in NRS 266.200.~~
- (b) ~~The City Manager may appeal the Mayor's decision to remove the employee to the City Council. The removed City Manager shall file said appeal with the Human Resources Manager within 5 days of removal by the Mayor. The Human Resources manager shall place the item on the agenda within 30 days of the filing of the appeal. The City Manager will not be on paid leave during the appellate process. The Mayor's removal of the City Manager can only be overturned by a super-majority vote of Council during the appellate hearing. The Mayor is not obligated but may present evidence and~~

or reasoning for the termination. Said presentation of evidence can be informally presented. The removed City Manager may also present evidence and or testimony during this hearing informally. Said hearing will be subject to the rules of NRS and Open Meeting Law.

(Prior Code, § 1.05.03)

Sec. 2.02.04. Powers and duties of the city manager.

- (a) *Chief administrative officer.* Insofar as the ~~M~~Mayor is the ~~C~~Chief ~~e~~Executive ~~o~~Officer of the ~~e~~City under NRS 266.165 with the attendant responsibilities, powers, and duties as described in NRS 266.190, the ~~e~~City ~~manager-Manager~~ shall be the ~~e~~Chief ~~a~~Administrative ~~o~~Officer/~~e~~Chief ~~o~~Operational ~~o~~Officer, and the ~~C~~city ~~m~~Manager shall direct his or her efforts toward enforcing the vision, budget, and ordinances established by the ~~e~~City ~~e~~Council. The ~~e~~City ~~m~~Manager shall communicate and cooperate with the ~~e~~Chief ~~e~~Executive ~~o~~Officer, the ~~m~~Mayor, in accomplishing these described objectives, powers, and responsibilities. It is the ~~e~~City ~~m~~Manager's responsibility to keep the ~~m~~Mayor and ~~e~~City ~~e~~Council informed relative to the ~~e~~City's needs and conditions, as well as to provide the ~~m~~Mayor and ~~e~~City ~~e~~Council with any reports that may be required by law or requested by the ~~m~~Mayor or ~~e~~City ~~e~~Council.
- (b) *Exceptions to authority.* The ~~e~~City ~~m~~Manager shall be the administrative head of the ~~e~~City and shall be responsible to the ~~e~~City ~~e~~Council for the administration of all departments with the following exceptions:
- (1) *Statutory Positions and Evaluations.* ~~The City Manager shall have nNo A~~authority over statutory positions and evaluations. Statutory positions are those established through NRS. ~~The eCity a~~Attorney, ~~eCity e~~Clerk, ~~eCity t~~Treasurer, and ~~m~~Municipal ~~j~~Judge, ~~serve at the pleasure of the mayor and the city council pursuant to NRS 266.415.~~
 - (2) *Annual Evaluation.* The ~~e~~City ~~m~~Manager shall be subject to an employee evaluation process once a year at a minimum. Said evaluations shall be conducted in compliance with the open meeting law. Evaluations will be conducted by the ~~m~~Mayor with an evaluation form that has been approved by the ~~e~~City ~~e~~Council and the ~~m~~Mayor. The ~~m~~Mayor has the discretion but is not required to solicit a peer review from the statutory positions (using an approved peer review form). The ~~m~~Mayor shall use the ~~e~~City ~~e~~Council evaluations as part of the final evaluation ranking summary numbers.
 - (3) *Paid Administrative Leave for Violations of Law or Policy.* ~~The City Manager shall also have the authority to place any statutory position, except the Municipal Judge, on immediate and paid administrative leave for violations of law or policy. Placing an employee on paid administrative leave is not a disciplinary action. The City Manager shall notify the Mayor and City Council that the statutory position was placed on administrative leave within 24 hours of the statutory position being placed on leave. Although the statutory positions serve at the pleasure of the mayor and city council, failure to follow the reasonable day-to-day recommendations from the city manager may result in the city manager reporting said failures to the mayor and city council. Upon receipt of said report, the mayor and city council may take action to determine if an investigation through human resources and/or no action is appropriate based on the statutory position's actions reported by the city manager. In turn, the statutory positions may report any failures of the city manager or disagreement of the city manager's day-to-day recommendations to the mayor and the city council. Upon receipt of said report from the statutory positions, the mayor and the council may take action to determine if an investigation through human resources and/or no action is appropriate based on the city manager's actions.~~
 - (4) ~~The city council and mayor reserve the power to make all determinations regarding employment decisions relative to pay, scope of duties, hiring and/or dismissal of the city manager. The city council and the mayor reserve the power to make decisions regarding disciplinary matters according to the process laid out in this chapter and subject to the jurisdiction of the state commission on ethics. Day-~~

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to-day supervision of the city manager, including hours of work, shall be the authority vested in the mayor.

- (5) The city manager shall also have the authority to place any statutory position, except the municipal judge, on immediate paid administrative leave for violations of law or policy. Placing an employee on paid administrative leave is not a disciplinary action. After the employee is placed on administrative leave, the mayor may call for a special meeting of the city council to discuss the matter, or the city manager shall bring the decision for confirmation and/or action by the city council and mayor to the next regularly scheduled meeting if open meeting law compliance is possible. The city manager shall notify the mayor and city council that the statutory position was placed on administrative leave within 24 hours of the statutory position being placed on leave.

- (64) Investigations. With the exception of the ~~m~~Municipal ~~j~~Judge, the ~~e~~City ~~m~~Manager shall also have the authority to initiate an investigation regarding all ~~e~~City employees, including, but not limited to, the statutory positions, the ~~m~~Mayor, and the ~~e~~City ~~e~~Councilmembers, for violations of the law and/or the policies of the ~~e~~City, and take action as allowed by law. Within 24 hours of the initiation of the investigation, the ~~e~~City ~~m~~Manager shall notify the ~~m~~Mayor and ~~e~~City ~~e~~Councilmembers (who are not the subject of the investigation), that an investigation has begun only with regard to a statutory position, the ~~m~~Mayor, or a ~~e~~City ~~e~~Councilmember, as well as any notification as required by policy or law. Should an incident arise regarding the ~~e~~City ~~m~~Manager, the ~~a~~Assistant ~~e~~City ~~m~~Manager with ~~h~~Human ~~r~~Resources shall take the position of the ~~e~~City ~~m~~Manager in the requirements above. Should the position of ~~a~~Assistant ~~e~~City ~~m~~Manager not exist, ~~human resources~~the Mayor shall take the position of the ~~e~~City ~~m~~Manager in the requirements above.

- (75) Chief Executive Officer. Under NRS ~~e~~Ch. 266, the ~~m~~Mayor is the ~~e~~Chief ~~e~~Executive ~~e~~Officer. Therefore, when a personnel issue arises with the ~~e~~City ~~m~~Manager, the point of contact shall be the ~~m~~Mayor.

- (86) Issue with the City Manager. Any person who knows of an alleged ~~personnel~~ issue ~~involving the City Manager~~ may decide to move forward through the process by contacting the ~~m~~Mayor.

- (97) Mayor Authority to Place City Manager on Leave. After consultation with ~~l~~Legal and ~~h~~Human ~~r~~Resources, the ~~m~~Mayor shall also have the authority to place the ~~e~~City ~~m~~Manager on immediate paid administrative leave for violations of law or policy.

- (108) Non-Disciplinary. Placing an employee on paid administrative leave is not a disciplinary action. ~~After the employee is placed on administrative leave, the mayor may call for a special meeting of the city council to discuss the matter, or the mayor shall bring the decision for confirmation and/or action by the city council and mayor to the next regularly scheduled meeting if open meeting law compliance is possible.~~

- (119) Notification. The ~~m~~Mayor shall notify the ~~e~~City ~~e~~Council that the ~~e~~City ~~m~~Manager was placed on administrative leave within 24 hours of the ~~statutory position~~ City Manager being placed on leave.

- (c) Administrative authority. The ~~e~~City ~~m~~Manager shall be responsible to the council for the proper administration of the affairs of the ~~e~~City. The ~~e~~City ~~m~~Manager's chief guide in conducting and structuring ~~e~~City personnel will be the ~~e~~City ~~p~~Personnel ~~p~~Policy ~~m~~Manual and the ~~e~~Collective ~~b~~Bargaining ~~a~~Agreement. The ~~e~~City ~~m~~Manager's authority is further defined as follows:

- (1) The ~~m~~Mayor should be consulted and informed of policy decisions prior to making such a decision. The ~~e~~City ~~m~~Manager shall also inform the ~~m~~Mayor and the ~~e~~City ~~e~~Council of all ~~significant~~ personnel decisions ~~including but not limited to: termination, resignations, etc.~~ The City Manager ~~and~~ shall immediately share with the ~~Mayor~~ ~~e~~Council all adopted internal policies. All external policies (those affecting the public rather than ~~e~~City internal/administrative policies) shall be brought before the ~~e~~Council for approval.

- (2) Appoint and, when necessary for the good of the eCity suspend or remove all subordinates of the eCity mManager when allowed by law. The mManager may authorize the head of a department or office to appoint, suspend, or remove subordinates in such department or office.
- (3) The eCity mManager shall submit personnel decisions regarding the creation of new positions, reclassifications of any positions, and any rate increase or raise to the eCity eCouncil for its approval. Any and all raises must be in compliance with the eCollective bBargaining aAgreement if it applies to employee at issue. Any action by the eCity eCouncil relative to personnel issues shall be properly noticed and in compliance with the NRS eCh. 241 and in compliance with the eCity pPersonnel mManual and eCollective bBargaining aAgreement.
- (4) Prepare the eCity budget annually and submit it to the eCouncil together with a message describing the important features and be responsible for its administration after adoption. The eCity mManager shall prepare the budget with equal participation and input from the eCity tTreasurer. Both the eCity mManager and the eCity tTreasurer shall meet at a minimum on a weekly basis for the 90 days prior to the budget adoption by eCouncil, or as otherwise directed by the mMayor, and work together cooperatively on preparing the budget. Said meetings are to be set up by the eCity mManager's office.
- (5) Prepare and submit to the eCouncil as of the end of the fiscal year a complete report on the finances and administrative activities of the eCouncil for the preceding year.
- (6) Keep the eCouncil advised of the financial condition and future needs of the eCity, and make such recommendations as may be deemed desirable.
- (7) Recommend to the eCouncil a schedule under the eCity mManager (all positions but for the statutory positions), including minimum and maximum rates, and step increases subject to approval by eCity eCouncil.
- (8) Recommend to the eCouncil adoption of such measures as may be deemed necessary or conducive to the maintenance or improvement of the health, safety or welfare of the community or for the improvement of administrative services.
- (9) Consolidate, combine, reorganize, and/or reclassify offices, positions, departments, or units under his or her jurisdiction, with the approval of the eCouncil, to structure the operational departments of the eCity.
- (10) Attend all meetings of the eCouncil unless excused and take part in the discussion of all matters coming before the eCouncil. The eCity eClerk shall notice the eCity mManager of all regular and special meetings of the eCouncil.
- (11) Supervise the purchase of all materials, supplies, and equipment for which funds are provided in the budget; let contracts necessary for operation or maintenance of the Ceity services . [The City Manager shall have the spending authority set out in the Citywide approved Purchasing Policy. for amounts up to and including:](#)
 - a. [\\$10,000.00 without approval from the mayor or city council or legal, as long as budgeted in the current fiscal year or per emergencies as defined in the purchasing policy;](#)
 - b. [\\$10,001.00 to \\$25,000.00 with approval from the mayor and not the city council as long as budgeted in the current fiscal year or per emergencies as defined in the purchasing policy; and](#)[receive sealed bids for the purchases or contracts or goods in excess of \\$25,000.00 and present them to the council and to the city's legal counsel for review as appropriate;](#)
[all in accordance with state law.](#)
- (12) Investigate the affairs of the eCity or any dDepartment or dDivision thereof, as appropriate and pursuant to the above sections. Investigate or delegate the investigation of all complaints in relation to

Commented [BJ1]: What does the purchasing policy say?

matters concerning the administration of the government of the eCity, and in regard to service maintained by the public utilities in the eCity, and see that all franchises, permits, and privileges granted by the eCity are faithfully observed.

- (13) Devote his or her time to the discharge of all official duties and will not engage in other employment while working for the eCity unless approved by the mayor.
- (14) Perform such other duties as may be required by the mMayor, not inconsistent with laws or ordinances.
- (15) ~~Any matter that council requires the mayor or city manager to work on that involves more than two hours of work and/or research shall be brought before the council to approve said direction with a majority vote and shall not violate the separation of powers.~~

(Prior Code, § 1.05.04)

Sec. 2.02.05. Executive branch appointment authority.

As the eCouncil is the legislative branch, and the mMayor and the eCity mManager are the executive branch, neither the eCouncil nor any of its members shall direct or request the appointment of any person to, or removal from, office by the mManager or any of the mManager's subordinates, or in any manner take part in the appointment of officers and employees in the administrative services of the eCity, except for the statutory positions through the Mmayor. Except for the purpose of inquiry, the eCouncil and its members shall deal with the administration solely through the mMayor and the eCity mManager and neither the eCouncil nor any member thereof shall give orders to any subordinates of the eCity mManager, either publicly or privately.

(Prior Code, § 1.05.05)

Sec. 2.02.06. Emergencies.

The eCity mManager shall have the authority to make purchases for emergencies pursuant to the purchasing policy.

(Prior Code, § 1.05.06)

Sec. 2.02.07. Temporary absence or vacancy; acting city manager.

- (a) In the event of a temporary absence by the mManager, should the position exist, the aAssistant eCity mManager shall automatically become the aActing eCity mManager. The eCity mManager is obligated, if reasonably possible, to immediately notify the aAssistant eCity mManager of said action. The eCity mManager is obligated to give as much advance notice as possible of any planned absence to the aAssistant eCity mManager.
- (b) If the aAssistant eCity mManager is unable to perform as the aActing eCity mManager, or the position does not exist, the eCity mManager may appoint an aActing eCity mManager during ~~their~~his or her absence.
- (c) If the mManager is incapacitated to the point that he or she cannot make a temporary appointment, the mMayor shall be empowered to appoint an aActing eCity mManager.
- (d) If the mManager is absent due to a suspension or placed on administrative leave by the eCouncil, the mMayor shall be empowered to appoint an aActing eCity mManager.

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- (e) During a vacancy of the ~~m~~Manager's position, the ~~m~~Mayor with confirmation by ~~e~~Council may appoint an ~~a~~Acting ~~e~~City ~~m~~Manager. The ~~a~~Acting ~~e~~City ~~m~~Manager shall exercise the full authority of the ~~m~~Manager during the temporary absence or vacancy of the ~~e~~City ~~m~~Manager's position.

(Prior Code, § 1.05.07)

Sec. 2.02.08. Saving clause.

If any section, subsection, or sentence, clause, or phrase of this chapter is for any reason held invalid, such decision or decisions shall not affect the validity of the remaining portions of this chapter.

(Prior Code, § 1.05.08; Ord. No. 2015-002)



CITY OF FERNLEY

CITY COUNCIL AGENDA REPORT

Meeting Date: November 2, 2022

REPORT TO: City Council		
REPORT BY: Shay League		
FINANCIAL IMPACT: ☐ YES ☒ NO	CURRENTLY BUDGETED: ☐ YES ☒ NO ☐ N/A	FUND/ACCOUNT: N/A
ACTION REQUESTED: ☐ Consent ☒ Motion ☒ Ordinance ☐ Presentation ☐ Receive/File ☒ Resolution		
AGENDA ITEM: (For possible action) Public Hearing – MPA22003 & ZMA22008 Consideration and possible action on a Master Plan Amendment and Zoning Map Amendment request for a site ±83.9 acres in size generally located north of Farm District Road at the intersection of Clearwater Parkway. (APN: 021-341-18). 1. A Master Plan Amendment request to change the land use on a ±15.5-acre portion of the project site from Single Family Residential (SFR) to Mixed Residential (MR). 2. A Zoning Map Amendment request to change the zoning on a ±68.4-acre portion of the project site from RR1 (Residential Rural, 1-acre minimum) to SF6 (Single Family Residential) and to change the zoning on a ±15.5-acre portion of the project site from RR1 (Residential Rural, 1-acre minimum) to MDR14 (Medium Density Residential, 14 dwelling units per acre maximum).		
AGENDA ITEM BRIEF: This item pertains to a Comprehensive Master Plan Amendment (MPA22003) and a Zoning Map Amendment (ZMA22008) on a ±83.9-acre property currently owned by the Clements Family. The applicant is requesting ±68.4-acres of 6,000 square foot minimum lots (Single Family Residential) along Farm District Road and ±15.5-acres of 14 dwelling units per acre (Medium Density Residential) near US Highway 50 Alternate.		
RECOMMENDED MOTIONS: APPROVAL <u>Comprehensive Master Plan Amendment:</u> "I move to adopt Resolution 22-018 and forward a request of certification to the City Council for the Comprehensive Master Plan Amendment associated with MPA22003, based on Findings MP1 to MP3 and the facts supporting those findings as set forth in the staff report." <u>Zoning Map Amendment:</u> "I move to forward a recommendation of approval to the City Council for the Zoning Map Amendment associated with ZMA22008, based on findings Z1 to Z3 and the facts supporting those findings as set forth in the staff report." ALTERNATIVE MOTIONS: DENIAL <u>Comprehensive Master Plan Amendment:</u> "Based on information received in written materials, and at the public hearings on this matter, I move to deny Resolution 22-018 associated with MPA22003 because I have determined the proposed changes are detrimental to the public's health, safety, and general welfare and am unable to make the following required findings for approval: I am unable to make the finding(s) _____ as it relates to _____; therefore, I cannot approve the Comprehensive Master Plan Amendment."		



CITY OF FERNLEY

CITY COUNCIL AGENDA REPORT

Zoning Map Amendment:

"Based on information received in written materials, and at the public hearings on this matter, I move to deny the Zoning Map Amendment request associated with ZMA22008 because I have determined the proposed changes are detrimental to the public's health, safety, and general welfare and am unable to make the following required Zoning Map Amendment findings for approval: I am unable to make the finding(s) _____ as it relates to _____. Therefore, I cannot approve the Zoning Map Amendment."

Though specific language has not been provided, all other motions acceptable under City Council parliamentary procedure are possible.

Business Impact (per NRS Chapter 237):

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

See Attached Report for Background/Analysis/Findings

PROJECT SUMMARY

- CASE NUMBER(S):** • MPA22003 and ZMA22008
- REQUESTED ACTION(S):** • Master Plan Amendment & Zoning Map Amendment
- PROJECT DESCRIPTION:** • A Master Plan Amendment request to change the land use on a ±15.5-acre portion of the project site from Single Family Residential (SFR) to Mixed Residential (MR).
• A Zoning Map Amendment request to change the zoning on a ±68.4-acre portion of the project site from RR1 (Residential-Rural, 1-acre minimum) to SF6 (Single Family Residential) and to change the zoning on a ±15.5-acre portion of the project site from RR1 (Residential-Rural, 1-acre minimum) to MDR-14 (Medium Density Residential, 14 du/ac maximum).
- PROPERTY OWNER(s):** • Clements Ranching LLC
- APPLICANT:** • Holy Wolf
- LOCATION:** • Generally located north of Farm District Road at the intersection of Clearwater Parkway, east of the Country Ranch Subdivision, and west of the County Ranch 2 Subdivision. (APN: 021-341-18)
- SITE SIZE:** • ±83.9 acres
- EXISTING ZONING:** • RR1 – Residential Rural, 1-acre minimum lot size
- PROPOSED ZONING** • SF6 & MDR14
- EXISTING LAND USE:** • Single Family Residential
- PROPOSED LAND USE:** • Single Family Residential on ±68.4 acres
• Mixed Residential on ±15.5 acres
- WARD INFORMATION:** • Ward 5 – Councilmember McKay

***A PUBLIC HEARING IS REQUIRED**

POLICY REFERENCE

Nevada Statutes, Chapter 278

Fernley Municipal Code, Title 32

City of Fernley Development Code:

- *Section 32.03.040 – Comprehensive Master Plan/Zoning Map Amendments*

BACKGROUND

The Clements Ranch Property is located north of Farm District Road, between Bridle Path Way and Red Rock Road (See Vicinity Map). The property is currently vacant except for the old ranching houses. The subject parcel (APN: 021-341-18) is currently used for agricultural purposes, which the Clements family has operated for the past 60+ years. The Clements family maintains that farming in the valley is no longer a viable long-term option. As much as they regret the necessity, they note it is the right time to surrender to the inevitable. They wish to begin the planning process for the next land use as Fernley continues to grow. More specifically, the Clements Family has noted that their family is starting to age out of the agriculture business, with no additional family members wanting to take over. This is coupled with the challenge of continued restrictions on irrigation (reduction from irrigating 6 to 7 times per year to the current 2). The planned closure of the canal next year is expected to add another difficulty to these existing issues. Therefore, the regulations on irrigation, as well as the continued cost of operating the ranch, have created a situation where agricultural land use for this parcel is no longer practical.

The Clements Family intends on applying to create a master-planned community that can serve Fernley for multiple generations. Multiple zoning designations that lend themselves to workforce housing provide an 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 is something that does not really exist in the east Fernley area.

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 because 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. Further, it 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 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 addition 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.

Zoning Map Amendment

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

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. 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.

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

The applicant identified several City of Fernley Comprehensive Master Plan goals and policies as being supported by the entire Victory Logistics project. These goals and policies are listed in Master Plan Amendment MP1, above.

SF6 is one of five zoning districts allowed in the Single Family Residential (SFR) Master Plan designation. The current RR1 is not a compatible zoning district for SFR. MDR14, proposed in the northern 15.5 acres of the site, is compatible with the proposed Mixed Residential (MR) Master Plan designation, requiring a Master Plan Amendment (included with this request). The proposed zoning in the 15.5-acre portion of the site would facilitate future development of the site with medium-density residential options, which is compatible with surrounding development and aligns with the existing adjacent commercial parcels and would support future employment less than 2 miles away.

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

Z2: Consistent with the 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

The proposed zoning designations of SF6 and MDR14 encourage a mix of housing types consistent with the adopted Master Plan. The mid-range density of MDR14 would be a compatible land use with various residential districts and commercial uses making this designation an ideal transition between commercial and more traditional single family uses. There are plenty of examples where a range of density exists along Farm District Road, and recent code updates provide specific adjacency standards to existing subdivisions to encourage better compatibility between densities. The proposed amendments will continue the single family residential while keeping the higher dense MDR14 closer to the existing commercial area along US 50.

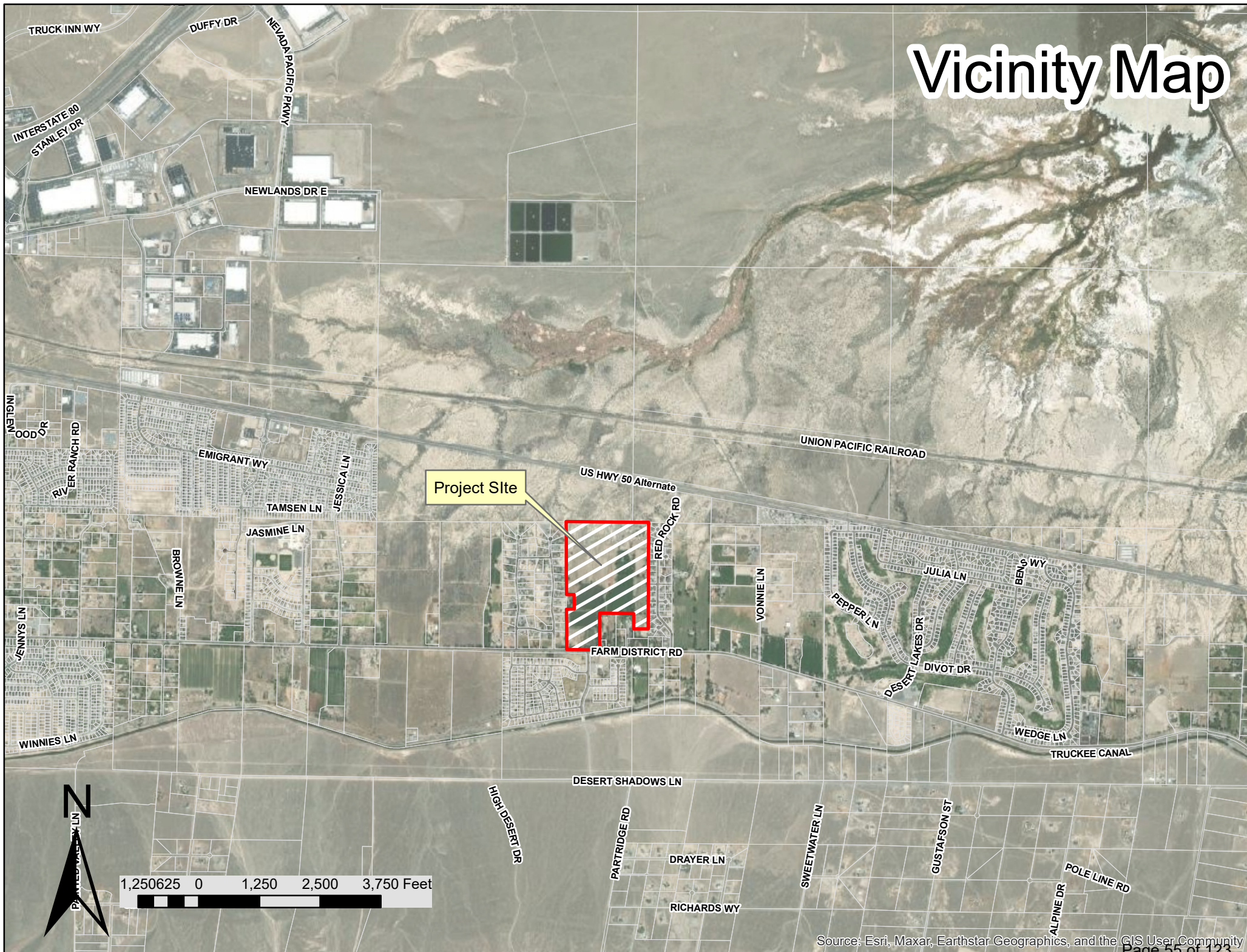
Z3: Public notice was given, and a public hearing held per the requirements of Nevada Revised Statutes and Fernley Development Code.

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

ATTACHMENTS

1. Vicinity Map
2. Resolution # 22-018 – MPA22003
3. Existing Land Use
4. Proposed Land Use
5. Bill # 318 – ZMA22008
6. Existing Zoning
7. Proposed Zoning

Vicinity Map



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: _____

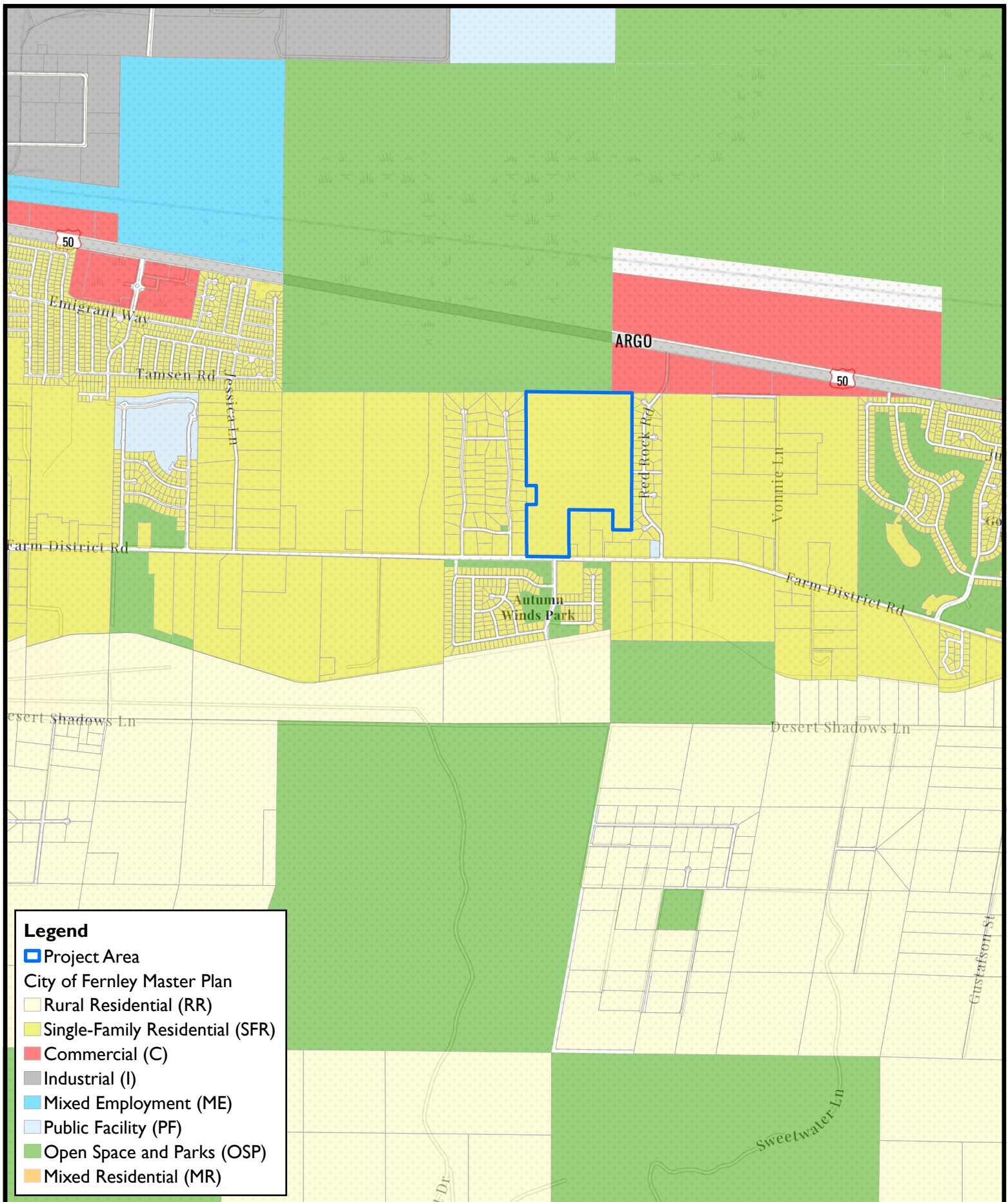
FERNLEY CITY COUNCIL

By: _____ Date: _____

Roy Edgington, Mayor

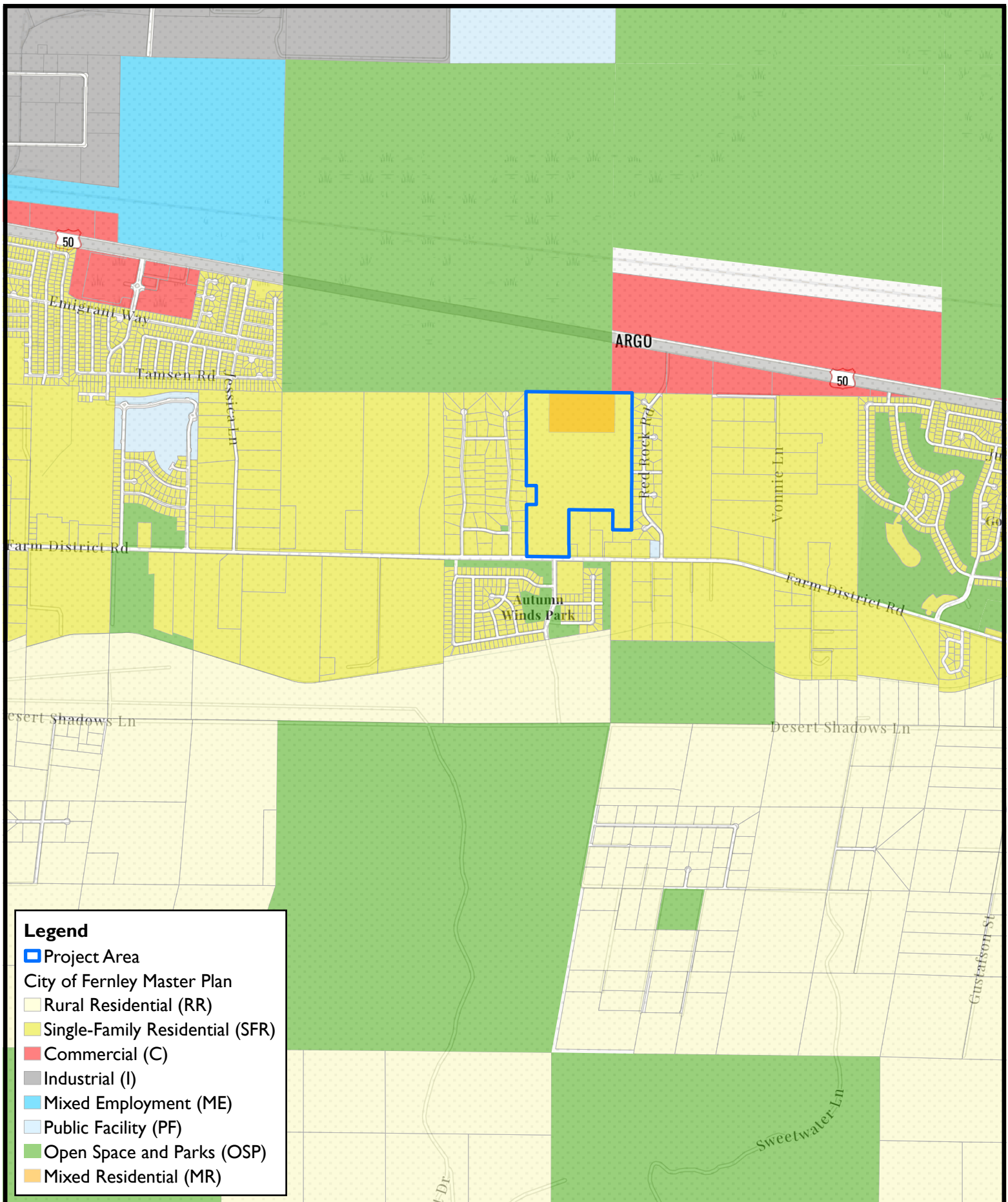
Attest By: _____ Date: _____

Kim Swanson, City Clerk



Existing 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



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

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

BILL # 318
CITY OF FERNLEY
ORDINANCE # _____

A GENERAL ORDINANCE FOR A ZONING MAP AMENDMENT, ASSOCIATED WITH ZMA22008, TO CHANGE THE ZONING ON A ±68.4-ACRE PORTION OF ASSESSOR'S PARCEL NUMBER (APN) 021-341-18, GENERALLY LOCATED NORTH OF FARM DISTRICT ROAD AT THE INTERSECTION OF CLEARWATER PARKWAY, FROM RR1 (RESIDENTIAL RURAL, 1 ACRE) TO SF6 (SINGLE-FAMILY, 6,000 SQUARE FEET) AND TO CHANGE A ±15.5-ACRE PORTION OF THE SAME APN FROM RR1 TO MDR14 (MEDIUM DENSITY RESIDENTIAL, 14 DWELLING UNITS PER ACRE) AND 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 RR1 (Residential Rural, 1 Acre) to ±68.4-acres of SF6 (Single-family, 6,000 square feet) and ±15.5-acres of MDR14 (Medium Density Residential, 14 dwelling units per acre), on a site approximately ±83.9-acres in size and generally located north of Farm District Road at the intersection of Clearwater Parkway in Fernley, NV (APN: 021-341-18).

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 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 # 318 BEING HEREBY PROPOSED on this 19th day of October 2022.

BILL # 318 BEING HEREBY PASSED, APPROVED and ADOPTED this 2nd day of November 2022, by the following vote of the Council:

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

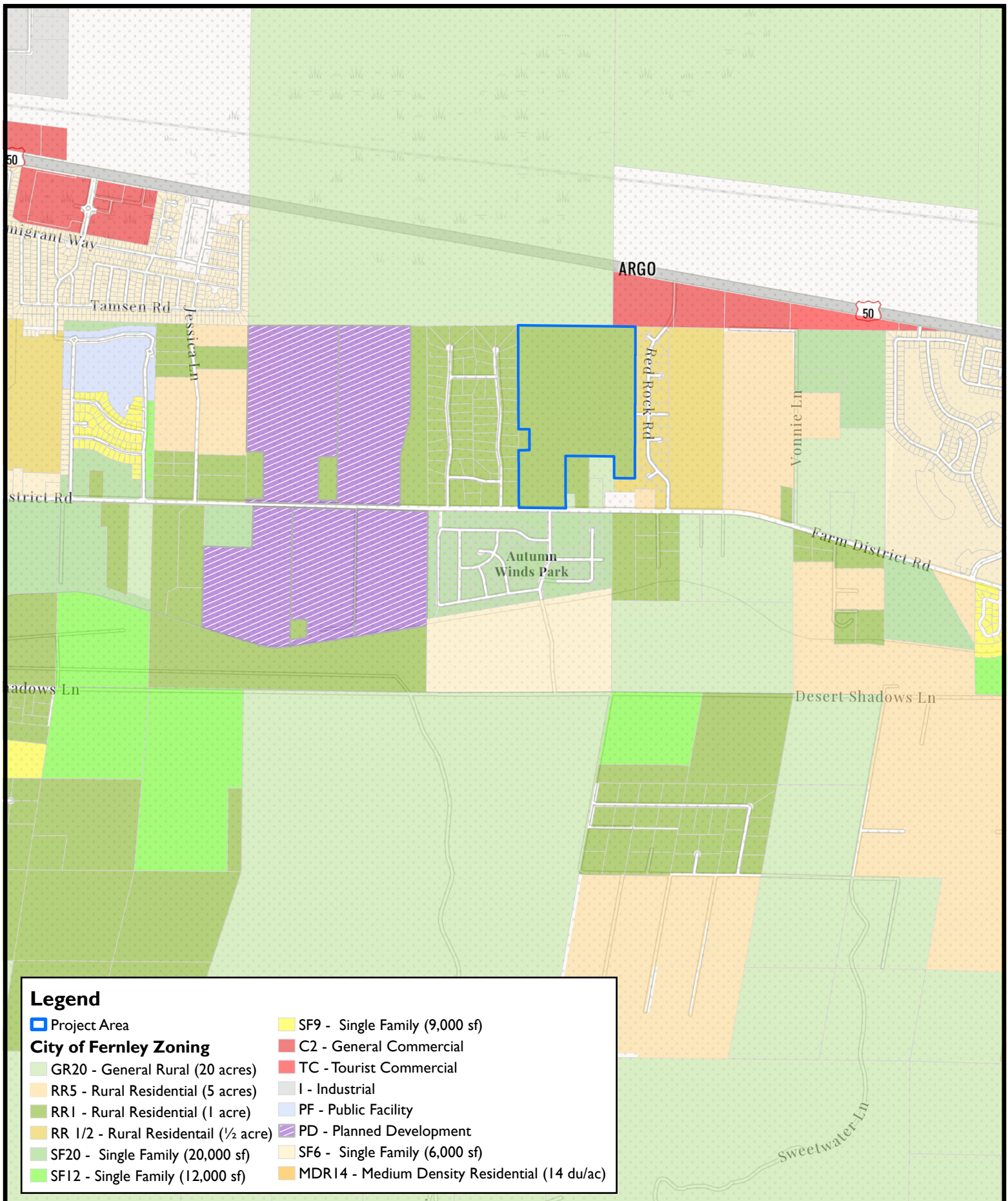
FERNLEY CITY COUNCIL

By: _____
Roy Edgington, Mayor

Date: _____

Attest By: _____
Kim Swanson, City Clerk

Date: _____



Legend

 Project Area

City of Fernley Zoning

GR20 - General Rural (20 acres)

RR5 - Rural Residential (5 acres)

RR1 - Rural Residential (1 acre)

RR 1/2 - Rural Residential (1/2 acre)

SF20 - Single Family (20,000 sf)

SF12 - Single Family (12,000 sf)

SF9 - Single Family (9,000 sf)

C2 - General Commercial

TC - Tourist Commercial

I - Industrial

PF - Public Facility

PD - Planned Development

SF6 - Single Family (6,000 sf)

MDR14 - Medium Density Residential (14 du/ac)

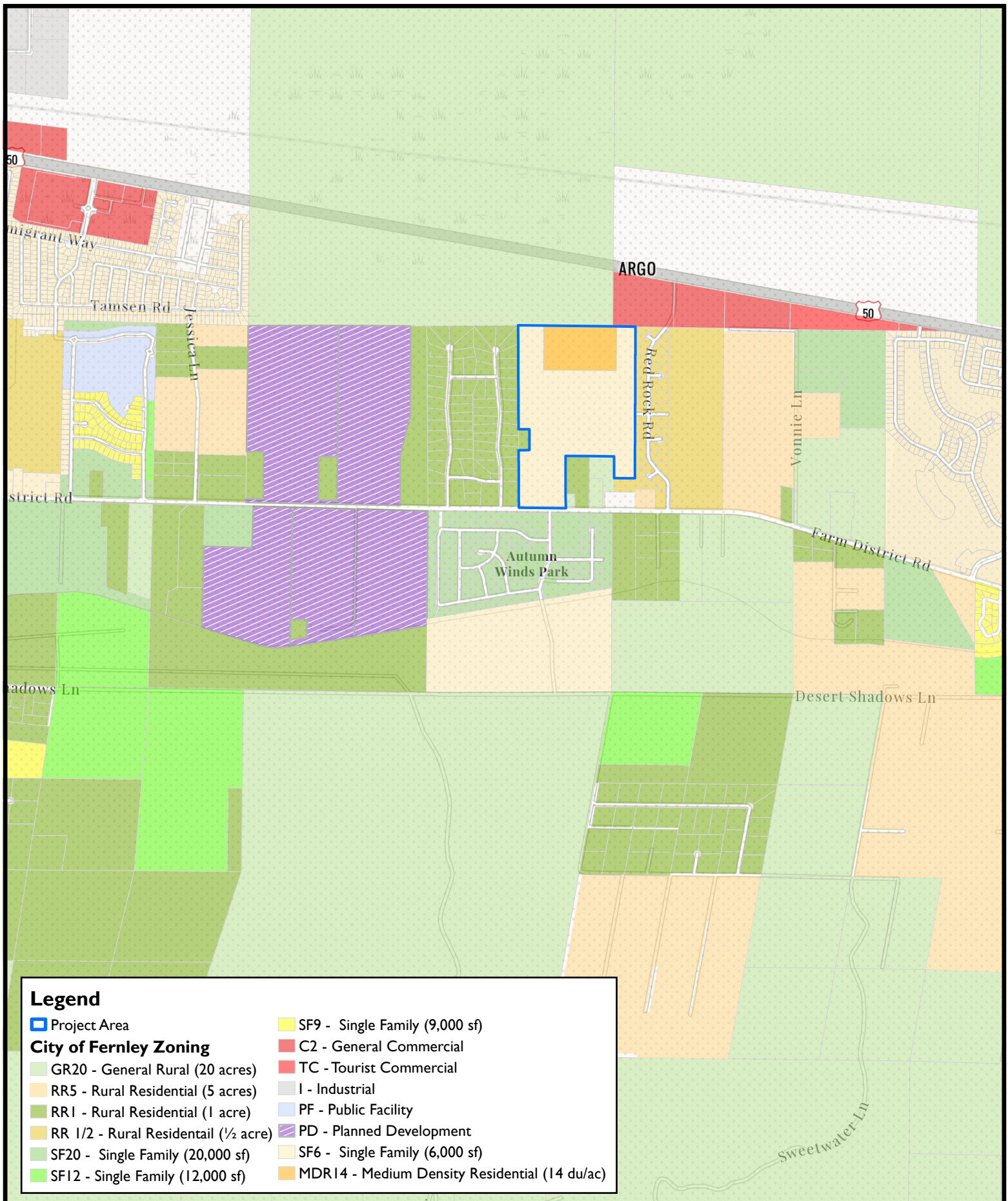


Existing Zoning

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





CITY OF FERNLEY

City Council AGENDA REPORT

Meeting Date: November 2, 2022

REPORT TO: Mayor and City Council

REPORT FROM: Trisha Conner, Assistant to the City Manager

FINANCIAL IMPACT:

Yes: X No:

CURRENTLY BUDGETED:

Yes: X No:

FUND/ACCOUNT:

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 rescoping, floor plan, schematic plan, and cost estimate of the Community Response & Resource Center project.

AGENDA ITEM BRIEF:

Staff and consultants will also address the questions and concerns from the October 5th, 2022 meeting when this item was originally presented and tabled by the Council. On July 6, 2022, Council was presented with a schematic design and cost estimate of the project that exceeded the project budget. 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 with a detailed project update including project decision justifications in the design and layout of the project, the program re-scoping, revised floor plan, and schematic design of the Community Response & Resource Center project.

RECOMMENDED MOTION:

"I motion to approve the rescoping and revised floor plan and schematic design of the Community Response & Resource Center and direct staff to move forward in the design development phase of the project."

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 direct staff in another direction that has been proposed by the professional consultants and staff.

BACKGROUND:

PRIOR CITY COUNCIL ACTION

- On October 5, 2022, City Council tabled the decision regarding the revised schematic design and cost estimates of the Community Response & Resource Center. Council directed staff to report back on November 2, 2022, and inform council about why the workgroup decisions were made regarding the revised schematic design. The council also appointed two council members to the CRRC workgroup to discuss layout options.
- On October 5, 2022, City Council approved a contract between the City of Fernley and Resource Concepts, Inc. for environmental consulting services for the project in the amount of \$25,000.00.
- On July 7, 2022, City Council approved the schematic design and cost estimate of the Community Response & Resource Center. The CRRC, as presented on July 7th, was a single story 56,000 gsf facility that consisted of two separate structures at a total base bid construction cost including breakout of \$38,491,547.00.
- On July 7, 2022, City Council approved the Owner-Construction Manager At Risk Pre-Construction agreement between the City of Fernley and Core Construction in the amount of \$94,500.00.
- On June 15, 2022, City Council approved the Lyon County and City of Fernley Subrecipient ARPA Agreement in the amount of \$300,000 for the construction of the Community Response & Resource Center. On April 14, 2022, at the Lyon County Board of Commissioners meeting, the CRRC Workgroup presented the project and requested ARPA funding. The Lyon County Board of Commissioners graciously awarded ARPA funds to the City of Fernley in the amount of \$350,000 for the CRRC project. On May 23, 2021, the Lyon County Board of Commissioners revisited their ARPA allocations and reduced the amount to \$300,000 for the CRRC project. The City is currently in the process of approving the funding agreement.
- On June 15, 2022, City 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 Community Response & Resource Center once constructed. This is in part due to the leadership, and the Boys & Girls Club experience of operating and maintaining facilities and programs, including five Boys & Girls Club afterschool and summer programs, thirteen school sites, four early learning centers, and seven teen centers. Under this agreement, the Boys and Girls Club would operate the day-care, afterschool programming, kitchen, cafeteria, gym, and meeting rooms. The letter of intent is critical to a funding source, the Nevada ARPA Child Care Extension Grant for the construction of the Community Response & Resource Center.
- On February 16, 2022, City Council approved the contract for the Owners Representative Construction Manager as Agent contract with Cumming Management Group. This contract is to ensure there is a person/company who represents the City and focuses on evaluating the project from the City's perspective beginning at the earliest stages of planning and continuing through occupancy. At the same meeting, the Council also approved staff to enter into contract negotiations with the selected CMAR for reconstruction services for the CRRC.
- City Council approved the programming and services that will be in the CRRC on January 19, 2022. The programming and services in the CRRC must be ARPA eligible because the City is using ARPA monies to fund the project. Staff identified the following ARPA eligible services and programs needed in our community in response to the public health crisis that will be in the Community Response & Resource Center: COVID-19 testing and vaccination site, workforce development services/programming,

education assistance services, afterschool programming, and early childhood education.

- On October 20, 2021, City Council approved the contract with TSK Architects for the architectural engineering services of the Community Response & Resource Center. The scope of work, among other items, included the Pre-Design Services/Concepts Update to determine the programming and services that will be housed in the CRRC and the completion of the final schematic design.
- On August 4, 2021, Fernley City Council approved the American Rescue Plan Act spending plan which included \$12,000,000 for the development of a Community Response & Resource Center.

PROJECT REVIEW AND UPDATE

City of Fernley leadership foresaw the potential of the community growth and developed the Fernley Comprehensive Master Plan in 2001 with an update in 2005. It was this Master Plan that initially identified the property adjacent to the history Train Depot as an ideal location for a multipurpose community center. The City of Fernley Community Response & Resource Center has its origins in the desire to develop a civic core to better serve the City of Fernley and surrounding community. In 2017, the City of Fernley purchased approximately 8.5 acres east of the existing City Hall and south of the related historic train station using transient lodging tax funds. As intended, this land purchase would be the future site of a new community center and, in collaboration with Lyon County a separate senior center and Lyon County Human Services offices.

Design and construction of the senior center was funded by Lyon County and the Pennington Foundation, and the new facility opened in November 2020. Concurrently, the City of Fernley with support from the Fernley Community Foundation began community outreach, programming, and master planning of the new Community Center in the fall of 2019. The approved community center master plan proposed an approximately 58,000 square foot facility that featured a range of meeting and activity spaces to serve community needs including indoor athletics, meeting/conferencing space, and youth services such as Boys & Girls Club. Funding for the proposed community center was intended to be achieved through public donation and grants with construction tentatively beginning in 2024.

In 2021, the city of Fernley allocated funds received through the American Rescue Plan Act of 2021 (ARPA) for the design and construction of the City of Fernley Community Response & Resource Center (CRRC). While similar in scope to the proposed community center in 2019, the new Community Response & Resource Center differs in program mix and focus because of ARPA requirements. The composition of the programming reflected the scope of ARPA requirements that could have a positive economic or developmental impact such as providing facilities for early learning center and youth activities. Additionally, the programming incorporates multi-use spaces that would provide the community essential services such as emergency shelter or health services (such as testing or immunization) as well as meet community needs identified during the community center master planning effort such as meeting space. To create the envisioned civic center, formal partnerships, substantiated through signed commitment letters and budget, include entities with geographic ties to the Fernley community. Our partners include non-profit organizations, anchor institutions, county, and local government.

Community Response & Resource Center Workgroup: The Community Response & Resource Center workgroup includes the City Manager Patrick Marsh, City Treasurer Denise Lewis, City Attorney Brandi Jensen, Public Works Director Dave Whalen, Assistant to the City Manager Trish Conner, TSK the architect/engineer Kevin Kemner, Kolby Harpstead, Jonathan Richert, Cumming Management Group the owner's representative Kristin Hillmer, Mike Allen, Core Construction the CMAR pre-construction Travis Coombs, Michael Keller, Kurt Parriott, to name a few, Boys and Girls Club of Truckee Meadows Mike Wurm, and Fernley Community Foundation Cody Wagner and Edrie LaVoie. Also in attendance for consultation and support is Harmon Bains of Lyon County School District.

Decisions Regarding the Rescope and Revised Schematic Design

The decision to identify potential program area refinement opportunities (program reduction) or to identify construction/design opportunities for cost reduction was due to the large initial projected construction cost of \$38,491,547 that was presented to City Council on July 6, 2022, the project's available funding, and the established project construction budget.

Established Project Construction Budget	\$22,400,000.00
Project Available Funds	\$10,392,098.00
Initial Project Construction Cost Estimate	\$38,491,547.00

The removal of the workforce development element and office space portion of the initial schematic design served as both program reduction and design/construction opportunities that will reduce the construction costs. At the same time, the school district exited the project and now only serves as a consultant and supports the project. Because of this development, the workgroup decided to reduce the number of Youth Services classrooms from eight to four - which also serves as program reduction and design/construction reductions.

Distinctive Features of the Community Response & Resource Center

The Community Response & Resource Center is a 35,212 SF facility centrally located in Fernley off east Main Street and Lois Lane, next to the new Fernley Senior Center and historic Train Depot. The facility will be built on City land that has already been acquired and is paid for, free and clear. There is no debt owed on this property, which is a benefit when it comes to the cost and sustainability of the project.

Youth Services: When children are raised in nurturing, safe, and stimulating environments they experience better social, physical, and cognitive development outcomes (National Research Council and Institute of Medicine, 2000). The proposed facility will provide a safe and positive place where kids can play, grow, learn, strengthen their bodies and minds, and be in community with one another. The space dedicated to the expansion of the afterschool programming operated by the Boys & Girls Club will provide 17,230 GSF of space that includes four classrooms, a youth game room, a teen center, two administrative offices, a commercial size kitchen, cafeteria, storage rooms, restrooms, and has a secured entry way. Currently, the BGCTM operates in Fernley schools and is successful, however, due to Fernley's growth the afterschool program will quickly outgrow its current facilities and will be in need of expansion.

Early Learning Center: In 2019, prior to the Covid-19 pandemic, Nevada was consistently listed near the bottom of state comparisons for economic, health, education and family and community well-being. In addition, there was a lack of high-quality early childhood care and learning opportunities which left many children unprepared to enter kindergarten. Nevada's early childhood capacity meets 23% of the need for childcare for children ages 0-5 and 35% of the need for children ages 0-5 living in households where all parents are in the workforce. The proposed early learning facility will provide 5,062 GSF of space dedicated to the early learning center with a secured entry way and includes five classrooms serving 0-5-year-olds, children restrooms, an administrative office, a reception area, laundry room, kitchen room and a staff restroom. The new Early Learning Center (ELC) will provide quality and sorely needed availability of early childhood care and education programs.

Gymnasium: The proposed gymnasium will provide 12,920 GSF of space with storage and restrooms. The gymnasium also includes programming that incorporates multi-use space that would provide the community with essential services such as emergency shelter or health services (such as testing or immunization). In addition, the Youth Services and Early Learning Center programs will utilize the gymnasium as well as meet community needs identified during the community center master planning

effort such as meeting space.



Partially Funded by American Rescue Plan Act Funds: The primary distinctive feature of the CRRC is that the facility is partly funded by ARPA funds. On August 4, 2021, Fernley City Council approved the American Rescue Plan Act spending plan which included \$12,000,000 for the development of a Community Response & Resource Center. ARPA allowed programs and services as stated by the U.S. Treasury include:

- Supporting the public health response: Covid-19 mitigation and containment, testing and vaccination, PPE, Covid-19 mitigation, behavioral healthcare, food distribution services
- Strengthening economic recovery: jobs and workforce training, expanded childcare and education programs

Because the CRRC is funded by ARPA funds, the city must house programs and services that are ARPA eligible. City Council approved the programming and services that will be in the CRRC on January 19, 2022. Given the population of Fernley and very limited resources, there is an extreme need for a community emergency response and resource center. The Fernley Community Response & Resource Center building will be the City's emergency hub and also provide space for early childhood development programs, teen and afterschool programs, COVID-19 vaccination and testing, food insecurity, a kitchen, food storage and a gym. The City intends to multi-use the cafeteria, kitchen, gym, and classrooms as emergency response space when needed and shall take priority over all other programming. This facility has the potential to immediately and tangibly impact the lives and wellbeing of citizens of Fernley.

Lease Agreement: Another important feature of the CRRC project is the future lease agreement between the City of Fernley and the Boys & Girls Club of Truckee Meadows. This agreement is a work in progress. On June 15, 2022, City 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 Community Response & Resource Center once constructed. The Boys & Girls Club of Truckee Meadows is a part of the team developing the Community Response & Resource Center and has been a critical and integral contributor to the design of the facility, to ensure the facility meets the needs of the programs to be housed in the building. Because of the BGCTM's leadership and

experience of operating and maintaining facilities and programs that will be housed in the CRRC (including five Boys & Girls Club after-school and summer programs, thirteen school sites, four early learning centers, and seven teen centers), the City of Fernley will enter into a lease agreement with the BGCTM to operate and maintain the Community Response and Resource Center once constructed. The City of Fernley does not have the resources and staff to operate the facility once completed and is confident of the BGCTM's ability to meet the needs of the program and become financially sustainable. The B&G Club is familiar with rural programs, operating eleven rural programs (Ely, Winnemucca, and Fernley – three located in Fernley). The Boys & Girls Club of Truckee Meadows (BGCTM) is best known for their work with school aged children and youth, ages 6-18. However, the BGCTM ELC's have quickly achieved recognition for reflecting their accustomed standards of excellence. The BGCTM Club's first ELC, the E.L. Wiegand Center, has achieved a 4-Star rating through the Nevada Quality Rating and Improvement System (QRIS), and the BGCTM are diligently working toward the same high quality at all other sites. The BGCTM is acutely aware of the importance of high-quality early childhood education for optimal brain development and are dedicated to ensuring all the children who attend BGCTM ELCs are prepared and ready for kindergarten in terms of social-emotional skills, numeracy, and literacy. The lease agreement will be brought to council for approval.

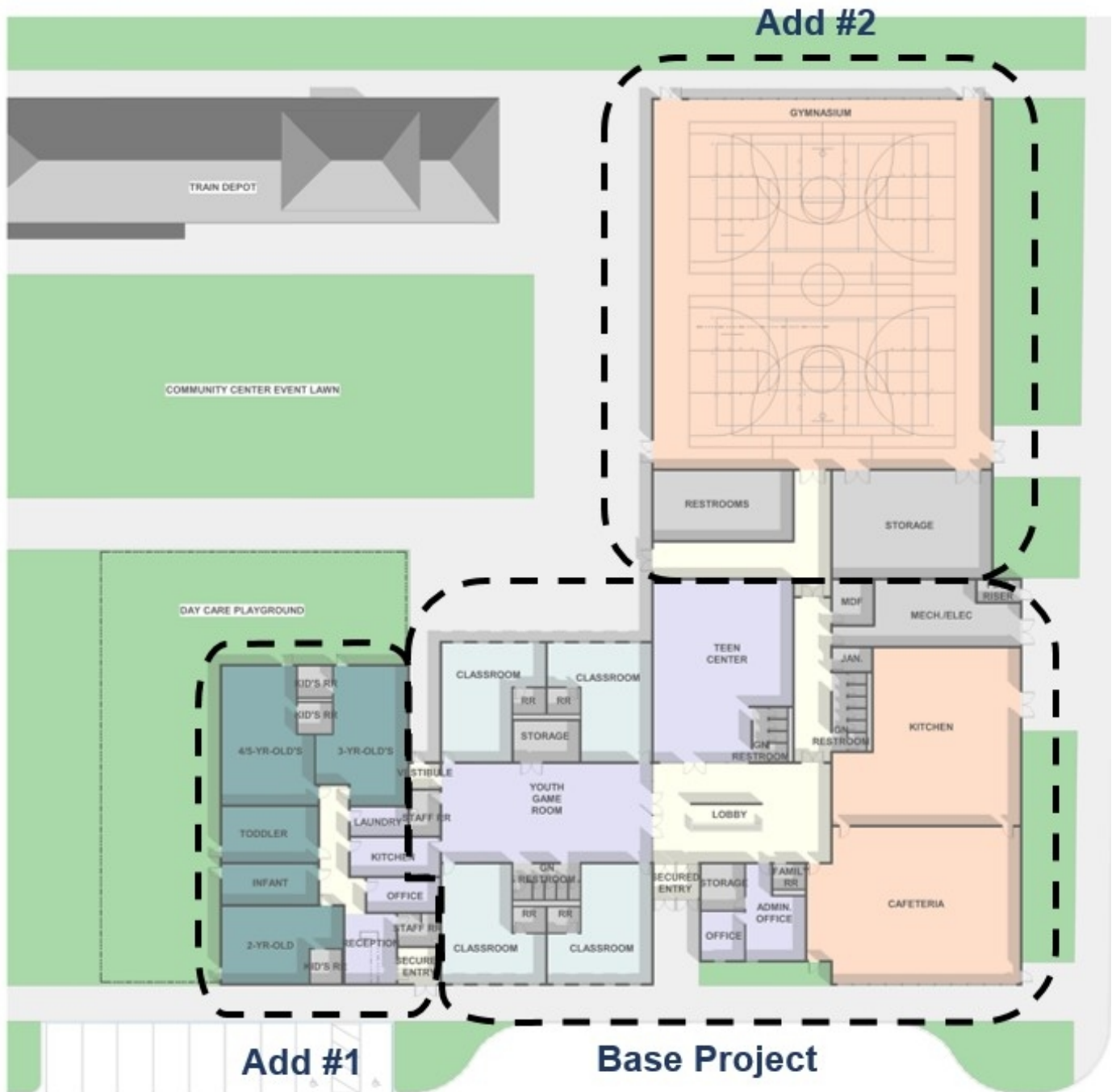
Sustainability: The City of Fernley and project partners take seriously the financial sustainability of the project. The project financial sustainability also plays a very important role in the phasing decisions. As the project advances into the design development phase, the workgroup will be able to define the cost of occupancy and expand on the estimated revenue listed below.

- The estimated annual revenue of the Early Learning Center is \$175,000 which includes the day care center and child care subsidies.
- The estimated annual revenue of the Youth Services section of the project is \$140,000 which includes the food programs and grants.
- Possible Transient Lodging Tax Revenue.
- Other revenue include program fees and gymnasium use fees.
- Philanthropic fundraising.

Project Budget

The established construction budget is \$22,400,000; however, due to the volatile economy cost estimates range from \$26.9 million to \$31.4 million. The project will provide approximately 35,212 sf inclusive of a youth center, kitchen, cafeteria, early learning center, and gymnasium. Because of the overbudget cost estimates, the City has prioritized and phased the CRRC project construction based on ARPA expenditure eligibility requirements, available funding, project budget, and the financial sustainability of the facility once constructed.

- The Base Project, at 17,230 GSF, includes four afterschool program classrooms, a teen center, kitchen and cafeteria and cost estimated at \$17.7 million to \$18.2 million.
- The second phase is the Early Learning Center or Addition #1 at 5,062 GSF, and includes five classrooms, an office, a small kitchen, laundry room, restrooms, and reception area. Addition #1 is cost estimated at \$3.1 million to \$3.7 million.
- The third phase or Addition #2 is 12,920 GSF, and includes the gymnasium, restrooms and storage room and the cost is estimated at \$8.1 million to \$9.5 million.



Available Project Funding

The City of Fernley received ARPA funds and allocated \$12,000,000 to the development of the Community Response & Resource Center (see Appendix #). The City of Fernley will also be reimbursed \$300,000 by Lyon County for construction costs of the Community Response & Resource Center. City staff will propose to City Council to budget \$1,000,000 of transient lodging tax (TLT) funds for FY2023/24 for the construction of the Community Response & Resource Center. It is the City Council's decision to budget any funds, including TLT funds, to the project.

The City has obligated \$2,889,902 to the development of the project including professional architectural engineering services, professional owner's representative/construction management services, construction manager at risk, and environmental consulting services. Staff anticipates future expenditures to include

transportation engineering services estimated at an additional \$18,000; therefore, resulting in an available balance of \$10,392,098. The City is researching and reaching out to funding opportunities from philanthropic foundations, developers and businesses, federal grants, and congressional allocations to fill the project funding gap. However, an approved schematic design is needed to move forward to approaching possible funding opportunities.

City ARPA Project: Community Response & Resource Center	Amount
City of Fernley ARPA Funds	\$12,000,000.00
Lyon County Subaward ARPA Funds	\$300,000.00
TLT Funds	\$1,000,000.00
Obligated	\$-2,907,902.00
Balance	\$10,392,098.00

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 Department of Treasury 2 CFR Part 200 and Section 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.

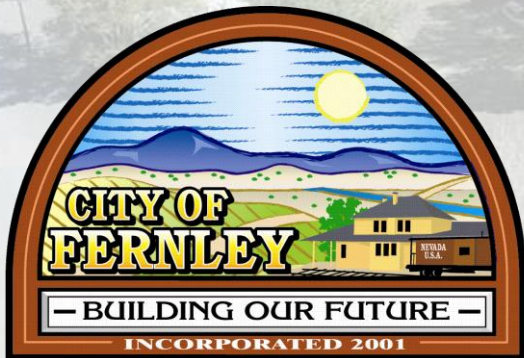
ATTACHMENTS:

1. 221017 Fernley CRRC City Council Update V2

Community Response & Resource Center Project Review

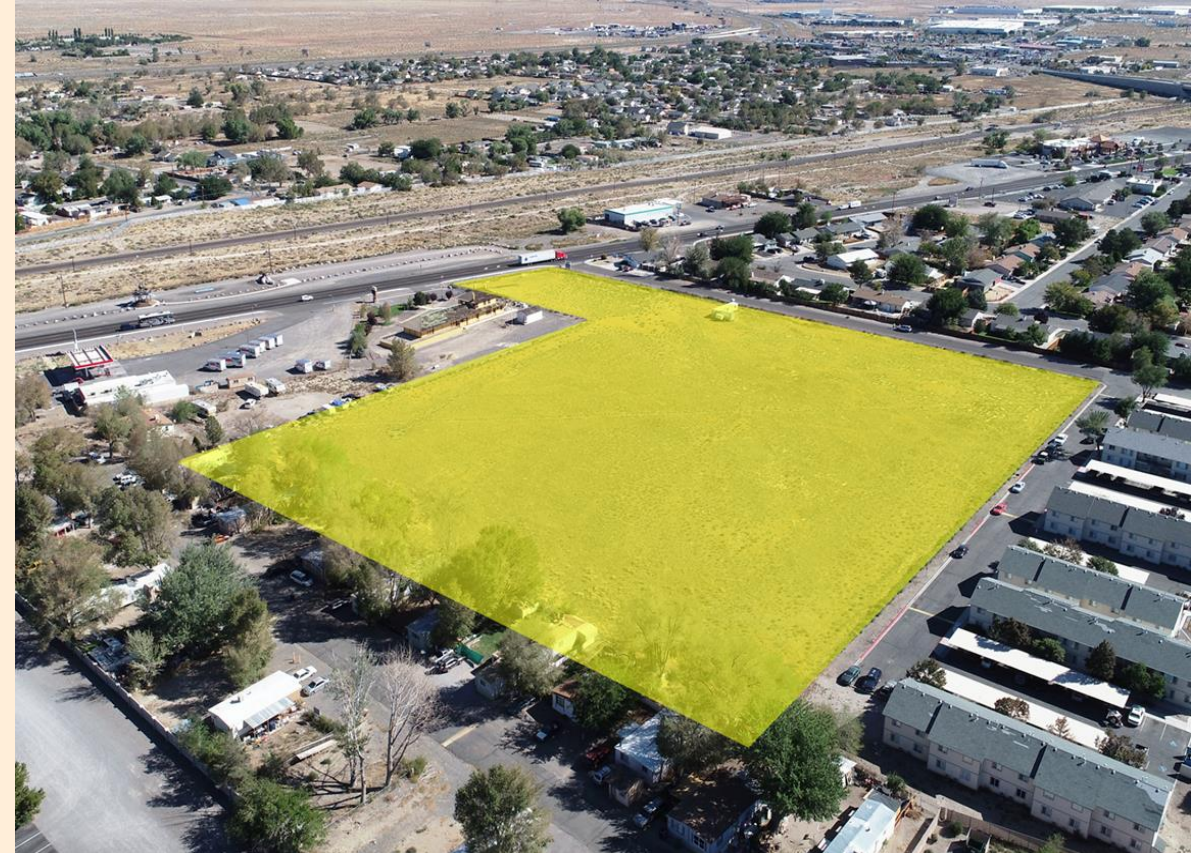
Internal Team Meeting

October 11, 2022



PROJECT BACKGROUND

- Develop a new civic core, the Fernley Depot Campus serving the City of Fernley and the surrounding community.
- City of Fernley purchased 8.5 acres adjacent to the historic Train Depot
- Site of a new Community Center and in collaboration with Lyon County, new Senior Center and Lyon County Human Services offices.



PROJECT BACKGROUND

- Lyon County Senior Center Significantly Impacted Site Opportunities



PROJECT BACKGROUND

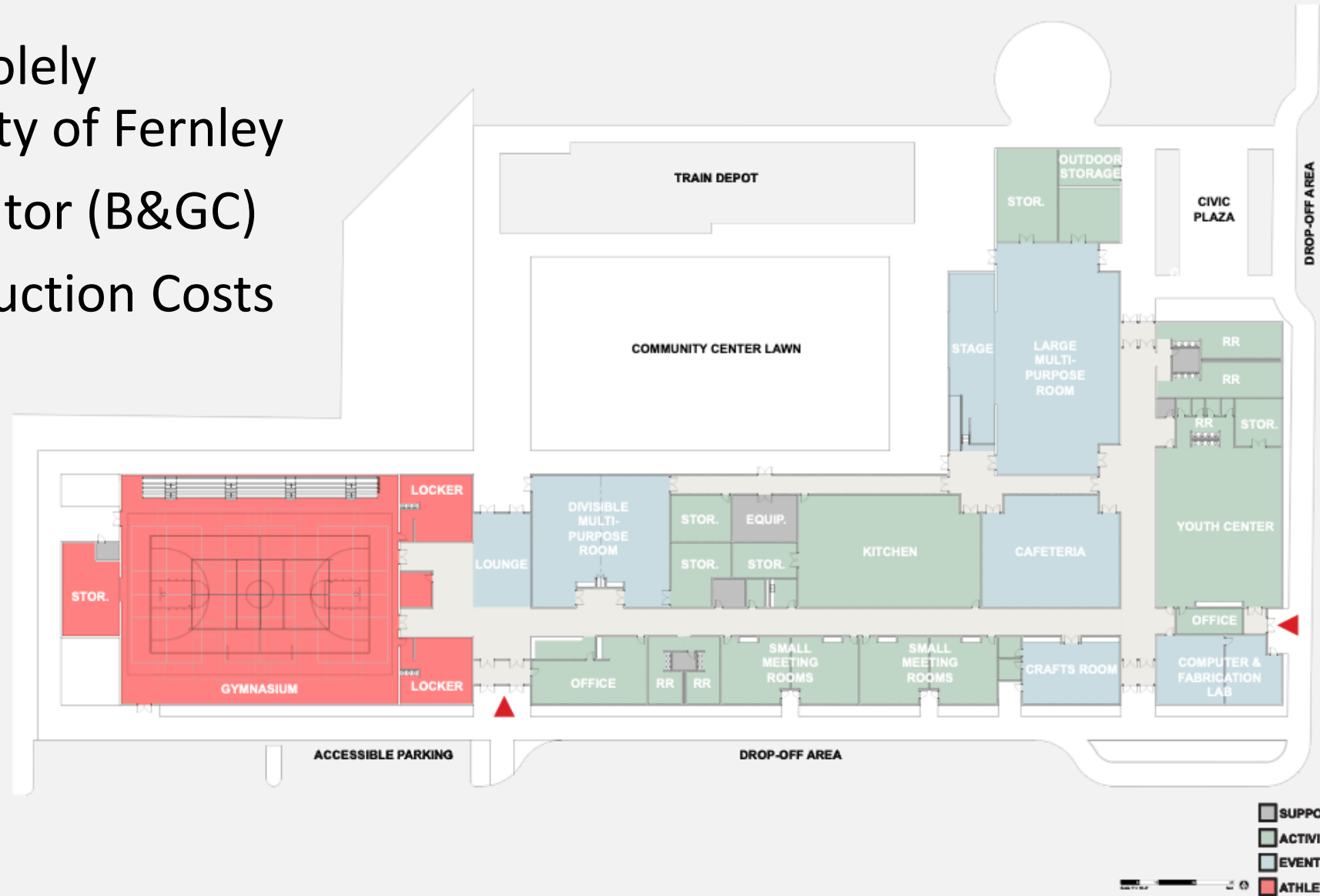
- Community Outreach and Master Planning for the Community Center begun in 2019
- Construction was tentatively scheduled for 2024.
- Funding intended to be through public donation and grants.
- \$31M Budget Estimate 2019





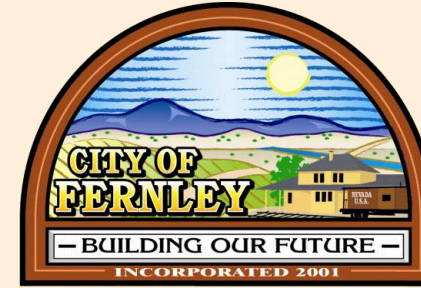
Proposed Floor Plan

- Facility to be solely operated by City of Fernley
- No lease operator (B&GC)
- No City Construction Costs



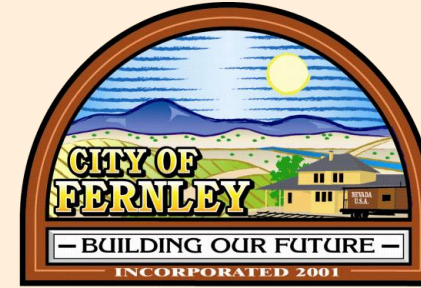
Project Restart

- 8/4/2021 – City of Fernley Receives and Approves ARPA Funds Plan.
- Hires TSK for architectural services.
- Establishes Working Group
- Begins Owner's Rep and CMAR Selection Process.



Project Restart

- Establishes Project Budget - \$20m Construction.
- B&GC to operate the facility – leasing agreement.
- Shared use with LCSD for Pre-K services.
- JOIN Inc – tenant.
- Community use shared scheduling from B&GC.



ARPA Funding - Conditions

ALTERNATIVES:

Council may make any amendments or adjustments.

BACKGROUND:

The American Rescue Plan Act of 2021 (ARPA) established the Coronavirus State and Local Fiscal Recovery Funds under sections 602 and 603 of the Social Security Act to help states and localities address the economic and health consequences of the COVID-19 pandemic. The Coronavirus Local Fiscal Recovery Fund (Fund) provides for payments to non-entitlement units of local government (NEUs), which are local governments typically serving a population under 50,000.

City Council adopted Resolution 21-005 on July 21, 2021, accepting \$18,921,964.50 from the Fund knowing the City would receive half of the advanced funds in July 2021 and the other half in July 2022. Subsequently, an amendment was presented to Council on August 4, 2021, to include an amendment, which provides a total of \$20,972,921.50.

The Secretary of the Treasury issued the Interim Final Rule to implement the Coronavirus State Fiscal Recovery Fund and the Coronavirus Local Fiscal Recovery Fund established under the American Rescue Plan Act, which states Congress provided State, local, and Tribal governments with significant resources to respond to the COVID-19 public health emergency and its economic impacts through four categories:

- To respond to the public health emergency or its negative economic impacts, including assistance to households, small business, and nonprofits, or aid to impacted industries such as tourism, travel, and hospitality;
- To respond to workers performing essential work during the COVID-19 public health emergency by providing premium pay to eligible workers;
- For the provision of government services to the extent of the reduction in revenue due to the COVID-19 public health emergency relative to revenues collected in the most recent full fiscal year prior to the emergency; and
- To make necessary investments in water, sewer, and broadband infrastructure.

It further states that recipients should assess the connection between the negative economic harm and the COVID-19 public health emergency, the nature and extent of that harm, and how the use of this funding would address such harm.

Federal guidance provides eligible uses for responding to the negative economic impacts resulting from the pandemic. The City of Fernley has identified the following areas for consideration:

Addressing Educational Disparities: School closures and the transition to remote education raised particular challenges for lower-income students, potentially exacerbating educational disparities, while increases in economic hardship among families could have long-lasting impacts on children's educational and economic prospects. Services under this prong would enhance educational supports to help mitigate impacts of the pandemic. Eligible services include:

- New, expanded, or enhanced early learning services, including pre-kindergarten, Head Start, or partnerships between pre-kindergarten programs and local educational authorities, or administration of those services.
- Providing assistance to high-poverty school districts to advance equitable funding across districts and geographies.
- Evidence-based educational services and practices to address the academic needs of students, including tutoring, summer, afterschool, and other extended learning and enrichment programs; and
- Evidence-based practices to address the social, emotional, and mental health needs of students.¹

¹ Department of the Treasury, 31 CFR Part 35, Coronavirus State and Local Fiscal Recovery Funds, p. 40.

Promoting Healthy Childhood Environments: Children's economic and family circumstances have a long-term impact on their future economic outcomes. Increases in economic hardship, material insecurity, and parental stress and behavioral health challenges all raise the risk of long-term harms to today's children due to the pandemic. Eligible services to address this challenge include:

- New or expanded high-quality childcare to provide safe and supportive care for children.²

Behavioral Health Care: New or enhanced State, local, and Tribal government services may be needed to meet behavioral health needs exacerbated by the pandemic and respond to other public health impacts. These services include mental health treatment, substance misuse treatment, other behavioral health services, hotlines or warmlines, crisis intervention, overdose prevention, infectious disease prevention, and services or outreach to promote access to physical or behavioral health primary care and preventative medicine.³

Investments in Infrastructure: To assist in meeting the critical need for investment and improvements to existing infrastructure in water, sewer, and broadband, the Fiscal Recovery Fund provides funds to make necessary investments in these sectors. Allows for a broad range of necessary investments in projects that improve access to clean drinking water, improve wastewater and stormwater infrastructure systems, and provide access to high-quality broadband service.⁴

Uses Outside the Scope: A general infrastructure project may be included if the project responds to a specific pandemic public health need (e.g. investment in facilities for the delivery of vaccines).⁵

PROPOSED PLAN:

\$8,000,000 will provide necessary funding for wastewater infrastructure identified in the Capital Improvement Plan. These funds have been incorporated into the Water/Sewer Rate Study and will reduce the anticipated fee increase for wastewater from 6% to 3%.

A broad range of services and programming are needed to contain COVID-19. Mitigation and prevention efforts for COVID-19 include vaccination programs; medical care; testing; contact tracing; support for isolation or quarantine; supports for vulnerable populations to access medical or public health services; public health surveillance (e.g., monitoring case trends, genomic sequencing for variants); enforcement of public health orders; public communication efforts; enhancement to health care capacity, including through alternative care facilities; purchases of personal protective equipment; support for prevention, mitigation, or other services in congregate living facilities (e.g., nursing homes, incarceration settings, homeless shelters, group living facilities) and other key settings like schools; ventilation improvements in congregate settings, health care settings, or other key locations; enhancement of public health data systems; and other public health responses.⁶

A Community Resource and Response Center will provide a venue for responding to the pandemic with the delivery of vaccines, testing, and other public health needs. Further, the Center will provide programs and resources that address the negative economic impacts from the pandemic including, but not limited to food insecurity, emergency shelter/quarantine, childcare, educational needs, and mental health support. This project includes \$12,000,000 from the ARPA Funds, which will be leveraged with other funds for the completion of the entire project. Once Council has approved the use of the ARPA funds, the working group will move forward with a full plan for the design, engineering, construction, and implementation of programs and resources for the Community Resources and Response Center.

Approximately \$1,000,000 has not been designated for specific purposes. With ample time to determine the

² Id., p. 41.

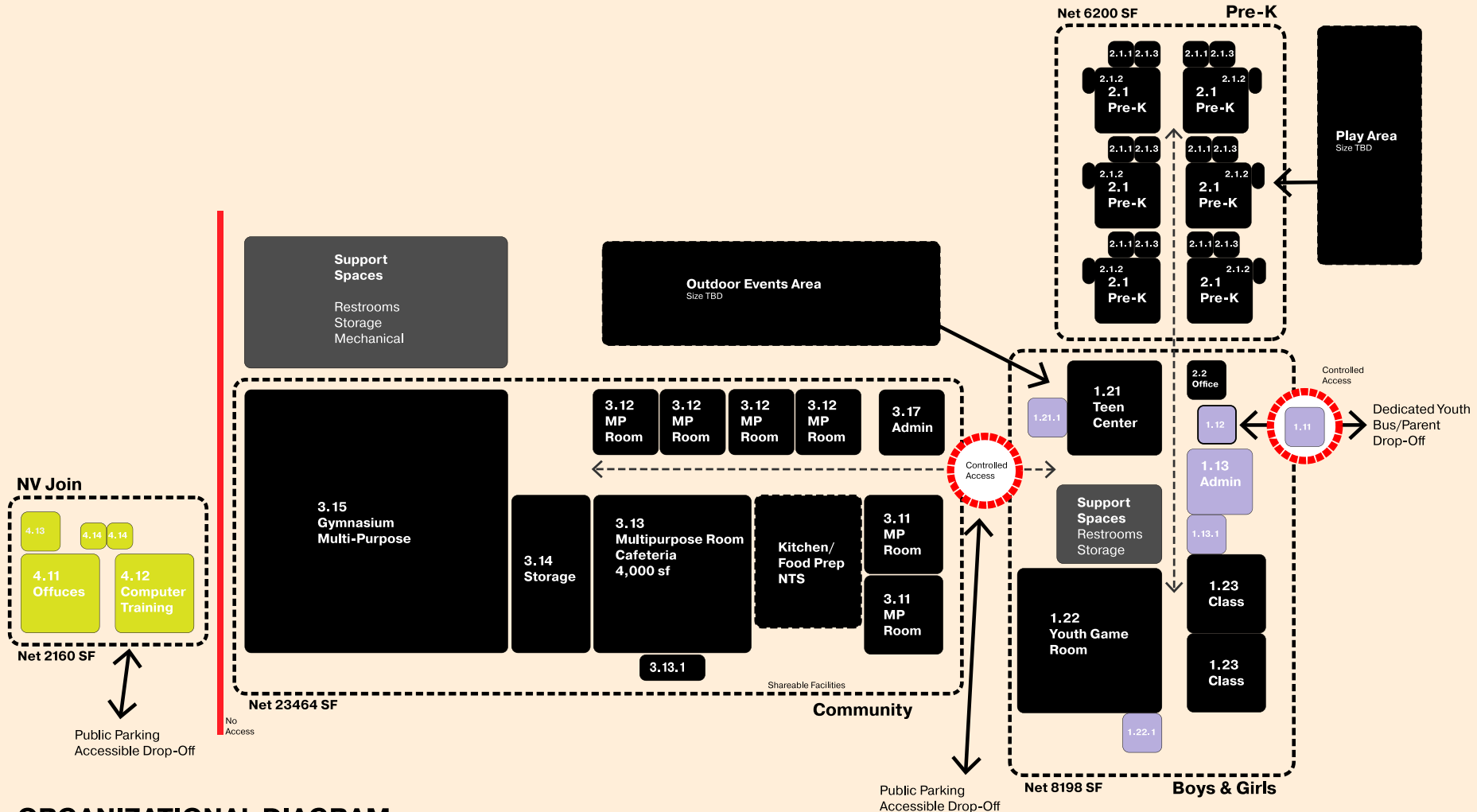
³ Id., p. 19.

⁴ Id., p. 62.

⁵ Id., p. 42.

⁶ Id., p. 18.

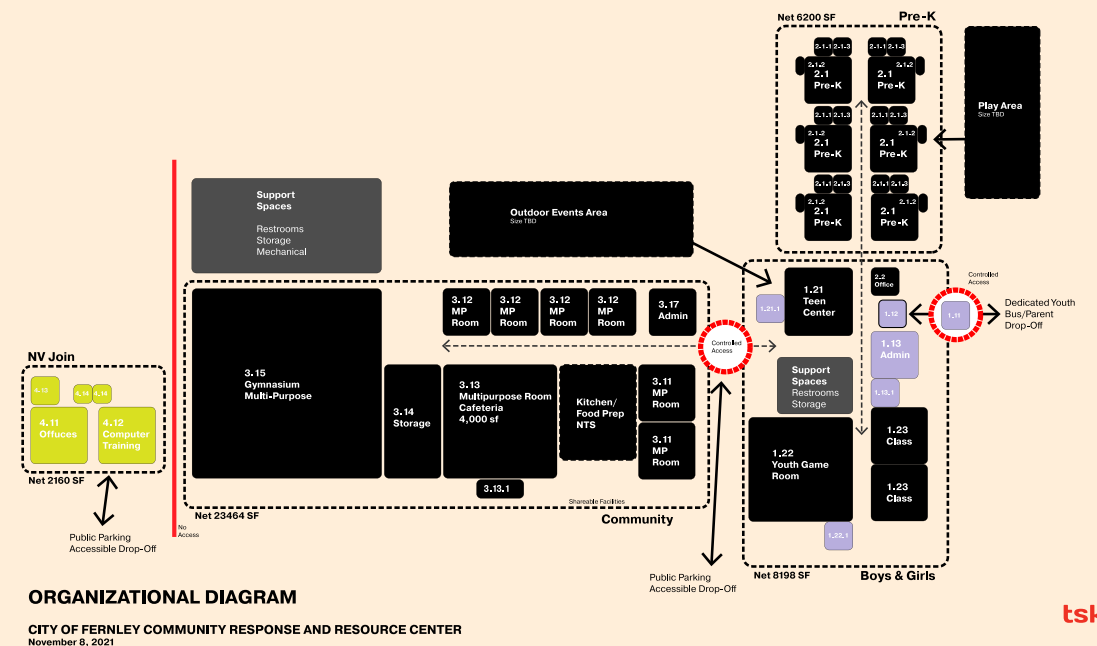
Programming – Bi-Weekly Meetings



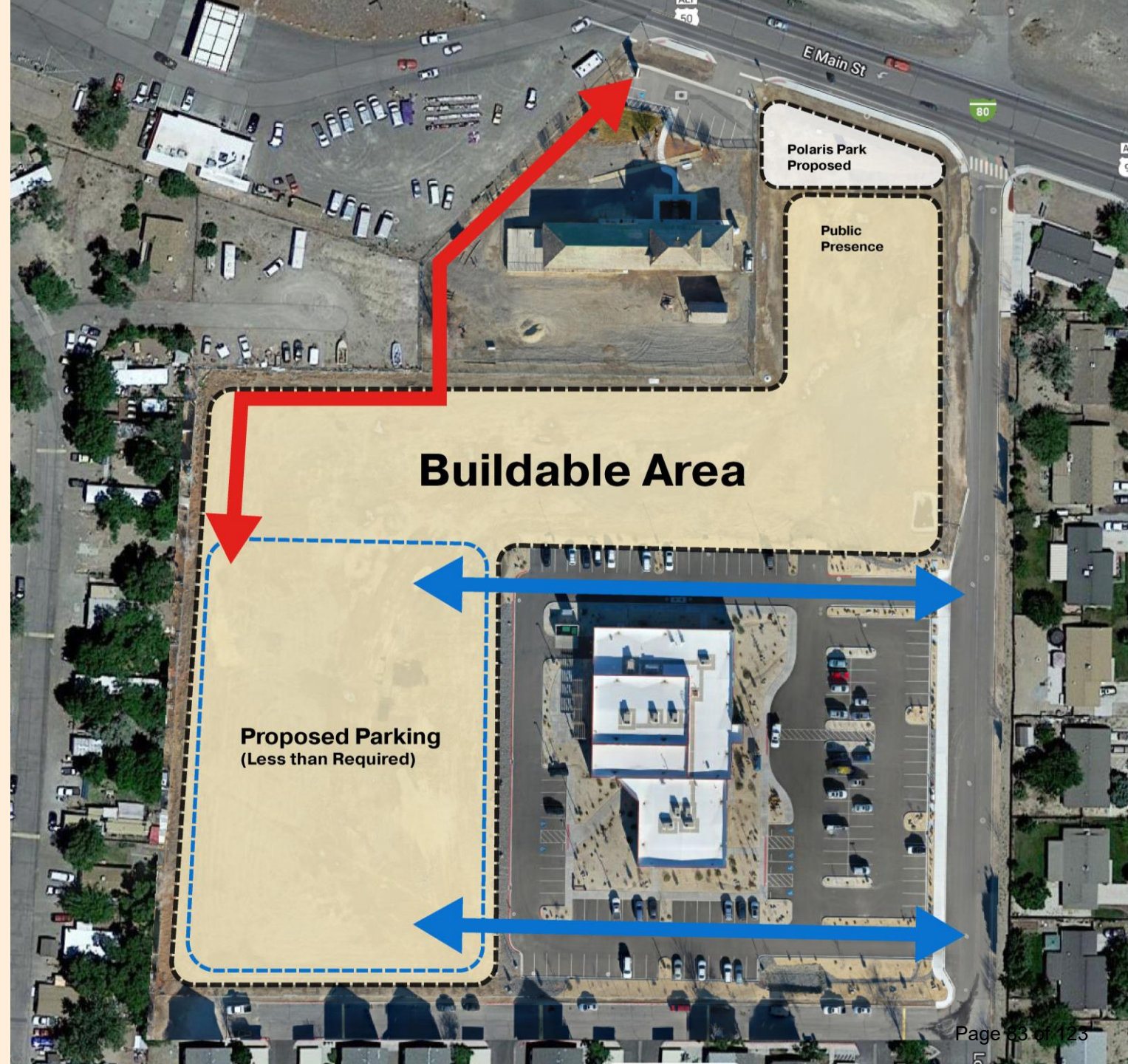
ORGANIZATIONAL DIAGRAM

Programming – Bi-Weekly Meetings

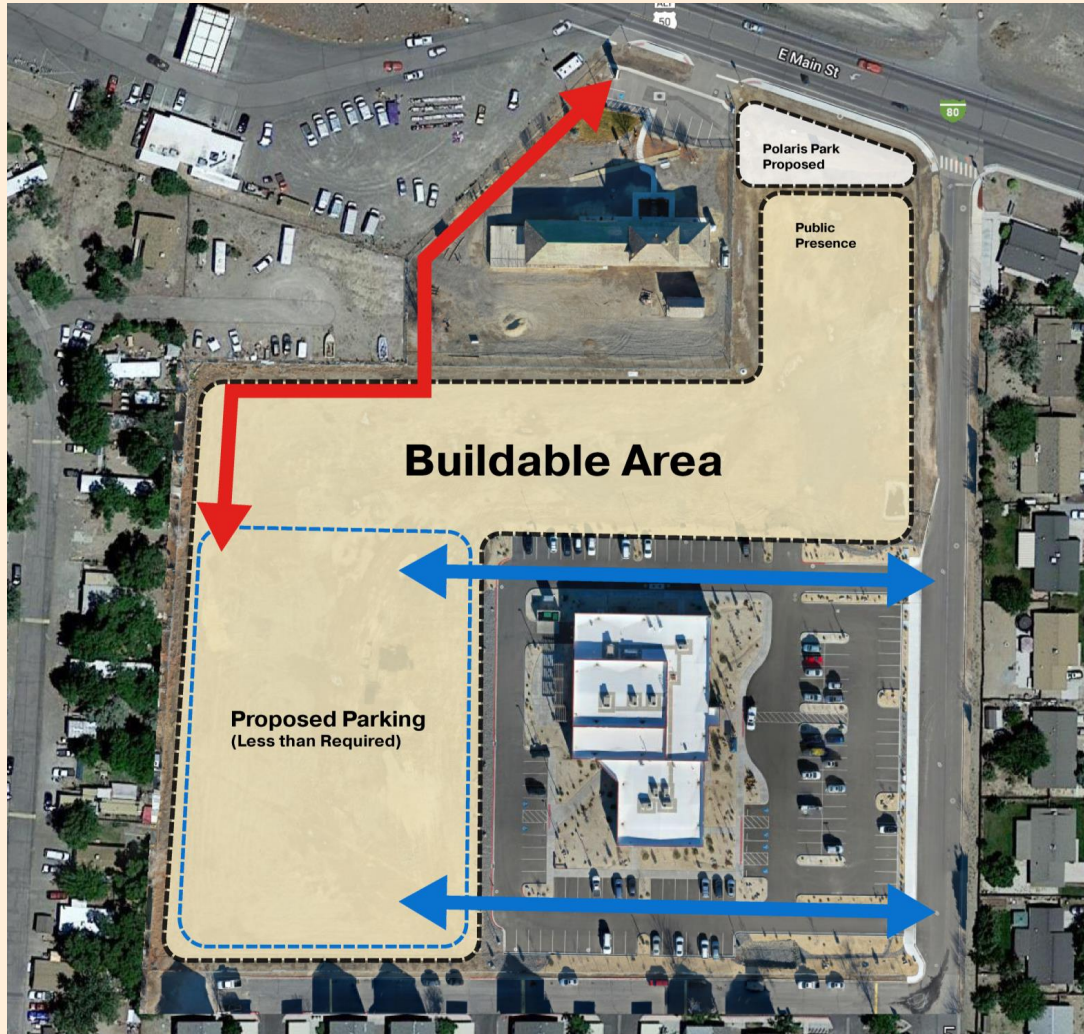
- Target SF – 50K
- Programmed – 53K SF +/-
- Concerns regarding access between children and unsupervised adults.
- B&GC should operate the kitchen to ensure FDA compliancy.
- Unresolved gymnasium sharing/use (B&GC/CoF/FCF)
- Would Add Early Learning Center



Programming – Site Conditions



Schematic Design



Floor Plan



Schematic Design



Lois Lane

Senior Center

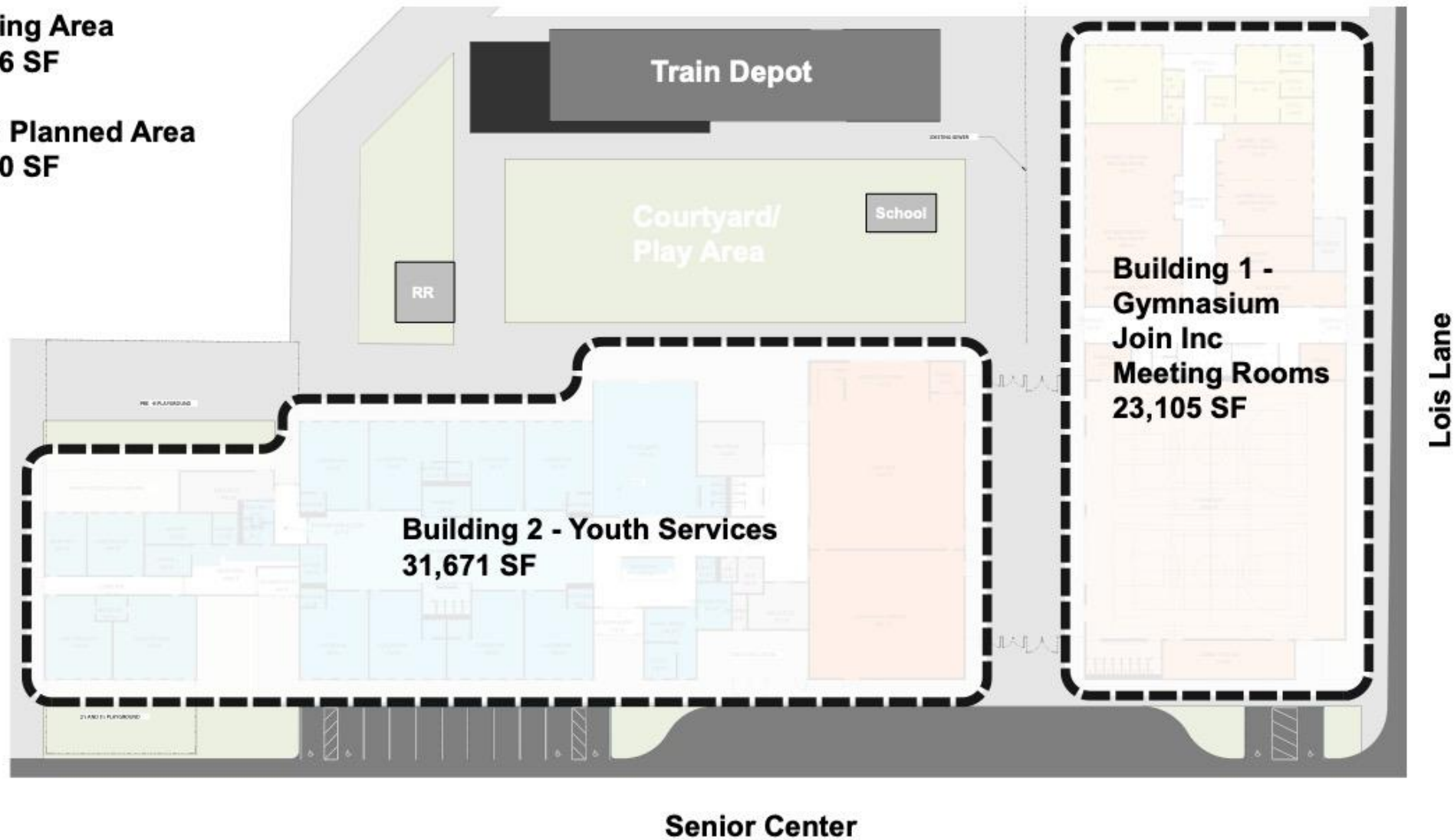
Schematic Design

Floor Plan



Building Area
54,776 SF

Initial Planned Area
50,000 SF



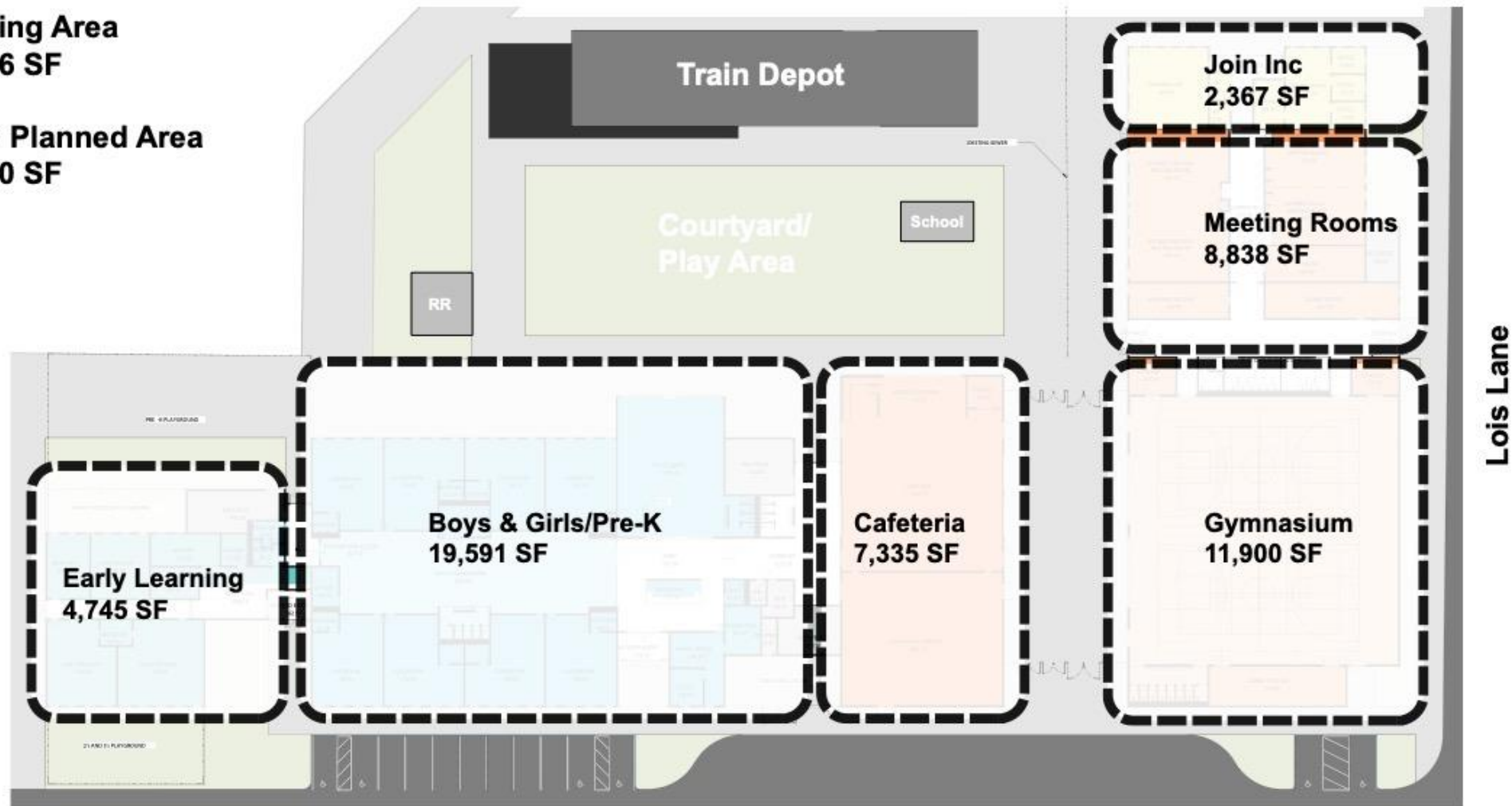
Schematic Design

Floor Plan



Building Area
54,776 SF

Initial Planned Area
50,000 SF

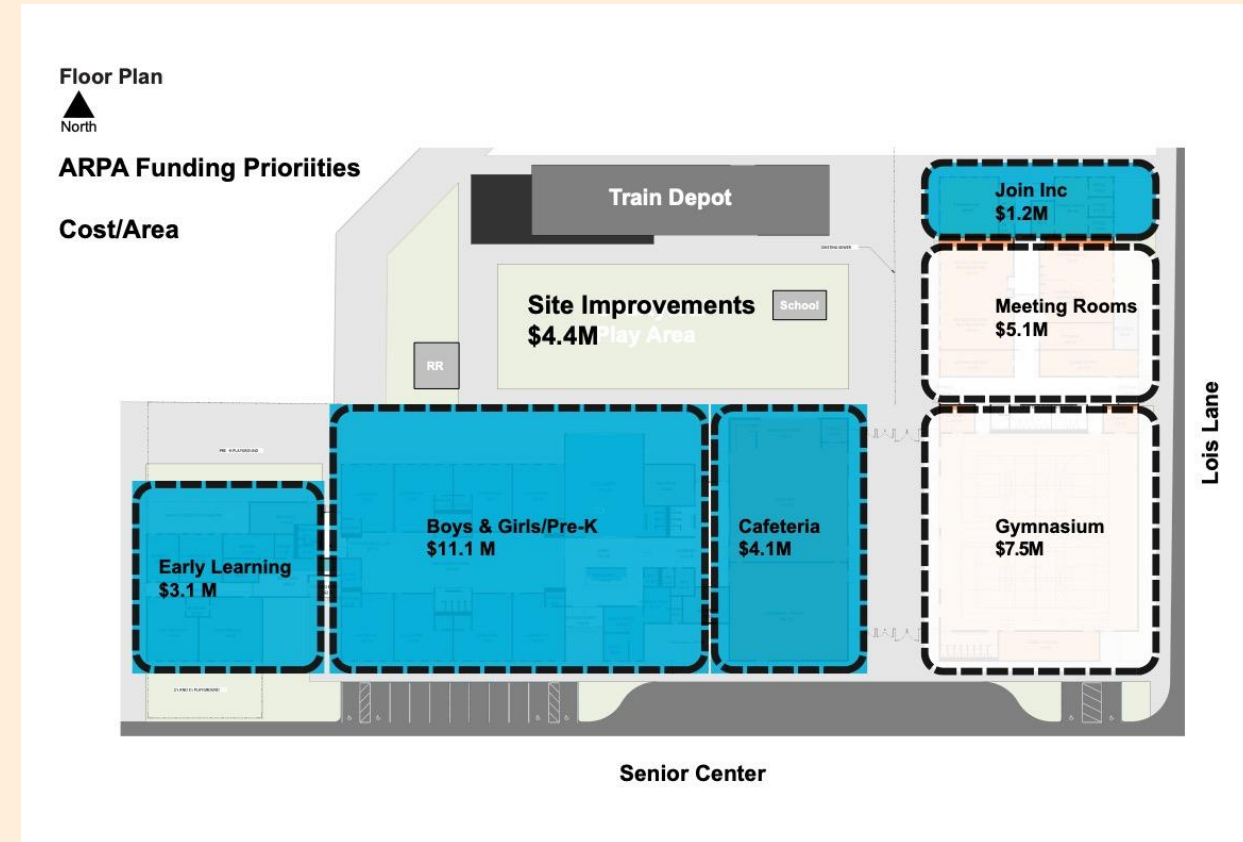


Senior Center

Schematic Design – Projected Costs

2022 CRRC - Schematic Design

- Projected Construction Cost :
 - **\$38,491,547**
- Building Area: 54,776 sf
- Site Area: 5.3 Acres
- Cost/SF: \$702/sf
- Estimator: OCMI



ARPA Funding - Conditions

congregate living facilities (e.g., nursing homes, incarceration settings, homeless shelters, group living facilities) and other key settings like schools; ventilation improvements in congregate settings, health care settings, or other key locations; enhancement of public health data systems; and other public health responses.⁶

A Community Resource and Response Center will provide a venue for responding to the pandemic with the delivery of vaccines, testing, and other public health needs. Further, the Center will provide programs and resources that address the negative economic impacts from the pandemic including, but not limited to food insecurity, emergency shelter/quarantine, childcare, educational needs, and mental health support. This project includes \$12,000,000 from the ARPA Funds, which will be leveraged with other funds for the completion of the entire project. Once Council has approved the use of the ARPA funds, the working group will move forward with a full plan for the design, engineering, construction, and implementation of programs and resources for the Community Resources and Response Center.

Approximately \$1,000,000 has not been designated for specific purposes. With ample time to determine the

² Id., p. 41.

³ Id., p. 19.

⁴ Id., p. 62.

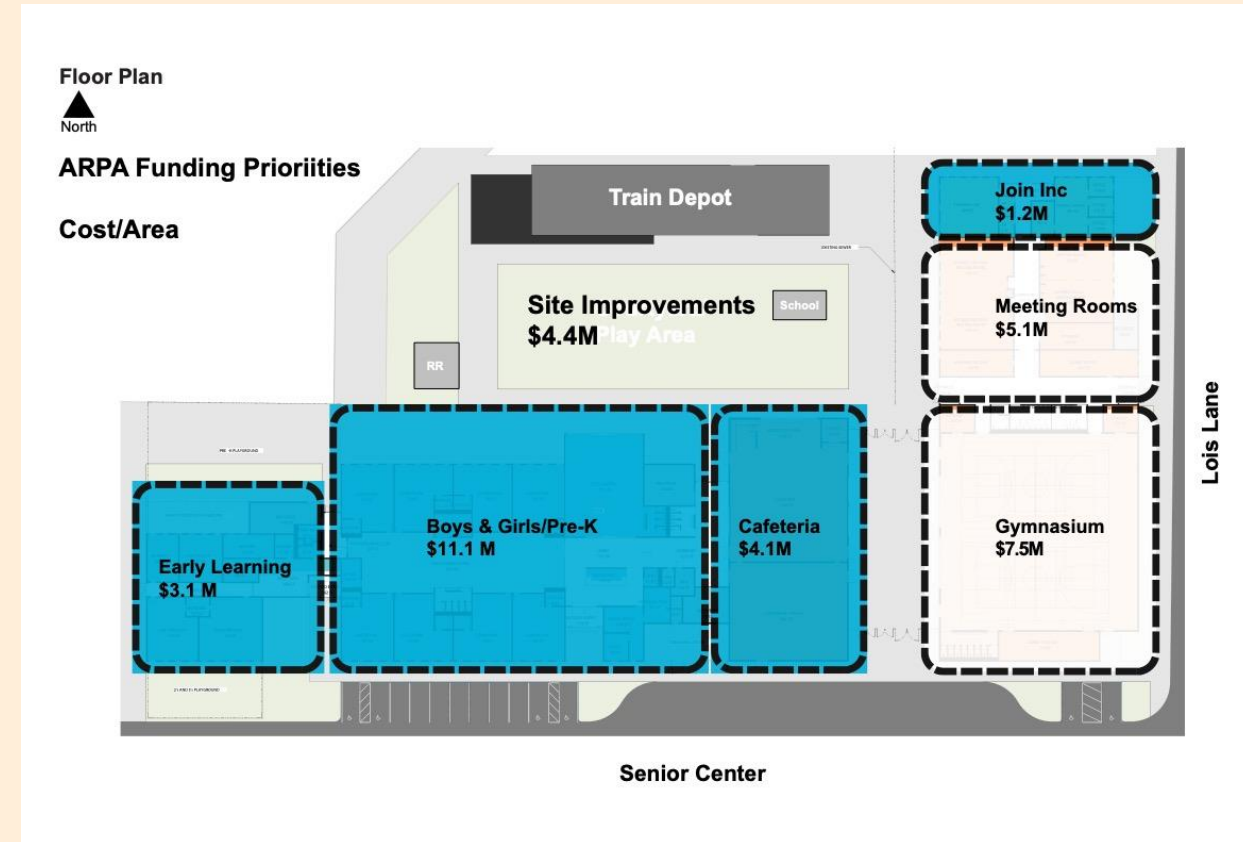
⁵ Id., p. 42.

⁶ Id., p. 18.

Schematic Design – Projected Costs

Post July 7th City Council Meeting

- TSK directed to proceed with strategies to bring the project closer to budget.
- \$20m construction budget.
- ARPA Funds consideration
- B&GC as facility operator



Re-scoping Progress Update

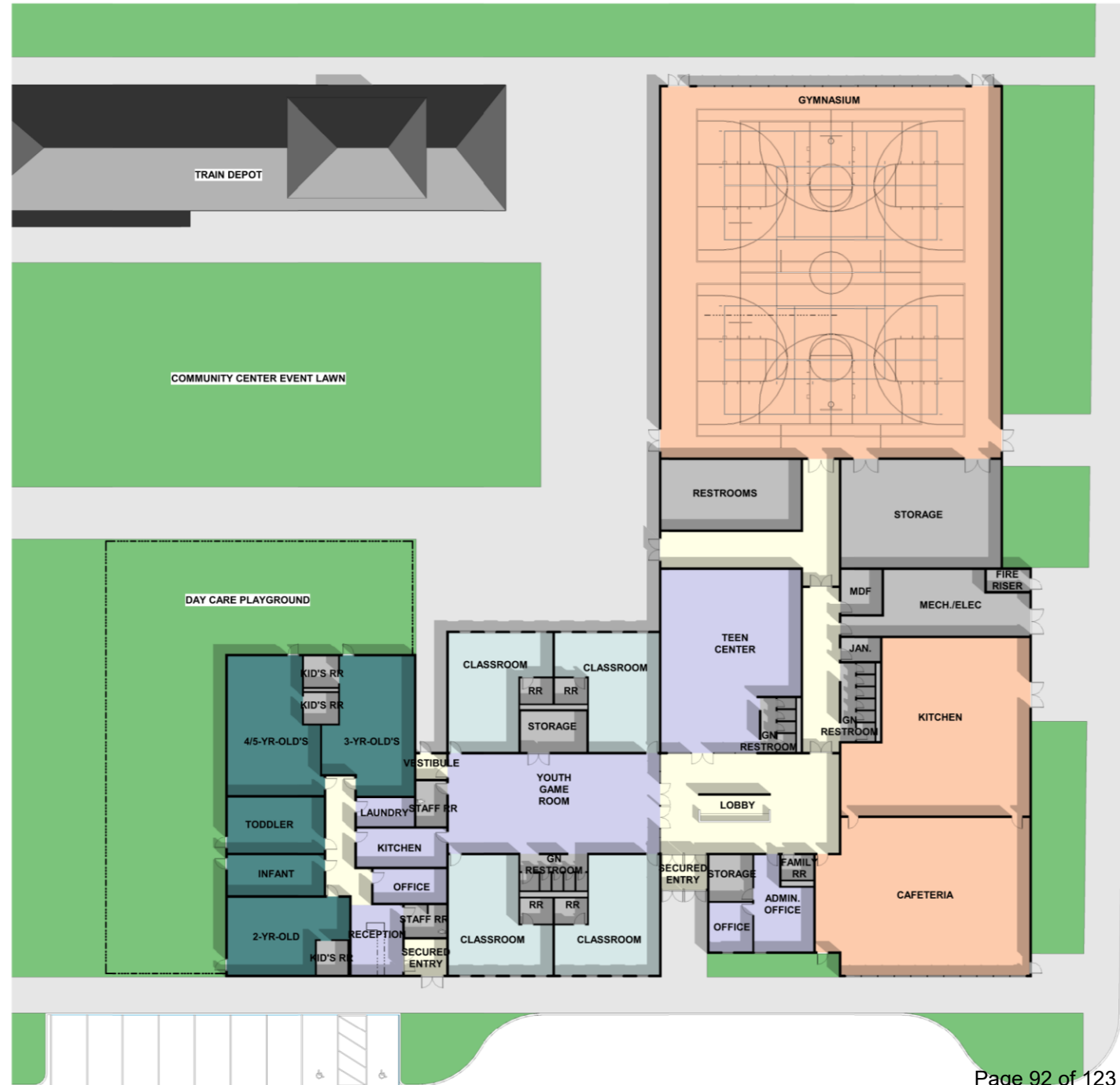
- Updated Floor Plan with reduced program to adjust for project budget
- Address concerns raised in City Council regarding outdoor circulation
- Civic presence on the corner of Main St and Lois Lane



Updated Site Plan

Floor Plan

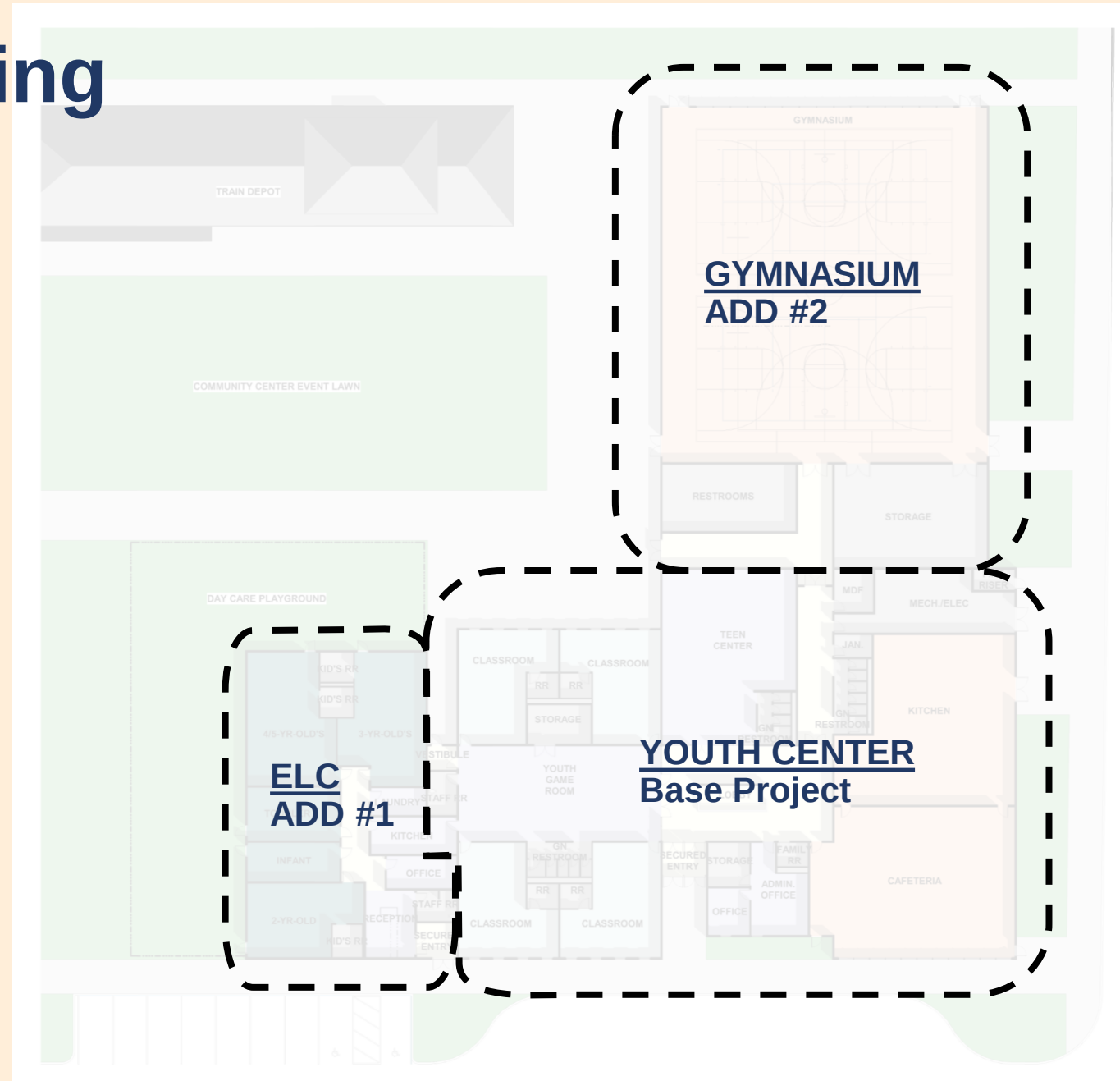
- 7/6/22 - 54,776 sf
- 10/6/22 – 35,212 sf
- Reduced overall SF of proposed design and site
- Resolved issues raised during City Council regarding exterior circulation/lack of safety for youth.



Possible Project Phasing

- **Base Project**
 - 17,230 GSF
 - \$17.7 M to \$18.2 M
- **Add #1 – Early Learning**
 - 5,062 GSF
 - \$3.1 M to \$3.7 M
- **Add #2 – Gym**
 - 12,920 GSF
 - \$8.1 M to \$9.5 M

Total Project Range Estimate: \$26.9 M to \$31.4 M



Possible Project Phasing

YOUTH CENTER

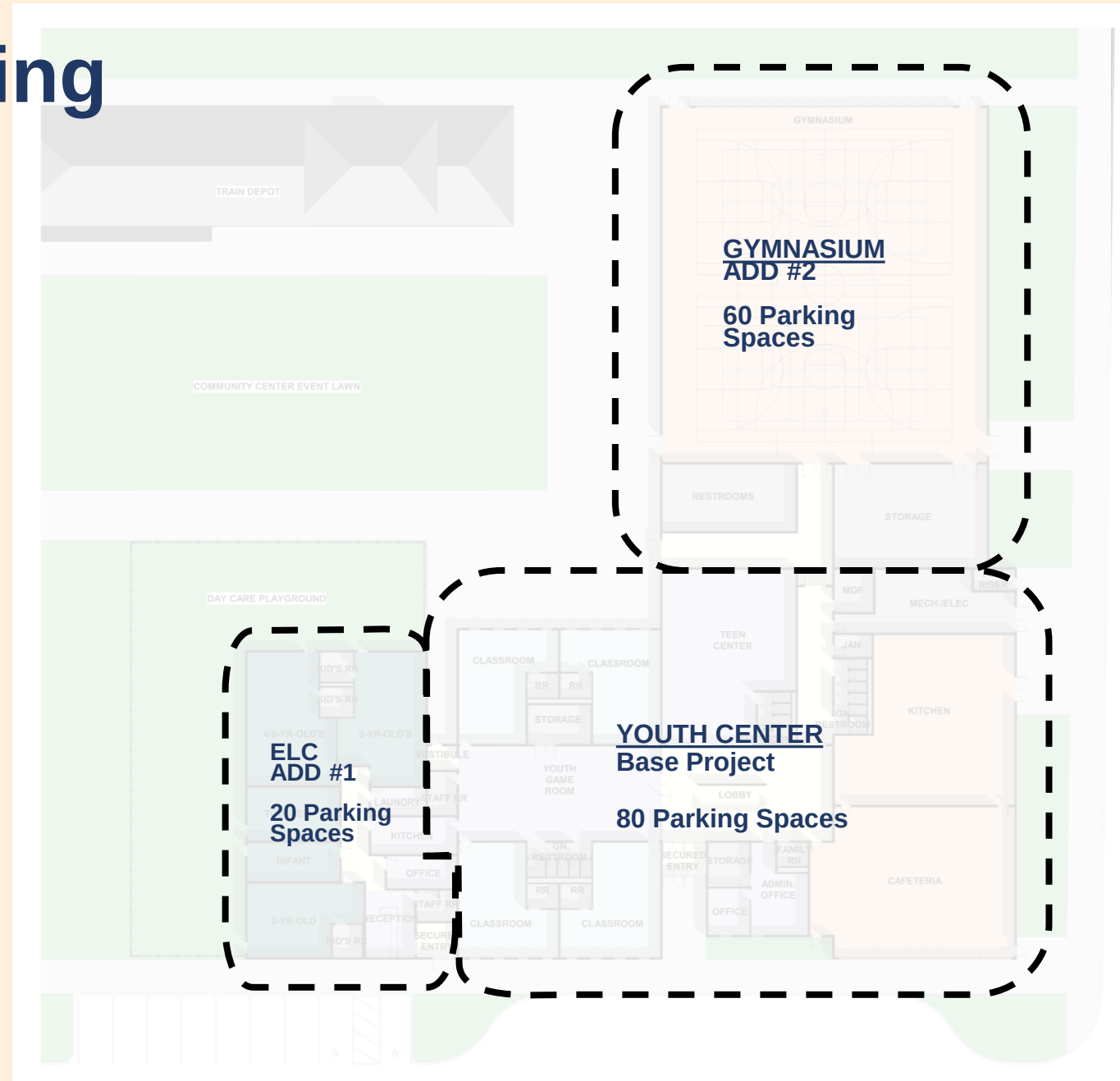
- Would be operated by B&GC
- Could be Shared with LCSD
- Spaces could be shared with CoF - off B&GC Hours

Early Learning Center

- Would be operated by B&GC
- Revenue Producing
- Requires Kitchen Access

Gymnasium

- Would be operated by B&GC in this layout
- Standalone would be operated by CoF
- Meets important B&GC need that could be partially met by outdoor space.
- Requires Kitchen Access





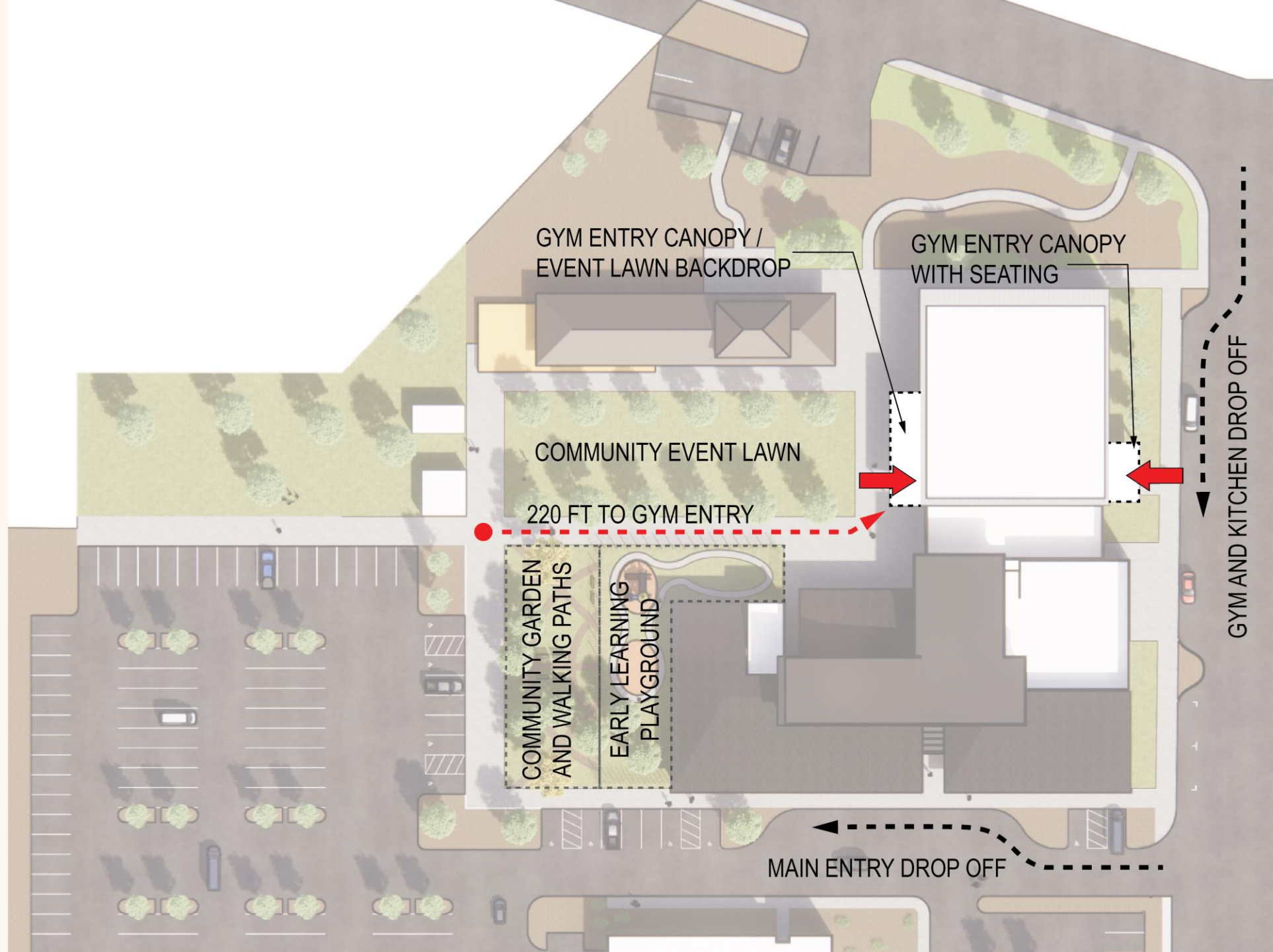
Base Site Plan



Site Plan with Early Learning Center



Site Plan with Early Learning and Gym





South Elevation



South Elevation with Early Learning Center



South Elevation with Early Learning and Gym



South West Perspective



South West Perspective with Early Learning Center

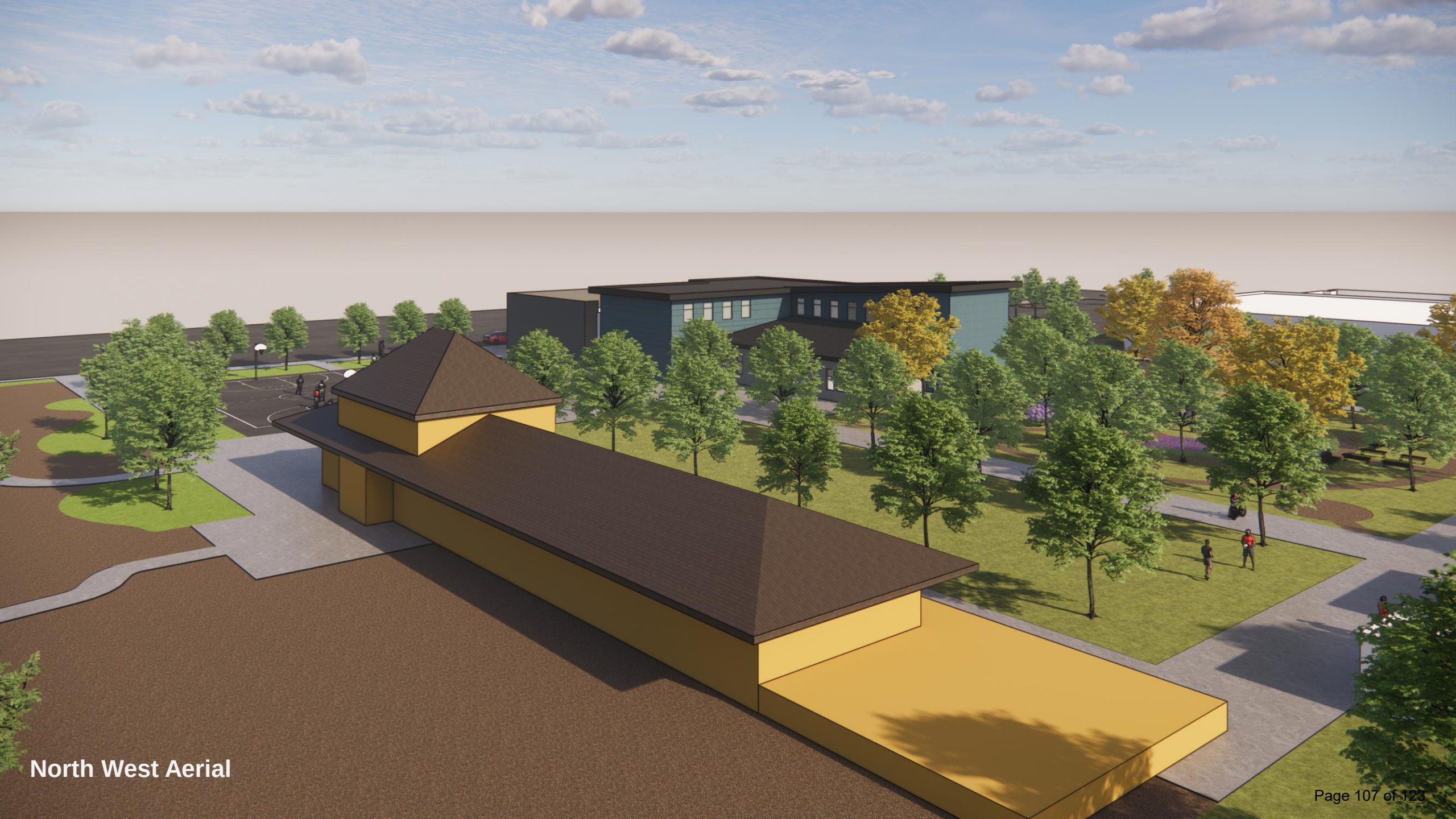




West Elevation with Early Learning Center



West Elevation with Early Learning and Gym





North West Aerial with Early Learning Center



North West Aerial with Early Learning and Gym



North Elevation



North Elevation with Early Learning and Gym



East Elevation with Early Learning and Gym



East Elevation



Lois Lane Gym Drop Off and Entry



Event Lawn with Gym

DISCUSSION

EASEMENT

1 THIS INDENTURE, made this 11th day of May, 19 74,
2 between C.T. Johnson, Mabel A. Johnson, Wayne K. Klein, Lois A. Klein, Robert
3 H. Condie, Eva L. Condie, Calvin N. Sprague, Lola J. Sprague, James Robert
4 Nyhan, Marjorie R. Nyhan, Ruby H. Moss, Edmond T. Gilliland, Donna L. Gilliland,
5 Edward Frank Mongolo, and Charlene Rae Mongolo, of the County of Lyon, State
6 of Nevada, hereinafter called "Grantor", and the Lyon County Commissioners for
7 the Fernley Water District, hereinafter called "Grantee";

8 W I T N E S S E T H :

9 That the Grantor, for and in consideration of the sum of TEN DOLLARS
10 (\$10.00), lawful money of the United States of America, to him in hand paid
11 by the Grantee, and other good and valuable consideration, receipt whereof
12 is hereby acknowledged, does by these presents grant, bargain, sell and convey
13 unto the Grantee, its successors and assigns, a permanent easement and right-
14 of-way for the construction, installation, maintenance, repair, replacement
15 and use of water lines and appurtenances thereto, over, across, through and
16 under a strip of land twenty feet (20') in width, located in the Truckee Carson
17 Irrigation District, County of Lyon, State of Nevada, further described as
18 follows:

19 The following describes the centerline of a 20 foot utility easement
20 lying entirely within the S 1/2 of Section 12, T20N, R24E, M.D.B.&M., Lyon
21 County, Nevada, being more particularly described as follows

22 Commencing at the SE corner of Section 12, and proceeding

23 N 89° 56' 00" W 697.50 feet

24 Thence N 0° 23' 51" W 505.70 feet to the true point of beginning,

25 being the centerline of a 20.00 foot utility easement

26 Thence N 85° 16' 37" W 2,003.31 feet

27 Thence S 61° 38' 01" W 1,034.32 feet

28 Thence S 87° 14' 49" W 448.29 feet, the point of ending of the above
29 description, being further described as N 87° 45' 28" W 4,051.50 feet from the
30 said SE corner of Section 12

31 BASIS OF BEARING: Nevada State Coordinate System Grid - West Zone

32 TOGETHER WITH the right of ingress and egress to the above described

1 parcels of land across adjacent property now owned by Grantor, for the purpose
2 of constructing, installing, maintaining, repairing, and replacing said water
3 line.

4 TO HAVE AND TO HOLD said easement and right-of-way unto Grantee and
5 its successors and assigns forever.

6 IN WITNESS WHEREOF, the Grantor has caused these presents to be
7 executed the day and year first above written.

8 C.T. Johnson
C.T. Johnson
9 Wayne K. Klein
Wayne K. Klein
10 Robert H. Condie
Robert H. Condie
11 Calvin N. Sprague
Calvin N. Sprague
12 James Robert Nyhan
James Robert Nyhan
13 Edmond T. Gilliland
Edmond T. Gilliland
14 Edward Frank Mongolo
Edward Frank Mongolo
15 Ruby H. Moss
Ruby H. Moss

Mabel A. Johnson
Mabel A. Johnson
Lois A. Klein
Lois A. Klein
Eva L. Condie
Eva L. Condie
Lola J. Sprague
Lola J. Sprague
Marjorie R. Nyhan
Marjorie R. Nyhan
Donna L. Gilliland
Donna L. Gilliland
Charlene Rae Mongolo
Charlene Rae Mongolo

17
18 STATE OF NEVADA)
19) SS:
20 COUNTY OF LYON)

21 On May 11, 1974, personally appeared before
22 me, a Notary Public, C.T. Johnson, Mabel A. Johnson, Wayne K. Klein, Lois A.
23 Klein, Robert H. Condie, Eva L. Condie, Calvin N. Sprague, Lola J. Sprague,
24 ~~James Robert Nyhan, Marjorie R. Nyhan, Ruby H. Moss~~, Edmond T. Gilliland,
25 Donna L. Gilliland, Edward Frank Mongolo, and Charlene Rae Mongolo, who
26 acknowledged that they executed the above instrument.

27
28
29  DOROTHY LEA HEATER
Notary Public — State of Nevada
Lyon County
My Commission Expires Sept. 27, 1977

Dorothy Lea Heater
Notary Public

30
31 On May 14, 1974, personally appeared before me, a Notary
32 Public in and for Lyon County, State of Nevada, RUBY H. MOSS, JAMES ROBERT NYHAN
and MARJORIE R. NYHAN, who acknowledged that they executed the above instrument.

 DOROTHY LEA HEATER
Notary Public — State of Nevada
Lyon County
My Commission Expires Sept. 27, 1977

Dorothy Lea Heater
Notary Public

18670
OFFICIAL RECORDS
LYON COUNTY, NEV.
REQUESTED BY
Vern Heath
74 MAY 16 PM 1:27

MAKING A COPY
COUNTY CLERK
FEE \$4.00
ad. Dep. Clerk

INDEXED

INDEXED

Unofficial Copy

APN: None

Affected APNs: 021-092-26, 021-092-27

Recording requested by, &
When recorded, return to:
City of Fernley
595 Silver Lace Blvd.
Fernley, NV 89408

Mail Tax Statement To:
Fernley Sherwood QOZB, LLC
3522 S. Emerson Street
Englewood, CO 801 13

Notice Per NRS 239B.030, this document does not contain personal information as defined in NRS 603A.040

ORDER OF ABANDONMENT

Portion of 20 foot wide Utility Easement found in Document No. 18670

WHEREAS:

- A) A petition to vacate or abandon a Utility Easement was filed with the City Clerk of the City of Fernley by the owner of all the real property containing the Utility Easement further described in **Exhibit "A"** & graphically depicted on **Exhibit "A1"**;
- B) A duly noticed public hearing was held by the City Council for the City of Fernley on _____, 2022, for the purposes of considering the proposed vacation and abandonment, and it was duly moved, seconded & passed by the City Council of the City of Fernley that the public road offer of dedication described in **Exhibit "A"**, & graphically depicted on **Exhibit "A1"**, be vacated & abandoned;
- C) Based on information received in the written staff report & at the public hearing, this Council finds that the abandonment will not result in a material injury to the public;

NOW, THEREFORE, IT IS HEREBY ORDERED by the City Council of the City of Fernley

- 1) That the Utility Easement more particularly described in **Exhibit "A"**, & graphically depicted on **Exhibit "A1"**, hereto vacated & abandoned pursuant to the laws of the State of Nevada.

2) This Order shall be recorded in the County Recorder's office, Lyon County, Nevada.

DATED: This day of _____ day of _____, 2022.

City of Fernley, a municipal corporation

By: _____
Roy Edgington Jr., Mayor

STATE OF NEVADA }
 }SS Acknowledgement in a representative capacity
 }

This instrument was acknowledged before me on _____, 2022
By Roy Edgington Jr. as Mayor of the City of Fernley.

Notary Public

EXHIBIT "A"
VACATION OF PORTION OF 20 FOOT WIDE UTILITY EASEMENT
Affected APNs: 021-092-26 & 021-092-27

A PART OF THE WEST HALF (W½) OF THE SOUTHEAST QUARTER (SE¼) OF SECTION 12, TOWNSHIP 20 NORTH, RANGE 24 EAST, MOUNT DIABLO MERIDIAN, SITUATE IN THE CITY OF FERNLEY, LYON COUNTY, NEVADA, THE CENTERLINE OF SAID 20 FOOT WIDE UTILITY EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

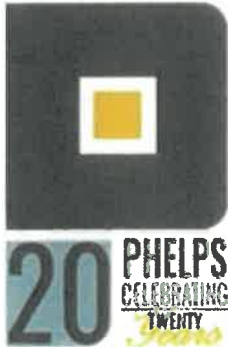
COMMENCING AT THE SOUTHEAST CORNER OF THE WEST HALF (W½) OF THE SOUTHEAST QUARTER (SE¼) OF SECTION 12, TOWNSHIP 20 NORTH, RANGE 24 EAST, MOUNT DIABLO MERIDIAN; THENCE NORTH 00°28'53" EAST ALONG THE EAST LINE OF SAID WEST HALF (W½), A DISTANCE OF 576.20 FEET TO THE **POINT OF BEGINNING**; THENCE NORTH 84°30'29" WEST, A DISTANCE OF 680.17 FEET TO THE **POINT OF TERMINUS**.

THE ENDS OF THE SIDES OF SAID EASEMENT TO BE SHORTENED OR LENGTHENED TO CONFORM TO THE SHAPE OF THE RECORD BOUNDARIES THEY INTERSECT.

CONTAINING 13,603 SQUARE FEET, MORE OR LESS.

BEARING BASE: THE NORTH AMERICAN DATUM OF 1983, 1994 ADJUSTMENT (NAD 83/94), NEVADA STATE PLANE WEST COORDINATE SYSTEM. GRID BEARINGS FROM TRUCKEE MEADOWS REGIONAL GLOBAL POSITIONING SYSTEM (GPS) NETWORK, COMBINED SCALE FACTOR OF 1.000258. THE SOUTH LINE OF THE WEST HALF (W½) OF THE SOUTHEAST QUARTER (SE¼) OF SECTION 12, TOWNSHIP 20 NORTH, RANGE 24 EAST, MOUNT DIABLO MERIDIAN, COMPUTES TO A BEARING OF NORTH 89°43'31" EAST.

For the firm, by:
Richard A. Pedraza
PLS #21076
State of Nevada



155 Country Estates Circle
Reno, NV 89511



4/28/22

