City of Fernley

NEVADA

# AGENDA
## Regular Meeting
## City Council
## Wednesday, March 2, 2022 • 5:00 PM

<u>Mayor</u>
Roy Edgington

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

<u>City Manager</u>
Daphne Hooper

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/82668544509, or one tap mobile: 12532158782, Dial: 669 900 9128, Webinar ID: 826 6854 4509

**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 by 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. (Possible Action) Approval of Agenda**

**2. CONSENT AGENDA**

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

**2.1. (Possible Action) Approval of Voucher Report**

**2.2. (Possible Action) Approval of Business Licenses**

**2.3. Possible Action to approve the job description and wage scale for the Development Services Coordinator.**

**2.4. Possible Action to Approve the Will-Serve Request from Friendly 5 Ranch Subdivision Village 1 for 77.3 ERC's for Water and 75 ERC's for Sewer for 75 Single Family Residential lots and irrigation for Lyon County Parcel 021-303-09, -47, -49, -52, -54 located at Farm District Rd. between Jessica Ln and Country Rd. Fernley, NV 89408**

**2.5. Possible Action to Approve the Will-Serve Request from Mark IV Capital (Victory Logistics Build A Irrigation) for 1.25 ERC's for Water and 0 ERC's for Sewer for landscaping at building A, Lyon County Parcel 021-242-22 located at 1895 Duffy Road, Fernley, NV 89408**

**2.6. Possible Action to Approve the Will-Serve Request from The Meadows at Inglewood, 1032 Inglewood Dr. Unit #110- 115 for .35 ERC's for Water and .94 ERC's for Sewer for Lyon County Parcel 020-341-01 located at 1032 Inglewood Drive Unit #110-115, Fernley, NV 89408**

**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. STAFF REPORTS**

**5.1. Discussion and Possible Action to approve the City Attorney, Brandi Jensen's past year's employment performance, and the City Council and Mayor's satisfaction with the City Attorney's employment performance including but not limited to:**

- **a. City Attorney Contract Compliance**
- **b. General Performance as the City Attorney**
- **c. Compensation**

**5.2. A. Discussion and Possible Action to approve the City Manager, Daphne Hooper's annual employment performance, established goals, and the City Council and Mayor's satisfaction with the City Manager's employment performance and general performance as the City Manager.**

**B. Discussion and Possible Action to approve City Manager Daphne Hooper's salary.**

**5.3. (For possible action) Approval to include $30,000 total for Fireworks for July 2022. (Mayor Edgington)**

**5.4. Possible action to approve City of Fernley Election Sign Policy**

**6. RESOLUTIONS**

**6.1. Discussion and possible action to approve resolutions 22-005, 22-006, 22-007 and 22-008 increasing the wastewater and water utility rate schedules and connection fees.**

**7. ITEMS REQUESTED BY MAYOR OR CITY COUNCIL MEMBERS**

**7.1. Discussion and possible action requesting a future agenda item addressing updating the Master Plan for retention ponds and parks. (Mayor Edgington's request)**

**7.2. Discussion and possible action requesting a future agenda item regarding future ideas for the Fernley Depot.**

**8. ADDRESS REQUEST(S) FOR FUTURE AGENDA ITEMS**

**9. PUBLIC FORUM**

**10. ADJOURNMENT**

**Next Meeting: March 16, 2022 @ 5 PM**

Report Criteria:
- Detail report.
- Invoice detail records above $0 included.
- Paid and unpaid invoices included.
- Vendor.Vendor Number = {<>} 2201

| Vendor | Vendor Name | Invoice Number | Description | Invoice Date | Invoice Amount | Date Paid | GL Account and Title | GL Period |
|---|---|---|---|---|---|---|---|---|
| **A & K EARTH MOVERS, INC.** | | | | | | | | |
| 304 | A & K EARTH MOVERS, INC. | PAY REQST 1 | EMERGENCY REPAIRS TO THE SEWER MAIN | 12/31/2021 | 46,407.50 | 02/17/2022 | 520-166100 Construction In Progress | 1221 |
| Total 304: | | | | | 46,407.50 | | | |
| **ABSOLUTE HOSE & FITTINGS LLC** | | | | | | | | |
| 5226 | ABSOLUTE HOSE & FITTINGS LLC | 35489 | fitting for loader | 02/08/2022 | 7.98 | 02/17/2022 | 100-575-430 Service-Repair and Maintenance | 222 |
| Total 5226: | | | | | 7.98 | | | |
| **AECOM TECHNICAL SERVICES, INC.** | | | | | | | | |
| 8633 | AECOM TECHNICAL SERVICES, INC. | 2000572135 | Surface water conveyance project construction management | 12/14/2021 | 40,329.29 | 02/17/2022 | 510-166100 Construction In Progress | 1221 |
| 8633 | AECOM TECHNICAL SERVICES, INC. | 2000583552 | Surface water conveyance project construction management | 01/19/2022 | 18,348.00 | 02/17/2022 | 510-166100 Construction In Progress | 122 |
| Total 8633: | | | | | 58,677.29 | | | |
| **APPLIED PAVEMENT TECHNOLOGY, INC.** | | | | | | | | |
| 8726 | APPLIED PAVEMENT TECHNOLOGY, INC. | 1 | weed class for 4 | 02/17/2022 | 240.00 | | 100-575-580 Training | 222 |
| Total 8726: | | | | | 240.00 | | | |
| **ARAMARK** | | | | | | | | |
| 1895 | ARAMARK | 259000080776 | Rugs and Rags | 01/27/2022 | 107.59 | 02/17/2022 | 510-840-420 Contract Services | 122 |
| 1895 | ARAMARK | 259000080838 | mat service | 01/27/2022 | 66.32 | 02/17/2022 | 520-810-614 Supplies-Plant/Shop/Maint | 122 |
| 1895 | ARAMARK | 259000087562 | Rugs and rags | 02/10/2022 | 107.59 | 02/17/2022 | 510-840-420 Contract Services | 222 |
| 1895 | ARAMARK | 259000087587 | mats | 02/10/2022 | 159.60 | 02/17/2022 | 100-417-420 Contract Services | 222 |
| 1895 | ARAMARK | 259000087595 | shop mats | 02/10/2022 | 66.32 | | 520-810-614 Supplies-Plant/Shop/Maint | 222 |
| 1895 | ARAMARK | 598000090809 | Shop - WD Pants Service | 01/31/2022 | 46.52 | 02/17/2022 | 510-810-614 Supplies-Plant/Shop/Maint | 122 |
| 1895 | ARAMARK | 598000090810 | shirt contract | 01/31/2022 | 57.15 | 02/17/2022 | 100-480-600 GENERAL SUPPLIES/TOOLS | 122 |
| 1895 | ARAMARK | 598000092001 | Shop - WD Pants Service | 02/07/2022 | 46.52 | 02/17/2022 | 510-810-614 Supplies-Plant/Shop/Maint | 222 |
| 1895 | ARAMARK | 598000092003 | shirt contract | 02/07/2022 | 57.15 | 02/17/2022 | 100-480-600 GENERAL SUPPLIES/TOOLS | 222 |
| 1895 | ARAMARK | 598000092004 | uniforms | 02/07/2022 | 38.16 | 02/17/2022 | 100-475-616 Supplies-Safety | 222 |
| 1895 | ARAMARK | 598000093472 | Shop - WD Pants Service | 02/14/2022 | 46.52 | | 510-810-614 Supplies-Plant/Shop/Maint | 222 |
| 1895 | ARAMARK | 598000093475 | shirt contract | 02/14/2022 | 57.15 | | 100-480-600 GENERAL SUPPLIES/TOOLS | 222 |
| 1895 | ARAMARK | 598000093478 | uniforms | 02/14/2022 | 38.16 | 02/17/2022 | 100-475-616 Supplies-Safety | 222 |
| 1895 | ARAMARK | 598000094899 | SHIRT CONTRACT | 02/21/2022 | 45.28 | | 100-480-600 GENERAL SUPPLIES/TOOLS | 222 |
| 1895 | ARAMARK | 598000094903 | uniforms | 02/21/2022 | 38.16 | | 100-475-616 Supplies-Safety | 222 |

| Vendor | Vendor Name | Invoice Number | Description | Invoice Date | Invoice Amount | Date Paid | GL Account and Title | GL Period |
|---|---|---|---|---|---|---|---|---|
| Total 1895: | | | | | 978.19 | | | |
| **AT&T** | | | | | | | | |
| 13 | AT&T | 28574 FEB 22 | 131 252-7192 857 4 | 02/02/2022 | 160.00 | 02/10/2022 | 100-417-530 Communications (Internet,Cell) | 222 |
| 13 | AT&T | 53740 FEB 22 | 775 575-5455 374 0 | 01/26/2022 | 352.90 | 02/10/2022 | 100-417-530 Communications (Internet,Cell) | 122 |
| 13 | AT&T | 74368 FEB 22 | 775 575-7187 436 8 | 01/26/2022 | 754.23 | 02/10/2022 | 100-417-530 Communications (Internet,Cell) | 122 |
| 13 | AT&T | 81650 FEB 22 | 775 835-8598 165 0 | 01/26/2022 | 2,556.89 | 02/10/2022 | 100-417-530 Communications (Internet,Cell) | 122 |
| 13 | AT&T | 85367 FEB 22 | 775 575-9058 536 7 | 01/26/2022 | 754.23 | 02/10/2022 | 100-417-530 Communications (Internet,Cell) | 122 |
| 13 | AT&T | 96145 FEB 22 | 131 252-8129 614 5 | 02/02/2022 | 230.00 | 02/10/2022 | 100-417-530 Communications (Internet,Cell) | 222 |
| Total 13: | | | | | 4,808.25 | | | |
| **AT&T LONG DISTANCE** | | | | | | | | |
| 448 | AT&T LONG DISTANCE | 815519343 Feb 22 | Long Distance Telecommunications | 02/04/2022 | 1,108.94 | 02/17/2022 | 100-417-530 Communications (Internet,Cell) | 222 |
| Total 448: | | | | | 1,108.94 | | | |
| **ATKINS NORTH AMERICA, INC** | | | | | | | | |
| 8853 | ATKINS NORTH AMERICA, INC | 1964682 | Cottonwood Lane reconstruction right of way services | 01/19/2022 | 1,061.48 | 02/17/2022 | 100-475-745 RTC REIMBURSABLE EXPENDI | 122 |
| Total 8853: | | | | | 1,061.48 | | | |
| **AUTO & TRUCK ELECTRIC, INC** | | | | | | | | |
| 8868 | AUTO & TRUCK ELECTRIC, INC | 40490 | fleet parts | 01/21/2022 | 215.30 | 02/17/2022 | 100-480-610 AUTOMOTIVE SUPPLIES | 122 |
| 8868 | AUTO & TRUCK ELECTRIC, INC | 40650 | batteries and starter for the loader | 02/15/2022 | 192.75 | | 520-810-430 Service-Repair and Maintenance | 222 |
| 8868 | AUTO & TRUCK ELECTRIC, INC | 40650 | batteries and starter for loader | 02/15/2022 | 192.75 | | 510-810-610 Automotive Supplies | 222 |
| 8868 | AUTO & TRUCK ELECTRIC, INC | 40650 | batteries and starter for loader | 02/15/2022 | 192.75 | | 100-575-430 Service-Repair and Maintenance | 222 |
| 8868 | AUTO & TRUCK ELECTRIC, INC | 40650 | batteries and starter for loader | 02/15/2022 | 192.75 | | 100-475-430 Service-Repair and Maintenance | 222 |
| 8868 | AUTO & TRUCK ELECTRIC, INC | 40657 | alternator for loader | 02/16/2022 | 106.25 | | 520-810-610 Supplies-Automotive | 222 |
| 8868 | AUTO & TRUCK ELECTRIC, INC | 40657 | alternator for loader | 02/16/2022 | 106.25 | | 510-810-610 Automotive Supplies | 222 |
| 8868 | AUTO & TRUCK ELECTRIC, INC | 40657 | alternator for loader | 02/16/2022 | 106.25 | | 100-575-430 Service-Repair and Maintenance | 222 |
| 8868 | AUTO & TRUCK ELECTRIC, INC | 40657 | alternator for loader | 02/16/2022 | 106.25 | | 100-475-430 Service-Repair and Maintenance | 222 |
| Total 8868: | | | | | 1,411.30 | | | |
| **B & L BACKFLOW TESTING SPECIALISTS** | | | | | | | | |
| 1419 | B & L BACKFLOW TESTING SPECIALISTS | 25936-D3 | Water Distribution Course; JH, LH | 01/28/2022 | 700.00 | 02/17/2022 | 510-810-580 Training | 122 |
| Total 1419: | | | | | 700.00 | | | |
| **BIG R OF FERNLEY** | | | | | | | | |
| 20 | BIG R OF FERNLEY | 13770/5 | flat bar for parks | 01/28/2022 | 3.96 | 02/17/2022 | 100-575-600 General Supplies | 122 |
| 20 | BIG R OF FERNLEY | 13781/5 | paint supplies for faclities | 01/31/2022 | 28.24 | 02/17/2022 | 100-417-610 Automotive Supplies | 122 |

| Vendor | Vendor Name | Invoice Number | Description | Invoice Date | Invoice Amount | Date Paid | GL Account and Title | GL Period |
|---|---|---|---|---|---|---|---|---|
| 20 | BIG R OF FERNLEY | 13804/5 | propane | 02/02/2022 | 11.96 | 02/17/2022 | 100-575-623 Propane | 222 |
| 20 | BIG R OF FERNLEY | 13829/5 | gopher trap | 02/07/2022 | 26.34 | 02/17/2022 | 100-575-600 General Supplies | 222 |
| 20 | BIG R OF FERNLEY | 13832/5 | tee jet test plug | 02/07/2022 | 51.54 | 02/17/2022 | 100-475-600 General Supplies | 222 |
| 20 | BIG R OF FERNLEY | 13833/5 | test plug | 02/07/2022 | 12.76 | 02/17/2022 | 100-475-612 Supplies-Building Maintenance | 222 |
| 20 | BIG R OF FERNLEY | 13839/5 | misc cleaning for trucks | 02/08/2022 | 55.18 | 02/17/2022 | 100-475-610 Automotive Supplies | 222 |
| 20 | BIG R OF FERNLEY | 13844/5 | misc tools | 02/09/2022 | 73.79 | 02/17/2022 | 100-528-600 General Supplies | 222 |
| 20 | BIG R OF FERNLEY | 13858/5 | spray paint | 02/11/2022 | 23.96 | 02/17/2022 | 100-575-612 Building Maintenance Supplies | 222 |
| 20 | BIG R OF FERNLEY | 13872/5 | paint supplies | 02/14/2022 | 19.03 | 02/17/2022 | 100-417-612 Building Maintenance Supplies | 222 |
| 20 | BIG R OF FERNLEY | 13882/5 | shovel and batteries | 02/16/2022 | 32.98 | | 100-475-600 General Supplies | 222 |
| 20 | BIG R OF FERNLEY | 13891/5 | misc parts for water truck valve broke | 02/17/2022 | 93.15 | | 100-475-610 Automotive Supplies | 222 |
| Total 20: | | | | | 432.89 | | | |
| **BOB'S PRINTING AND SIGNAGE** | | | | | | | | |
| 6970 | BOB'S PRINTING AND SIGNAGE | 12822-2 | Printing Senior CAC | 02/08/2022 | 110.00 | 02/17/2022 | 100-413-550 Printing and Postage | 222 |
| Total 6970: | | | | | 110.00 | | | |
| **BRADY INDUSTRIES OF NEVADA LLC** | | | | | | | | |
| 8837 | BRADY INDUSTRIES OF NEVADA LLC | 7201811 | misc cleaning supplies. | 02/11/2022 | 410.63 | 02/17/2022 | 100-417-612 Building Maintenance Supplies | 222 |
| Total 8837: | | | | | 410.63 | | | |
| **CDW GOVERNMENT INC.** | | | | | | | | |
| 27 | CDW GOVERNMENT INC. | R043086 | DCM Office Supplies | 01/19/2022 | 24.18 | 02/17/2022 | 100-413-600 General Supplies | 122 |
| Total 27: | | | | | 24.18 | | | |
| **CFA INC** | | | | | | | | |
| 499 | CFA INC | 24400 | Green Valley park design services | 12/31/2021 | 5,000.00 | 02/17/2022 | 230-575-730 Improve other than Buildings | 1221 |
| Total 499: | | | | | 5,000.00 | | | |
| **CHAMPION CHEVROLET** | | | | | | | | |
| 405 | CHAMPION CHEVROLET | 772185 | shifter for 4008 | 02/07/2022 | 95.66 | 02/17/2022 | 100-575-610 Automotive Supplies | 222 |
| Total 405: | | | | | 95.66 | | | |
| **CHARTER COMMUNICATIONS** | | | | | | | | |
| 4479 | CHARTER COMMUNICATIONS | 179901020622 | 8354 10 007 0179901 | 02/06/2022 | 381.53 | 02/17/2022 | 100-417-530 Communications (Internet,Cell) | 222 |
| 4479 | CHARTER COMMUNICATIONS | 179919020622 | 8354 10 007 0179919 | 02/06/2022 | 1,331.53 | 02/17/2022 | 100-417-530 Communications (Internet,Cell) | 222 |
| 4479 | CHARTER COMMUNICATIONS | 304798012822 | 8354 10 007 0304798 | 01/28/2022 | 124.98 | 02/10/2022 | 100-417-530 Communications (Internet,Cell) | 122 |

| Vendor | Vendor Name | Invoice Number | Description | Invoice Date | Invoice Amount | Date Paid | GL Account and Title | GL Period |
|---|---|---|---|---|---|---|---|---|
| Total 4479: | | | | | 1,838.04 | | | |
| **CONSTRUCTION MATERIALS ENGINEERS** | | | | | | | | |
| 5587 | CONSTRUCTION MATERIALS ENGINEERS | 11837 | Sage Tank Recoat inspection services | 02/07/2022 | 3,820.00 | | 510-166100 Construction In Progress | 222 |
| Total 5587: | | | | | 3,820.00 | | | |
| **CONVERSE CONSULTANTS** | | | | | | | | |
| 8881 | CONVERSE CONSULTANTS | 22-23117-01-0000001 | contact for the Depot LBP and asbestos | 02/09/2022 | 1,585.00 | 02/17/2022 | 100-417-420 Contract Services | 222 |
| Total 8881: | | | | | 1,585.00 | | | |
| **DUDE SOLUTIONS, INC.** | | | | | | | | |
| 8672 | DUDE SOLUTIONS, INC. | INV-105016 | Training - Bldg | 02/04/2022 | 1,265.00 | 02/17/2022 | 100-605-580 Training | 222 |
| Total 8672: | | | | | 1,265.00 | | | |
| **EMPLOYEES, CITY OF FERNLEY** | | | | | | | | |
| 8639 | EMPLOYEES, CITY OF FERNLEY | 02112022 | REIMB CAR WASH; CITY CARD NOT WORKING | 02/11/2022 | 9.00 | 02/17/2022 | 100-417-610 Automotive Supplies | 222 |
| 8639 | EMPLOYEES, CITY OF FERNLEY | 59454 | REIMB POSTAGE TO NV ST HIST PRES OFFICE | 02/03/2022 | 15.75 | 02/10/2022 | 100-413-550 Printing and Postage | 222 |
| 8639 | EMPLOYEES, CITY OF FERNLEY | SC4724304 | REIMB GRADE 3 EXAM | 02/07/2022 | 69.00 | 02/10/2022 | 510-810-642 Permits and Licenses | 222 |
| Total 8639: | | | | | 93.75 | | | |
| **ETERNAL IMAGE SIGN AND DESIGN** | | | | | | | | |
| 263 | ETERNAL IMAGE SIGN AND DESIGN | 1/16/2022 | STICKERS FOR CITY HALL | 01/16/2022 | 485.00 | 02/17/2022 | 100-417-600 General Supplies | 122 |
| Total 263: | | | | | 485.00 | | | |
| **FARR CONSTRUCTION** | | | | | | | | |
| 668 | FARR CONSTRUCTION | Pay request 1 | Surface water conveyance project construction services | 01/31/2022 | 228,076.00 | | 510-166100 Construction In Progress | 122 |
| Total 668: | | | | | 228,076.00 | | | |
| **FARR WEST ENGINEERING** | | | | | | | | |
| 6275 | FARR WEST ENGINEERING | 16851 | On call GIS services | 01/07/2022 | 385.60 | 02/17/2022 | 100-417-320 PROF SEV-ENGINEERING | 122 |
| 6275 | FARR WEST ENGINEERING | 16851 | On call GIS services | 01/07/2022 | 385.60 | 02/17/2022 | 100-475-320 Prof Serv-Engineering | 122 |
| 6275 | FARR WEST ENGINEERING | 16851 | On call GIS services | 01/07/2022 | 385.60 | 02/17/2022 | 100-575-320 Prof Serv-Engineering | 122 |
| 6275 | FARR WEST ENGINEERING | 16851 | On call GIS services | 01/07/2022 | 385.60 | 02/17/2022 | 510-810-320 Prof Serv-Engineering | 122 |
| 6275 | FARR WEST ENGINEERING | 16851 | On call GIS services | 01/07/2022 | 385.60 | 02/17/2022 | 520-810-320 Prof Serv-Engineering | 122 |
| 6275 | FARR WEST ENGINEERING | 17047 | On call GIS Services | 02/04/2022 | 935.75 | | 100-417-320 PROF SEV-ENGINEERING | 222 |
| 6275 | FARR WEST ENGINEERING | 17047 | On call GIS services | 02/04/2022 | 935.75 | | 100-475-320 Prof Serv-Engineering | 222 |
| 6275 | FARR WEST ENGINEERING | 17047 | On call GIS Services | 02/04/2022 | 935.75 | | 100-575-320 Prof Serv-Engineering | 222 |

| Vendor | Vendor Name | Invoice Number | Description | Invoice Date | Invoice Amount | Date Paid | GL Account and Title | GL Period |
|---|---|---|---|---|---|---|---|---|
| 6275 | FARR WEST ENGINEERING | 17047 | On call GIS services | 02/04/2022 | 935.75 | | 510-810-320 Prof Serv-Engineering | 222 |
| 6275 | FARR WEST ENGINEERING | 17047 | ON call GIS services | 02/04/2022 | 935.75 | | 520-810-320 Prof Serv-Engineering | 222 |
| Total 6275: | | | | | 6,606.75 | | | |
| **FASTENAL COMPANY** | | | | | | | | |
| 4860 | FASTENAL COMPANY | NVFER43961 | bolts for parks | 02/02/2022 | 8.10 | 02/17/2022 | 100-575-610 Automotive Supplies | 222 |
| 4860 | FASTENAL COMPANY | NVFER43962 | parts for parks tractor | 02/02/2022 | 118.48 | | 100-575-430 Service-Repair and Maintenance | 222 |
| Total 4860: | | | | | 126.58 | | | |
| **FLYERS ENERGY, LLC** | | | | | | | | |
| 18 | FLYERS ENERGY, LLC | CFS-2896301 | GASOLINE - PARKS | 01/31/2022 | 348.44 | 02/10/2022 | 100-575-626 Gasoline | 122 |
| 18 | FLYERS ENERGY, LLC | CFS-2896301 | GASOLINE - VECTOR | 01/31/2022 | 9.34 | 02/10/2022 | 100-528-626 Gasoline | 122 |
| 18 | FLYERS ENERGY, LLC | CFS-2896301 | GASOLINE - WATER DIST | 01/31/2022 | 1,026.82 | 02/10/2022 | 510-810-626 Gasoline | 122 |
| 18 | FLYERS ENERGY, LLC | CFS-2896301 | GASOLINE - SEWER | 01/31/2022 | 1,155.00 | 02/10/2022 | 520-810-626 Gasoline | 122 |
| 18 | FLYERS ENERGY, LLC | CFS-2896301 | GASOLINE - STREETS | 01/31/2022 | 608.55 | 02/10/2022 | 100-475-626 Gasoline | 122 |
| 18 | FLYERS ENERGY, LLC | CFS-2896301 | GASOLINE - FLEET | 01/31/2022 | 193.82 | 02/10/2022 | 100-480-626 GASOLINE | 122 |
| 18 | FLYERS ENERGY, LLC | CFS-2896301 | GASOLINE - ANIMAL CONTROL | 01/31/2022 | 233.56 | 02/10/2022 | 100-525-626 Gasoline | 122 |
| 18 | FLYERS ENERGY, LLC | CFS-2896301 | GASOLINE - CDD BUILDING | 01/31/2022 | 202.85 | 02/10/2022 | 100-605-626 Gasoline | 122 |
| 18 | FLYERS ENERGY, LLC | CFS-2896301 | GASOLINE - FACILITIES | 01/31/2022 | 290.58 | 02/10/2022 | 100-417-626 Gasoline | 122 |
| 18 | FLYERS ENERGY, LLC | CFS-2896301 | GASOLINE - COUNCIL | 01/31/2022 | 49.99 | 02/10/2022 | 100-412-626 Gasoline | 122 |
| Total 18: | | | | | 4,118.95 | | | |
| **FLYNN GIUDICI GOVERNMENT AFFAIRS LLC** | | | | | | | | |
| 8869 | FLYNN GIUDICI GOVERNMENT AFFAIRS LLC | 1053 | Lobbyist Contract | 02/03/2022 | 5,800.00 | 02/17/2022 | 100-413-322 Prof Serv-Other | 222 |
| Total 8869: | | | | | 5,800.00 | | | |
| **GRAINGER** | | | | | | | | |
| 252 | GRAINGER | 9210330248 | harness | 02/11/2022 | 688.75 | 02/17/2022 | 100-475-616 Supplies-Safety | 222 |
| Total 252: | | | | | 688.75 | | | |
| **HANNEMAN SERVICE** | | | | | | | | |
| 70 | HANNEMAN SERVICE | 110773 | Service Labor | 01/28/2022 | 145.00 | 02/17/2022 | 100-605-322 Prof Serv-Other | 122 |
| 70 | HANNEMAN SERVICE | 110774 | Service Labor | 01/28/2022 | 145.00 | 02/17/2022 | 100-605-322 Prof Serv-Other | 122 |
| 70 | HANNEMAN SERVICE | 110786 | Service Labor | 02/07/2022 | 145.00 | 02/17/2022 | 100-605-322 Prof Serv-Other | 222 |
| 70 | HANNEMAN SERVICE | 12184 | 1993 Honda Civic - Blue NO PLTS | 01/28/2022 | 55.00 | 02/17/2022 | 100-605-322 Prof Serv-Other | 122 |
| 70 | HANNEMAN SERVICE | 12185 | 2002 Ford Escape - Silver NV553M7J | 01/28/2022 | 55.00 | 02/17/2022 | 100-605-322 Prof Serv-Other | 122 |
| 70 | HANNEMAN SERVICE | 12395 | 1998 Ford Ranger Pickup - Green,no plts | 02/07/2022 | 55.00 | 02/17/2022 | 100-605-322 Prof Serv-Other | 222 |

| Vendor | Vendor Name | Invoice Number | Description | Invoice Date | Invoice Amount | Date Paid | GL Account and Title | GL Period |
|---|---|---|---|---|---|---|---|---|
| Total 70: | | | | | 600.00 | | | |
| **HARRIS INDUSTRIAL GASES** | | | | | | | | |
| 8630 | HARRIS INDUSTRIAL GASES | 8838-0001865969 | welding supplies for fleet | 01/31/2022 | 171.82 | 02/17/2022 | 100-480-610 AUTOMOTIVE SUPPLIES | 122 |
| Total 8630: | | | | | 171.82 | | | |
| **HDS WHITE CAP CONST SUPPLY** | | | | | | | | |
| 7065 | HDS WHITE CAP CONST SUPPLY | 50018009620 | cure for concrete | 02/18/2022 | 369.78 | | 100-575-600 General Supplies | 222 |
| Total 7065: | | | | | 369.78 | | | |
| **HISKETT & SONS, LLC** | | | | | | | | |
| 8487 | HISKETT & SONS, LLC | 111329 | concrete OTP | 01/14/2022 | 2,568.10 | 02/17/2022 | 100-575-600 General Supplies | 122 |
| 8487 | HISKETT & SONS, LLC | 111495 | concrete for Dennis way and Margaret. Head-wall's | 01/28/2022 | 369.50 | 02/17/2022 | 100-475-600 General Supplies | 122 |
| Total 8487: | | | | | 2,937.60 | | | |
| **HOMETOWN HEALTH** | | | | | | | | |
| 4842 | HOMETOWN HEALTH | 24901-008 | 3721P GROUP HEALTH INSURANCE | 02/01/2022 | 71,729.35 | 02/10/2022 | 100-217000 HEALTH INSURANCE PAYABLE | 222 |
| Total 4842: | | | | | 71,729.35 | | | |
| **IBEW Local 1245** | | | | | | | | |
| 83 | IBEW Local 1245 | FEB 2022-1 | UNION DUES, ONE HALF OF MONTH | 02/11/2022 | 880.66 | 02/11/2022 | 100-219900 OTHER PAYROLL PAYABLES | 222 |
| Total 83: | | | | | 880.66 | | | |
| **INDUSTRIAL FINISHES** | | | | | | | | |
| 8241 | INDUSTRIAL FINISHES | 3278885-1 | Paint supplies for parks | 02/07/2022 | 594.52 | | 100-575-610 Automotive Supplies | 222 |
| Total 8241: | | | | | 594.52 | | | |
| **INTERNAL REVENUE SERVICE** | | | | | | | | |
| 7879 | INTERNAL REVENUE SERVICE | FEB 2022-1 | FICA TAX PAYABLE, PAYROLL | 02/11/2022 | 262.80 | 02/11/2022 | 100-211000 FICA PAYABLE | 222 |
| 7879 | INTERNAL REVENUE SERVICE | FEB 2022-1 | MED TAX PAYABLE, PAYROLL | 02/11/2022 | 5,008.08 | 02/11/2022 | 100-211000 FICA PAYABLE | 222 |
| 7879 | INTERNAL REVENUE SERVICE | FEB 2022-1 | W/HOLD TAX PAYABLE, PAYROLL | 02/11/2022 | 17,524.30 | 02/11/2022 | 100-212000 FEDERAL WITHHOLDING PAYAB | 222 |
| Total 7879: | | | | | 22,795.18 | | | |
| **INTERSTATE BATTERIES OF THE SIERRAS** | | | | | | | | |
| 86 | INTERSTATE BATTERIES OF THE SIERRAS | 40088790 | batteries for W/D vac-con | 01/27/2022 | 442.85 | 02/17/2022 | 510-810-610 Automotive Supplies | 122 |

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| Total 86: | | | | | 442.85 | | | |
| **JOHNSON CONTROLS FIRE PROTECTION LP** | | | | | | | | |
| 8667 | JOHNSON CONTROLS FIRE PROTECTION LP | 22760263 | monitoring Depot | 02/09/2022 | 423.00 | | 100-417-420 Contract Services | 222 |
| Total 8667: | | | | | 423.00 | | | |
| **KIMLEY-HORN AND ASSOCIATES, INC.** | | | | | | | | |
| 8715 | KIMLEY-HORN AND ASSOCIATES, INC. | 192100004-0122 | Traffic Counts and Tech Memo | 01/31/2022 | 1,800.00 | | 100-475-320 Prof Serv-Engineering | 122 |
| 8715 | KIMLEY-HORN AND ASSOCIATES, INC. | 20447014 | Access Management standards engineering services | 12/31/2021 | 9,717.50 | 02/17/2022 | 100-475-320 Prof Serv-Engineering | 1221 |
| Total 8715: | | | | | 11,517.50 | | | |
| **KONICA MINOLTA BUSINESS** | | | | | | | | |
| 3811 | KONICA MINOLTA BUSINESS | 74937629 | CAO | 12/27/2021 | 542.24 | 02/17/2022 | 100-414-550 Printing and Postage | 1221 |
| 3811 | KONICA MINOLTA BUSINESS | 74937629 | FMC | 12/27/2021 | 542.24 | 02/17/2022 | 100-425-550 Printing and Postage | 1221 |
| 3811 | KONICA MINOLTA BUSINESS | 74937629 | Main | 12/27/2021 | 542.24 | 02/17/2022 | 100-417-550 Printing and Postage | 1221 |
| 3811 | KONICA MINOLTA BUSINESS | 74937629 | HR | 12/27/2021 | 542.24 | 02/17/2022 | 100-417-550 Printing and Postage | 1221 |
| 3811 | KONICA MINOLTA BUSINESS | 74937629 | Clerk | 12/27/2021 | 542.24 | 02/17/2022 | 100-416-550 Printing and Postage | 1221 |
| 3811 | KONICA MINOLTA BUSINESS | 74937629 | Utilities | 12/27/2021 | 271.13 | 02/17/2022 | 510-810-550 Printing and Postage | 1221 |
| 3811 | KONICA MINOLTA BUSINESS | 74937629 | Utilities | 12/27/2021 | 271.12 | 02/17/2022 | 520-810-550 Printing and Postage | 1221 |
| 3811 | KONICA MINOLTA BUSINESS | 75281422 | CAO | 01/27/2022 | 542.24 | 02/21/2022 | 100-414-550 Printing and Postage | 122 |
| 3811 | KONICA MINOLTA BUSINESS | 75281422 | FMC | 01/27/2022 | 542.24 | 02/21/2022 | 100-425-550 Printing and Postage | 122 |
| 3811 | KONICA MINOLTA BUSINESS | 75281422 | Main | 01/27/2022 | 542.24 | 02/21/2022 | 100-417-550 Printing and Postage | 122 |
| 3811 | KONICA MINOLTA BUSINESS | 75281422 | Clerk | 01/27/2022 | 542.24 | 02/21/2022 | 100-416-550 Printing and Postage | 122 |
| 3811 | KONICA MINOLTA BUSINESS | 75281422 | HR | 01/27/2022 | 542.24 | 02/21/2022 | 100-417-550 Printing and Postage | 122 |
| 3811 | KONICA MINOLTA BUSINESS | 75281422 | Utilities | 01/27/2022 | 271.12 | 02/21/2022 | 510-810-550 Printing and Postage | 122 |
| 3811 | KONICA MINOLTA BUSINESS | 75281422 | Utilities | 01/27/2022 | 271.13 | 02/21/2022 | 520-810-550 Printing and Postage | 122 |
| Total 3811: | | | | | 6,506.90 | | | |
| **LB FENCE COMPANY** | | | | | | | | |
| 8631 | LB FENCE COMPANY | 1693 | sensor covers | 02/20/2022 | 248.00 | | 100-417-614 Supplies-Plant/Shop/Maint | 222 |
| Total 8631: | | | | | 248.00 | | | |
| **LOWES CREDIT SERVICES** | | | | | | | | |
| 7650 | LOWES CREDIT SERVICES | 002763 | fIRST AID AND MISC | 02/07/2022 | 52.67 | 02/17/2022 | 100-475-616 Supplies-Safety | 222 |
| 7650 | LOWES CREDIT SERVICES | 18863 | cleaning supplies | 02/17/2022 | 63.56 | | 100-417-612 Building Maintenance Supplies | 222 |
| 7650 | LOWES CREDIT SERVICES | 2146 | hand tools and bulb. | 02/17/2022 | 79.72 | | 100-475-600 General Supplies | 222 |
| 7650 | LOWES CREDIT SERVICES | 2162 | gloves and bulbs street signs | 02/17/2022 | 140.68 | | 100-475-430 Service-Repair and Maintenance | 222 |
| 7650 | LOWES CREDIT SERVICES | 2760 | material for a backstop at ITP | 02/14/2022 | 73.46 | 02/17/2022 | 100-575-600 General Supplies | 222 |
| 7650 | LOWES CREDIT SERVICES | 2790 | Paint Supplies | 02/01/2022 | 19.40 | 02/17/2022 | 520-810-614 Supplies-Plant/Shop/Maint | 222 |

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|---|---|---|---|---|---|---|---|---|
| 7650 | LOWES CREDIT SERVICES | 2839 | rebar | 02/08/2022 | 70.35 | 02/17/2022 | 100-575-600 General Supplies | 222 |
| 7650 | LOWES CREDIT SERVICES | 8717 | paint rollers for fleet | 02/09/2022 | 41.63 | 02/17/2022 | 100-480-610 AUTOMOTIVE SUPPLIES | 222 |
| 7650 | LOWES CREDIT SERVICES | 8787 | Cleaning Supplies | 02/10/2022 | 180.66 | 02/17/2022 | 520-810-600 General Supplies | 222 |
| 7650 | LOWES CREDIT SERVICES | 910300 | Floor Paint & Supplies | 12/30/2021 | 214.07 | 02/17/2022 | 510-810-614 Supplies-Plant/Shop/Maint | 1221 |
| 7650 | LOWES CREDIT SERVICES | 923048 | Ice Melt & Containers for Well Houses | 12/29/2021 | 99.48 | 02/17/2022 | 510-810-614 Supplies-Plant/Shop/Maint | 1221 |
| Total 7650: | | | | | 1,035.68 | | | |
| **LUMOS & ASSOCIATES INC** | | | | | | | | |
| 370 | LUMOS & ASSOCIATES INC | 111362 | Cottonwood lane engineering services | 01/06/2022 | 3,148.00 | 02/17/2022 | 100-475-745 RTC REIMBURSABLE EXPENDI | 122 |
| 370 | LUMOS & ASSOCIATES INC | 111399 | Ewwtp water line installation record drawings | 01/10/2022 | 1,785.00 | 02/17/2022 | 510-166100 Construction In Progress | 122 |
| 370 | LUMOS & ASSOCIATES INC | 111583 | US 50/95A sewer rehabilitation project construction inspection | 01/27/2022 | 18,421.00 | 02/17/2022 | 520-166100 Construction In Progress | 122 |
| 370 | LUMOS & ASSOCIATES INC | 111584 | Industrial park rehab engineering design services | 01/27/2022 | 2,129.50 | 02/17/2022 | 100-475-745 RTC REIMBURSABLE EXPENDI | 122 |
| 370 | LUMOS & ASSOCIATES INC | 111585 | 21/22 Pavement maintenance project engineering services | 01/27/2022 | 5,241.00 | 02/17/2022 | 100-475-430 Service-Repair and Maintenance | 122 |
| 370 | LUMOS & ASSOCIATES INC | 111589 | Red rock road extension engineering services | 01/28/2022 | 8,298.00 | 02/17/2022 | 100-475-745 RTC REIMBURSABLE EXPENDI | 122 |
| Total 370: | | | | | 39,022.50 | | | |
| **LYON COUNTY CLERK/TREASURER** | | | | | | | | |
| 106 | LYON COUNTY CLERK/TREASURER | TLTJanuary2022 | Transient Lodging Tax | 01/31/2022 | 2,414.06 | 02/17/2022 | 225-227010 TLT Payable to County | 122 |
| Total 106: | | | | | 2,414.06 | | | |
| **MANAGEMENT PARTNERS INC.** | | | | | | | | |
| 8840 | MANAGEMENT PARTNERS INC. | INV10156 | Professional Services | 01/28/2022 | 1,000.00 | 02/17/2022 | 100-413-322 Prof Serv-Other | 122 |
| Total 8840: | | | | | 1,000.00 | | | |
| **MARSHALL'S SEPTIC CARE** | | | | | | | | |
| 8509 | MARSHALL'S SEPTIC CARE | 25343 | portable restrooms | 01/31/2022 | 1,014.00 | 02/17/2022 | 100-575-420 Contract Services | 122 |
| Total 8509: | | | | | 1,014.00 | | | |
| **MATCO TOOLS** | | | | | | | | |
| 8529 | MATCO TOOLS | 110842 | sander for fleet | 01/28/2022 | 349.95 | 02/17/2022 | 100-480-600 GENERAL SUPPLIES/TOOLS | 122 |
| Total 8529: | | | | | 349.95 | | | |
| **MISCELLANEOUS ONE TIME VENDOR** | | | | | | | | |
| 1111 | MISCELLANEOUS ONE TIME VENDOR | 44614 | REFUND ADMIN REVIEW APP | 02/01/2022 | 2,350.00 | 02/17/2022 | 100-320-210 Planning and Zoning Fees | 222 |
| Total 1111: | | | | | 2,350.00 | | | |

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|---|---|---|---|---|---|---|---|---|
| **MMS WEST** | | | | | | | | |
| 8588 | MMS WEST | 16614881 | EQUIPMENT LEASE IN HOUSE | 02/15/2022 | 1,152.50 | | 510-810-441 Rental | 222 |
| 8588 | MMS WEST | 16614881 | EQUIPMENT LEASE IN HOUSE | 02/15/2022 | 1,152.50 | | 520-810-441 Rental | 222 |
| Total 8588: | | | | | 2,305.00 | | | |
| **MSC INDUSTRIAL SUPPLY CO** | | | | | | | | |
| 115 | MSC INDUSTRIAL SUPPLY CO | 23834614 | band strap for sweeper streets | 01/25/2022 | 59.35 | 02/17/2022 | 100-475-430 Service-Repair and Maintenance | 122 |
| 115 | MSC INDUSTRIAL SUPPLY CO | 26267774 | respirator for fleet | 01/31/2022 | 121.34 | 02/17/2022 | 100-475-614 Supplies-Plant/Shop/Maint | 122 |
| 115 | MSC INDUSTRIAL SUPPLY CO | 32065974 | vacume pump repair kits | 02/14/2022 | 132.02 | | 520-810-430 Service-Repair and Maintenance | 222 |
| Total 115: | | | | | 312.71 | | | |
| **NAPA AUTO & TRUCK PARTS** | | | | | | | | |
| 58 | NAPA AUTO & TRUCK PARTS | 362136 | Battery | 12/15/2021 | 103.99 | 02/17/2022 | 510-810-610 Automotive Supplies | 1221 |
| 58 | NAPA AUTO & TRUCK PARTS | 362136 | service fee | 12/15/2021 | 1.56 | 02/17/2022 | 510-810-610 Automotive Supplies | 1221 |
| 58 | NAPA AUTO & TRUCK PARTS | 364631 | reducer for facilities | 01/31/2022 | 44.99 | 02/17/2022 | 100-417-610 Automotive Supplies | 122 |
| 58 | NAPA AUTO & TRUCK PARTS | 364633 | paint supplies for facilities | 01/31/2022 | 16.58 | 02/17/2022 | 100-417-610 Automotive Supplies | 122 |
| 58 | NAPA AUTO & TRUCK PARTS | 364645 | strainer for facilities | 01/31/2022 | 5.90 | 02/17/2022 | 100-417-610 Automotive Supplies | 122 |
| 58 | NAPA AUTO & TRUCK PARTS | 364647 | mix cups for facilities | 01/31/2022 | 4.40 | 02/17/2022 | 100-417-610 Automotive Supplies | 122 |
| 58 | NAPA AUTO & TRUCK PARTS | 364801 | v belt for parks | 02/02/2022 | 25.39 | 02/17/2022 | 100-575-430 Service-Repair and Maintenance | 222 |
| 58 | NAPA AUTO & TRUCK PARTS | 364911 | paint supplies for parks | 02/03/2022 | 16.18 | 02/17/2022 | 100-575-430 Service-Repair and Maintenance | 222 |
| 58 | NAPA AUTO & TRUCK PARTS | 364935 | sanding disks for fleet | 02/04/2022 | 39.50 | 02/17/2022 | 100-480-610 AUTOMOTIVE SUPPLIES | 222 |
| 58 | NAPA AUTO & TRUCK PARTS | 364949 | drive shaft for parks 4008 | 02/04/2022 | 130.49 | 02/17/2022 | 100-575-610 Automotive Supplies | 222 |
| 58 | NAPA AUTO & TRUCK PARTS | 365108 | sanding disks for fleet | 02/07/2022 | 44.50 | 02/17/2022 | 100-480-610 AUTOMOTIVE SUPPLIES | 222 |
| 58 | NAPA AUTO & TRUCK PARTS | 365248 | parts for 8004 | 02/09/2022 | 131.90 | 02/17/2022 | 100-417-610 Automotive Supplies | 222 |
| 58 | NAPA AUTO & TRUCK PARTS | 365249 | tire vavles for fleet | 02/09/2022 | 49.50 | 02/17/2022 | 100-480-610 AUTOMOTIVE SUPPLIES | 222 |
| 58 | NAPA AUTO & TRUCK PARTS | 365257 | Filters, Elect cleaner, latex gloves | 02/09/2022 | 120.26 | 02/17/2022 | 520-810-614 Supplies-Plant/Shop/Maint | 222 |
| 58 | NAPA AUTO & TRUCK PARTS | 365268 | air filter for 8004 | 02/09/2022 | 24.91 | 02/17/2022 | 100-417-610 Automotive Supplies | 222 |
| 58 | NAPA AUTO & TRUCK PARTS | 365279 | regulator for building dept. | 02/09/2022 | 96.64 | 02/17/2022 | 100-605-610 Automotive Supplies | 222 |
| 58 | NAPA AUTO & TRUCK PARTS | 365343 | window regulator for building dept. | 02/10/2022 | 107.23 | 02/17/2022 | 100-605-610 Automotive Supplies | 222 |
| 58 | NAPA AUTO & TRUCK PARTS | 365427 | anti freeze | 02/11/2022 | 131.88 | 02/17/2022 | 100-528-610 Automotive Supplies | 222 |
| 58 | NAPA AUTO & TRUCK PARTS | 365565 | support for 4008 | 02/14/2022 | 25.49 | 02/17/2022 | 100-575-610 Automotive Supplies | 222 |
| 58 | NAPA AUTO & TRUCK PARTS | 365570 | support for 4008 | 02/14/2022 | 25.49- | 02/17/2022 | 100-575-610 Automotive Supplies | 222 |
| 58 | NAPA AUTO & TRUCK PARTS | 365571 | support for 4008 | 02/14/2022 | 27.99 | 02/17/2022 | 100-575-610 Automotive Supplies | 222 |
| 58 | NAPA AUTO & TRUCK PARTS | 365591 | shifter for 4002 | 02/14/2022 | 14.39 | 02/17/2022 | 100-575-610 Automotive Supplies | 222 |
| 58 | NAPA AUTO & TRUCK PARTS | 365637 | filter for 4002 | 02/15/2022 | 9.32 | 02/17/2022 | 100-575-610 Automotive Supplies | 222 |
| 58 | NAPA AUTO & TRUCK PARTS | 365666 | trans. filter for parks truck# 4002 | 02/15/2022 | 54.63 | | 100-575-610 Automotive Supplies | 222 |
| 58 | NAPA AUTO & TRUCK PARTS | 365879 | starter for W/D # 1006 | 02/18/2022 | 195.02 | | 510-810-610 Automotive Supplies | 222 |
| 58 | NAPA AUTO & TRUCK PARTS | 366069 | Filters for Waste Water | 02/22/2022 | 60.76 | | 520-810-610 Supplies-Automotive | 222 |
| Total 58: | | | | | 1,457.91 | | | |

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| **NCE** | | | | | | | | |
| 7617 | NCE | 675192513 | On call development inspection services | 01/24/2022 | 13,622.50 | 02/17/2022 | 100-529-320 Prof Serv-Engineering | 122 |
| Total 7617: | | | | | 13,622.50 | | | |
| **NEVADA DEPARTMENT OF TAXATION** | | | | | | | | |
| 6378 | NEVADA DEPARTMENT OF TAXATION | TLT Jan 2022 | Transient Lodging Tax | 01/31/2022 | 1,448.43 | 02/17/2022 | 225-227015 TLT Payable to State | 122 |
| Total 6378: | | | | | 1,448.43 | | | |
| **NEVADA DEPT OF TRANSPORTATION, CARSON** | | | | | | | | |
| 3332 | NEVADA DEPT OF TRANSPORTATION, CARSON | 3847K2801 | Adjustment of valve water boxes (6) | 02/04/2022 | 8,970.00 | 02/17/2022 | 100-475-730 Improve other than Buildings | 222 |
| Total 3332: | | | | | 8,970.00 | | | |
| **NEVADA DEPT PUBLIC SAFETY - DPS** | | | | | | | | |
| 7405 | NEVADA DEPT PUBLIC SAFETY - DPS | 59061 | E. HEASLETT BACKGROUND CHECK | 02/01/2022 | 40.25 | 02/17/2022 | 510-840-322 Prof Serv-Other | 222 |
| 7405 | NEVADA DEPT PUBLIC SAFETY - DPS | 59061 | D. LARSON BACKGROUND CHECK | 02/01/2022 | 40.25 | 02/17/2022 | 510-840-322 Prof Serv-Other | 222 |
| Total 7405: | | | | | 80.50 | | | |
| **NORTHWEST AUTOMOTIVE PRODUCT SALES** | | | | | | | | |
| 8701 | NORTHWEST AUTOMOTIVE PRODUCT SALES | 10589 | sure shot for shop | 02/08/2022 | 66.00 | 02/17/2022 | 100-480-610 AUTOMOTIVE SUPPLIES | 222 |
| Total 8701: | | | | | 66.00 | | | |
| **NSB - BANKCARD CENTER** | | | | | | | | |
| 8649 | NSB - BANKCARD CENTER | JAN 2022 | ICMA; ANN'L MEMBERSHIP T CONNER | 01/31/2022 | 150.00 | 02/10/2022 | 100-413-581 Dues and Memberships | 122 |
| 8649 | NSB - BANKCARD CENTER | JAN 2022 | EDAWN; REG STATE OF ECONOMY LUNCH; T CONNER | 01/31/2022 | 50.00 | 02/10/2022 | 100-413-580 Training | 122 |
| 8649 | NSB - BANKCARD CENTER | JAN 2022 | ZOOM; ANN'L SUBSCRIPTION CAO | 01/31/2022 | 149.90 | 02/10/2022 | 100-414-342 Tech Services-Other | 122 |
| 8649 | NSB - BANKCARD CENTER | JAN 2022 | HALFMOON EDUCATION; WEBINAR ENG DEPT | 01/31/2022 | 289.00 | 02/10/2022 | 100-529-600 General Supplies | 122 |
| 8649 | NSB - BANKCARD CENTER | JAN 2022 | HALFMOON EDUCATION; WEBINAR ENG DEPT | 01/31/2022 | 115.60 | 02/10/2022 | 510-810-601 Office Supplies | 122 |
| 8649 | NSB - BANKCARD CENTER | JAN 2022 | RALEYS; SUPP CITIZEN ACADEMY 1/27/22 | 01/31/2022 | 21.98 | 02/10/2022 | 100-412-650 Community Support | 122 |
| 8649 | NSB - BANKCARD CENTER | JAN 2022 | ZOOM; CLOUD STORAGE | 01/31/2022 | 100.00 | 02/10/2022 | 100-425-322 Prof Serv-Other | 122 |
| 8649 | NSB - BANKCARD CENTER | JAN 2022 | ZOOM; MONTHLY WEBINAR FEB 2022 ENG DEPT | 01/31/2022 | 14.99 | 02/10/2022 | 100-529-600 General Supplies | 122 |
| 8649 | NSB - BANKCARD CENTER | JAN 2022 | ZOOM MONTHLY SUB CMO | 01/31/2022 | 140.00 | 02/10/2022 | 100-418-342 Tech Services-Other | 122 |
| 8649 | NSB - BANKCARD CENTER | JAN 2022 | NATIONAL STORMWATER CTR; B WILLIAMS TRNG | 01/31/2022 | 54.00 | 02/10/2022 | 510-840-601 Office Supplies | 122 |
| 8649 | NSB - BANKCARD CENTER | JAN 2022 | NATIONAL STORMWATER CTR; B WILLIAMS TRNG | 01/31/2022 | 54.00 | 02/10/2022 | 520-810-601 Office Supplies | 122 |
| 8649 | NSB - BANKCARD CENTER | JAN 2022 | NATIONAL STORMWATER CTR; B WILLIAMS TRNG | 01/31/2022 | 54.00 | 02/10/2022 | 510-810-601 Office Supplies | 122 |
| 8649 | NSB - BANKCARD CENTER | JAN 2022 | NATIONAL STORMWATER CTR; B WILLIAMS TRNG | 01/31/2022 | 54.00 | 02/10/2022 | 100-475-601 Supplies-Office | 122 |
| 8649 | NSB - BANKCARD CENTER | JAN 2022 | NATIONAL STORMWATER CTR; B WILLIAMS TRNG | 01/31/2022 | 54.00 | 02/10/2022 | 100-575-601 Office Supplies | 122 |
| 8649 | NSB - BANKCARD CENTER | JAN 2022 | NATIONAL STORMWATER CTR; B WILLIAMS TRNG | 01/31/2022 | 54.00 | 02/10/2022 | 100-417-601 OFFICE SUPPLIES | 122 |
| 8649 | NSB - BANKCARD CENTER | JAN 2022 | AMAZON; MONITOR MOUNT; DESK MOUNTS | 01/31/2022 | 111.42 | 02/10/2022 | 520-810-601 Office Supplies | 122 |
| 8649 | NSB - BANKCARD CENTER | JAN 2022 | AMAZON; MONITOR MOUNT; DESK MOUNTS | 01/31/2022 | 111.40 | 02/10/2022 | 510-810-601 Office Supplies | 122 |

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| 8649 | NSB - BANKCARD CENTER | JAN 2022 | NAT BIZ FURNITURE; CREDIT FOR CHAIRS | 01/31/2022 | 29.08- | 02/10/2022 | 210-425-743 Furniture and Fixtures | 122 |
| 8649 | NSB - BANKCARD CENTER | JAN 2022 | RALEYS; SUPP CITIZEN ACADEMY 1/20/22 | 01/31/2022 | 27.71 | 02/10/2022 | 100-412-650 Community Support | 122 |
| 8649 | NSB - BANKCARD CENTER | JAN 2022 | SUBWAY; LUNCH DEV TEAM TRNG 1/21/22 | 01/31/2022 | 133.59 | 02/10/2022 | 100-413-600 General Supplies | 122 |
| 8649 | NSB - BANKCARD CENTER | JAN 2022 | NNDA; REG STATE OF COUNTIES; MATOR/WARD 5 | 01/31/2022 | 100.00 | 02/10/2022 | 100-412-580 Training | 122 |
| 8649 | NSB - BANKCARD CENTER | JAN 2022 | HALFMOON EDUCATION; WEBINAR ENG DEPT | 01/31/2022 | 57.80 | 02/10/2022 | 510-840-601 Office Supplies | 122 |
| 8649 | NSB - BANKCARD CENTER | JAN 2022 | HALFMOON EDUCATION; WEBINAR ENG DEPT | 01/31/2022 | 115.60 | 02/10/2022 | 100-475-601 Supplies-Office | 122 |
| 8649 | NSB - BANKCARD CENTER | JAN 2022 | DROP BOX; ANN'L SUBSCRIPTION ENG DEPT | 01/31/2022 | 450.00 | 02/10/2022 | 100-529-601 OFFICE SUPPLIES | 122 |
| 8649 | NSB - BANKCARD CENTER | JAN 2022 | DROP BOX; ANN'L SUBSCRIPTION ENG DEPT | 01/31/2022 | 142.19 | 02/10/2022 | 100-529-601 OFFICE SUPPLIES | 122 |
| 8649 | NSB - BANKCARD CENTER | JAN 2022 | AMAZON; 2 STANDING DESK RISERS | 01/31/2022 | 509.00 | 02/10/2022 | 520-810-601 Office Supplies | 122 |
| 8649 | NSB - BANKCARD CENTER | JAN 2022 | AMAZON; 2 STANDING DESK RISERS | 01/31/2022 | 509.00 | 02/10/2022 | 510-810-601 Office Supplies | 122 |
| 8649 | NSB - BANKCARD CENTER | JAN 22 | STAMPLI; DEC 2021 ELECTRONIC INVOICE | 12/31/2021 | 1,034.00 | 02/10/2022 | 220-480-800 CARES ACT | 1221 |
| Total 8649: | | | | | 4,628.10 | | | |
| **NUTRIEN AG SOLUTIONS** | | | | | | | | |
| 3033 | NUTRIEN AG SOLUTIONS | 47428922 | weed spray | 02/17/2022 | 3,660.00 | | 100-475-617 Supplies-Chemical | 222 |
| Total 3033: | | | | | 3,660.00 | | | |
| **NV ENERGY** | | | | | | | | |
| 167 | NV ENERGY | 26093 FEB 22 | 34596402626093 ACH | 02/05/2022 | 953.30 | 02/24/2022 | 100-575-622 Electricity | 222 |
| 167 | NV ENERGY | 26100 FEB 22 | 34596502626100 ACH | 02/05/2022 | 14,207.01 | 02/24/2022 | 510-810-622 Electricity | 222 |
| 167 | NV ENERGY | 26100 FEB 22 | 34596502626100 ACH | 02/05/2022 | 40.14 | 02/24/2022 | 520-810-622 Electricity | 222 |
| 167 | NV ENERGY | 42683 FEB 22 | 82190404842683 ACH | 02/05/2022 | 6,896.68 | 02/24/2022 | 520-810-622 Electricity | 222 |
| 167 | NV ENERGY | 42683 FEB 22 | 82190404842683 ACH | 02/05/2022 | 56.56 | 02/24/2022 | 100-475-622 Electricity | 222 |
| 167 | NV ENERGY | 42683 FEB 22 | 82190404842683 ACH | 02/05/2022 | 707.69 | 02/24/2022 | 510-810-622 Electricity | 222 |
| 167 | NV ENERGY | 42683 FEB 22 | 82190404842683 ACH | 02/05/2022 | 409.41 | 02/24/2022 | 100-575-622 Electricity | 222 |
| 167 | NV ENERGY | 97899 FEB 22 | 80865904797899 ACH | 02/05/2022 | 16,416.56 | 02/24/2022 | 100-475-622 Electricity | 222 |
| Total 167: | | | | | 39,687.35 | | | |
| **OFFICE DEPOT** | | | | | | | | |
| 133 | OFFICE DEPOT | 216687200001 | Mesh letter trays | 12/18/2021 | 14.72 | 02/17/2022 | 100-416-600 General Supplies | 1221 |
| 133 | OFFICE DEPOT | 220258756001 | Highlighters; sharpies; pad paper | 01/07/2022 | 2.99 | | 510-840-601 Office Supplies | 122 |
| 133 | OFFICE DEPOT | 220258756001 | Highlighters; sharpies; pad paper | 01/07/2022 | 5.98 | | 520-810-601 Office Supplies | 122 |
| 133 | OFFICE DEPOT | 220258756001 | Highlighters; sharpies; pad paper | 01/07/2022 | 5.98 | | 510-810-601 Office Supplies | 122 |
| 133 | OFFICE DEPOT | 220258756001 | Highlighters; sharpies; pad paper | 01/07/2022 | 7.48 | | 100-475-601 Supplies-Office | 122 |
| 133 | OFFICE DEPOT | 220258756001 | Highlighters; sharpies; pad paper | 01/07/2022 | 4.49 | | 100-575-601 Office Supplies | 122 |
| 133 | OFFICE DEPOT | 220258756001 | Highlighters; sharpies; pad paper | 01/07/2022 | 3.00 | | 100-417-601 OFFICE SUPPLIES | 122 |
| 133 | OFFICE DEPOT | 220263426001 | 50' Cat6 blue cable | 01/07/2022 | 14.99 | | 100-528-600 General Supplies | 122 |
| 133 | OFFICE DEPOT | 220263427001 | Folding wood tables | 01/07/2022 | 503.96 | | 100-528-600 General Supplies | 122 |
| 133 | OFFICE DEPOT | 221750718001 | Community Support CLA | 01/19/2022 | 132.75 | 02/17/2022 | 100-412-650 Community Support | 122 |
| 133 | OFFICE DEPOT | 222109407001 | Office Supplies | 01/27/2022 | 120.56 | 02/17/2022 | 100-414-600 General Supplies | 122 |
| 133 | OFFICE DEPOT | 223151722001 | Misc supplies | 02/03/2022 | 45.01 | 02/17/2022 | 100-415-600 General Supplies | 222 |

| Vendor | Vendor Name | Invoice Number | Description | Invoice Date | Invoice Amount | Date Paid | GL Account and Title | GL Period |
|---|---|---|---|---|---|---|---|---|
| 133 | OFFICE DEPOT | 223163293001 | Folders | 02/04/2022 | 19.25 | 02/17/2022 | 100-415-600 General Supplies | 222 |
| 133 | OFFICE DEPOT | 225801507001 | CITY WIDE PAPER | 02/03/2022 | 26.41 | 02/17/2022 | 100-575-600 General Supplies | 222 |
| 133 | OFFICE DEPOT | 225801507001 | CITY WIDE PAPER | 02/03/2022 | 26.43 | 02/17/2022 | 100-413-600 General Supplies | 222 |
| 133 | OFFICE DEPOT | 225801507001 | CITY WIDE PAPER | 02/03/2022 | 26.42 | 02/17/2022 | 100-416-600 General Supplies | 222 |
| 133 | OFFICE DEPOT | 225801507001 | CITY WIDE PAPER | 02/03/2022 | 26.42 | 02/17/2022 | 100-475-600 General Supplies | 222 |
| 133 | OFFICE DEPOT | 225801507001 | CITY WIDE PAPER | 02/03/2022 | 26.42 | 02/17/2022 | 520-810-601 Office Supplies | 222 |
| 133 | OFFICE DEPOT | 225801507001 | CITY WIDE PAPER | 02/03/2022 | 26.42 | 02/17/2022 | 510-840-601 Office Supplies | 222 |
| 133 | OFFICE DEPOT | 225801507001 | CITY WIDE PAPER | 02/03/2022 | 26.42 | 02/17/2022 | 510-810-601 Office Supplies | 222 |
| 133 | OFFICE DEPOT | 225801507001 | CITY WIDE PAPER | 02/03/2022 | 26.42 | 02/17/2022 | 100-529-600 General Supplies | 222 |
| 133 | OFFICE DEPOT | 225801507001 | CITY WIDE PAPER | 02/03/2022 | 26.43 | 02/17/2022 | 100-415-600 General Supplies | 222 |
| 133 | OFFICE DEPOT | 225801507001 | CITY WIDE PAPER | 02/03/2022 | 26.43 | 02/17/2022 | 100-418-600 General Supplies | 222 |
| 133 | OFFICE DEPOT | 225801507001 | CITY WIDE PAPER | 02/03/2022 | 26.42 | 02/17/2022 | 100-605-600 General Supplies | 222 |
| 133 | OFFICE DEPOT | 225801507001 | CITY WIDE PAPER | 02/03/2022 | 26.42 | 02/17/2022 | 100-610-600 General Supplies | 222 |
| 133 | OFFICE DEPOT | 225801507001 | CITY WIDE PAPER | 02/03/2022 | 26.42 | 02/17/2022 | 100-525-600 General Supplies | 222 |
| 133 | OFFICE DEPOT | 225801507001 | CITY WIDE PAPER | 02/03/2022 | 26.42 | 02/17/2022 | 100-414-600 General Supplies | 222 |
| 133 | OFFICE DEPOT | 226644626001 | OFFICE SUPPLIES | 02/04/2022 | 156.16 | | 520-810-601 Office Supplies | 222 |
| 133 | OFFICE DEPOT | 226644626001 | OFFICE SUPPLIES | 02/04/2022 | 156.16 | | 510-810-601 Office Supplies | 222 |
| 133 | OFFICE DEPOT | 226647341001 | OFFICE SUPPLIES | 02/04/2022 | 3.24 | 02/17/2022 | 510-810-601 Office Supplies | 222 |
| 133 | OFFICE DEPOT | 226647341001 | OFFICE SUPPLIES | 02/04/2022 | 3.25 | 02/17/2022 | 520-810-601 Office Supplies | 222 |
| 133 | OFFICE DEPOT | 227452908001 | Misc supplies | 02/09/2022 | 49.78 | 02/17/2022 | 100-605-600 General Supplies | 222 |
| 133 | OFFICE DEPOT | 227469481001 | Folders | 02/09/2022 | 58.08 | 02/17/2022 | 100-605-600 General Supplies | 222 |
| 133 | OFFICE DEPOT | 228271506001 | OFFICE SUPPLIES | 02/16/2022 | 10.49- | | 510-810-601 Office Supplies | 222 |
| 133 | OFFICE DEPOT | 228271506001 | OFFICE SUPPLIES | 02/16/2022 | 10.50- | | 520-810-601 Office Supplies | 222 |
| | Total 133: | | | | 1,656.74 | | | |
| **OPENGOV, INC.** | | | | | | | | |
| 8657 | OPENGOV, INC. | INV00006335 | Permitting Licensing & Code Enforcement | 02/04/2022 | 17,500.00 | 02/17/2022 | 100-418-342 Tech Services-Other | 222 |
| | Total 8657: | | | | 17,500.00 | | | |
| **O'REILLY AUTO PARTS** | | | | | | | | |
| 6230 | O'REILLY AUTO PARTS | 3599-179763 | wiper bladers for fleet | 01/14/2022 | 27.48 | 02/10/2022 | 100-480-610 AUTOMOTIVE SUPPLIES | 122 |
| 6230 | O'REILLY AUTO PARTS | 3599-182762 | front end parts for parks | 02/08/2022 | 49.68 | 02/10/2022 | 100-575-610 Automotive Supplies | 222 |
| 6230 | O'REILLY AUTO PARTS | 3599-183020 | parts for 8004 | 02/09/2022 | 76.61 | 02/17/2022 | 100-417-610 Automotive Supplies | 222 |
| | Total 6230: | | | | 153.77 | | | |
| **PACIFIC STATES COMMUNICATIONS** | | | | | | | | |
| 1325 | PACIFIC STATES COMMUNICATIONS | 329719 | Annual - HW/SW/Phones only no labor | 02/14/2022 | 8,305.49 | 02/17/2022 | 100-418-342 Tech Services-Other | 222 |
| | Total 1325: | | | | 8,305.49 | | | |

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|---|---|---|---|---|---|---|---|---|
| **PACIFIC STORAGE COMPANY** | | | | | | | | |
| 8876 | PACIFIC STORAGE COMPANY | 5091945 | DOCUMENT SHREDDING | 01/20/2022 | 66.00 | 02/17/2022 | 100-416-420 Contract Services | 122 |
| | Total 8876: | | | | 66.00 | | | |
| **PAPE KENWORTH** | | | | | | | | |
| 3097 | PAPE KENWORTH | 278847 | rock bucket | 01/26/2022 | 2,205.48 | 02/17/2022 | 100-575-605 Minor Equipment | 122 |
| | Total 3097: | | | | 2,205.48 | | | |
| **PETROSOLUTIONS, LLC** | | | | | | | | |
| 8504 | PETROSOLUTIONS, LLC | 111969 | Waste oil and coolant pickup. | 02/22/2022 | 43.75 | | 100-575-610 Automotive Supplies | 222 |
| 8504 | PETROSOLUTIONS, LLC | 111969 | Waste oil and coolant pickup. | 02/22/2022 | 43.75 | | 100-475-610 Automotive Supplies | 222 |
| 8504 | PETROSOLUTIONS, LLC | 111969 | Waste oil and coolant pickup. | 02/22/2022 | 43.75 | | 510-810-610 Automotive Supplies | 222 |
| 8504 | PETROSOLUTIONS, LLC | 111969 | Waste oil and coolant pickup. | 02/22/2022 | 43.75 | | 520-810-610 Supplies-Automotive | 222 |
| | Total 8504: | | | | 175.00 | | | |
| **PITNEY BOWES, INC.** | | | | | | | | |
| 2840 | PITNEY BOWES, INC. | 3315112326 | LEASE - WATER | 01/26/2022 | 38.53 | 02/10/2022 | 510-810-550 Printing and Postage | 122 |
| 2840 | PITNEY BOWES, INC. | 3315112326 | LEASE - PLANNING | 01/26/2022 | 38.53 | 02/10/2022 | 100-610-550 Printing and Postage | 122 |
| 2840 | PITNEY BOWES, INC. | 3315112326 | LEASE - BUILDING | 01/26/2022 | 38.53 | 02/10/2022 | 100-605-550 Printing and Postage | 122 |
| 2840 | PITNEY BOWES, INC. | 3315112326 | LEASE - COURT | 01/26/2022 | 38.53 | 02/10/2022 | 100-425-550 Printing and Postage | 122 |
| 2840 | PITNEY BOWES, INC. | 3315112326 | LEASE - CITY MANAGER | 01/26/2022 | 38.54 | 02/10/2022 | 100-413-550 Printing and Postage | 122 |
| 2840 | PITNEY BOWES, INC. | 3315112326 | LEASE - CLERK | 01/26/2022 | 38.54 | 02/10/2022 | 100-416-550 Printing and Postage | 122 |
| 2840 | PITNEY BOWES, INC. | 3315112326 | LEASE - STREETS | 01/26/2022 | 38.53 | 02/10/2022 | 100-475-550 Printing and Postage | 122 |
| 2840 | PITNEY BOWES, INC. | 3315112326 | LEASE - FINANCE | 01/26/2022 | 38.53 | 02/10/2022 | 100-415-550 Printing and Postage | 122 |
| 2840 | PITNEY BOWES, INC. | 3315112326 | LEASE - PARKS | 01/26/2022 | 38.54 | 02/10/2022 | 100-575-550 Printing and Postage | 122 |
| 2840 | PITNEY BOWES, INC. | 3315112326 | LEASE - ANIMAL CONTROL | 01/26/2022 | 38.54 | 02/10/2022 | 100-525-550 Printing and Postage | 122 |
| 2840 | PITNEY BOWES, INC. | 3315112326 | LEASE - MAYOR | 01/26/2022 | 38.53 | 02/10/2022 | 100-412-550 Printing and Postage | 122 |
| 2840 | PITNEY BOWES, INC. | 3315112326 | LEASE - CITY ATTORNEY | 01/26/2022 | 38.54 | 02/10/2022 | 100-414-550 Printing and Postage | 122 |
| 2840 | PITNEY BOWES, INC. | 3315112326 | LEASE - SEWER | 01/26/2022 | 38.53 | 02/10/2022 | 520-810-550 Printing and Postage | 122 |
| | Total 2840: | | | | 500.94 | | | |
| **PUBLIC EMPLOYEES BENEFITS PROG** | | | | | | | | |
| 143 | PUBLIC EMPLOYEES BENEFITS PROG | 2/2022 | Retiree Group Insurance | 02/25/2022 | 206.95 | 02/17/2022 | 100-415-240 Group Insurance | 222 |
| 143 | PUBLIC EMPLOYEES BENEFITS PROG | 2/2022 | Retiree Group Insurance | 02/25/2022 | 260.00 | 02/17/2022 | 520-810-240 Group Insurance | 222 |
| 143 | PUBLIC EMPLOYEES BENEFITS PROG | 2/2022 | Retiree Group Insurance | 02/25/2022 | 5.32 | 02/17/2022 | 100-475-240 Group Insurance | 222 |
| | Total 143: | | | | 472.27 | | | |
| **PUBLIC EMPLOYEES RETIREMENT SYSTEM** | | | | | | | | |
| 144 | PUBLIC EMPLOYEES RETIREMENT SYSTEM | JAN 2022 | #621 RETIREMENT CONTRIBUTIONS | 01/31/2022 | 103,463.80 | 02/10/2022 | 100-216000 RETIREMENT PAYABLE | 122 |

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|---|---|---|---|---|---|---|---|---|
| Total 144: | | | | | 103,463.80 | | | |
| **PURCHASE POWER** | | | | | | | | |
| 3155 | PURCHASE POWER | 69812 FEB 22 | POSTAGE - WATER | 02/03/2022 | 32.87 | 02/17/2022 | 510-810-550 Printing and Postage | 222 |
| 3155 | PURCHASE POWER | 69812 FEB 22 | POSTAGE - PLANNING | 02/03/2022 | 8.75 | 02/17/2022 | 100-610-550 Printing and Postage | 222 |
| 3155 | PURCHASE POWER | 69812 FEB 22 | POSTAGE - BUILDING | 02/03/2022 | 1.14 | 02/17/2022 | 100-605-550 Printing and Postage | 222 |
| 3155 | PURCHASE POWER | 69812 FEB 22 | POSTAGE - COURT | 02/03/2022 | 35.74 | 02/17/2022 | 100-425-550 Printing and Postage | 222 |
| 3155 | PURCHASE POWER | 69812 FEB 22 | POSTAGE - CITY MGR | 02/03/2022 | 3.44 | 02/17/2022 | 100-413-550 Printing and Postage | 222 |
| 3155 | PURCHASE POWER | 69812 FEB 22 | POSTAGE - CLERK | 02/03/2022 | 75.05 | 02/17/2022 | 100-416-550 Printing and Postage | 222 |
| 3155 | PURCHASE POWER | 69812 FEB 22 | POSTAGE - FINANCE | 02/03/2022 | 22.31 | 02/17/2022 | 100-415-550 Printing and Postage | 222 |
| 3155 | PURCHASE POWER | 69812 FEB 22 | POSTAGE - ANIMAL CONTROL | 02/03/2022 | 4.85 | 02/17/2022 | 100-525-550 Printing and Postage | 222 |
| 3155 | PURCHASE POWER | 69812 FEB 22 | POSTAGE - CITY ATTORNEY | 02/03/2022 | 5.91 | 02/17/2022 | 100-414-550 Printing and Postage | 222 |
| 3155 | PURCHASE POWER | 69812 FEB 22 | POSTAGE - STREETS | 02/03/2022 | 2.33 | 02/17/2022 | 100-475-550 Printing and Postage | 222 |
| 3155 | PURCHASE POWER | 69812 FEB 22 | POSTAGE - SEWER | 02/03/2022 | 10.07 | 02/17/2022 | 520-810-550 Printing and Postage | 222 |
| Total 3155: | | | | | 202.46 | | | |
| **RENO GAZETTE JOURNAL** | | | | | | | | |
| 152 | RENO GAZETTE JOURNAL | 4366515 | 5027503 lease surface water | 01/31/2022 | 387.00 | 02/10/2022 | 510-810-540 Advertising | 122 |
| 152 | RENO GAZETTE JOURNAL | 4366515 | 5027319 Wtr & Swr rate increase | 01/31/2022 | 29.69 | 02/10/2022 | 510-840-540 Advertising | 122 |
| 152 | RENO GAZETTE JOURNAL | 4366515 | 5027319 Wtr & Swr rate increase | 01/31/2022 | 29.69 | 02/10/2022 | 510-840-540 Advertising | 122 |
| 152 | RENO GAZETTE JOURNAL | 4366515 | 5027510 lease surface water | 01/31/2022 | 53.56 | 02/10/2022 | 510-810-540 Advertising | 122 |
| 152 | RENO GAZETTE JOURNAL | 4366515 | 5072384 resolution 22-001 | 01/31/2022 | 211.00 | 02/10/2022 | 100-416-540 Advertising | 122 |
| 152 | RENO GAZETTE JOURNAL | 4366515 | 5079152 bill #304 | 01/31/2022 | 159.00 | 02/10/2022 | 100-416-540 Advertising | 122 |
| 152 | RENO GAZETTE JOURNAL | 4366515 | 5079167 bill #305 | 01/31/2022 | 163.00 | 02/10/2022 | 100-416-540 Advertising | 122 |
| 152 | RENO GAZETTE JOURNAL | 4366515 | 5098731 adoption of ordinance | 01/31/2022 | 183.00 | 02/10/2022 | 100-416-540 Advertising | 122 |
| Total 152: | | | | | 1,215.94 | | | |
| **RENOWN HEALTH** | | | | | | | | |
| 190 | RENOWN HEALTH | 547118 | MRN#4685447 | 02/08/2022 | 45.00 | 02/17/2022 | 100-475-322 Prof Serv-Other | 222 |
| 190 | RENOWN HEALTH | 547118 | MRN#0852417 | 02/08/2022 | 70.00 | 02/17/2022 | 520-810-322 Prof Serv-Other | 222 |
| 190 | RENOWN HEALTH | 547118 | MRN#0804210 | 02/08/2022 | 45.00 | 02/17/2022 | 510-810-322 Prof Serv-Other | 222 |
| Total 190: | | | | | 160.00 | | | |
| **SAN JOAQUIN DEPT CHILD SUPPORT** | | | | | | | | |
| 3087 | SAN JOAQUIN DEPT CHILD SUPPORT | FEB 2022-1 | CHILD SUPPORT WITHHELD | 02/11/2022 | 57.69 | 02/10/2022 | 100-219900 OTHER PAYROLL PAYABLES | 222 |
| Total 3087: | | | | | 57.69 | | | |
| **SENSUS USA** | | | | | | | | |
| 1579 | SENSUS USA | ZA22002243 | ANNUAL SENSUS SUPPORT | 02/16/2022 | 1,949.94 | | 510-810-642 Permits and Licenses | 222 |

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|---|---|---|---|---|---|---|---|---|
| Total 1579: | | | | | 1,949.94 | | | |
| **SHAW ENGINEERING** | | | | | | | | |
| 1897 | SHAW ENGINEERING | 183135 | Water and sewer discovery modeling for 600 main street | 12/31/2021 | 1,120.00 | 02/17/2022 | 100-529-320 Prof Serv-Engineering | 1221 |
| 1897 | SHAW ENGINEERING | 183152 | Development engineering review for Clover Ranch subdivisio | 12/31/2021 | 5,300.00 | 02/17/2022 | 100-529-320 Prof Serv-Engineering | 1221 |
| 1897 | SHAW ENGINEERING | 183175 | West Lift Station upgrade engineering services | 12/31/2021 | 6,489.00 | 02/17/2022 | 520-166100 Construction In Progress | 1221 |
| 1897 | SHAW ENGINEERING | 183190 | Sage Tank recoating project engineering services | 12/31/2021 | 1,715.40 | 02/17/2022 | 510-166100 Construction In Progress | 1221 |
| 1897 | SHAW ENGINEERING | 183191 | Grit Chamber replacement engineering services | 12/31/2021 | 2,200.80 | 02/17/2022 | 520-166100 Construction In Progress | 1221 |
| 1897 | SHAW ENGINEERING | 183210 | Farm District Road Lift Station electrical engineering design | 12/31/2021 | 4,820.00 | 02/17/2022 | 520-166100 Construction In Progress | 1221 |
| 1897 | SHAW ENGINEERING | 183241 | Development review and water modeling for Pegasus Farms | 01/31/2022 | 7,200.00 | | 100-529-320 Prof Serv-Engineering | 122 |
| 1897 | SHAW ENGINEERING | 183242 | Discovery water and sewer modleing for Desert Shadows 23 | 01/31/2022 | 1,120.00 | | 100-529-320 Prof Serv-Engineering | 122 |
| 1897 | SHAW ENGINEERING | 183258 | Engineering design services for west lift station reconstruction | 02/09/2022 | 9,250.00 | | 520-166100 Construction In Progress | 222 |
| 1897 | SHAW ENGINEERING | 183275 | Sage Tank Recoating engineering services | 01/31/2022 | 1,532.00 | | 510-166100 Construction In Progress | 122 |
| 1897 | SHAW ENGINEERING | 183276 | Grit Chamber replacement design services | 01/31/2022 | 3,620.00 | | 520-166100 Construction In Progress | 122 |
| 1897 | SHAW ENGINEERING | 183293 | Discovery water and sewer modeling for Brown and Caldwell | 01/31/2022 | 1,120.00 | | 100-529-320 Prof Serv-Engineering | 122 |
| Total 1897: | | | | | 45,487.20 | | | |
| **SIGNA MECHANICAL** | | | | | | | | |
| 6530 | SIGNA MECHANICAL | 220111 | E-One Pumps | 02/10/2022 | 13,361.55 | | 520-810-615 E-One R & M | 222 |
| Total 6530: | | | | | 13,361.55 | | | |
| **SILVER STATE BARRICADE** | | | | | | | | |
| 170 | SILVER STATE BARRICADE | 124774 | signs | 02/07/2022 | 200.00 | 02/17/2022 | 100-475-615 Supplies-Signs and Striping | 222 |
| 170 | SILVER STATE BARRICADE | 124786 | traffic paint | 02/08/2022 | 709.50 | 02/17/2022 | 100-475-615 Supplies-Signs and Striping | 222 |
| 170 | SILVER STATE BARRICADE | 124838 | signs | 02/10/2022 | 75.90 | 02/17/2022 | 100-475-615 Supplies-Signs and Striping | 222 |
| Total 170: | | | | | 985.40 | | | |
| **SJC LIMITED** | | | | | | | | |
| 8580 | SJC LIMITED | 13591 | base cemetery | 02/07/2022 | 1,799.32 | | 100-576-430 Service Repair & Maintenance | 222 |
| Total 8580: | | | | | 1,799.32 | | | |
| **STATE COLLECTION & DISB. UNIT (SCaDU)** | | | | | | | | |
| 176 | STATE COLLECTION & DISB. UNIT (SCaDU) | FEB 2022-1 | CHILD SUPPORT | 02/11/2022 | 101.77 | 02/10/2022 | 100-219900 OTHER PAYROLL PAYABLES | 222 |
| Total 176: | | | | | 101.77 | | | |
| **SUMMIT FIRE & SECURITY LLC** | | | | | | | | |
| 8703 | SUMMIT FIRE & SECURITY LLC | 571041856 | safety supplies | 01/18/2022 | 195.40 | 02/17/2022 | 100-417-616 Supplies-Safety | 122 |

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|---|---|---|---|---|---|---|---|---|
| | Total 8703: | | | | 195.40 | | | |
| **TAGGART & TAGGART LTD** | | | | | | | | |
| 3275 | TAGGART & TAGGART LTD | 15745 | Water Rights Contract 20/21 BOR | 01/31/2022 | 14,971.50 | | 510-810-698 Water Rights Protection | 122 |
| | Total 3275: | | | | 14,971.50 | | | |
| **THATCHER COMPANY, INC.** | | | | | | | | |
| 8646 | THATCHER COMPANY, INC. | 2022400102175 | FERRIC CHLORIDE | 01/19/2022 | 3,616.00 | 02/17/2022 | 510-840-617 Chemicals | 122 |
| 8646 | THATCHER COMPANY, INC. | 2022400102177 | FERRIC CHLORIDE | 01/19/2022 | 3,616.00- | 02/17/2022 | 510-840-617 Chemicals | 122 |
| 8646 | THATCHER COMPANY, INC. | 2022400102621 | WWTP Chlorine | 02/01/2022 | 4,263.56 | 02/17/2022 | 520-810-617 Supplies-Chemical | 222 |
| | Total 8646: | | | | 4,263.56 | | | |
| **TITAN CONSTRUCTION SUPPLY** | | | | | | | | |
| 8472 | TITAN CONSTRUCTION SUPPLY | 15272085-00 | asphalt mix | 02/14/2022 | 1,760.85 | | 100-475-600 General Supplies | 222 |
| | Total 8472: | | | | 1,760.85 | | | |
| **TYRES INTERNATIONAL INC** | | | | | | | | |
| 5480 | TYRES INTERNATIONAL INC | 649114 | tires for 4008 | 02/07/2022 | 896.64 | 02/17/2022 | 100-575-610 Automotive Supplies | 222 |
| 5480 | TYRES INTERNATIONAL INC | 649219 | tires for facilities truck # 8004 | 02/10/2022 | 629.08 | | 100-417-610 Automotive Supplies | 222 |
| | Total 5480: | | | | 1,525.72 | | | |
| **US BANK** | | | | | | | | |
| 8510 | US BANK | 6399790 | 2017 SERIES BOND FEES; WATER | 01/25/2022 | 350.00 | 02/17/2022 | 510-810-322 Prof Serv-Other | 122 |
| | Total 8510: | | | | 350.00 | | | |
| **USA BLUEBOOK** | | | | | | | | |
| 464 | USA BLUEBOOK | 863597 | Laboratory Supplies | 01/31/2022 | 822.68 | 02/17/2022 | 510-840-614 Plant/Shop/Maint. Supplies | 122 |
| 464 | USA BLUEBOOK | 864981 | Meter Box Lid Pullers | 02/01/2022 | 274.75 | 02/17/2022 | 510-810-614 Supplies-Plant/Shop/Maint | 222 |
| 464 | USA BLUEBOOK | 866450 | Lab Supplies | 02/02/2022 | 245.93 | 02/17/2022 | 510-840-614 Plant/Shop/Maint. Supplies | 222 |
| 464 | USA BLUEBOOK | 879053 | Credit for Item Exchange | 02/14/2022 | 1,000.00- | | 510-810-614 Supplies-Plant/Shop/Maint | 222 |
| 464 | USA BLUEBOOK | 883327 | WWTP chart recorder pen arm | 02/17/2022 | 322.51 | | 520-810-614 Supplies-Plant/Shop/Maint | 222 |
| | Total 464: | | | | 665.87 | | | |
| **VERIZON WIRELESS** | | | | | | | | |
| 8495 | VERIZON WIRELESS | 9898477203 | City Hall /Facilities | 02/01/2022 | 609.97 | 02/17/2022 | 100-417-530 Communications (Internet,Cell) | 222 |
| 8495 | VERIZON WIRELESS | 9898477203 | IT | 02/01/2022 | 51.54 | 02/17/2022 | 100-418-530 Communications (Internet,Cell) | 222 |
| 8495 | VERIZON WIRELESS | 9898477203 | Water Distribution | 02/01/2022 | 223.60 | 02/17/2022 | 510-810-530 Communications | 222 |

| Vendor | Vendor Name | Invoice Number | Description | Invoice Date | Invoice Amount | Date Paid | GL Account and Title | GL Period |
|---|---|---|---|---|---|---|---|---|
| 8495 | VERIZON WIRELESS | 9898477203 | Water Treatment Plant | 02/01/2022 | 497.76 | 02/17/2022 | 510-840-530 Communications | 222 |
| 8495 | VERIZON WIRELESS | 9898477203 | Waste Water | 02/01/2022 | 246.17 | 02/17/2022 | 520-810-530 Communications | 222 |
| 8495 | VERIZON WIRELESS | 9898477203 | WW Router | 02/01/2022 | 91.55 | 02/17/2022 | 520-810-530 Communications | 222 |
| 8495 | VERIZON WIRELESS | 9898477203 | Bldg & Safety | 02/01/2022 | 555.69 | 02/17/2022 | 100-417-530 Communications (Internet,Cell) | 222 |
| 8495 | VERIZON WIRELESS | 9898477203 | CCouncil | 02/01/2022 | 103.08 | 02/17/2022 | 100-412-530 Communications (Internet,Cell) | 222 |
| 8495 | VERIZON WIRELESS | 9898477203 | CAttorney | 02/01/2022 | 80.02 | 02/17/2022 | 100-414-530 Communications (Internet,Cell) | 222 |
| 8495 | VERIZON WIRELESS | 9898571024 | Telecommunications WW | 02/21/2022 | 12.96 | 02/17/2022 | 520-810-530 Communications | 222 |
| Total 8495: | | | | | 2,472.34 | | | |
| **VERUS ASSOCIATES NEVADA, LLC** | | | | | | | | |
| 8606 | VERUS ASSOCIATES NEVADA, LLC | 1878 | Air flow meter for MF blower | 01/31/2022 | 993.53 | 02/17/2022 | 510-840-428 Contract Svc-Electrical & Cont | 122 |
| 8606 | VERUS ASSOCIATES NEVADA, LLC | 1879 | SCADA - Security Access | 01/31/2022 | 932.12 | 02/17/2022 | 510-810-429 Contract Services-SCADA | 122 |
| 8606 | VERUS ASSOCIATES NEVADA, LLC | 1880 | Donner Trails Programming | 01/31/2022 | 721.80 | 02/17/2022 | 520-810-429 Contract Services-SCADA | 122 |
| Total 8606: | | | | | 2,647.45 | | | |
| **VOYA FINANCIAL** | | | | | | | | |
| 8591 | VOYA FINANCIAL | FEB 2022-1 | DEFERRED COMPENSATION, 457 | 02/11/2022 | 2,814.00 | 02/11/2022 | 100-215000 457 PAYABLE | 222 |
| 8591 | VOYA FINANCIAL | FEB 2022-1 | ROTH IRA | 02/11/2022 | 150.00 | 02/11/2022 | 100-215000 457 PAYABLE | 222 |
| Total 8591: | | | | | 2,964.00 | | | |
| **WALKER LAKE DISPOSAL** | | | | | | | | |
| 6118 | WALKER LAKE DISPOSAL | 22-0745 | WWTP dumpster service | 02/22/2022 | 275.00 | | 520-810-412 Utility Service-Refuse | 222 |
| Total 6118: | | | | | 275.00 | | | |
| **WASTE MANAGEMENT** | | | | | | | | |
| 447 | WASTE MANAGEMENT | 25001 JAN 22 | 6-82646-25001 | 02/01/2022 | 50.29 | 02/10/2022 | 100-417-412 Utility Services-Refuse | 222 |
| 447 | WASTE MANAGEMENT | 33001 FEB 22 | 11-60772-33001 | 02/03/2022 | 103.14 | 02/10/2022 | 100-417-412 Utility Services-Refuse | 222 |
| 447 | WASTE MANAGEMENT | 33005 FEB 22 | 11-60745-33005 | 02/03/2022 | 14.39 | 02/10/2022 | 510-840-412 Utility Service-Refuse | 222 |
| 447 | WASTE MANAGEMENT | 33009 FEB 22 | 11-60774-33009 | 02/03/2022 | 84.39 | 02/10/2022 | 510-810-412 Utility Service-Refuse | 222 |
| 447 | WASTE MANAGEMENT | 43003 FEB 22 | 11-60760-43003 | 02/03/2022 | 42.20 | 02/10/2022 | 520-810-412 Utility Service-Refuse | 222 |
| 447 | WASTE MANAGEMENT | 65007 JAN 22 | 6-82641-65007 | 02/01/2022 | 53.31 | 02/10/2022 | 100-475-412 Utility Services-Refuse | 222 |
| 447 | WASTE MANAGEMENT | 95009 JAN 22 | 8-29467-95009 | 02/01/2022 | 448.45 | 02/10/2022 | 100-575-412 Utility Service-Refuse | 222 |
| Total 447: | | | | | 796.17 | | | |
| **WEDCO** | | | | | | | | |
| 3350 | WEDCO | 740988 | Building exterior light ballasts | 02/01/2022 | 219.90 | 02/17/2022 | 510-840-430 Service-Repair and Maintenance | 222 |
| Total 3350: | | | | | 219.90 | | | |

| Vendor | Vendor Name | Invoice Number | Description | Invoice Date | Invoice Amount | Date Paid | GL Account and Title | GL Period |
|---|---|---|---|---|---|---|---|---|
| **WESTERN INDUSTRIAL PARTS, INC.** | | | | | | | | |
| 8571 | WESTERN INDUSTRIAL PARTS, INC. | 2202-029276 | Gloves | 02/11/2022 | 163.17 | | 510-810-616 Supplies-Safety | 222 |
| 8571 | WESTERN INDUSTRIAL PARTS, INC. | 2202-029277 | gloves and floor dry for fleet | 02/11/2022 | 118.32 | | 100-480-610 AUTOMOTIVE SUPPLIES | 222 |
| Total 8571: | | | | | 281.49 | | | |
| **WESTERN NEVADA SUPPLY CO.** | | | | | | | | |
| 195 | WESTERN NEVADA SUPPLY CO. | 19109489 | facuet | 02/14/2022 | 170.00 | | 100-575-612 Building Maintenance Supplies | 222 |
| 195 | WESTERN NEVADA SUPPLY CO. | 19133738 | Sensus I-Perl Water Meters | 01/31/2022 | 3,926.88 | 02/17/2022 | 510-166100 Construction In Progress | 122 |
| 195 | WESTERN NEVADA SUPPLY CO. | 19135799 | Sensus I-Perl Water Meters | 02/07/2022 | 3,926.88 | 02/17/2022 | 510-166100 Construction In Progress | 222 |
| 195 | WESTERN NEVADA SUPPLY CO. | 19135799 | Meter Wire Connectors | 02/07/2022 | 60.00 | 02/17/2022 | 510-810-613 Supplies-Meter Service | 222 |
| 195 | WESTERN NEVADA SUPPLY CO. | 19135860 | Meter Boxes & Lids | 02/03/2022 | 740.15 | 02/17/2022 | 510-810-613 Supplies-Meter Service | 222 |
| 195 | WESTERN NEVADA SUPPLY CO. | 19135860-1 | Meter Service Supplies - Concrete Boxes | 02/04/2022 | 758.40 | 02/17/2022 | 510-810-613 Supplies-Meter Service | 222 |
| 195 | WESTERN NEVADA SUPPLY CO. | 19144398 | Sensus I-Perl Water Meters | 02/14/2022 | 3,926.88 | | 510-166100 Construction In Progress | 222 |
| Total 195: | | | | | 13,509.19 | | | |
| **WETLAB - WESTERN ENVIRON TESTING LAB** | | | | | | | | |
| 8709 | WETLAB - WESTERN ENVIRON TESTING LAB | 21120530 | WWTP Priority Pollutant Samples | 01/28/2022 | 1,524.79 | 02/17/2022 | 520-810-423 Contract Services-ANALYTICAL | 122 |
| 8709 | WETLAB - WESTERN ENVIRON TESTING LAB | 22010141 | WWTP Monitoring Well Samples | 01/28/2022 | 493.95 | 02/17/2022 | 520-810-423 Contract Services-ANALYTICAL | 122 |
| 8709 | WETLAB - WESTERN ENVIRON TESTING LAB | 22010142 | WWTP Influent & Effluent Samples | 01/28/2022 | 350.46 | 02/17/2022 | 520-810-423 Contract Services-ANALYTICAL | 122 |
| 8709 | WETLAB - WESTERN ENVIRON TESTING LAB | 22010426 | WD Coliform Sampling Jan # 2 | 01/31/2022 | 175.00 | 02/17/2022 | 510-810-423 Contract Services-ANALYTICAL | 122 |
| Total 8709: | | | | | 2,544.20 | | | |
| **WOOD RODGERS, INC.** | | | | | | | | |
| 2454 | WOOD RODGERS, INC. | 154576 | Federal Land Convetance | 01/31/2022 | 90.00 | | 100-413-322 Prof Serv-Other | 122 |
| Total 2454: | | | | | 90.00 | | | |
| **WSP USA, INC** | | | | | | | | |
| 8871 | WSP USA, INC | 3-1130435 | Travel Demand Model engineering services | 01/17/2022 | 8,401.15 | 02/17/2022 | 100-475-320 Prof Serv-Engineering | 122 |
| Total 8871: | | | | | 8,401.15 | | | |
| **WTR ELECTRIC, INC** | | | | | | | | |
| 8650 | WTR ELECTRIC, INC | 22016 | new lights public works conference room | 02/03/2022 | 3,496.29 | 02/17/2022 | 100-417-428 Contract Services-ELECTRICAL | 222 |
| Total 8650: | | | | | 3,496.29 | | | |
| Grand Totals: | | | | | 879,870.80 | | | |

| Vendor | Vendor Name | Invoice Number | Description | Invoice Date | Invoice Amount | Date Paid | GL Account and Title | GL Period |
|---|---|---|---|---|---|---|---|---|

Dated: ________________________________________

Mayor: ________________________________________

City Treasurer: ________________________________________

Report Criteria:

Detail report.

Invoice detail records above $0 included.

Paid and unpaid invoices included.

Vendor.Vendor Number = {<>} 2201

Report Criteria:
License.Status = "Active"
Business.Origination date = 02/10/2022-02/23/2022

| Business Name | Name | Location | Location City | Business Telephone 1 | Description | Occupation | License Number |
|---|---|---|---|---|---|---|---|
| Bryan Trucking Operations Corp | Sean Bryan/Alice Bry | 140 Arrow St. | Fernley | 775-980-6444 | Trucking & Transporation | Trucking | BL22-6338 |
| Lux Vending, LLC | Brandon Mintz | 1380 US Hwy 95A North | Fernley | 678-961-0059 | Vending & Video Machin | Cryptocurrency ATM Kiosk | BL22-6339 |
| Group West Construction Inc. | Ryan Gold, President | 495 Apple St. #200 | Reno | 775-870-8824 | Contractor | General Contractor #74947 | BL22-6340 |
| Oakland Paper & Supply Inc. | Phillip L. Ferris | 3200 Regatta Blvd., Unit F | Richmond | 775-355-0233 | Wholesale and/or Retail | Packing Materials Distributor | BL22-6341 |
| Garcia's R3ntals LLC | Edgar & Maria Garci | 4531 Rutledge St. | Fernley | 775-530-3502 | Equipment Rentals, Supp | Party Rentals | BL22-6342 |
| Liberty Fitness, Inc. | Cody Conway | 886 Hwy 95A S | Fernley | 775-980-8096 | Fitness\Weight\Health Se | Batting cages, pitching practice, a | BL22-6343 |

Grand Totals:
6

Report Criteria:
License.Status = "Active"
Business.Origination date = 02/10/2022-02/23/2022

# CITY OF FERNLEY

City Council

AGENDA REPORT

**Meeting Date: March 2, 2022**

| | |
|---|---|
| **REPORT TO:** | Mayor and City Council |
| **REPORT THRU:** | Daphne Hooper, City Manager |
| **REPORT FROM:** | **Shannon McKnight** |

| **FINANCIAL IMPACT:** | **CURRENTLY BUDGETED:** | **FUND/ACCOUNT:** |
|---|---|---|
| Yes: XX No: | Yes: XX No: | 100.605 34%<br>100.610 33%<br>100.529 33% |

**ACTION REQUESTED:** Consent

**AGENDA ITEM: (For Possible Action):**

Possible Action to approve the job description and wage scale for the Development Services Coordinator.

**AGENDA ITEM BRIEF:**

The new position was approved by council through the development review process. The job description and the wage scale are being brought back for final approval from council.

**RECOMMENDED MOTION:**

"I move to approve the job description and wage scale for the Development Services Coordinator."

**BUSINESS IMPACT (per NRS Chapter 237):**

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

**See attached report for background, analysis, alternatives.**

**ALTERNATIVES:**

**BACKGROUND:**

**Pursuant to FMC 1.05.04(B), the City Manager shall submit personnel decisions regarding the creation of new positions, reclassifications of any positions…to the City Council for its action. Fernley Personnel Manual Section 4.1.1 states, "The City of Fernley will develop and maintain a classification plan for all positions….Each class is defined in a class specification/job description will include: title, definition and/or distinguishing characteristics, essential functions; qualifications for employment including knowledge, ability, experience and/or training required to perform the job, physical and mental requirements and working conditions, and Fair Labor Standards Act (FLSA) status – exempt/non-exempt.**

**LEGAL IMPLICATIONS:**

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).

**FINANCIAL IMPLICATIONS:**

**ATTACHMENTS:**

1. 2022.02 DRAFT Development Services Coordinator

# CITY OF FERNLEY

## *Development Services Coordinator*

Approved: Updated:
FLSA status: Non-exempt Pay Grade: 103

## DEFINITION

The Development Services Coordinator works under the Deputy City Manager. The purpose of the position is to coordinate development services between appropriate staff and external customers with a focus on the overall process and procedures, and technology maintenance and training.

## ESSENTIAL FUNCTIONS *(Performance of these functions is the reason the job exists. Employee may not be assigned all duties and assigned job tasks/duties are not limited to the essential functions.)*

- Monitor and maintain computer applications and tracking systems; coordinate improvement and upkeep of information systems, databases, scanning and imaging systems.
- Leads, monitors, and coordinates daily operations of assigned area of development/permitting process, including establishing relevant procedures to implement defined strategies and policies.
- Coordinate and oversee the provision of efficient and effective service delivery to customers; handle difficult and complex customer service situations; identify and recommend opportunities for improving service delivery methods and procedures.
- Ensure timely processing of plans, permits and applications; coordinate the process of routing and tracking of plans to various departments and outside agencies for required reviews and clearances; perform follow-up phone calls to ensure timeliness of response from other departments and agencies.
- Provide case management of complex building construction applications; confer with project owners and design professionals regarding state and local code requirements and obtaining multi-agency application approvals.
- Monitor and coordinate plan approvals with internal departments and outside agencies including Building, Planning, Engineering, Public Works, Police, Fire, County and State.
- Develops and maintains training materials, Standard Operating Procedures, literature, publications, documents, and flow charts for internal and external use. Develops and maintains appropriate development/permitting processes and information on city website.
- Provides regular and routine instruction to development/permitting team on digital program training, policies and procedures. Conducts in service education of staff and others to assure consistency in development/permitting process.
- Confer with and advises member of the general public, property owners, architects, engineers, developers, consultants, and others regarding development policies, procedures and standards.
- Attend and participate in professional group meetings; stay abreast of new trends, innovations and laws affecting the building plan submittal and approval process.
- Set up and maintain digital tracking system of applications and permits; train appropriate staff to use system and coordinate tracking between internal and external users.
- Follow up with internal and external users of the digital tracking system to ensure that all departments are using the product in an efficient and timely manner.

## QUALIFICATIONS FOR EMPLOYMENT

Knowledge of:

- Principles and practices of front counter coordination for assigned work unit.
- Building-related codes and ordinances enforced by the city, including the International Code Council (ICC) building, electrical, plumbing, and mechanical codes.
- Methods and practices of all phases of commercial and residential construction.
- Methods and techniques of technical research.
- Pertinent federal, state, and local laws, codes and regulations.
- Basic administrative maintenance of current software.
- Modern office procedures.
- English usage, spelling, grammar, and punctuation.
- Principles and procedures of record keeping.
- Effective oral and written communication methods and skills.

Ability to:

- Coordinate front counter operations and activities for assigned work unit.
- Provide training to staff
- Respond to and resolve difficult and complex complaints, requests, and inquiries from the general public.
- Read and interpret building plans and specifications.
- Interpret and apply building codes and regulations.
- Compile statistics and prepare reports and spreadsheets.
- Explain building or regulatory codes to the public, both verbally and in writing.
- Conduct technical research.
- Identify problems and recommend solutions.
- Implement new and updated programs and procedures.
- Oversee multiple projects, tasks, and priorities to achieve desired goal.
- Communicate clearly and concisely, both orally and in writing.
- Operate office equipment including computers and related software applications.
- Maintain accurate electronic and manual records, logs, and databases.
- Prepare clear and concise reports and correspondence.
- Establish and maintain effective working relationships with those contacted in the course of work.

**EDUCATION AND EXPERIENCE** *Any combination of education and experience that would likely provide the required knowledge and abilities is qualifying. A typical way to obtain the knowledge and abilities would be:*

- Equivalent to a bachelor's degree from an accredited college or university with major course work in civil engineering, code compliance, planning, architecture, construction management or a related field
  OR
- Four years of increasingly responsible experience in community development permitting. Previous related public counter experience is desirable.

## LICENSE OR CERTIFICATE

- Possession of, or ability obtain within one year from date of hire, an International Code Council (ICC) Permit Technician Certificate.
- Must possess a valid Nevada driver's license or have other means of transportation.

**PHYSICAL DEMANDS** *(The physical demands described here are representative of those that must be met by an employee to successfully perform the essential functions of the job. In compliance with applicable disabilities laws, reasonable accommodations may be provided for qualified individuals with a disability who require and request such accommodations. Incumbents and individuals who have been offered employment are encouraged to discuss potential accommodations with the employer.)*

Strength and stamina to occasionally bend, stoop, sit and stand for prolonged periods. Dexterity and coordination to handle files and single pieces of paper; occasional lifting of files, stacks of paper, reference, and other materials weighing up to twenty-five pounds. Some reaching for items above or below desk level. While performing the duties of this job, the employee is regularly required to sit; use hands to finger, handle, or feel; and talk or hear. The employee is frequently required to stand, walk, and reach with hands and arms. Specific vision abilities required by this job include close vision, distance vision, color vision, peripheral vision, depth perception, and ability to adjust focus.

## WORKING CONDITIONS

Work is primarily performed indoors with generally clean work environment with limited exposure to conditions such as dust, fumes, odors, or noise; periodic contact with upset and potentially angry or frustrated individuals; frequent interruptions of planned work activities by telephone calls, office visitors, and response to unplanned events.

***The job description does not constitute an employment agreement between the city and employee. It is subject to change at any time by the city at its sole discretion.***

I have read and understand this explanation and job description.

Signature: ______________________________ Print name: ________________________________________

Date: __________________________________

# CITY OF FERNLEY

City Council
AGENDA REPORT

**Meeting Date: March 2, 2022**

| | |
|---|---|
| **REPORT TO:** | Mayor and City Council |
| **REPORT THRU:** | Daphne Hooper, City Manager |
| **REPORT FROM:** | **Kari Weitzel** |

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

**ACTION REQUESTED:** Consent
Motion

**AGENDA ITEM: (For Possible Action):**

Possible Action to Approve the Will-Serve Request from Friendly 5 Ranch Subdivision Village 1 for 77.3 ERC's for Water and 75 ERC's for Sewer for 75 Single Family Residential lots and irrigation for Lyon County Parcel 021-303-09, -47, -49, -52, -54 located at Farm District Rd. between Jessica Ln and Country Rd. Fernley, NV 89408

**AGENDA ITEM BRIEF:**

1. Jenuane Communities Onda Verde, LLC for Friendly 5 Ranch Subdivision is seeking a Will-Serve for 75 Single Family lots in Fernley, NV.
2. This portion of the project requires 77.3 ERC's, which is equal to 86.576 acre-ft, for water and 75 ERC's for sewer for the 75 lots and irrigation.
3. Jenuane Communities Onda Verde, LLC for Friendly 5 Ranch Subdivision has 97.742-acre feet of beneficial interest in water rights.

**RECOMMENDED MOTION:**

"I move to approve the Will-Serve Request from Jenuane Communities Onda Verde, LLC for Friendly 5 Ranch Subdivision Village 1 for 77.3 ERC's for Water and 75 ERC's for Sewer for 75 Single Family Residential lots and irrigation for Lyon County Parcel 021-303-09, -47, -49, -52, -54 located at Farm District Rd. between Jessica Ln and Country Rd., Fernley, NV 89408."

**BUSINESS IMPACT (per NRS Chapter 237):**

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

**See attached report for background, analysis, alternatives.**

**ALTERNATIVES:**

N/A

**BACKGROUND:**

In October of 2021, Jenuane Communities Onda Verde, LLC was assigned 97.742 acre-feet of water rights from multiple sources.
February 2022, Jenuane Communities Onda Verde, LLC holds a beneficial interest in 97.742 acre-feet of water rights that a portion of that is going to be used for 75 single family residential homes in the 1st phase of Friendly 5 Ranch Subdivision, located at Farm District Rd. between Jessica Ln and Country Rd., Fernley, NV 89408.
After the issuance of this will serve Jenuane Communities, Onda Verde, LLC will have 11.166 AF of water left for future development.

**LEGAL IMPLICATIONS:**

N/A

**FINANCIAL IMPLICATIONS:**

N/A

**ATTACHMENTS:**

1. 2022.03.02 Will Serve - Friendly 5 Ranch Sub Ph1 (75 Lots)
2. 2022.03.02 Will Serve - Friendly 5 Ranch Sub Ph1 (irrigation)
3. Friendly5_V1_Assignment to Will Serve_Signed_2022.02.10

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

The City of Fernley hereby certifies that it has adequate water distribution capability and wastewater treatment plant capacity to serve and will serve:__Jenuane Communities Onda Verde, LLC (Friendly 5 Ranch ph1)__ Development/ project or property located at__APN 021-303-09, -47, -49, -52, -54__ Fernley, Nevada with__75__water connections and/or__75__sewer connections for Service to__75__unit, upon the following terms and conditions:

1. All applicable fees and costs must be paid, including the utility connection fees in effect at the time of this will-serve certification, currently___$5,165.00___per unit for water and___$3,474.00___per Equivalent Residential Capacity (ERC) unit for sewer.

2. Applicant must comply with all applicable laws, statutes, ordinances and regulations.

3. Said fees and costs must be paid in full before connections to water/sewer services. **Connections to utility service shall be completed within a reasonable time from the date of original approval of this Will-Serve by the Fernley City Council. Failure to diligently pursue connection to utility service may render this Will-Serve null and void.** Public Works, at its sole discretion, shall have authority to determine whether connection to utility service is being diligently pursued and, with sixty (60) days written notice to the party who requested this Will-Serve, may cancel this Will-Serve for failure to connect to utility service within a reasonable time.

4. Service shall be provided only to the project or site identified above. **This Will-Serve is limited to the project or property described above and is not transferable to any other project or property.**

5. Service shall be provided pursuant to the plans and specifications submitted to and approved by Public Works. Service shall not be provided pursuant to any alterations to or deviation from the same without the express written approval of Public Works Department. **<u>This will-serve is to be considered conditional unless public improvement plans have been approved by Public Works.</u>**

6. This Will-Serve applies to: <u>APN# 021-303-09, -47, -49, -52, -54</u>

**Fernley City Council Approved Will-Serve on** **<u>March 2, 2022</u>**

______________________________ ______________________________

**Public Works Director** **Mayor – City of Fernley**

______________________________ _______________

**Applicant** **Date**

# THE CITY OF FERNLEY

***Public Works Department***

**595 Silver Lace Blvd**

**Fernley, NV 89408**

The City of Fernley hereby certifies that it has adequate water distribution capability and wastewater treatment plant capacity to serve and will serve: Jenuane Communities Onda Verde, LLC (Friendly 5 Ranch ph1- irrigation) Development/ project or property located at APN 021-303-09, -47, -49, -52, -54 Fernley, Nevada with 2.28 water connections and/or 0 sewer connections for Service to 1 unit, upon the following terms and conditions:

1. All applicable fees and costs must be paid, including the utility connection fees in effect at the time of this will-serve certification, currently $5,165.00 per unit for water and $3,474.00 per Equivalent Residential Capacity (ERC) unit for sewer.

2. Applicant must comply with all applicable laws, statutes, ordinances and regulations.

3. Said fees and costs must be paid in full before connections to water/sewer services. **Connections to utility service shall be completed within a reasonable time from the date of original approval of this Will-Serve by the Fernley City Council. Failure to diligently pursue connection to utility service may render this Will-Serve null and void.** Public Works, at its sole discretion, shall have authority to determine whether connection to utility service is being diligently pursued and, with sixty (60) days written notice to the party who requested this Will-Serve, may cancel this Will-Serve for failure to connect to utility service within a reasonable time.

4. Service shall be provided only to the project or site identified above. **This Will-Serve is limited to the project or property described above and is not transferable to any other project or property.**

5. Service shall be provided pursuant to the plans and specifications submitted to and approved by Public Works. Service shall not be provided pursuant to any alterations to or deviation from the same without the express written approval of Public Works Department. **This will-serve is to be considered conditional unless public improvement plans have been approved by Public Works.**

6. This Will-Serve applies to: APN# 021-303-09, -47, -49, -52, -54

**Fernley City Council Approved Will-Serve on March 2, 2022**

| | |
|---|---|
| **Public Works Director** | **Mayor – City of Fernley** |
| **Applicant** | **Date** |

APNs 021-303-47, 021-303-49

When Recorded mail to:

City of Fernley
595 Silver Lace Blvd.
Fernley, NV 89408

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

This Assignment of Beneficial Interest in Water Rights to Will Serve Commitments is executed this 10TH day of FEBRUARY, 2022, by JENUANE COMMUNITIES ONDA VERDE, LLC (hereinafter "Assignor").

1. Assignor is the holder of the beneficial interest in that certain Water Rights Dedication and Banking Agreement (hereinafter the "Banking Agreement") by and between JENUANE COMMUNITIES ONDA VERDE, LLC and the City of Fernley executed on the ___ day of ___________________, _______.

2. Assignor desires to assign a portion of its beneficial interest in and to <u>86.55 acre-feet</u> of water dedicated pursuant to the Banking Agreement to the City of Fernley in exchange for <u>77.28 Equivalent Residential Credits</u> (hereinafter "ERC's") of water utility will-serve commitments for the development of <u>Village 1, Friendly 5 Ranch subdivision</u> located at Farm District Road between Jessica Lane and Country Ranch Road (hereinafter the "Project").

3. Assignor acknowledges and agrees that the assignment of the beneficial interest transferred herein is for the benefit of the Project. Assignor also acknowledges and agrees that the will-serve commitments issued pursuant to this Agreement shall be an appurtenance to the parcel(s), lot(s), or portion of the Project that will receive water service under said will-serve commitment. In the event that said parcel(s), lot(s), or portion of the project is encumbered by a mortgage, deed of trust, or other similar encumbrance, Assignor agrees that said mortgage, deed of trust, or other similar encumbrance shall also encumber the will-serve commitments issued pursuant to this Agreement in the same manner and to the same extent as it encumbers the parcel(s), lot(s), or portion of the project.

4. Assignor acknowledges and agrees that by assigning its beneficial interest in the water rights under this Agreement in exchange for the will-serves commitments described in Section 2 herein, that Assignor is forever relinquishing all of its right, title, and interest in and to the beneficial interest assigned herein and that the terms of this Agreement shall, to the extent applicable, replace and supersede the terms of the Banking Agreement identified in Section 1 herein, as well as any amendments or assignments of said Banking Agreement, with respect to the assigned water rights. Assignor further acknowledges and agrees that upon execution of this Agreement it shall have no further claim, right, title, or interest in or to the beneficial interest assigned herein.

5. Assignor agrees to indemnify and hold harmless the City of Fernley from any with respect to any claims, damages, or losses (including, without limitation, attorney's fees and costs), whether known or unknown, disclosed or undisclosed arising from, by reason of, or in connection with any part or portion of this Agreement.

6. Assignor hereby represents and warrants it has not sold, assigned, transferred, conveyed, hypothecated, pledged, or otherwise disposed of or encumbered the beneficial interest transferred herein, or the water right underlying said beneficial interest, except as provided in this Agreement, the Banking Agreement, or any amendments or assignments of the Banking Agreement. Assignee acknowledges and agrees that the City makes no representation or warranty as to the title of the water rights underlying the beneficial interest transferred herein, and that in the event that any claim or dispute relating to said title renders such water rights unusable within, or unavailable to, the City's water delivery system, the City may, at its sole discretion and in addition to any other remedies provided for by law, rescind the Banking Agreement and withhold the will-serve commitments provided for therein. In the event that such will-serve commitments have already been issued, the City, in addition to any other remedies provided by law, may require Assignor to immediately acquire and dedicate to the City the same quantity and quality of water rights as the water rights rendered unusable within, or unavailable to, the City's water delivery system and/or the City may assign any other banked or reserved water rights in which Assignor has a beneficial interest, and that remain uncommitted to will-serve commitments, to the will-serve commitments already issued pursuant to this Agreement or the Banking Agreement.

7. This Agreement shall be governed, interpreted and construed by, through and under the laws of the State of Nevada in the district courts of Lyon County, Nevada.

8. All costs incurred by the City of Fernley in enforcing this Agreement including, without limitation, reasonable attorneys' fees through any court proceedings shall be paid by Assignee.

9. This Agreement shall inure to the benefit of and be binding upon the parties hereto as well as their successors and assigns, heirs and personal representatives.

[Signature pages follow]

ASSIGNOR.

JENUANE COMMUNITIES ONDA VERDE, LLC

Ken Hendrix, Manager
Date: February 10, 2022

STATE OF NEVADA )
ss.
COUNTY OF WASHOE )

This instrument was acknowledged before me on the 10TH day of FEBRUARY, 2022, by Shaina Hasso.

NOTARY PUBLIC

SHAINA HASSO
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No: 20-2341-02 - Expires May 14, 2024

# CITY OF FERNLEY

City Council
AGENDA REPORT

**Meeting Date: March 2, 2022**

| | |
|---|---|
| **REPORT TO:** | Mayor and City Council |
| **REPORT THRU:** | Daphne Hooper, City Manager |
| **REPORT FROM:** | **Kari Weitzel** |

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

**ACTION REQUESTED:** Consent

**AGENDA ITEM: (For Possible Action):**

Possible Action to Approve the Will-Serve Request from Mark IV Capital (Victory Logistics Build A Irrigation) for 1.25 ERC's for Water and 0 ERC's for Sewer for landscaping at building A, Lyon County Parcel 021-242-22 located at 1895 Duffy Road, Fernley, NV 89408

**AGENDA ITEM BRIEF:**

1. Mark IV Capital (Victory Logistics Build A Irrigation) is seeking a Will-Serve for landscaping at 1895 Duffy Rd., Fernley, Nv
2. This Project requires 1.25 ERC's, which is equal to 1.4 acre-ft, for water and 0 ERC's for sewer for the build A irrigation.
3. Second amendment of agreement Wade/ Fernley L.P holds a beneficial interest in 2396.30-acre feet of water rights.

**RECOMMENDED MOTION:**

I move to approve the Will-Serve Request from Mark IV Capital (Victory Logistics Build A Irrigation) for 1.25 ERC's for Water and 0 ERC's for Sewer for landscape - irrigation on Lyon County Parcel 021-242-22 located at1895 Duffy Rd., Fernley, NV

**BUSINESS IMPACT (per NRS Chapter 237):**

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

**See attached report for background, analysis, alternatives.**

**ALTERNATIVES:**

**BACKGROUND:**

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

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

After the issuance of this will service the second amendment of agreement Wade/ Fernley L.P will have 2394.90 AF of water left for future development.

**LEGAL IMPLICATIONS:**

**FINANCIAL IMPLICATIONS:**

**ATTACHMENTS:**

1. 2022.03.02 Will Serve - Victory Logistics Build A Irrigation

# THE CITY OF FERNLEY

***Public Works Department***

**595 Silver Lace Blvd**

**Fernley, NV 89408**

The City of Fernley hereby certifies that it has adequate water distribution capability and wastewater treatment plant capacity to serve and will serve: Mark IV Capital (Victory Logistics Ph1 Build A Irrigation) Development/ project or property located at 1895 Duffy Rd Build A Fernley, Nevada with 1.25 water connections and/or 0 sewer connections for Service to 1 unit, upon the following terms and conditions:

1. All applicable fees and costs must be paid, including the utility connection fees in effect at the time of this will-serve certification, currently $5,165.00 per unit for water and $3,474.00 per Equivalent Residential Capacity (ERC) unit for sewer.

2. Applicant must comply with all applicable laws, statutes, ordinances and regulations.

3. Said fees and costs must be paid in full before connections to water/sewer services. **Connections to utility service shall be completed within a reasonable time from the date of original approval of this Will-Serve by the Fernley City Council. Failure to diligently pursue connection to utility service may render this Will-Serve null and void.** Public Works, at its sole discretion, shall have authority to determine whether connection to utility service is being diligently pursued and, with sixty (60) days written notice to the party who requested this Will-Serve, may cancel this Will-Serve for failure to connect to utility service within a reasonable time.

4. Service shall be provided only to the project or site identified above. **This Will-Serve is limited to the project or property described above and is not transferable to any other project or property.**

5. Service shall be provided pursuant to the plans and specifications submitted to and approved by Public Works. Service shall not be provided pursuant to any alterations to or deviation from the same without the express written approval of Public Works Department. **This will-serve is to be considered conditional unless public improvement plans have been approved by Public Works.**

6. This Will-Serve applies to: APN# 021-242-22

**Fernley City Council Approved Will-Serve on March 2, 2022**

**Public Works Director** | **Mayor – City of Fernley**

**Applicant** | **Date**

# CITY OF FERNLEY

City Council
AGENDA REPORT

**Meeting Date: March 2, 2022**

| | |
|---|---|
| **REPORT TO:** | Mayor and City Council |
| **REPORT THRU:** | Daphne Hooper, City Manager |
| **REPORT FROM:** | **Kari Weitzel** |

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

**ACTION REQUESTED:** Consent

**AGENDA ITEM: (For Possible Action):**

Possible Action to Approve the Will-Serve Request from The Meadows at Inglewood, 1032 Inglewood Dr. Unit #110- 115 for .35 ERC's for Water and .94 ERC's for Sewer for Lyon County Parcel 020-341-01 located at 1032 Inglewood Drive Unit #110-115, Fernley, NV 89408

**AGENDA ITEM BRIEF:**

1. The Meadows at Inglewood is seeking a Will-Serve for tenant improvements for restrooms and a breakroom at 020-341-01 located at 1032 Inglewood Drive Unit #110-115, Fernley, NV 89408.
2. This project requires .35 ERC's for water and .94 ERC's for sewer.
3. This project qualifies to pay a fee in lieu of dedication of water rights pursuant to FMC 32.39.060(a)

**RECOMMENDED MOTION:**

"I move to approve the Will-Serve Request from The Meadows at Inglewood, Bldg B Vanilla Shell Unit #110-115 for .35 ERC's for Water and .94 ERC's for Sewer for Lyon County Parcel 020-341-01 located at the at 1032 Inglewood Drive, Unit #110-115 Fernley, NV 89408."

**BUSINESS IMPACT (per NRS Chapter 237):**

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

**See attached report for background, analysis, alternatives.**

**ALTERNATIVES:**

**BACKGROUND:**

Pursuant to FMC 32.39.060(a), commercial properties where the calculated ERC is less than 0.5 may pay a fee in lieu of dedication of a water right. The in lieu of fee for the requested will-serve is $3,003.00. The water connection fee is $1807.75 and $3,265.56 for sewer connection which will be required to be paid before issuance of the will serve commitment.

**LEGAL IMPLICATIONS:**

**FINANCIAL IMPLICATIONS:**

**ATTACHMENTS:**

1. 2022.03.02 Will Serve TMAI Building B Unit 110-0115 - Restroom and Breakroom

# THE CITY OF FERNLEY

***Public Works Department***

**595 Silver Lace Blvd**

**Fernley, NV 89408**

The City of Fernley hereby certifies that it has adequate water distribution capability and wastewater treatment plant capacity to serve and will serve: TMAI Building B Unit 110-115 Development/ project or property located at 1032 Inglewood Dr. Fernley, Nevada with 0.35 water connections and/or 0.94 sewer connections for Service to 1 unit, upon the following terms and conditions:

1. All applicable fees and costs must be paid, including the utility connection fees in effect at the time of this will-serve certification, currently $5,165.00 per unit for water and $3,474.00 per Equivalent Residential Capacity (ERC) unit for sewer.

2. Applicant must comply with all applicable laws, statutes, ordinances and regulations.

3. Said fees and costs must be paid in full before connections to water/sewer services. **Connections to utility service shall be completed within a reasonable time from the date of original approval of this Will-Serve by the Fernley City Council. Failure to diligently pursue connection to utility service may render this Will-Serve null and void.** Public Works, at its sole discretion, shall have authority to determine whether connection to utility service is being diligently pursued and, with sixty (60) days written notice to the party who requested this Will-Serve, may cancel this Will-Serve for failure to connect to utility service within a reasonable time.

4. Service shall be provided only to the project or site identified above. **This Will-Serve is limited to the project or property described above and is not transferable to any other project or property.**

5. Service shall be provided pursuant to the plans and specifications submitted to and approved by Public Works. Service shall not be provided pursuant to any alterations to or deviation from the same without the express written approval of Public Works Department. **This will-serve is to be considered conditional unless public improvement plans have been approved by Public Works.**

6. This Will-Serve applies to: APN# 020-341-01

**Fernley City Council Approved Will-Serve on March 2, 2022**

| | |
|---|---|
| **Public Works Director** | **Mayor – City of Fernley** |
| **Applicant** | **Date** |

# CITY OF FERNLEY

City Council
AGENDA REPORT

**Meeting Date: March 2, 2022**

| | |
|---|---|
| **REPORT TO:** | Mayor and City Council |
| **REPORT THRU:** | Daphne Hooper, City Manager |
| **REPORT FROM:** | **Shannon McKnight** |

| **FINANCIAL IMPACT:** | | **CURRENTLY BUDGETED:** | | **FUND/ACCOUNT:** |
|---|---|---|---|---|
| Yes: XX | No: | Yes: XX | No: | 100.414.100 |

**ACTION REQUESTED:** Motion

**AGENDA ITEM: (For Possible Action):**

Discussion and Possible Action to approve the City Attorney, Brandi Jensen's past year's employment performance, and the City Council and Mayor's satisfaction with the City Attorney's employment performance including but not limited to:

a. City Attorney Contract Compliance
b. General Performance as the City Attorney
c. Compensation

**AGENDA ITEM BRIEF:**

1. City Attorney, Brandi Jensen was hired on March 22, 2010.
2. As a Statutory Officer, the City Attorney is evaluated by the Mayor and City Council annually.
3. The City Attorney is currently 2% from the top of the City Attorney wage scale.

**RECOMMENDED MOTION:**

"I move to approve the City Attorney, Brandi Jensen's evaluation."

"I move to approve a (?)% increase for the City Attorney, Brandi Jensen effective March 19, 2022." ,

**BUSINESS IMPACT (per NRS Chapter 237):**

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

**See attached report for background, analysis, alternatives.**

**ALTERNATIVES:**

**BACKGROUND:**

April 6, 2011 – City Attorney's annual evaluation approved by City Council.
June 6, 2012 – City Attorney's annual evaluation form revised and approved by City Council.
June 20, 2012 – City Attorney's annual evaluation approved by City Council.
March 20, 2013 – City Attorney's annual evaluation approved by City Council.
March 8, 2014 – City Attorney's annual evaluation approved by City Council.
March 18, 2015 – City Attorney's annual evaluation approved by City Council.
February 3, 2016 – City Attorney's annual evaluation form revised and approved by City Council.
March 1, 2017 – City Attorney's annual evaluation approved by City Council.
March 7, 2018 – City Attorney's annual evaluation approved by City Council.
March 20, 2019 – City Attorney's annual evaluation approved by City Council.
March 18, 2020 – City Attorney's annual evaluation approved by City Council.
March 3, 2021 - City Attorney's annual evaluation approved by City Council.

**LEGAL IMPLICATIONS:**

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).

**FINANCIAL IMPLICATIONS:**

Pursuant to the Employment Services Agreement, Amendment A "Upon an average rating of satisfactory or higher, Jensen shall be entitled to the same increase given to other employees, or as otherwise agreed upon by Jensen and Council, until Jensen has reached the top of the currently approved salary range."

The employee has a current pay rate of $64.94 per hour. The City Attorney wage scale tops out at $66.24 per hour. An increase of 2% puts employee at the top of the pay scale for the position. City Council approved a 5% increase for staff during the budget hearings for fiscal year 2021-2022. An increase of 5% puts the employee over the top of pay scale.

The increase is effective the first day of the pay period in which the anniversary date is included. Employee's anniversary date is March 22, 2022. The first day of that pay period is March 19, 2022.

**ATTACHMENTS:**
None

# CITY OF FERNLEY

City Council

AGENDA REPORT

**Meeting Date: March 2, 2022**

| | |
|---|---|
| **REPORT TO:** | Mayor and City Council |
| **REPORT THRU:** | Daphne Hooper, City Manager |
| **REPORT FROM:** | **Shannon McKnight** |

| FINANCIAL IMPACT: | | CURRENTLY BUDGETED: | | FUND/ACCOUNT: |
|---|---|---|---|---|
| Yes: XX | No: | Yes: XX | No: | 100.413.100 |

**ACTION REQUESTED:** Motion

**AGENDA ITEM: (For Possible Action):**

A. Discussion and Possible Action to approve the City Manager, Daphne Hooper's annual employment performance, established goals, and the City Council and Mayor's satisfaction with the City Manager's employment performance and general performance as the City Manager.

B. Discussion and Possible Action to approve City Manager Daphne Hooper's salary.

**AGENDA ITEM BRIEF:**

1. The City Manager was appointed on March 4, 2015 by the Mayor with the consent of the City Council.

2. The City Manager's annual evaluation was provided to the Mayor and City Council on February 11, 2022, for completion by February 22, 2022.

3. The City Manager received a 5% increase effective July 1, 2021.

**RECOMMENDED MOTION:**

"I move to approve the City Manager, Daphne Hooper's evaluation."

"I move to approve a 5% increase for the City Manager, Daphne Hooper effective July 1st, 2022.

**BUSINESS IMPACT (per NRS Chapter 237):**

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

**See attached report for background, analysis, alternatives.**

**ALTERNATIVES:**

**BACKGROUND:**

The City Manager was appointed by the Mayor with the consent of the City Council on March 4, 2015.

The City Manager has received an above Exceeds Expectations evaluation average for March 2021, March 2020, March 2019, March 2018 and March 2017.

The City Manager was noticed on February 15, 2022.

**LEGAL IMPLICATIONS:**

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).

**FINANCIAL IMPLICATIONS:**

The City Manager has previously requested to be treated the same as all other employees and receive the same increase that is approved by Council. The City Manager's increase has been effective July 1 in previous years. The actual date the increase would be effective is the first day of the pay period in which July 1st falls. The increase is budgeted, as it is for all employees through budget hearings approved by the Council. The City Manager is still within the pay range for the position.

**ATTACHMENTS:**

None

# CITY OF FERNLEY

City Council
AGENDA REPORT

**Meeting Date: March 2, 2022**

| | |
|---|---|
| **REPORT TO:** | Mayor and City Council |
| **REPORT THRU:** | Daphne Hooper, City Manager |
| **REPORT FROM:** | **Daphne Hooper, City Manager** |

| **FINANCIAL IMPACT:** | **CURRENTLY BUDGETED:** | **FUND/ACCOUNT:** |
|---|---|---|
| Yes:X No: | Yes: No: X | 225-575-650 |

**ACTION REQUESTED:** Motion

**AGENDA ITEM: (For Possible Action):**

(For possible action) Approval to include $30,000 total for Fireworks for July 2022. (Mayor Edgington)

**AGENDA ITEM BRIEF:**

Mayor is requesting Council to authorize $30,000 for Fireworks for July 4, 2022. Previously, funding was approved for $17,000 in the Transient Lodging Tax Budget. For last year, an additional amount of $13,000 was authorized by the Fernley Convention and Tourism Authority (FCTA) utilized funding from the "Other Grants" line item. The Mayor would like to ensure $30,000 is provided in the budget as the 4th of July Committee is finalizing the contract in March, 2022 for the Fireworks.

**RECOMMENDED MOTION:**

I move to authorize staff to include a total of $30,000 for Fireworks in the Transient Lodging Tax Budget for FY2022/2023.

**BUSINESS IMPACT (per NRS Chapter 237):**

N/A

**See attached report for background, analysis, alternatives.**

**ALTERNATIVES:**

The council may use the money currently authorized within the budget without an increase, deny the request, or request additional information.

**BACKGROUND:**

In FY 2021/2022, Mayor requested that the Fernley Convention and Tourism Authority provide an additional $13,000 for Fireworks for the 4th of July, increasing the amount from $17,000 to $30,000. The 4th of July Committee is negotiating the contract with the Fireworks company and has requested the city provide the same amount ($30,000) for Fireworks for July 4, 2022.

**LEGAL IMPLICATIONS:**

N/A

**FINANCIAL IMPLICATIONS:**

If approved, there will be an increase in the Transient Lodging Tax budget of $13,000. As an alternative, the Council can reduce the "Other Grant" line item by $13,000, which would not cause a financial impact.

**ATTACHMENTS:**

None

# CITY OF FERNLEY

City Council
AGENDA REPORT

**Meeting Date: March 2, 2022**

| | |
|---|---|
| **REPORT TO:** | Mayor and City Council |
| **REPORT THRU:** | Daphne Hooper, City Manager |
| **REPORT FROM:** | **Kim Swanson, City Clerk** |

| FINANCIAL IMPACT: | | CURRENTLY BUDGETED: | | FUND/ACCOUNT: |
|---|---|---|---|---|
| Yes: | No: X | Yes: | No: X | n/a |

**ACTION REQUESTED:** Motion

**AGENDA ITEM: (For Possible Action):**

Possible action to approve City of Fernley Election Sign Policy

**AGENDA ITEM BRIEF:**

The purpose of this policy is to establish guidelines in regard to the placement of election signs within the City of Fernley. The city recognizes the importance of political signs and the right to freedom of speech. However, the city finds it necessary to regulate certain aspects of political signs. This policy will help minimize any negative impact on the overall aesthetics of the City, by ensuring that election signs are appropriate, of good quality and placed in the correct manner.

**RECOMMENDED MOTION:**

"I move to approve the City of Fernley Election Sign Policy."

**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 could decide not to approve the Election Sign Policy.

**BACKGROUND:**

The City of Fernley does not currently have an Election Sign Policy.

**LEGAL IMPLICATIONS:**

This policy has been approved by the City Attorney's office.

**FINANCIAL IMPLICATIONS:**

There are none.

**ATTACHMENTS:**

1. Election Sign Policy
2. NDOT Political Sign Brochure

City of Fernley
Election Sign Control Policy

*Purpose*

The purpose of this policy is to establish guidelines in regard to the placement of election signs within the City of Fernley. The city recognizes the importance of political signs and the right to freedom of speech. However, the city finds it necessary to regulate certain aspects of political signs. This policy will help to minimize any negative impact on the overall aesthetics of the City, by ensuring that election signs are appropriate, of good quality and placed in the correct manner.

The requirements in this policy will be applied consistently and equitably to all political parties and candidates.

*Policy*

Political signs are designed for the purpose of advertising support to a candidate or ballot question at a public election. A permit is not required for political signs provided the signs are displayed and maintained in accordance with the provisions of Fernley Municipal Code, Title 32, Chapter 32.10 Signs, and Chapter 8 Buildings and Building Regulations.

The following shall apply to political signs:

Must not resemble or imitate an official traffic signal, sign device or other official warning signs.

Must not be attached to any traffic signpost, traffic signal, or any other official traffic control device.

Must not be attached on trees, or poles which are used for a purpose other than sign structures.

Must not be affixed permanently to the ground or building.

Must not be illuminated, or digital signs.

Election period.

The election period begins the first day of filing and ends ten days after any election conducted under federal, state, county, or city laws or ordinances in which residents of Fernley are entitled to vote.

Primary Election

Political signs may not be displayed more than 60 days before a primary election. All signs for those candidates that do not advance to the general election must be removed within 30 days after the primary election.

General Election

Signs for candidates or questions appearing on the general election ballot may not be displayed more than 60 days before a general election and must be removed within 30 days after the general election.

Responsible Party

All signs are presumed to be the property and responsibility of the candidate. All candidates will be requested to provide the City Clerk's office, in addition to your own personal information, the names of two persons responsible for receiving information or answering questions on the candidate's behalf. If a political sign is placed in violation of the city code, the city will notify someone on the candidate's behalf if the candidate themselves cannot be reached, to resolve the sign violation.

Prohibited locations:

No political signs of any nature may be placed on public property, city property or city rights of way. This includes the right of way on either side of a paved or unpaved road, right of way for future roads and all other city property which is used or occupied, including drains, ditches, flood channels

Political signs erected in these areas are a violation of law and may be removed by the city without notice. When practicable, the city will provide a 48-hour notice (which may be served by telephone) prior to removing the signs. Removed signs will be retained for 30 days and then destroyed.

Signs on Private Property

Signs will be permitted on private property provided that the property owner's permission has been obtained by the candidate. Signs on private property must not create a hazard by obstructing clear views of pedestrians and vehicular traffic. Signs must not be larger than 9 square feet per street front, with a maximum height of 6 feet.

No sign permit required

A sign permit is not required for any election period sign which complies with Section 32.10.130. However, building permits may be required under Title 8 of the Fernley Municipal Code depending on the size and nature of the sign.

*Complaints & Violations*

1. When a sign is found to be in violation, the following procedure will apply:
    a. The City Clerk's office will contact the candidate and/or responsible party and notify them of the violation. Verbal notification will be sufficient for notification purposes.
    b. The candidate will have 48 hours to remove or remedy the violation.
    c. If the sign remains in violation after 48 hours of notifying the candidate or responsible party the sign will be removed by the city.
    d. Removed signs will be retained for 30 days and then destroyed.
    e. The city will not replace the cost of the sign.

*Penalties*

1. Civil Penalties. Any person who violates the provision of this section shall be subject to a $500.00 fine and the person responsible for the violation may be liable for the costs of removing any sign not in compliance with this section.

2. Criminal Penalties. Any person who violates the provisions of this section shall be guilty of a misdemeanor and, upon conviction thereof, shall be punished by not more than six months imprisonment in the county jail or by a fine of not more than $1,000.00 or by both such fine and imprisonment.

Local and state laws govern the use of campaign signs. Candidates should review county and city ordinances for the rules regarding campaign signs. In addition, state law governs campaign signs placed within highway rights-of-way. Please refer to NRS 405.030 and 405.110 for specific prohibitions, the removal policy by the Nevada Department of Transportation, and possible penalties.

State law does set time periods for the placement of campaign signs along interstate and primary highways. Campaign signs must not be placed next to these highways earlier than sixty (60) days before a primary election and must be removed not later than thirty (30) days after the election. A successful candidate in the primary election may display his or her campaign signs through the following general election, removing them thirty (30) days later (NRS 410.400(4)). For more information or to report a violation please contact the Nevada Department of Transportation at (775) 888-7000.

Remember to always seek permission of property owners prior to placing campaign signs on private property. The posting of campaign signs on public utility poles is prohibited (NRS 704-638.

Any conflict between this policy and Fernley Municipal Code, Fernley Municipal trumps.

## No political sign can be placed within state highway rights-of-way.

As you conduct your campaign for public office, please keep in mind that it is illegal to place signs within the right- of-way of state highways. State highways include not only the well numbered rural routes, but also many county roads and city streets. The provisions of Nevada Revised Statute 405.020, 405.030 and 405.110 and Nevada Administrative Code 410.440, prevent the placement of any advertising signs, including political signs, within state highway right- of-way or roads, which are owned or controlled by the Nevada Department of Transportation (NDOT). In addition, the federal and state "Highway Beautification Acts" limit the placement of any sign on private property if that sign is located within 660 feet of a National Highway System (NHS) route. NHS routes include all freeways, interstates, expressways, most U.S. routes and some state routes including several city streets (see maps).

NDOT has previously published several notices regarding the erection of political signs. This pamphlet is intended to summarize NDOT's enforcement of the laws on political signs and supplements the more detailed regulation. The term "political sign" includes any temporary or portable display or device advertising for or against a candidate for public office or a political party or political point of view.

## Rules for state highways:

No signs are permitted in the state highway right-of-way. This includes the right-of-way along freeways, interstates, expressways, highways, and many city streets. NDOT's right of way in urban areas often includes any side-walks and some clear distance on either side of the street.

NDOT employees will remove signs erected in the highway right-of-way and usually take them to the nearest maintenance station. In most cases, owners of the sign or their representatives can drop by the station to get their signs. NDOT will try to remove the signs so as not to damage them. Removed signs will be retained for 30 days and then disposed of.

If you have a question about the right-of-way for state highways, please call the nearest NDOT district office. In Clark County call the District I Office in Las Vegas at (702) 385-6540, in Tonopah call (775) 482-2300, in northwestern Nevada call the District II Office in Sparks at (775) 834-8300, in Winnemucca call (775) 623-8000, in northeastern Nevada call the District III Office in Elko at (775) 777-2700, and in Ely call (775) 289-1700.

## Additional rules for the National Highway System:

Political signs adjacent to and within 660 feet of any NHS highway must meet federal spacing, size, zoning, and lighting requirements and a permit must be obtain ed from the appropriate NDOT District Office, except as noted below. A non-refundable fee of $200.00 will be charged for this permit. The following highways are part of the NHS and are under federal and state regulation: IR-11, IR-15, IR-215, IR-515, IR-80, IR-580, U.S. 6, U.S. 50, U.S. 50ALT, U.S 03BUS, U.S. 93, U.S. 95, U.S. 95ALT, U.S. 395, U.S. 395ALT, SR 88, SR 146, SR 147, SR 159, SR 160, SR 163, SR 225, SR 289, SR 318, SR 360, SR 376, SR 430, SR 439, SR 445, SR 535, SR 564, SR 573, SR 582, SR 593, SR 595, SR 599, SR 612, SR 647, SR 648, SR 653, SR 659, SR 667, SR 673, SR 720, William St. (FRCC11), Eastern Ave./Civic Center (FRCL53), Lake Mead Blvd. (FRCL57),

E. Jennings Way (FREL17), Vista Blvd. (FRWA08), Del Monte Ln-Neil Rd. (FRWA44), Damonte Ranch PKWY (FRWA49), Sparks Blvd. (FRWA53), Wells Ave.(FRWA54), Oddie Blvd. (FRWA58), 4th St.(FRWA62), FRWA66, FRWA67, McCarron Int'L Airport Connector (SR171), Matley Ln. (FRWA51).

Political signs erected on private property that is adjacent to a state highway may be erected no more than 60 days before a primary election and must be removed within 30 days after the primary election. Signs for candidates or questions appearing on the general election ballot do not have to be removed until 30 days after the general election.

A permit is not required for small political signs (4' x 8' or smaller) that are placed on private property near the NHS.

## General Rules:

The following rules apply to all signs located near state highway right of way including NHS routes:

Political signs must not distract drivers.
The sign cannot resemble official traffic signs.

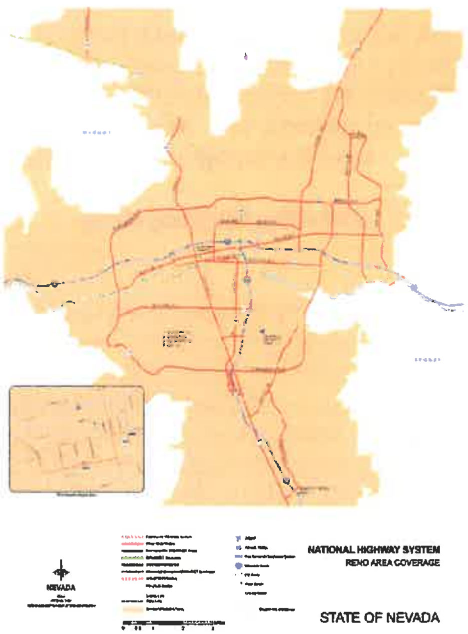
The sign cannot block view of on-coming traffic.

Apart from state requirements, local governmental agencies can and do have var ying criteria regarding placement of political signs on city and county roads. These local restrictions vary greatly among the various entities and must be checked locally.

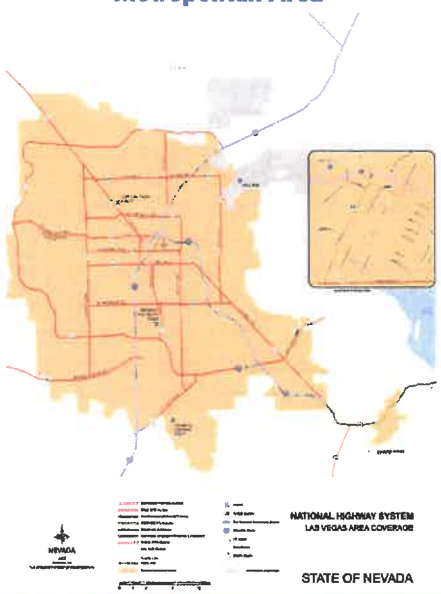
***For further information, or if you have any questions, please call the Nevada Department of Transportation's Right of Way Division.***

***In northern Nevada, (775) 888-7480 and in southern Nevada, (702) 385-6540.***

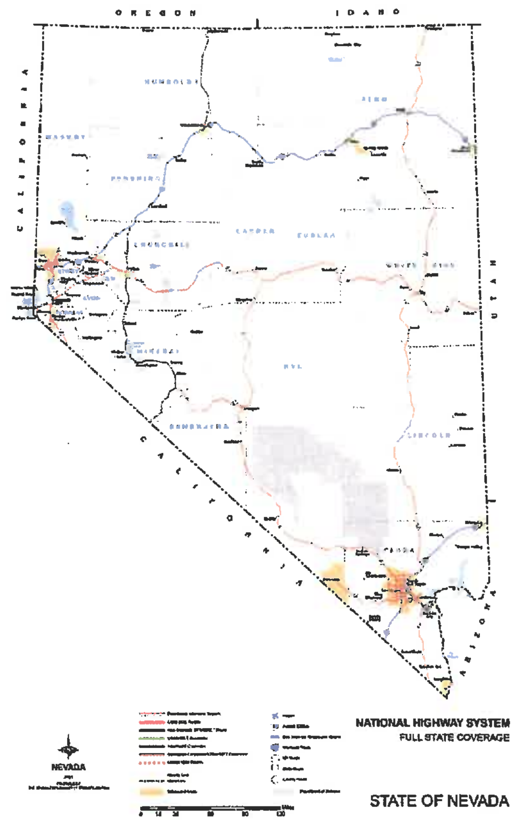
## National Highway System (NHS) Routes in the Reno-Sparks Metropolitan Area




## National Highway System (NHS) Routes in the Las Vegas Metropolitan Area




## Metropolitan Area




## NDOT Phone Numbers

Carson City (775) 888-7000

Elko (775) 777-2700

Ely (775) 289-1700

Las Vegas (702) 385-6500

Reno (775) 834-8300

Tonopah (775) 482-2301

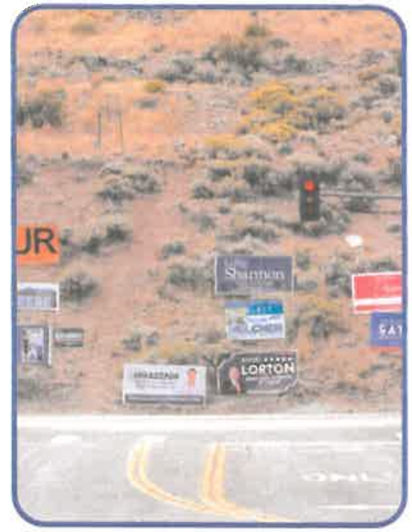
Winnemucca (775) 623-8000

**Nevada Department of Transportation**
Right-of-Way Division
1263 South Stewart St.
Carson City, NV 89712

NEVADA DOT SAFE AND CONNECTED

# Political Signs And Your Highways

***Rules & Regulations Regarding the Placement of Politicial Signs Near Highway Right-of-way***




Kristina Swallow, P.E.
Director

Nevada Department of Transportation
Right-of-Way Division
1263 South Stewart St.
Carson City, NV 89712
(775) 888-7480

January 2022

Governor
Steve Sisolak

# CITY OF FERNLEY

City Council

AGENDA REPORT

**Meeting Date: March 2, 2022**

| | |
|---|---|
| **REPORT TO:** | Mayor and City Council |
| **REPORT THRU:** | Daphne Hooper, City Manager |
| **REPORT FROM:** | **Dave Whalen, Public Works Director** |

| **FINANCIAL IMPACT:** | | **CURRENTLY BUDGETED:** | | **FUND/ACCOUNT:** |
|---|---|---|---|---|
| Yes:X | No: | Yes: | No: X | Wastewater & Water Enterprise Funds |

**ACTION REQUESTED:** Resolution

**AGENDA ITEM: (For Possible Action):**

Discussion and possible action to approve resolutions 22-005, 22-006, 22-007 and 22-008 increasing the wastewater and water utility rate schedules and connection fees.

**AGENDA ITEM BRIEF:**

Hansford Economic Consulting LLC assisted the city with a utility rate study performed in 2021. The results of the rate study were presented to council on April 21st and August 18th, 2021. Direction was given by City Council on the proposed rates at the August 18th meeting. The attached Resolutions implement that direction. It is also recommended that the utility rates be evaluated biennially by a consultant for potential adjustments.

**RECOMMENDED MOTION:**

**I move to approve resolutions 22-005, 22-006, 22-007 and 22-008 increasing the wastewater and water utility rate schedules and connection fees accordingly.**

**BUSINESS IMPACT (per NRS Chapter 237):**

A Business Impact Statement is Attached.

**See attached report for background, analysis, alternatives.**

**ALTERNATIVES:**

No action - Rates will remain as-is and the enterprise funds may become financially unstable.
The City Council may direct the City Manager to prepare revised resolutions with alternative rate proposals.

**BACKGROUND:**

The City operates its water and wastewater services via two "enterprise" funds. An enterprise fund is separate from the City's general fund and operates similar to a private business enterprise. Operating and capital expenses are paid for by fees charged to the customers who use the system, not by general tax revenues (*see* NRS 354.517 defining "enterprise fund").

Because enterprise funds are operated solely by fees paid by the customers of the system, the rate schedules need to be evaluated on a regular basis to ensure that the fund will have enough money to support the utility's operations. The primary goals in setting rates are to ensure that: (1) customers are paying their fair share of the costs of the system, (2) new development is fully reimbursing the enterprise funds for the costs of adding new connections to the system, and (3) the utilities have adequate revenues to fund needed expenses over the long-term.

To meet these goals the City contracted with Hansford Economic Consulting ("HEC") in 2016 to perform a rate study. At that time both the water and wastewater enterprise funds were operating at significant annual losses that, if continued, would have rendered the funds financially insolvent. After reviewing the 2016 study, the City Council approved resolutions establishing new rate structures for each of the funds. The implementation of those new rate structures has resulted in both funds achieving financial stability (revenues greater than or equal to system costs) over the last three years.

On September 16, 2020, the City Council approved a new contract with Hansford Economic Consulting to conduct a 5-year rate study. A draft of that study was presented to the Council on April 21, 2021. Based on input at that meeting, and subsequent notification of the allocation of grant funds to the City from the American Rescue Plan Act, the Council directed HEC to update the draft study as follows:

1. Change the implementation date of the new rates from July 1, 2021, to January 1, 2022.
2. Apply $8 million of ARPA grant funds to the wastewater fund.

In accordance with NRS 237.080, on November 24, 2021, a letter was sent to 444 local businesses soliciting comments on the proposed rate increase and notifying the recipients of two workshops that were to be held on January 11th and 18th 20221. In addition, on December 8th, 15th, 22nd, 29th, 2021 & January 5th, 2022, a similar notice was published in the Reno Gazette-Journal. The public workshops were held as advertised and the City received a total of three written comments objecting to the rate increase.

Subsequent to the public workshops, City staff prepared a Business Impact Statement pursuant to NRS 237.090. The Business Impact Statement concluded that the proposed rates will not (1) place a direct and significant economic burden on area businesses, or (2) directly restrict the formation, operation, or expansion of any area businesses. On February 16th, 2021, the Business Impact Statement was presented to, and adopted by, the City Council.

On August 18, 2021, the City Council was presented with HEC's revised rate study and recommendations. Those recommendations were as follows:

Water Fund: Increase customer rates by 3% annually for the next five years.
Set fee for new connections at $6,825 per EDU.

Wastewater Fund: Increase customer rates by 3% annually for the next five years.
Set fee for new connections at $4,268 per EDU.

After discussion at the meeting the Council directed staff to prepare resolutions implementing new rate schedules as follows:

**Water Fund: Increase customer rates by 2.25% on April 1, 2022.**
**Beginning January 1, 2023, increase rates by 3% annually.**
**Set fee for new connections at $7,000 per EDU.**

**Wastewater Fund: Increase customer rates by 3% annually starting on**
**April 1, 2022. Beginning January 1, 2023, increase rates by 3% annually.**
**Set fee for new connections at $5,000 per EDU.**

In addition, the council expressed its support to have a consultant review the rates on a biennial basis (every 2 years) to recommend adjustments.

Based on the direction provided by the Council at the August 18, 2021, meeting and the results of the February BIS, staff has prepared the attached resolutions. There are two resolutions for each of the wastewater and water enterprise funds (one for the customer rate increase, and one to establish the new development connection fees). The revised HEC rate study is also attached for your review.

**LEGAL IMPLICATIONS:**

Nevada Statutes: NRS Chapters 266, 354, 361

Fernley Municipal Code : FMC Title 28

**FINANCIAL IMPLICATIONS:**

Enterprise funds are operated solely by fees paid by the customers of the system, the rate schedules need to be evaluated on a regular basis to ensure that the fund will have enough money to support the utility's operations. The primary goals in setting rates are to ensure that: (1) current customers are paying their share of the costs of the system, (2) new development is fully reimbursing the enterprise funds for the costs of adding new connections to the system, and (3) the utilities have adequate revenues to fund needed expenses over the long-term.

**ATTACHMENTS:**

1. Staff Report-2022.03.02 Water & Sewer Rate Change Resolutions
2. City of Fernley 2021 Utility Rate Study (Final)
3. 2022 Business Impact Statement Water-Sewer
4. Resolution 22-005 Wastewater Rate Schedule Resolution

5. Resolution 22-006 Wastewater Connection Fee Resolution
6. Resolution 22-007 Water Rate Schedule Resolution
7. Resolution 22-008 Water Connection Fee Resolution

# CITY OF FERNLEY

CITY COUNCIL
AGENDA REPORT

**Meeting Date: March 2, 2022**

| | |
|---|---|
| **REPORT TO:** | Mayor and City Council |
| **REPORT THRU:** | **Daphne Hooper, City Manager** |
| **REPORT FROM:** | **David Whalen, Public Works Director** |
| **REVIEWED BY:** | **David Rigdon, Special City Water Attorney** |
| **REVIEWED BY**: | Denise Lewis, City Treasurer |

| **FINANCIAL IMPACT:** | **CURRENTLY BUDGETED:** | **FUND/ACCOUNT:** |
|---|---|---|
| **Yes:** ☒ **No:** ☐ | **Yes:** ☐ **No:** ☒ | |

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

**AGENDA ITEM: Discussion and possible action to approve resolutions 22-005, 22-006, 22-007 and 22-008 increasing the wastewater and water utility rate schedules and connection fees.**

**Agenda Item Brief:** Hansford Economic Consulting LLC assisted the city with a utility rate study performed in 2021. The results of the rate study were presented to council on April 21st and August 18th, 2021. Direction was given by City Council on the proposed rates at the August 18th meeting. The attached Resolutions implement that direction. It is also recommended that the utility rates be evaluated biennially by a consultant for potential adjustments.

**Recommended Motion:**
**"I move to approve resolutions 22-005, 22-006, 22-007 and 22-008 increasing the wastewater and water utility rate schedules and connection fees accordingly."**

**Business Impact (per NRS Chapter 237):**

☒ A Business Impact Statement was performed.

☐ 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:**

- No action - Rates will remain as-is and the enterprise funds may become financially unstable.
- The City Council may direct the City Manager to prepare revised resolutions with alternative rate proposals.

**BACKGROUND:**

The City operates its water and wastewater services via two “enterprise” funds. An enterprise fund is separate from the City’s general fund and operates similar to a private business enterprise. Operating and capital expenses are paid for by fees charged to the customers who use the system, not by general tax revenues (*see* NRS 354.517 defining “enterprise fund”).

Because enterprise funds are operated solely by fees paid by the customers of the system, the rate schedules need to be evaluated on a regular basis to ensure that the fund will have enough money to support the utility’s operations. The primary goals in setting rates are to ensure that: (1) the utilities have adequate revenues to fund needed expenses over the next five years, (2) new development is fully reimbursing the enterprise funds for the costs of adding new connections to the system, and (3) customers are paying their fair share of the costs of the system.

To meet these goals the City contracted with Hansford Economic Consulting (“HEC”) in 2016 to perform a rate study. At that time both the water and wastewater enterprise funds were operating at significant annual losses that, if continued, would have rendered the funds financially insolvent. After reviewing the 2016 study, the City Council approved resolutions establishing new rate structures for each of the funds. The implementation of those new rate structures has resulted in both funds achieving financial stability (revenues greater than or equal to system costs) over the last three years.

On September 16, 2020, the City Council approved a new contract with Hansford Economic Consulting to conduct a 5-year rate study. A draft of that study was presented to the Council on April 21, 2021. Based on input at that meeting, and subsequent notification of the allocation of grant funds to the City from the American Rescue Plan Act, the Council directed HEC to update the draft study as follows:

1) Change the implementation date of the new rates from July 1, 2021, to January 1, 2022.
2) Apply $8 million of ARPA grant funds to the wastewater fund.

In accordance with NRS 237.080, on November 24, 2021, a letter was sent to 444 local businesses soliciting comments on the proposed rate increase and notifying the recipients of two workshops that were to be held on January 11th and 18th 20221. In addition, on December 8th, 15th, 22nd, 29th, 2021 & January 5th, 2022, a similar notice was published in the Reno Gazette-Journal. The public workshops were held as advertised and the City received a total of three written comments objecting to the rate increase.

Subsequent to the public workshops, City staff prepared a Business Impact Statement pursuant to NRS 237.090. The Business Impact Statement concluded that the proposed rates will not (1) place a direct and significant economic burden on area businesses, or (2) directly restrict the formation, operation, or expansion of any area businesses. On February 16th, 2021, the Business Impact Statement was presented to, and adopted by, the City Council.

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| | |
|---|---|
| Water Fund: | Increase customer rates by 3% annually for the next five years.<br>Set fee for new connections at $6,825 per EDU. |
| Wastewater Fund: | Increase customer rates by 3% annually for the next five years.<br>Set fee for new connections at $4,268 per EDU. |

After discussion at the meeting the Council directed staff to prepare resolutions implementing new rate schedules as follows:

**Water Fund:** **Increase customer rates by 2.25% on April 1, 2022.**
**Beginning January 1, 2023, increase rates by 3% annually.**
**Set fee for new connections at $7,000 per EDU.**

**Wastewater Fund:** **Increase customer rates by 3% annually starting on April 1, 2022. Beginning January 1, 2023, increase rates by 3% annually.**
**Set fee for new connections at $5,000 per EDU.**

In addition, the council expressed its support to have a consultant review the rates on a biennial basis (every 2 years) to recommend adjustments.

Based on the direction provided by the Council at the August 18, 2021, meeting and the results of the February BIS, staff has prepared the attached resolutions. There are two resolutions for each of the wastewater and water enterprise funds (one for the customer rate increase, and one to establish the new development connection fees). The revised HEC rate study dated September 24, 2021 is also attached for your review.

**PRIOR COUNCIL ACTION**

- On December 15, 2014, the Fernley City Council established that a rate study was a top priority for the Water and Sewer Funds.
- On December 16, 2015, Fernley City Council approved a contract with Hansford Economic Consulting.
- On September 14, 2016, Hansford Economic Consulting presented the water and sewer utility rate study to Council.
- On October 5, 2016, Fernley City Council Approved Addendum B to the contract with Hansford Economic Consulting for additional services related to the water utility rate study.
- On November 14, 2016, Fernley City Council adopted Resolutions 2016-023, 2016-024 and 2016-025 implementing the water ancillary fee, increasing wastewater utility rates and water utility rates, respectively.
- On September 16, 2020, Fernley City Council approved award of a contract to Hansford Economic Consulting LLC to provide a five-year planning Water and Sewer Utility Rate Study Update for an amount not to exceed $35,000.
- On April 21, 2021, Fernley City Council heard the Draft Study recommendations by Hansford Economic Consulting LLC and provided feedback to complete a Business Impact Statement and refine the Draft plan with the anticipated American Recovery Plan (ARP) grant funding.
- On August 18, 2021, Fernley City Council heard the revised recommendations by Hansford Economic Consulting LLC and provided recommendations to increase water and wastewater rates and connection fees by resolution.
- On December 3rd, 2021, Fernley City Council heard the discussion and possible action to direct staff to complete a new Business Impact Statement due to the proposed increase in connection fees and the fact that the connection fees were inadvertently omitted from the May BIS.
- On February 16th, 2022, Fernley City Council heard the Business Impact Statement presented by staff for the recommended increase in water and wastewater rates and connection fees. Council accepted the Business Impact Statement.

## LEGAL IMPLICATIONS:

Nevada Statutes: NRS Chapters 237, 266, 354, 361

Fernley Municipal Code : FMC Title 28

**FINANCIAL IMPLICATIONS :**

Enterprise funds are operated solely by fees paid by the customers of the system, the rate schedules need to be evaluated on a regular basis to ensure that the fund will have enough money to support the utility's operations. The primary goals in setting rates are to ensure that: (1) the utilities have adequate revenues to fund needed expenses over the next five years, (2) new development is fully reimbursing the enterprise funds for the costs of adding new connections to the system, and (3) customers are paying their fair share of the costs of the system.

**ATTACHMENTS:**

1.) *City of Fernley 2021 Utility Rate Study* (Final) dated September 24, 2021.
2.) 2022 Business Impact Statement Water-Sewer
3.) Resolution 22-005 Wastewater Rate Schedule Resolution
4.) Resolution 22-006 Wastewater Connection Fee Resolution
5.) Resolution 22-007 Water Rate Resolution
6.) Resolution 22-008 Water Connection Fee Resolution

HANSFORD
ECONOMIC CONSULTING LLC

# City of Fernley
# 2021 Utility Rates Study

FINAL

**September 24, 2021**

HEC No. 200318

The following report was prepared by Hansford Economic Consulting LLC.

The analyses and findings contained within this report are based on primary data provided by the City of Fernley, as well as additional secondary sources of data available as of the date of this report. Updates to information used in this report could change or invalidate the findings contained herein. While it is believed that the primary and secondary sources of information are accurate, this is not guaranteed.

Every reasonable effort has been made in order that the data contained in this study reflect the most accurate and timely information possible. No responsibility is assumed for inaccuracies in reporting by the client, its consultants and representatives, or any other data source used in the preparation of this study. No warranty or representation is made that any of the projected values or results contained in this study will actually be achieved. There will usually be differences between forecasted or projected results and actual results due to changes in events and circumstances.

Changes in economic and social conditions due to events including, but not limited to, major recessions, droughts, major environmental problems or disasters that would negatively affect operations, expenses and revenues may affect the result of the findings in this study. In addition, other factors not considered in the study may influence actual results. Any applications for financing, or bond sales analyses, should re-evaluate the financial health and projection of revenues and expenses at the time of the application or preparation for bond sale.

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### SECTION 2 - WATER RATE STUDY TABLES



### SECTION 3 - WASTEWATER RATE STUDY TABLES

## LIST OF FIGURES PAGE

# Section 1: INTRODUCTION AND SUMMARY OF FINDINGS

## 1.1 PURPOSE OF THE STUDY

The City of Fernley (City) provides water and wastewater utility services to the residents and businesses of the City. The purpose of this Utilities Rate Study (Study) is to determine the level of funding required over the next five years to adequately fund each of the utility systems and to determine a schedule of fees to support that level of funding.

This report provides an explanation and justification of the calculated utility fees to existing and future customers for the next five years. The utility financial models presented in this Study project revenues and expenses and calculate rates for the next five fiscal years with the first change in utility rates implemented January 1, 2022.

## 1.2 BACKGROUND

The City last conducted utility rate studies in 2016. New residential rates were implemented January 2017, and commercial rates were implemented July 2017. The last increase included in the adopted fee schedule was July 1, 2020. A utility systems rate study is necessary at this time to a) ensure revenue sufficiency of the utility systems for the next five years, and b) demonstrate that new growth will pay for its share of capital improvement costs.

Rate studies are typically conducted every three to five years to ensure revenue sufficiency. A cost-of-service analysis, which not only allows for revenue sufficiency, but also examines whether customers are paying for their share of system costs and adjusts rates and customer classifications to achieve equity to the maximum extent practicable, is advisable whenever there has been a shift in the economic base of the community, and whenever proportional cost of service is in question. *This rate study does not study cost of service because these issues are not in question. Rate design, which is the final part of the rate-making procedure and generally uses the revenue requirement and cost of service analysis to determine appropriate rates for each customer class, is also not included in this rate study as this was evaluated extensively in 2016.*

This report presents the result of the analysis and level of fees that best meet projected financial conditions over the next five years.

## 1.3 RATE SETTING PRINCIPLES AND REPORT ORGANIZATION

This report was prepared using the principles established by the American Water Works Association (AWWA) and the Water Environment Federation. The AWWA "Principles of Water Rates, Fees, and Charges: Manual of Water Supply Practices M1" (the "M1 Manual") establishes commonly accepted professional standards for water fee studies. This manual is referenced in the water rate study. The wastewater rate study uses rate-setting principles described in the Water Environment Federation Manual of Practice No. 27.

The Study is presented in three sections. Following this introduction and summary of findings, Section 2 provides the water rate study. Section 3 provides the wastewater rate study. For each utility study, the analysis begins with a description of the utility fund and its customers, followed by calculation of the revenue requirement, calculations of the utility rates, projected cash flow and bill impacts to customers.

**Appendix A** includes support tables for the water rate study. **Appendix B** includes support tables for the wastewater rate study.

### 1.4 Water Rate Study Findings

Water rate study summary and key findings are summarized here:

- The City provides water supply, treatment, and distribution to the residents and businesses of Fernley. Monthly water rates pay for 60% of the annual costs of the water fund.

- The water fund has had net positive revenues for the last three years since new water rates were implemented January 2017.

- There is a large capital improvement projects (CIP) list of approximately $36.44 million to be completed within the next five years. The rate study assumes that the City will bond for 75% of CIP infrastructure items that are estimated to cost at least $1 million.

- Of the total estimated CIP cost, the rate study assumes that 54% will be debt-financed and 46% will be cash-funded.

- There are no proposed changes to the water rate structure.

- Water rates need to increase 3.0% per year to support projected increases in operating costs, debt service, and system rehabilitation and major new infrastructure costs.

- Water connection fees need to increase to pay for new growth's share of infrastructure costs and financing charges. It is recommended that the connection fees be updated concurrent with the rates to more accurately reflect new development's impacts on the water and wastewater systems. In addition, it is recommended that the connection fees be updated each year with a price index to keep abreast of inflationary changes.

### 1.5 Wastewater Rate Study Findings

Wastewater rate study summary and key findings are summarized here:

- The City provides wastewater collection, treatment, and disposal services to the residents and businesses of Fernley. Monthly wastewater rates pay for 83% of the annual costs of the wastewater fund.

- The wastewater fund has had positive net revenues for the last three years and is currently covering all expenses and debt service coverage requirements of existing bond covenants.

- There is a large capital improvement projects (CIP) list of approximately $28.53 million to be completed within the next five years. The City is putting $8.00 million of American Rescue Plan Act (ARPA) funding toward the wastewater capital improvements projects that benefit existing customers. The rate study assumes that the City will bond for 75% of CIP infrastructure items that are estimated to cost at least $1 million.

- Of the remaining $20.53 million in the CIP (after applying the ARPA funding), the rate study assumes that 67% of the estimated cost of these infrastructure projects will be debt-financed and 33% cash-funded.

- With the ARPA funding applied to the wastewater CIP, wastewater fee collections need to increase 3.0% per year to pay for increased operating expenses, new debt service, and the planned wastewater CIP.

- There are no proposed changes to the wastewater rate structure.

- Wastewater connection fees need to increase to pay for new growth's share of infrastructure costs and financing charges. It is recommended that the connection fees be updated concurrent with the rates to more accurately reflect new development's impacts on the water and wastewater systems. In addition, it is recommended that the connection fees be updated each year with a price index to keep abreast of inflationary changes.

### 1.6 Fernley City Council August 18, 2021

The findings of the draft utilities rate study were presented to the Fernley City Council on August 18, 2021. At that meeting a motion was made to have staff bring back a resolution to establish water and sewer rates that start January 1, 2022. Specifically, the motion included the following,

"Water rates will increase 2.25% on January 1, 2022. On January 1, 2023, water rates will increase 3% and continue a yearly 3% increase. Sewer rates will increase [yearly] 3% starting January 1, 2022. Water Connection fees will go to $7,000 and sewer connection fees will go to $5,000."

The Council also expressed support to have a consultant review the fees biennially.

**Tables 1** and **2** on the following page show the proposed rates per the motion made August 18, 2021. The proposed water rates are different than the calculated water rates in chapter 2 of this report because the first increase would be 2.25% rather than 3.00%. The proposed wastewater rates are the same as calculated in chapter 3 of this report. Note that water bills are based on usage in the preceding month; therefore, the January 2022 water bill will be calculated using the end of December water meter read.

**Table 1**
**Proposed Five-Year Water Rate Schedule**

| | Current | 1/1/2022 | 1/1/2023 | 1/1/2024 | 1/1/2025 | 1/1/2026 |
|---|---|---|---|---|---|---|
| *Percentage Increase* | | *2.25%* | *3.00%* | *3.00%* | *3.00%* | *3.00%* |
| **Service Charge** | | | **Charge per Month** | | | |
| 3/4" | $51.44 | $52.60 | $54.18 | $55.80 | $57.47 | $59.20 |
| 1" | $85.31 | $87.23 | $89.85 | $92.54 | $95.32 | $98.18 |
| 1.5" | $202.93 | $207.50 | $213.72 | $220.13 | $226.74 | $233.54 |
| 2" | $320.23 | $327.44 | $337.26 | $347.38 | $357.80 | $368.53 |
| 3" | $732.52 | $749.00 | $771.47 | $794.62 | $818.45 | $843.01 |
| 4" | $1,018.08 | $1,040.99 | $1,072.22 | $1,104.38 | $1,137.51 | $1,171.64 |
| 6" | $2,272.70 | $2,323.84 | $2,393.55 | $2,465.36 | $2,539.32 | $2,615.50 |
| **Other Service Charges** | | | **Charge per Month** | | | |
| Standby Fire Line (any size) | $51.44 | $52.60 | $54.18 | $55.80 | $57.47 | $59.20 |
| Hydrant Meter | $83.12 | $84.99 | $87.54 | $90.17 | $92.87 | $95.66 |
| Well 8 Key | $49.87 | $50.99 | $52.52 | $54.10 | $55.72 | $57.39 |
| **Treated Water Use Charges** | | | | | | |
| Rate per 1,000 gallons | $3.60 | $3.68 | $3.79 | $3.91 | $4.02 | $4.14 |
| **Raw Water Use Charges** | | | | | | |
| Rate per 1,000 gallons | $0.98 | $1.00 | $1.03 | $1.06 | $1.09 | $1.13 |

Source: City of Fernley August 18, 2021 City Council meeting.

**Table 2**
**Proposed Five-Year Wastewater Rate Schedule**

| Customer Type | Current | 1/1/2022 | 1/1/2023 | 1/1/2024 | 1/1/2025 | 1/1/2026 |
|---|---|---|---|---|---|---|
| *Percentage Increase* | | *3.00%* | *3.00%* | *3.00%* | *3.00%* | *3.00%* |
| **Residential** | | | | | | |
| Flat Monthly Charge per Unit | $39.25 | $40.43 | $41.64 | $42.89 | $44.18 | $45.50 |
| **Non-Residential** | | | | | | |
| Use Charge per 1,000 Gallons | $2.73 | $2.81 | $2.89 | $2.98 | $3.07 | $3.16 |
| **Non-Residential Flat Monthly Charge by Meter Size** | | | | | | |
| 3/4" | $66.04 | $68.02 | $70.06 | $72.16 | $74.33 | $76.56 |
| 1" | $81.38 | $83.82 | $86.34 | $88.93 | $91.59 | $94.34 |
| 1.5" | $130.90 | $134.83 | $138.87 | $143.04 | $147.33 | $151.75 |
| 2" | $244.03 | $251.35 | $258.89 | $266.66 | $274.66 | $282.90 |
| 3" | $630.78 | $649.70 | $669.19 | $689.27 | $709.95 | $731.25 |
| 4" | $1,017.50 | $1,048.03 | $1,079.47 | $1,111.85 | $1,145.21 | $1,179.56 |
| 6" | $1,627.02 | $1,675.83 | $1,726.11 | $1,777.89 | $1,831.23 | $1,886.16 |

Source: City of Fernley August 18, 2021 City Council meeting.

**Table 3** shows the current, calculated, and proposed connection fees. The Fernley City Council motion August 18, 2021 rounded the calculated connection fees up to the nearest $1,000 dollars. Single family and multi-family units pay the fees shown; commercial projects pay the water connection fee shown multiplied by the estimated daily water use in thousands of gallons, and the wastewater connection fee shown multiplied by the estimated daily effluent generation in thousands of gallons.

**Table 3**
**Current and Proposed Connection Fees**

| | Current | Calculated Fees | Proposed 1-Jan-22 |
|---|---|---|---|
| | *Fee per EDU / per 1,000 galls (commercial)* | | |
| Water | $5,165 | $6,825 | $7,000 |
| Wastewater | $3,474 | $4,268 | $5,000 |
| **Both Utilities** | **$8,639** | **$11,093** | **$12,000** |

### 1.7 COMBINED UTILITIES BILL IMPACTS JANUARY 1, 2022

Fernley residents receive monthly utility bills that include water and wastewater; therefore, it is important to look at the combined impact on customer bills. **Figure 1** shows the total monthly bill impact to a typical home in Fernley using 15,000 gallons under the Fernley City Council **proposed** rates.

**Figure 1**
**Combined Utility Bill Impact for a Home**

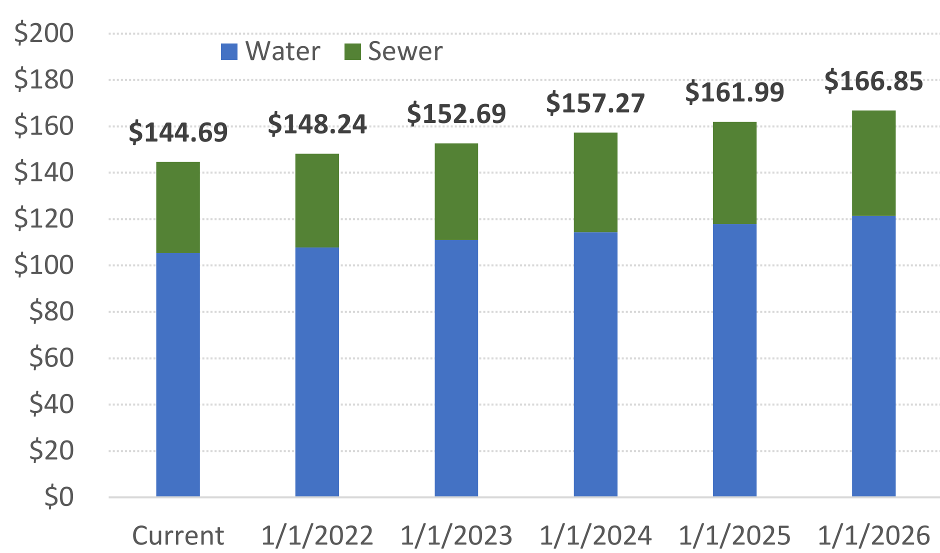


**Table 4** shows the combined impact increase to a home in the first year of the increases and compares the total burden of the bill with United State Environmental Protection Agency (EPA) criteria for affordability. The United States EPA considers water bills to be affordable if they are less than 2.5% of median household income (MHI), and wastewater bills to be affordable if they are less than 2.0% of MHI. The total bill is less than 4.5% of median household income (MHI); therefore, the proposed rates are considered affordable by the Federal criteria.

**Table 4**
**Combined Utilities Bill Impact for a Single Family Home**

| Utility | Current | Jan-22 |
|---|---|---|
| **Water** | | |
| Base Charge | $51.44 | $52.60 |
| Use Charges (15,000 galls) | $54.00 | $55.22 |
| **Total Water Bill** | **$105.44** | **$107.81** |
| **Wastewater Bill** | **$39.25** | **$40.43** |
| **Total Utilities Bill** | **$144.69** | **$148.24** |
| Increase in Bill | | $3.55 |
| Percentage Increase | | 2.45% |
| Fernley MHI | $5,030 | $5,030 |
| Utility Bills as % of MHI [1] | 2.88% | 2.95% |

Source: HEC 2021 rate study. comb

[1] The EPA considers combined utility bills that are less than 4.5% of MHI to be affordable.

# Section 2: WATER RATE STUDY

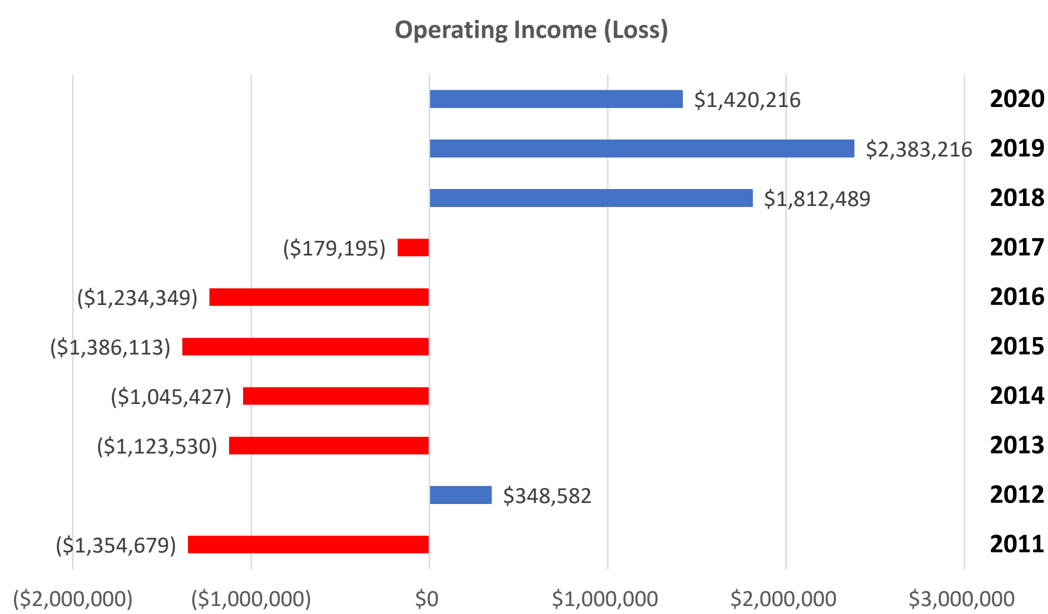
## 2.1 THE WATER FUND AND ITS CUSTOMERS

The City's water enterprise fund accounts for the revenues and expenses associated with provision of water service. An enterprise fund is a fund that is intended to recover its costs through user fees and charges for a specific service. Money collected for an enterprise fund cannot be spent on other services. Generally accepted accounting principles (GAAP) require state and local government to use the enterprise fund type to account for "business type activities". As a business type fund, enterprise funds must be self-sufficient. Enterprise funds also provide the repayment capacity for, and make debt service payments on, any debt incurred for capital projects; therefore, any water enterprise fund bond-funded projects do not diminish the City's general fund debt capacity.

It is important for enterprise funds to be self-sufficient, without subsidies from other funds, including the City's General Fund. General Fund cash should be used to protect against factors that could limit the City's ability to provide critical services. Decreasing General Fund reserves could leave the City financially vulnerable, reducing funds necessary to recover from a natural disaster, for example.

Before the increase in water rates in 2017, the City's water fund had negative operating income and was drawing down cash reserves. **Figure 2** shows the impact of the 2017 rate increases to the water fund. Not only is it important that the water fund cover its operating expenses, it must also collect sufficient revenues to pay for rehabilitation of existing assets and new capital improvements. The City includes depreciation in its rates to pay for these expenses.

**Figure 2**
**Water Fund Net Operating Income by Fiscal Year**



**Appendix Table A-1** shows the details of historical water fund revenues and expenses as reported in the annual audits, including depreciation and capital contributions.

**Table 5** below shows historical revenues and expenses for the water fund for fiscal years 2017 through 2020 from a cash perspective (depreciation is omitted). As illustrated in **Figure 2**, net revenues have been positive each year. The water rates that came into effect in 2017 were designed to produce operating revenues greater than operating expenses to build up cash reserves for system rehabilitation. In the next five-year period these cash reserves will be used to pay for capital improvement projects.

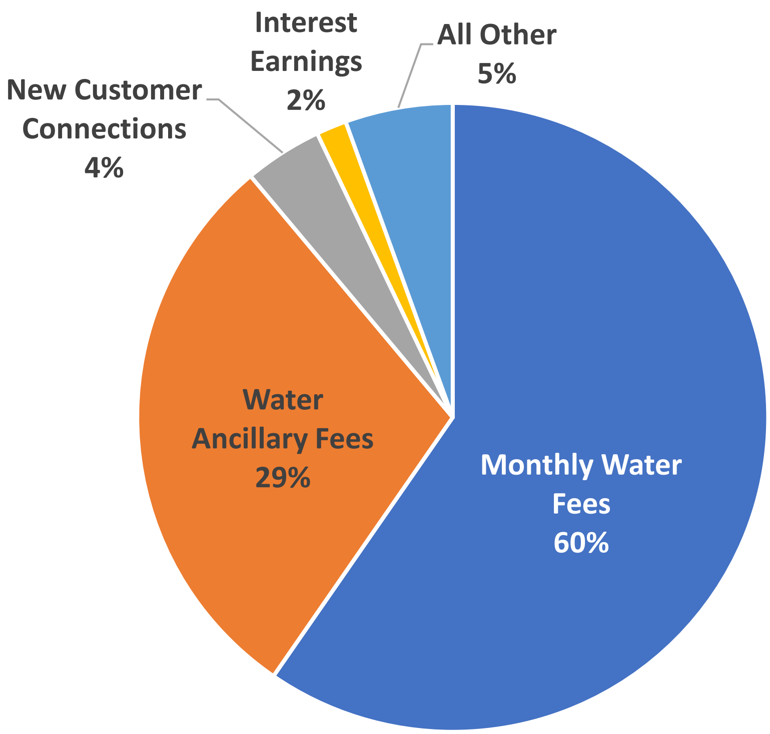
**Table 5**
**Water Fund Historical and Budgeted Revenues and Expenses**

| Revenues and Expenditures | Fiscal Year Ending 2017 | 2018 | 2019 | 2020 | Budget 2021 |
|---|---|---|---|---|---|
| **Revenue** | | | | | |
| Water Sales | $6,102,777 | $7,966,736 | $8,704,146 | $9,344,900 | $10,104,300 |
| Material and Labor Charges | $67,957 | $84,680 | $90,847 | $57,004 | $65,000 |
| Water Ancillary Fees | $3,029,839 | $4,470,669 | $4,406,940 | $4,432,186 | $4,417,103 |
| Interest Earnings | $44,051 | $109,497 | $379,028 | $467,361 | $100,000 |
| Sale of Fixed Assets | $0 | $924 | $2,723 | $0 | $0 |
| In Lieu of Water Rights | $100,288 | $1,113,976 | $115,299 | $8,234 | $10,000 |
| Water Rights Lease | $24,328 | $21,895 | $15,129 | $15,610 | $15,000 |
| Miscellaneous Revenue | $184,242 | $190,457 | $210,609 | $189,136 | $200,000 |
| Credit Card Fees | $0 | $0 | $0 | $26,339 | $45,000 |
| Customer Contributions-Hookups/Connections | $555,821 | $550,537 | $739,013 | $458,239 | $525,000 |
| Dev. Contrib.-Desert Lakes | $835 | $0 | $2,627 | $4,316 | $0 |
| Capital Grant Contributions | $56,657 | $0 | $0 | $263,834 | $0 |
| Developer Contributions-Water Rights | $49,613 | $479,674 | $32,224 | $165,627 | $2,000 |
| **Subtotal Revenue** | **$10,216,408** | **$14,989,045** | **$14,698,585** | **$15,432,786** | **$15,483,403** |
| **Expense** | | | | | |
| Compensation and Benefits | $1,427,725 | $1,537,174 | $1,437,445 | $2,641,115 | $2,217,983 |
| Contract and Technical Services | $500,260 | $280,885 | $262,805 | $211,342 | $327,300 |
| Other Power (gas, diesel, propane) | $40,617 | $50,205 | $46,695 | $51,357 | $59,750 |
| Electricity | $411,000 | $438,888 | $459,542 | $440,060 | $530,000 |
| Water Rights Protection | $202,562 | $179,235 | $275,020 | $291,027 | $440,000 |
| Repairs and Maintenance | $260,820 | $206,109 | $266,521 | $206,863 | $351,200 |
| Interfund Cost Alloc. Build | $141,075 | $159,683 | $159,122 | $291,054 | $230,878 |
| Insurance | $117,661 | $124,132 | $124,265 | $140,102 | $138,500 |
| Communications and Training | $41,086 | $40,756 | $38,767 | $44,661 | $62,500 |
| General Office Supplies and Equip. | $4,263 | $6,574 | $50,839 | $106,753 | $66,100 |
| Supplies/Tools | $180,888 | $141,282 | $255,366 | $230,727 | $274,000 |
| Permits and Licenses | $12,676 | $16,095 | $11,860 | $11,300 | $20,000 |
| **Subtotal Expense** | **$3,340,633** | **$3,181,018** | **$3,388,247** | **$4,666,361** | **$4,718,211** |
| **Debt Service** | **$2,753,505** | **$2,334,780** | **$2,237,790** | **$2,826,611** | **$1,733,663** |
| **Net Revenue** | **$4,122,270** | **$9,473,247** | **$9,072,548** | **$7,939,814** | **$9,031,529** |

Source: City of Fernley. hist

**Revenues**
Water system operations are funded through monthly rates, the water ancillary fee (collected with property taxes), and other miscellaneous revenues as shown in **Figure 3**.

**Figure 3**
**Water Fund Revenue Sources**




Rate revenue is generated by application of the water rate schedule shown in **Table 6** on the next page. All customers pay fixed monthly charges by meter size, and a use charge according to the quantity of water used each month. Water is measured in thousands of gallons. All customers pay the same rate for every unit of water consumed.

**Table 6**
**Current Water Rates Schedule**

| Charge | Effective 7/1/2020 |
|---|---|
| **Service Charge** | **per month** |
| 3/4" | $51.44 |
| 1" | $85.31 |
| 1.5" | $202.93 |
| 2" | $320.23 |
| 3" | $732.52 |
| 4" | $1,018.08 |
| 6" | $2,272.70 |
| **Other Service Charges** | **per month** |
| Standby Fire Line (any size) | $51.44 |
| Hydrant Meter | $83.12 |
| Well 8 Key | $49.87 |
| **Treated Water Use Charges** | |
| Rate per 1,000 gallons | $3.60 |
| **Raw Water Use Charges** | |
| Rate per 1,000 gallons | $0.98 |

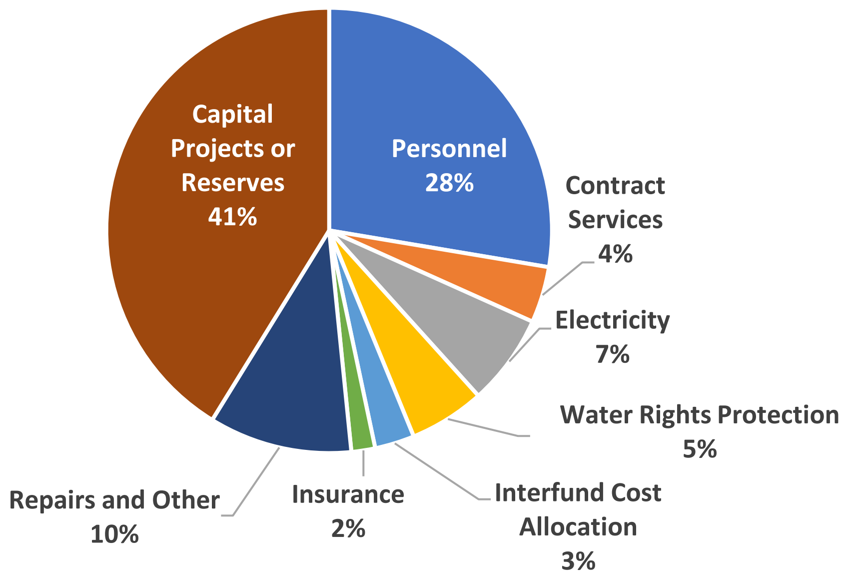
Source: City of Fernley. curr rates

## Expenses

Annual operating costs include all water system operating expenses, debt service, and depreciation. *Existing debt service (the "water ancillary fee") is billed by Lyon County and collected with property taxes therefore it is excluded in the water rates calculations.*

The largest component of cost included in the water rates is system rehabilitation (depreciation) at 41%, followed by personnel (28%), and other operating costs, as shown in **Figure 4** on the following page. Budgeted fiscal year 2021 costs are are the basis for projected expenses in the water rate study.

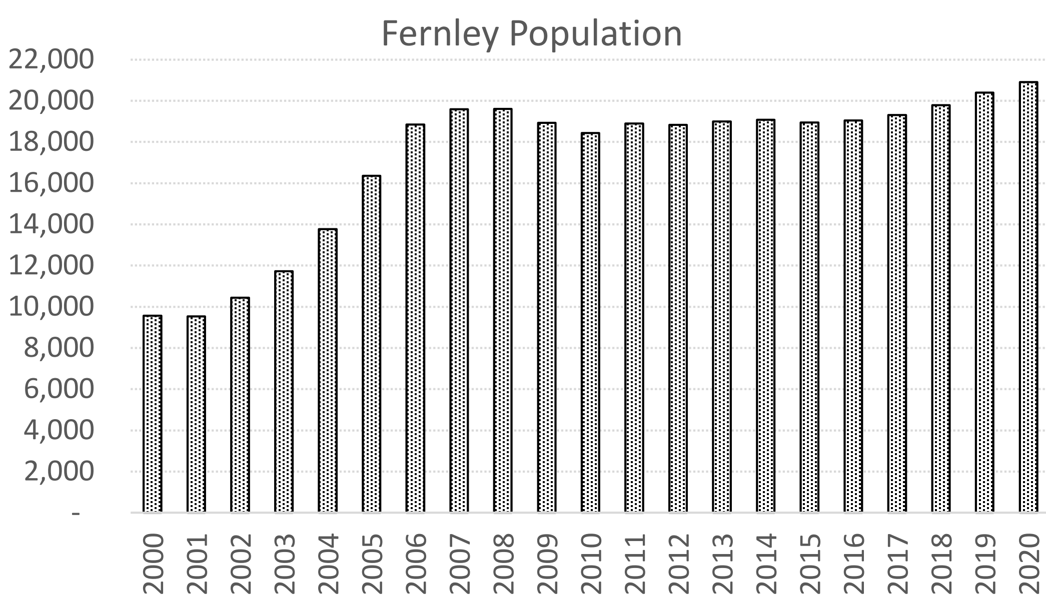
**Figure 4**
**Budgeted Fiscal Year 2021 Water Fund Expenses**




### Customer Base

According to the Nevada Department of Taxation, Fernley has a population of approximately 20,900, and it has sustained an annual average population increase of 4.0% since 2000. Population growth is shown in **Figure 5. Appendix Table A-3** shows the annual change in estimated population and occupied housing units in Fernley since 2000.

**Figure 5**
**Historical Population Growth**



The City serves water to about 7,450 households and about 300 non-residential establishments, including serving several irrigation-only customers. The City provides potable water service through about 7,500 water meters, the majority of which are ¾" meters serving single family residences. Total water meters and equivalent meter units are shown in **Table 7**.

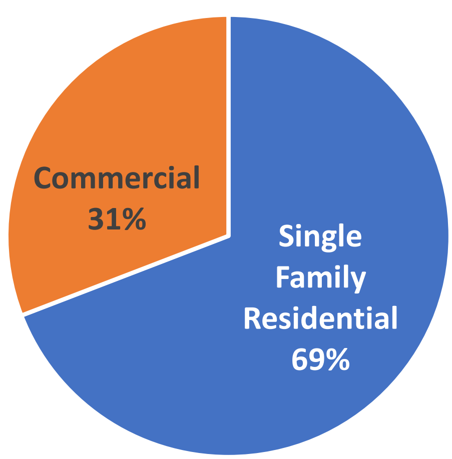
**Table 7**
**Number of Meters and Meter Equivalents**

| Meter Size | Number of Meters | Meter Flow (gpm) | Meter Ratio | Equivalent Meter Units |
|---|---|---|---|---|
| 3/4" | 7,133 | 30 | 1.0 | 7,133 |
| 1" | 144 | 50 | 1.7 | 240 |
| 1.5" | 59 | 120 | 4.0 | 236 |
| 2" | 143 | 190 | 6.3 | 906 |
| 3" | 7 | 435 | 14.5 | 102 |
| 4" | 14 | 600 | 20.0 | 280 |
| 6" | 3 | 1,350 | 45.0 | 135 |
| **Total** | **7,503** | | | **9,031** |

Source: City of Fernley billing data, February 2021. meters

Water use by customer type (single family residential and commercial – which includes apartments) is illustrated in **Figure 6**. As the pie chart shows, most of the water demand (69%) is generated by single family residential customers.

**Figure 6**
**Customer Water Demand (2017-2019)**

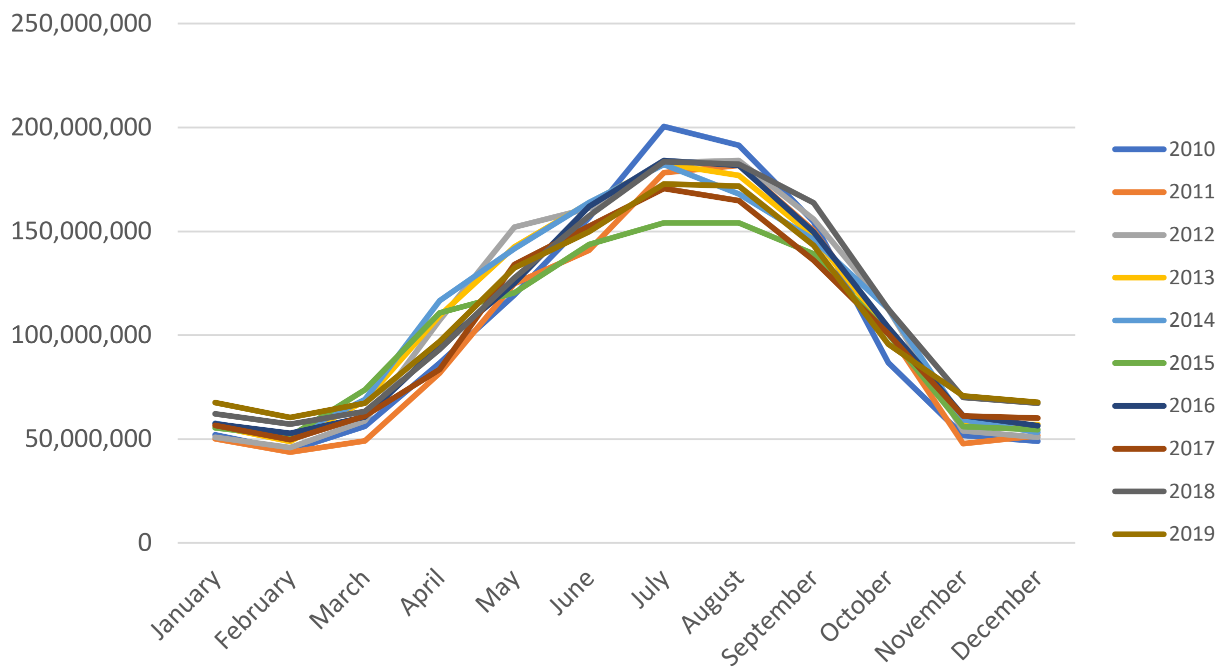


Currently, water demand is met entirely by the City's groundwater wells. Water demand fluctuates from year to year depending on several factors including, but not limited to, growth, the weather, sustained drought, plumbing retrofits, and pricing of water. Historical average water demand between calendar years 2017 and 2019 (three years) is used as the basis on which water use by new customers is projected in the rate study.

Well production data is provided in **Appendix Table A-4.** Approximately 68% of annual water production is for year-round water consumption, and approximately 32% of annual water production is additional water for increased demand during the summer months. This consumption pattern is very typical of communities in the Western U.S., particularly Nevada and California.

**Figure 7** shows water production in gallons by month for the past 10 years. Greater demand during the summer is driven primarily by the single-family customer category.

**Figure 7**
**Seasonal Water Production**




## 2.2 CAPITAL IMPROVEMENT PROJECTS

Over the next five years, total water system capital improvement costs are estimated at $51.82 million in inflated dollars. Project cost estimates were provided in 2021 dollars; the rate study inflates the cost estimates by 3.5% each year which is close to the 10-year historical average increase in the Engineering News Record (ENR) Construction Cost Index (CCI)). **Appendix Tables A-5** and **A-6** provide greater detail of the CIP items and costs.

**Table 8** summarizes the total estimated costs and anticipated funding sources. It is anticipated that $36.44 million of the total estimated $51.82 million will be funded in the next five years.

**Table 8**
**Funding Plan for Water CIP Costs**

| Sources of Funds | 5-Year Est. Total | Fiscal Year Ending 2022 | 2023 | 2024 | 2025 | 2026 |
|---|---|---|---|---|---|---|
| **Use of Funds** | | | | | | |
| Treatment Plant | $12,527,378 | $5,970,000 | $4,740,300 | $598,708 | $598,708 | $619,662 |
| Source Development & Wells | $10,451,224 | $25,000 | $1,107,450 | $2,550,051 | $3,326,154 | $3,442,569 |
| Storage | $6,619,845 | $500,000 | $0 | $554,359 | $0 | $5,565,487 |
| Transmission | $20,681,811 | $1,350,000 | $1,086,750 | $388,051 | $4,545,743 | $13,311,267 |
| Meters, Services & Fleet | $1,539,639 | $389,500 | $271,688 | $568,218 | $152,449 | $157,784 |
| **Total Estimated CIP Costs** | **$51,819,897** | **$8,234,500** | **$7,206,188** | **$4,659,387** | **$8,623,053** | **$23,096,769** |
| **Source of Funds** | | | | | | |
| Capital Reserve | $13,857,457 | $3,697,000 | $2,887,950 | $2,030,433 | $1,649,311 | $3,592,762 |
| Capacity Reserve [1] | $3,000,000 | $600,000 | $600,000 | $600,000 | $600,000 | $600,000 |
| Bond Proceeds | $19,587,295 | $3,937,500 | $3,718,238 | $2,028,954 | $3,047,588 | $6,855,016 |
| **Total Funding** | **$36,444,752** | **$8,234,500** | **$7,206,188** | **$4,659,387** | **$5,296,900** | **$11,047,778** |
| **Unfunded Projects** | | | | | | |
| WMP Project 10 [2] | $2,524,551 | $0 | $0 | $0 | $0 | $2,524,551 |
| WMP Project 11 [2] | $6,081,872 | $0 | $0 | $0 | $0 | $6,081,872 |
| Other Unfunded Projects [3] | $6,768,723 | $0 | $0 | $0 | $3,326,154 | $3,442,569 |
| **Total Unfunded Projects** | **$15,375,145** | **$0** | **$0** | **$0** | **$3,326,154** | **$12,048,992** |
| **Total Costs** | **$51,819,897** | **$8,234,500** | **$7,206,188** | **$4,659,387** | **$8,623,053** | **$23,096,769** |

Source: City of Fernley CIP and HEC 2021 rate study. cip fund

[1] Connection fees put toward Master Plan Storage Project 12.
[2] These are growth-induced transmission projects.
[3] Development of Brady's Hot Springs.

## 2.3 REVENUE REQUIREMENT

According to the AWWA M1 Manual, the first step in the ratemaking analysis is to determine the adequate and appropriate funding of a utility. This is referred to as the "revenue requirements" analysis. This analysis considers the short-term and long-term service objectives of the utility over a given planning horizon, including capital facilities and system operations and maintenance, to determine the adequacy of a utility's existing rates to recover its costs. A number of factors may affect these projections, including: the number of customers served, water-use trends, nonrecurring sales, weather, conservation, use restrictions, inflation, interest rates, capital finance needs, and other changes in operating and economic conditions.

The projection of the revenue requirement is the cornerstone for the calculation of rates. This section explains the derivation of revenue requirement for this study. Key components of the revenue requirement include:

- Operating Expenses
- Capital Improvements and Debt Service
- System Rehabilitation (depreciation)

Non-water sales revenue projections are credited against projected operations costs to determine the revenue requirement. Non-water sales include the water ancillary fees, connection fees, interest earnings, and other miscellaneous revenue.

**Operating Expenses**

Future year operating expenses are based on budgeted fiscal year 2021 operating expenses. **Appendix Table A-2** calculates the average annual increase in operating expenses by cost category since 2017. The average annual increase in operating expenses in the water fund was almost 12% between 2017 and 2020. This increase includes the interfund cost allocation to the water fund, which increased significantly between 2019 and 2020. For the projection of operating expenses in the water fund, it is estimated that costs will increase, on average, 9% per year.

It is very typical for water utility annual costs, and therefore water rates, to outstrip inflation. In May 2019, the American Water Works Association released an article, "Rate survey: water cost increases outpacing other U.S. goods and services" in which it documented that between 2016 and 2018 water rates increased 7.2% and wastewater rates 7.5% while the national consumer price index increased 4.6%.

### Capital Improvements and Debt Service

Water system capital costs in any one year are dependent on the state of the current infrastructure to serve existing customers and necessary improvements to accommodate potential new customers. The water fund's existing debt (see **Appendix Table A-7**) is paid for with water ancillary fees, which are collected by Lyon County with property taxes. Water fees do not support existing debt service.

New debt service is assumed to be incurred for CIP projects that are anticipated to be constructed within the next five years (excludes development of Brady's Hot Springs) and are estimated to cost more than one million dollars. The list of projects estimated to cost more than one million dollars is provide in **Appendix Table A-8**. It is anticipated that the City will likely bond for 75% of these improvement costs in two bond sales. The bond sale assumptions and estimated annual debt service associated with the bond sales is provided in **Table 9** on the next page.

**Table 9**
**Estimated Debt Service for New Water Bonds**

| Item | Assumption | Sale A Spring 2022 | Sale B Spring 2025 | TOTAL |
|---|---|---|---|---|
| **Bond Proceeds** | | **$9,684,691** | **$9,902,604** | **$19,587,295** |
| Existing Customers | 57% | $5,509,324 | $5,633,288 | $11,142,612 |
| Future Customers | 43% | $4,175,367 | $4,269,316 | $8,444,683 |
| **Bond Sizing** | | | | |
| Capitalized Interest | 6 months | $230,000 | $235,200 | $465,200 |
| Issuance Costs | 4.0% | $387,390 | $396,100 | $783,490 |
| Underwriter's Discount | 1.0% | $96,850 | $99,030 | $195,880 |
| Bond Reserve Fund | 1 year debt service | $887,800 | $907,800 | $1,795,600 |
| **Estimated Bond Size** | | **$20,971,420** | **$21,443,340** | **$42,414,760** |
| **Bond Size Adjusted for Rounding** | 1.167 bond load | **$11,302,000** | **$11,556,300** | **$22,858,300** |
| **Estimated Annual Debt Service** | | **$887,800** | **$907,800** | **$1,795,600** |
| **Total Payments** | | **$17,756,000** | **$18,156,000** | **$35,912,000** |
| Principal Repayment | | $9,684,691 | $9,902,604 | $19,587,295 |
| **Estimated Financing Charges** | | **$8,071,309** | **$8,253,396** | **$16,324,705** |
| Existing Customers | 57% | $4,591,520 | $4,695,104 | $9,286,624 |
| Future Customers | 43% | $3,479,789 | $3,558,292 | $7,038,081 |
| **Assumptions:** | | | | |
| Interest | 4.75% | | | |
| Years | 20 | | | |

Source: HEC June 2021. new debt

## System Rehabilitation

Depreciation is used as the basis on which to collect rates to cover system rehabilitation costs. Inclusion of system rehabilitation costs demonstrates fiscal responsibility toward the assets to potential future investors and helps to establish good credit[1]. Depreciation is calculated based on existing water facilities assets values and the cost of new facilities anticipated to be built in the next five-year period (see **Appendix Table A-9**).

**Table 10** on the next page shows the total annual amount included in the rates for system rehabilitation. The cost includes replacement of existing assets and assets that are estimated to be constructed during the study time period. The water rates include 100% of depreciation; in many years not all of the money collected is spent; in these years the additional amount is kept in the reserves and spent in another year in which capital costs exceed collections for system rehabilitation.

[1] Per Governmental Accounting Standards Board (GASB) 34, local governments must report on the value of their infrastructure assets and plan for asset maintenance (including collecting sufficient revenue) to obtain good credit when issuing bonds or procuring other forms of financing for long-term construction projects.

**Table 10**
**System Rehabilitation Costs**

| Asset List | Fiscal Year Ending 2021 | 2022 | 2023 | 2024 | 2025 | 2026 |
|---|---|---|---|---|---|---|
| Existing Assets [1] | $3,306,547 | $3,405,743 | $3,507,915 | $3,613,153 | $3,721,547 | $3,833,194 |
| New Assets Annual Depreciation | | $198,758 | $367,420 | $474,550 | $556,503 | $710,892 |
| **Total Annual Depreciation** | **$3,306,547** | **$3,604,501** | **$3,875,336** | **$4,087,703** | **$4,278,050** | **$4,544,086** |
| Percentage included in Rates | 100% | 100% | 100% | 100% | 100% | 100% |
| **System Rehabilitation in Rates** | **$3,306,547** | **$3,604,501** | **$3,875,336** | **$4,087,703** | **$4,278,050** | **$4,544,086** |

Source: City of Fernley and HEC. assets

[1] Increased 3% per year.

## Calculated Revenue Requirement

**Table 11** on the next page provides the projection of annual costs and revenues and the resulting revenue requirement through fiscal year 2026. Over the next five years, the revenue requirement is projected to continue to increase to account for inflation, depreciation, and to account for new debt. The total revenue requirement is projected to increase from $6.97 million in fiscal year 2021 to $12.30 million in fiscal year 2026. The calculated water rates are based on raising sufficient revenue to fund the revenue requirement and cash outlay for the CIP with even 3.0% percentage increases over time. The amount to be raised each year by water rates from existing customers is the “collection in rates” line underneath the revenue requirement line in **Table 11**.

Revenue requirement and the amount to be collected in rates from existing customers are illustrated in **Figure 8** on page 19.

## Table 11
## Projected Revenue Requirement

| Expenses | Annual Escalator | Fiscal Year Ending 2021 budget | 2022 projected | 2023 projected | 2024 projected | 2025 projected | 2026 projected |
|---|---|---|---|---|---|---|---|
| **Operating Expenses** | | | | | | | |
| Compensation and Benefits | 10.0% | $2,217,983 | $2,439,781 | $2,683,759 | $2,952,135 | $3,247,349 | $3,572,084 |
| Contract and Technical Services | 3.0% | $327,300 | $337,119 | $347,233 | $357,650 | $368,379 | $379,430 |
| Other Power (gas, diesel, propane) | 10.0% | $59,750 | $65,725 | $72,298 | $79,527 | $87,480 | $96,228 |
| Electricity | 3.0% | $530,000 | $545,900 | $562,277 | $579,145 | $596,520 | $614,415 |
| Water Rights Protection | 10.0% | $440,000 | $484,000 | $532,400 | $585,640 | $644,204 | $708,624 |
| Repairs and Maintenance | 10.0% | $351,200 | $386,320 | $424,952 | $467,447 | $514,192 | $565,611 |
| Interfund Cost Alloc. Build [1] | 10.0% | $230,878 | $253,966 | $279,362 | $307,299 | $338,028 | $371,831 |
| Insurance | 10.0% | $138,500 | $152,350 | $167,585 | $184,344 | $202,778 | $223,056 |
| Communications and Training | 3.0% | $62,500 | $64,375 | $66,306 | $68,295 | $70,344 | $72,455 |
| General Office Supplies and Equip. | 10.0% | $66,100 | $72,710 | $79,981 | $87,979 | $96,777 | $106,455 |
| Supplies/Tools | 10.0% | $274,000 | $301,400 | $331,540 | $364,694 | $401,163 | $441,280 |
| Permits and Licenses | 3.0% | $20,000 | $20,600 | $21,218 | $21,855 | $22,510 | $23,185 |
| **Total Operating Expenses** | | **$4,718,211** | **$5,124,246** | **$5,568,911** | **$6,056,010** | **$6,589,725** | **$7,174,654** |
| **Debt Service** | | | | | | | |
| Water Bonds | | $4,325,677 | $4,234,050 | $4,232,249 | $4,207,141 | $4,211,235 | $4,228,961 |
| New Debt | | $0 | $0 | $887,800 | $887,800 | $887,800 | $1,795,600 |
| **Subtotal Debt Service** | | **$4,325,677** | **$4,234,050** | **$5,120,049** | **$5,094,941** | **$5,099,035** | **$6,024,561** |
| System Rehabilitation | | $3,306,547 | $3,604,501 | $3,875,336 | $4,087,703 | $4,278,050 | $4,544,086 |
| **Non-Operating Credits (Expenses)** | | | | | | | |
| Material and Labor Charges | constant | $65,000 | $65,000 | $65,000 | $65,000 | $65,000 | $65,000 |
| Water Ancillary Fees | | $4,417,103 | $4,234,050 | $4,232,249 | $4,207,141 | $4,211,235 | $4,228,961 |
| Interest Earnings | constant | $100,000 | $100,000 | $100,000 | $100,000 | $100,000 | $100,000 |
| In Lieu of Water Rights | constant | $10,000 | $10,000 | $10,000 | $10,000 | $10,000 | $10,000 |
| Water Rights Lease | constant | $15,000 | $15,000 | $15,000 | $15,000 | $15,000 | $15,000 |
| Miscellaneous Revenue | constant | $200,000 | $200,000 | $200,000 | $200,000 | $200,000 | $200,000 |
| Credit Card Fees | 2% | $45,000 | $45,900 | $46,818 | $47,754 | $48,709 | $49,684 |
| Connection Fees [2] | 2% | $525,000 | $693,755 | $707,630 | $721,783 | $736,219 | $750,943 |
| Developer Contributions-Water Rights [3] | constant | $2,000 | $20,000 | $20,000 | $20,000 | $20,000 | $20,000 |
| **Total Non-operating Credits (expenses)** | | **$5,379,103** | **$5,383,705** | **$5,396,697** | **$5,386,679** | **$5,406,163** | **$5,439,588** |
| **TOTAL REVENUE REQUIREMENT** | | **$6,971,332** | **$7,579,092** | **$9,167,598** | **$9,851,975** | **$10,560,647** | **$12,303,714** |
| **COLLECTION IN RATES [4]** | | **$10,104,000** | **$10,255,560** | **$10,485,173** | **$10,681,478** | **$10,900,825** | **$11,114,886** |
| Percent Change in Revenue Requirement | | | 3.0% | 3.0% | 3.0% | 3.0% | 3.0% |

Source: City of Fernley and HEC. rev req

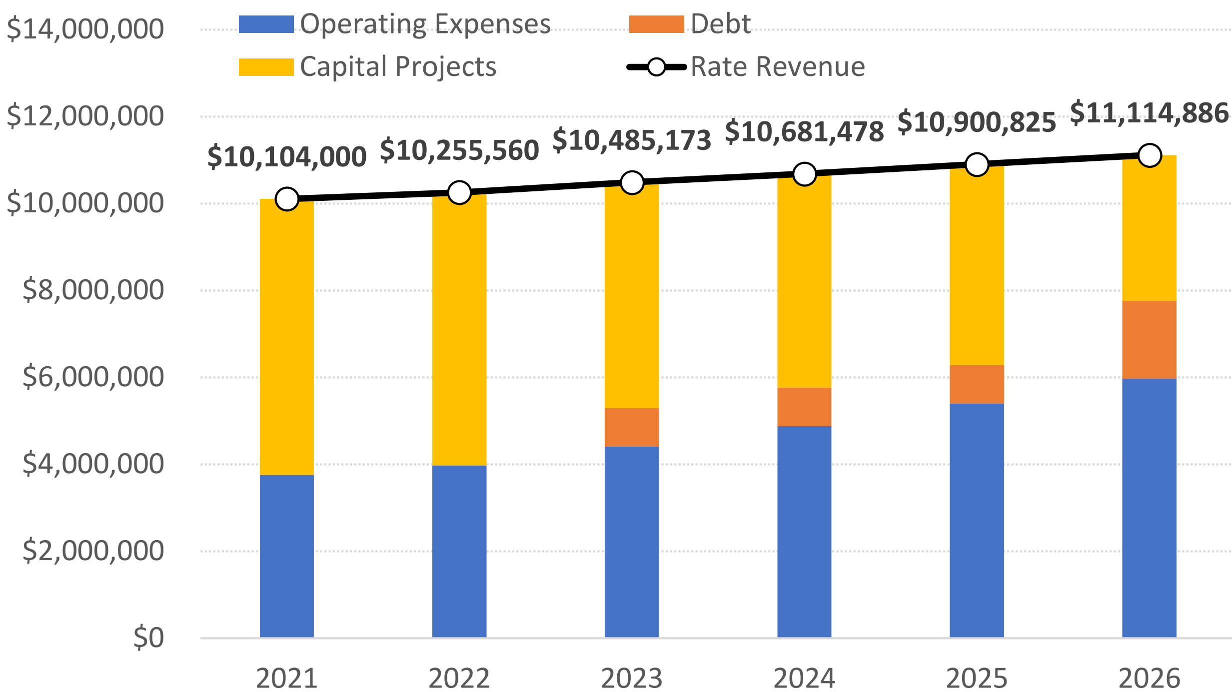
[1] Includes the City Hall installment purchase which will be paid off by Fiscal Year 2026 at the latest.

[2] Increased by the increase in the calculated new connection fee in year 1 and by 2% each year thereafter for automatic inflation increases anticipated in the updated water connection fee resolution.

[3] Highly variable from year to year. Constant future estimates based on review of last five years of revenue data.

[4] Each fiscal year calculated six months under the existing rates, and six months under the new rates. New rates become effective January 1 each year.

**Figure 8**
**Components of Revenue Requirement**




## 2.4 WATER RATE CALCULATIONS

Because this study does not examine cost of service and rate design, the water rates are increased by a percentage annually to pay for the revenue requirement plus capital improvements cash outlay. The water rate increases are balanced with the cash flow needs of the water fund and anticipated additional revenues from new growth.

*The water rates need to increase 3.0% each year to meet the financial needs of the water fund over the next five years.* **Table 12** shows the calculated water rates.

**Table 12**
**Calculated Water Rates**

| | Current | 1/1/2022 | 1/1/2023 | 1/1/2024 | 1/1/2025 | 1/1/2026 |
|---|---|---|---|---|---|---|
| *Percentage Increase* | | *3.0%* | *3.0%* | *3.0%* | *3.0%* | *3.0%* |
| **Service Charge** | | | **Charge per Month** | | | |
| 3/4" | $51.44 | $52.98 | $54.57 | $56.21 | $57.90 | $59.63 |
| 1" | $85.31 | $87.87 | $90.51 | $93.22 | $96.02 | $98.90 |
| 1.5" | $202.93 | $209.02 | $215.29 | $221.75 | $228.40 | $235.25 |
| 2" | $320.23 | $329.84 | $339.73 | $349.92 | $360.42 | $371.23 |
| 3" | $732.52 | $754.50 | $777.13 | $800.44 | $824.46 | $849.19 |
| 4" | $1,018.08 | $1,048.62 | $1,080.08 | $1,112.48 | $1,145.86 | $1,180.23 |
| 6" | $2,272.70 | $2,340.88 | $2,411.11 | $2,483.44 | $2,557.94 | $2,634.68 |
| **Other Service Charges** | | | **Charge per Month** | | | |
| Standby Fire Line (any size) | $51.44 | $52.98 | $54.57 | $56.21 | $57.90 | $59.63 |
| Hydrant Meter | $83.12 | $85.61 | $88.18 | $90.83 | $93.55 | $96.36 |
| Well 8 Key | $49.87 | $51.37 | $52.91 | $54.49 | $56.13 | $57.81 |
| **Treated Water Use Charges** | | | | | | |
| Rate per 1,000 gallons | $3.60 | $3.71 | $3.82 | $3.93 | $4.05 | $4.17 |
| **Raw Water Use Charges** | | | | | | |
| Rate per 1,000 gallons | $0.98 | $1.01 | $1.04 | $1.07 | $1.10 | $1.14 |

Source: City of Fernley and HEC 2021 water rate study. summ

In addition to the water sales revenue generated by increasing the rates 3.0% per year, the addition of new customers will increase water rate revenues. Growth of 100 residential units and 10 businesses (equivalent meter units, which are ¾-inch meters) is included in the financial model. **Table 13** on the next page estimates the additional revenue from growth. Projected annual increases in water demand from the new customers is calculated in **Appendix Table A-10**.

**Table 13**
**Estimated New Rate Revenue from Growth**

| Charge Types | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 |
|---|---|---|---|---|---|---|
| *New Rates Effective* | | *1/1/2022* | *1/1/2023* | *1/1/2024* | *1/1/2025* | *1/1/2026* |
| **Service Charges** | | | | | | |
| Number of New Equivalent Meters | | 110 | 110 | 110 | 110 | 110 |
| Charge per Equivalent Meter | $51.44 | $52.98 | $54.57 | $56.21 | $57.90 | $59.63 |
| **Total New Revenue from Base** | | **$68,919** | **$70,987** | **$73,116** | **$75,310** | **$77,569** |
| **Use Charges** | | | | | | |
| Additional Water Use | | 10,748 | 10,748 | 10,748 | 10,748 | 10,748 |
| Charge per 1,000 Gallons | $3.60 | $3.71 | $3.82 | $3.93 | $4.05 | $4.17 |
| **Total Additional Use Charges** | | **$39,273** | **$40,451** | **$41,665** | **$42,915** | **$44,202** |
| Total Water Charges from Growth | | $108,193 | $111,438 | $114,782 | $118,225 | $121,772 |
| **Cumulative Water Charges** | | **$108,193** | **$219,631** | **$334,413** | **$452,638** | **$574,409** |

Source: City of Fernley and HEC. grow rev

## 2.5 CASH FLOW AND RESERVE FUND BALANCES

**Table 14** shows the projected cash flow for the water enterprise fund through fiscal year 2026. With adoption of the calculated increased rates, it is anticipated that the City will be able to meet all water enterprise fund obligations, including existing and potential debt service coverage requirements.

In 2019, the City adopted Resolution 2019-008, which established reserve funds for both the water and wastewater utility enterprise funds. Per the City's policy adopted by this resolution, operating expenses must be covered first. Once at least nine months of operating expenses has accumulated in reserve in the operating fund, the remaining cash is transferred out to the capital fund. The capital fund pays for all the major rehabilitation projects and new infrastructure. The target cash accumulation in the capital fund is 75% of accumulated depreciation. If this is achieved, remaining cash will be transferred into an emergency fund. Connection fees, which are paid for by new development for their cost share of new or upgraded infrastructure, are deposited into a separate capacity reserve fund. Cash is transferred from the capacity reserve fund to the capital fund to pay for growth's share of infrastructure costs, and is transferred to the operating fund to pay for growth's share of debt service associated with infrastructure costs, when this occurs. **Table 15** shows the projected reserve fund balances by year and how the City's policy is met.

## Table 14
## Projected Water Fund Cash Flow

| Revenues and Expenses | Fiscal Year Ending | | | | | |
|---|---|---|---|---|---|---|
| | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 |
| | budgeted | projected | projected | projected | projected | projected |
| | *New Rates Effective* | *1/1/2022* | *1/1/2023* | *1/1/2024* | *1/1/2025* | *1/1/2026* |
| **Revenues** | | | | | | |
| Existing Customer Water Sales | $10,104,000 | $10,255,560 | $10,485,173 | $10,681,478 | $10,900,825 | $11,114,886 |
| New Growth Water Sales | | $108,193 | $219,631 | $334,413 | $452,638 | $574,409 |
| Material and Labor Charges | $65,000 | $65,000 | $65,000 | $65,000 | $65,000 | $65,000 |
| Water Ancillary Fees | $4,417,103 | $4,234,050 | $4,232,249 | $4,207,141 | $4,211,235 | $4,228,961 |
| Interest Earnings | $100,000 | $100,000 | $100,000 | $100,000 | $100,000 | $100,000 |
| In Lieu of Water Rights | $10,000 | $10,000 | $10,000 | $10,000 | $10,000 | $10,000 |
| Water Rights Lease | $15,000 | $15,000 | $15,000 | $15,000 | $15,000 | $15,000 |
| Miscellaneous Revenue | $200,000 | $200,000 | $200,000 | $200,000 | $200,000 | $200,000 |
| Credit Card Fees | $45,000 | $45,900 | $46,818 | $47,754 | $48,709 | $49,684 |
| Connection Fees | $525,000 | $693,755 | $707,630 | $721,783 | $736,219 | $750,943 |
| Developer Contributions-Water Rights | $2,000 | $20,000 | $20,000 | $20,000 | $20,000 | $20,000 |
| **Total Revenues** | **$15,483,103** | **$15,747,458** | **$16,101,502** | **$16,402,569** | **$16,759,626** | **$17,128,883** |
| **Operating Expenses** | **$4,718,211** | **$5,124,246** | **$5,568,911** | **$6,056,010** | **$6,589,725** | **$7,174,654** |
| **Net Revenue before Capital Improvements and Debt Service** | **$10,764,892** | **$10,623,212** | **$10,532,590** | **$10,346,559** | **$10,169,902** | **$9,954,228** |
| **Debt Service** | **$4,325,677** | **$4,234,050** | **$5,120,049** | **$5,094,941** | **$5,099,035** | **$6,024,561** |
| *Debt Service Coverage [1]* | *2.49* | *2.51* | *2.06* | *2.03* | *1.99* | *1.65* |
| **Net Revenue** | **$6,439,215** | **$6,389,162** | **$5,412,542** | **$5,251,618** | **$5,070,866** | **$3,929,668** |
| Beginning Cash Balance [2] | $25,441,945 | $25,307,660 | $33,147,013 | $31,353,367 | $31,945,598 | $41,622,168 |
| Net Revenue | $6,439,215 | $6,389,162 | $5,412,542 | $5,251,618 | $5,070,866 | $3,929,668 |
| Bond Proceeds | $0 | $9,684,691 | $0 | $0 | $9,902,604 | $0 |
| CIP Projects [3] | ($6,573,500) | ($8,234,500) | ($7,206,188) | ($4,659,387) | ($5,296,900) | ($11,047,778) |
| **Projected Ending Cash Balance** | **$25,307,660** | **$33,147,013** | **$31,353,367** | **$31,945,598** | **$41,622,168** | **$34,504,058** |
| **Restricted** | | | | | | |
| Restricted Water Rights Fees | $4,308,718 | $4,318,718 | $4,328,718 | $4,338,718 | $4,348,718 | $4,358,718 |
| **Projected Unrestricted Cash Balance** | **$20,998,942** | **$28,828,295** | **$27,024,649** | **$27,606,880** | **$37,273,450** | **$30,145,340** |

Source: City of Fernley financial information and 2021 HEC water rate study. flow

[1] Debt service coverage should not fall below 1.25.

[2] Beginning unrestricted cash balance as of July 1, 2020.

[3] CIP project costs for fiscal year 2021 presented in the Budget Book. Projected CIP costs in Table 8.

**Table 15**
**Projected Reserve Funds Cash Balances**

| Projected Cash Balances by Fund | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 |
|---|---|---|---|---|---|---|
| **Operating Reserve** | | | | | | |
| Beginning Balance | $7,298,905 | $3,538,658 | $3,843,185 | $4,176,683 | $4,542,007 | $4,942,294 |
| Net Revenues | $5,904,215 | $5,685,407 | $4,694,911 | $4,519,835 | $4,324,648 | $3,168,724 |
| Transfer In from Capacity Fund [1] | $0 | $0 | $382,758 | $382,758 | $382,758 | $774,138 |
| **Subtotal** | **$13,203,120** | **$9,224,065** | **$8,920,854** | **$9,079,276** | **$9,249,413** | **$8,885,156** |
| *Target: 9 Months O&M Expenses* | $3,538,658 | $3,843,185 | $4,176,683 | $4,542,007 | $4,942,294 | $5,380,991 |
| Transfer Out to Capital Fund | ($9,664,462) | ($5,380,880) | ($4,744,170) | ($4,537,268) | ($4,307,119) | ($3,504,165) |
| **Ending Operating** | **$3,538,658** | **$3,843,185** | **$4,176,683** | **$4,542,007** | **$4,942,294** | **$5,380,991** |
| **Capital Reserve** | | | | | | |
| Beginning Balance | $11,540,712 | $14,631,674 | $22,062,745 | $20,200,728 | $20,678,609 | $30,191,433 |
| Transfer In from Operating Fund | $9,664,462 | $5,380,880 | $4,744,170 | $4,537,268 | $4,307,119 | $3,504,165 |
| Bond Proceeds | $0 | $9,684,691 | $0 | $0 | $9,902,604 | $0 |
| CIP Projects Costs | ($6,573,500) | ($8,234,500) | ($7,206,188) | ($4,659,387) | ($5,296,900) | ($11,047,778) |
| **Subtotal** | **$14,631,674** | **$21,462,745** | **$19,600,728** | **$20,078,609** | **$29,591,433** | **$22,647,820** |
| Transfer In from Capacity Fund | $0 | $600,000 | $600,000 | $600,000 | $600,000 | $600,000 |
| **Ending Capital Fund Balance** | **$14,631,674** | **$22,062,745** | **$20,200,728** | **$20,678,609** | **$30,191,433** | **$23,247,820** |
| *Target: 75% Accumulated Depr. [2]* | *$32,430,639* | *$32,430,639* | *$32,430,639* | *$32,430,639* | *$32,430,639* | *$32,430,639* |
| **Capacity (Connection Fees) Reserve** | | | | | | |
| Beginning Balance | $2,303,610 | $2,828,610 | $2,922,365 | $2,647,238 | $2,386,263 | $2,139,724 |
| Connection Fees | $525,000 | $693,755 | $707,630 | $721,783 | $736,219 | $750,943 |
| Transfer Out to Operating Fund [1] | $0 | $0 | ($382,758) | ($382,758) | ($382,758) | ($774,138) |
| Transfer Out to Capital Fund | $0 | ($600,000) | ($600,000) | ($600,000) | ($600,000) | ($600,000) |
| **Ending Capacity Fund Balance** | **$2,828,610** | **$2,922,365** | **$2,647,238** | **$2,386,263** | **$2,139,724** | **$1,516,529** |
| **TOTAL UNRESTRICTED CASH** | **$20,998,942** | **$28,828,295** | **$27,024,649** | **$27,606,880** | **$37,273,450** | **$30,145,340** |
| **In Lieu Of (Water Rights)** | | | | ***Restricted*** | | |
| Beginning Balance | $4,298,718 | $4,308,718 | $4,318,718 | $4,328,718 | $4,338,718 | $4,348,718 |
| In Lieu of Fees | $10,000 | $10,000 | $10,000 | $10,000 | $10,000 | $10,000 |
| **Ending Balance** | **$4,308,718** | **$4,318,718** | **$4,328,718** | **$4,338,718** | **$4,348,718** | **$4,358,718** |
| **TOTAL Cash Balance** | **$25,307,660** | **$33,147,013** | **$31,353,367** | **$31,945,598** | **$41,622,168** | **$34,504,058** |

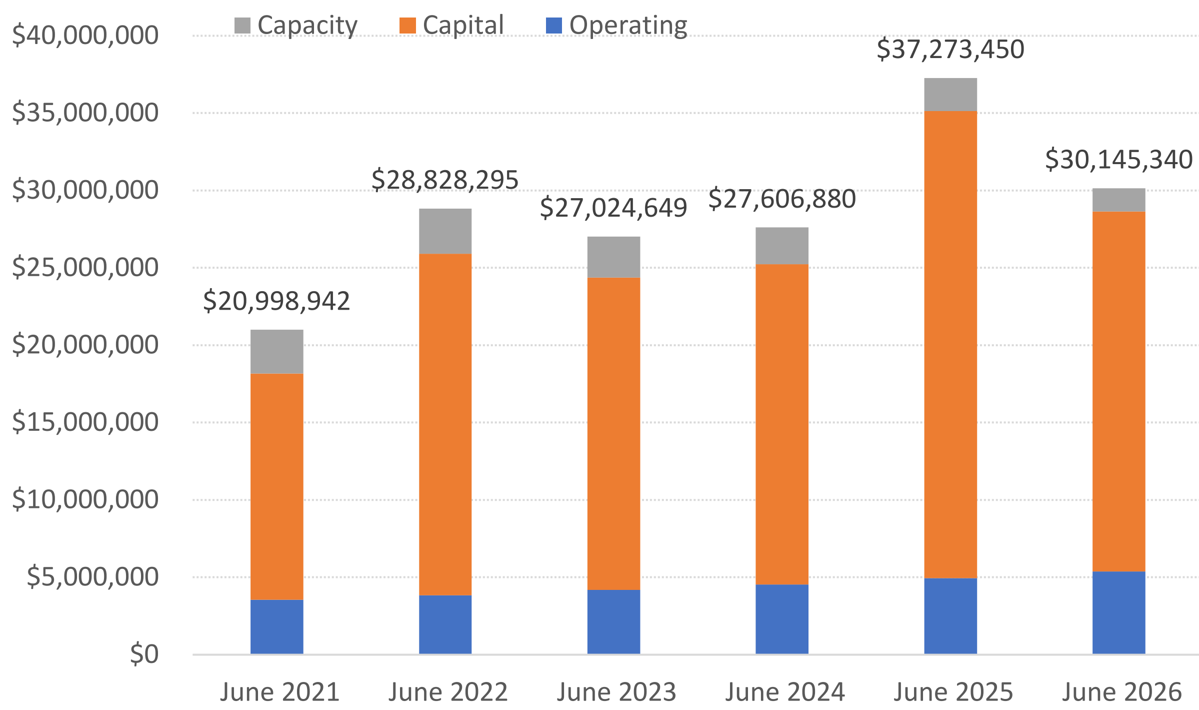
Source: City financial documents and 2021 HEC Rate Study. all bal

[1] Transfer is to pay for new growth's share of debt service.

[2] Accumulated depreciation will change each year. Amount shown is for Fiscal Year 2020.

**Figure 9** shows projected unrestricted cash balances by reserve fund through fiscal year ending 2026. The estimated cash balances should be considered preliminary estimates. The City may choose to bond for different projects than the ones selected in this rate study, and could choose to pay for more CIP costs with available cash on hand. The City should review available cash and projected cash balances before each bond sale to determine the best financing strategy at that time.

**Figure 9**
**Projected Water Cash Balances by Reserve Fund**




## 2.6 Bill Impact

Bill impacts arising from calculated new rates (3% increase) beginning January 2022 are illustrated for single family homes and businesses with ¾-inch meters at different use levels in **Table 16** on the next page.

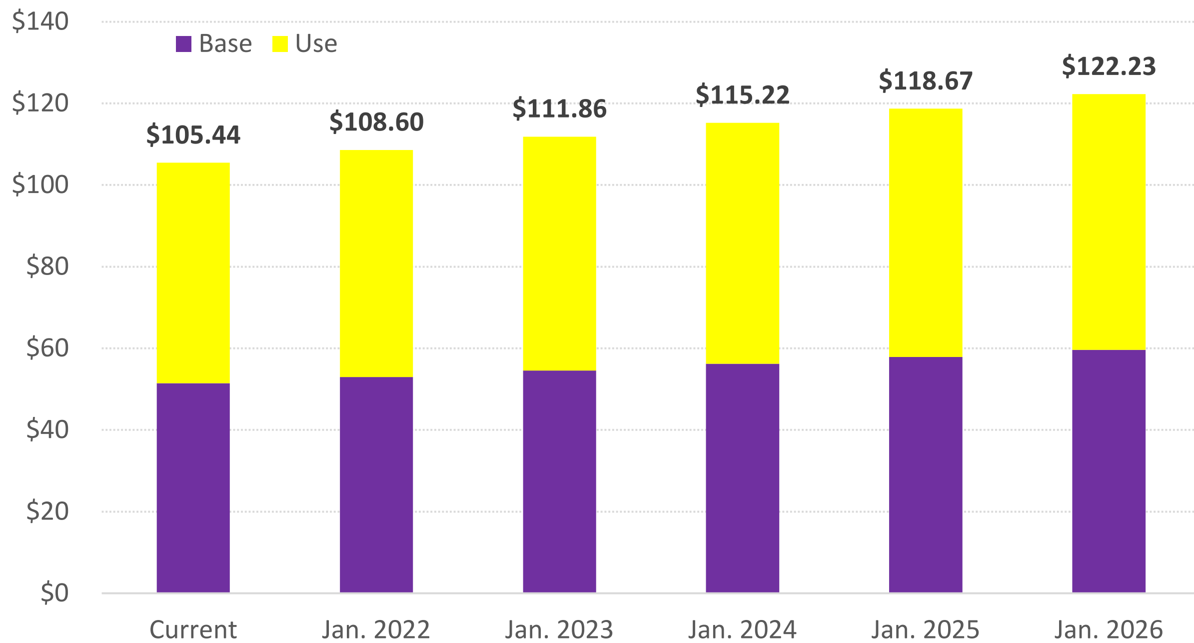
**Table 16**
**Bill Impact for a ¾" Meter Water Service – 3% Increase in Rates**

| Monthly | Current | | | Rates January 1, 2022 | | | Total |
|---|---|---|---|---|---|---|---|
| Use | Base | Use | Total | Base | Use | Total | Increase |
| gallons | | *$3.60* | *per 1,000 galls* | | *$3.71* | *per 1,000 galls* | |
| 2,000 | $51.44 | $7.20 | **$58.64** | $52.98 | $7.42 | **$60.40** | **$1.76** |
| 4,000 | $51.44 | $14.40 | **$65.84** | $52.98 | $14.83 | **$67.82** | **$1.98** |
| 6,000 | $51.44 | $21.60 | **$73.04** | $52.98 | $22.25 | **$75.23** | **$2.19** |
| 8,000 | $51.44 | $28.80 | **$80.24** | $52.98 | $29.66 | **$82.65** | **$2.41** |
| 10,000 | $51.44 | $36.00 | **$87.44** | $52.98 | $37.08 | **$90.06** | **$2.62** |
| 12,000 | $51.44 | $43.20 | **$94.64** | $52.98 | $44.50 | **$97.48** | **$2.84** |
| 14,000 | $51.44 | $50.40 | **$101.84** | $52.98 | $51.91 | **$104.90** | **$3.06** |
| 15,000 | $51.44 | $54.00 | **$105.44** | $52.98 | $55.62 | **$108.60** | **$3.16** |
| 16,000 | $51.44 | $57.60 | **$109.04** | $52.98 | $59.33 | **$112.31** | **$3.27** |
| 18,000 | $51.44 | $64.80 | **$116.24** | $52.98 | $66.74 | **$119.73** | **$3.49** |
| 20,000 | $51.44 | $72.00 | **$123.44** | $52.98 | $74.16 | **$127.14** | **$3.70** |
| 22,000 | $51.44 | $79.20 | **$130.64** | $52.98 | $81.58 | **$134.56** | **$3.92** |
| 24,000 | $51.44 | $86.40 | **$137.84** | $52.98 | $88.99 | **$141.98** | **$4.14** |
| 26,000 | $51.44 | $93.60 | **$145.04** | $52.98 | $96.41 | **$149.39** | **$4.35** |
| 28,000 | $51.44 | $100.80 | **$152.24** | $52.98 | $103.82 | **$156.81** | **$4.57** |
| 30,000 | $51.44 | $108.00 | **$159.44** | $52.98 | $111.24 | **$164.22** | **$4.78** |
| 32,000 | $51.44 | $115.20 | **$166.64** | $52.98 | $118.66 | **$171.64** | **$5.00** |
| 34,000 | $51.44 | $122.40 | **$173.84** | $52.98 | $126.07 | **$179.06** | **$5.22** |
| 36,000 | $51.44 | $129.60 | **$181.04** | $52.98 | $133.49 | **$186.47** | **$5.43** |
| 38,000 | $51.44 | $136.80 | **$188.24** | $52.98 | $140.90 | **$193.89** | **$5.65** |
| 40,000 | $51.44 | $144.00 | **$195.44** | $52.98 | $148.32 | **$201.30** | **$5.86** |

Source: City of Fernley and HEC 2021 rate study. impact

The projection of a monthly bill for homes using 15,000 gallons is illustrated in **Figure 10** for the next five years. The projection is made under the calculated 3% increase in rates each January.

**Figure 10**
**Projected Bill Impact for a Home using 15,000 Gallons**




## 2.7 WATER CONNECTION FEES

New development must pay a connection fee when applying for water service. The connection fee pays for water infrastructure capacity to serve the new customer. Included in the connection fee is cost to buy-in to existing infrastructure, as well as estimated cost to build new infrastructure. The buy-in fee is new development's share of existing asset value minus outstanding principal on facilities that were debt financed. Projected 20-year growth, shown in **Appendix Table A-11**, is based on the City's Draft Water Master Plan. By 2040, the WMP estimates there will be 12,513 water connections. The buy-in facilities cost is divided by the total number of water connections in 2040 to determine the buy-in fee.

The new facilities fee is calculated by first allocating the 2021 CIP cost estimates between existing and future customers, as provided in **Appendix Table A-12**. Estimated financing charges for the future customers' share of costs is added to the fee calculation because a portion of the new debt service will be paid for by the capacity reserve fund with connection fees. The total new facilities costs are divided by the number of anticipated new water connections over the next twenty years.

The connection fee calculation is shown in **Table 17**. The fee is calculated on a per equivalent dwelling unit (EDU) basis. Single family and multi-family units pay the same fee. Commercial pays the EDU fee per 1,000 gallons of daily water demand, as calculated by City staff. The connection fee is based on current estimated costs of the CIP (not the inflated costs) so it is advisable to include an automatic inflation index in the adopting fee resolution that is applied to the fee each year to keep up with current construction costs.

The calculated updated fee would increase the water connection fee from $5,165 to $6,825 per EDU in January 2022.

**Table 17**
**Water Connection Fee Calculation**

| Item | | Updated Fee Calculation |
|---|---|---|
| **Buy-In Fee** | | *Jan-22* |
| Net Book Value | | $76,488,502 |
| less Outstanding Principal | | $53,774,518 |
| **Buy-In Cost of Existing Facilities** | | **$22,713,983** |
| Projected EDUs in 2040 | Table A-11 | 12,513 |
| **Buy-in Fee per EDU** | **a** | **$1,815** |
| **New Facilities Fee** | | |
| New Facilities (Growth Share) | Table A-12 | $21,128,295 |
| Financing Charges for New Facilities [1] | Table 9 | $7,038,081 |
| **Total Costs** | | **$28,166,375** |
| Future new EDUs [2] | Table A-11 | 5,626 |
| **New Facilities Fee per EDU** | **b** | **$5,010** |
| **Total Connection Fee per Residential Unit or per 1,000 Galls/Day (Commercial) [3]** | **c = a +b** | **$6,825** |
| Current Fee | | $5,165 |
| Percentage Increase in Connection Fee | | 32% |

Source: HEC. conn cost

[1] New growth's share of facilities financing charges.
[2] Anticipated through build-out of tentative maps.
[3] Recommended fee increase each January 1 per the ENR CCI change over the past 12 months (October to October).

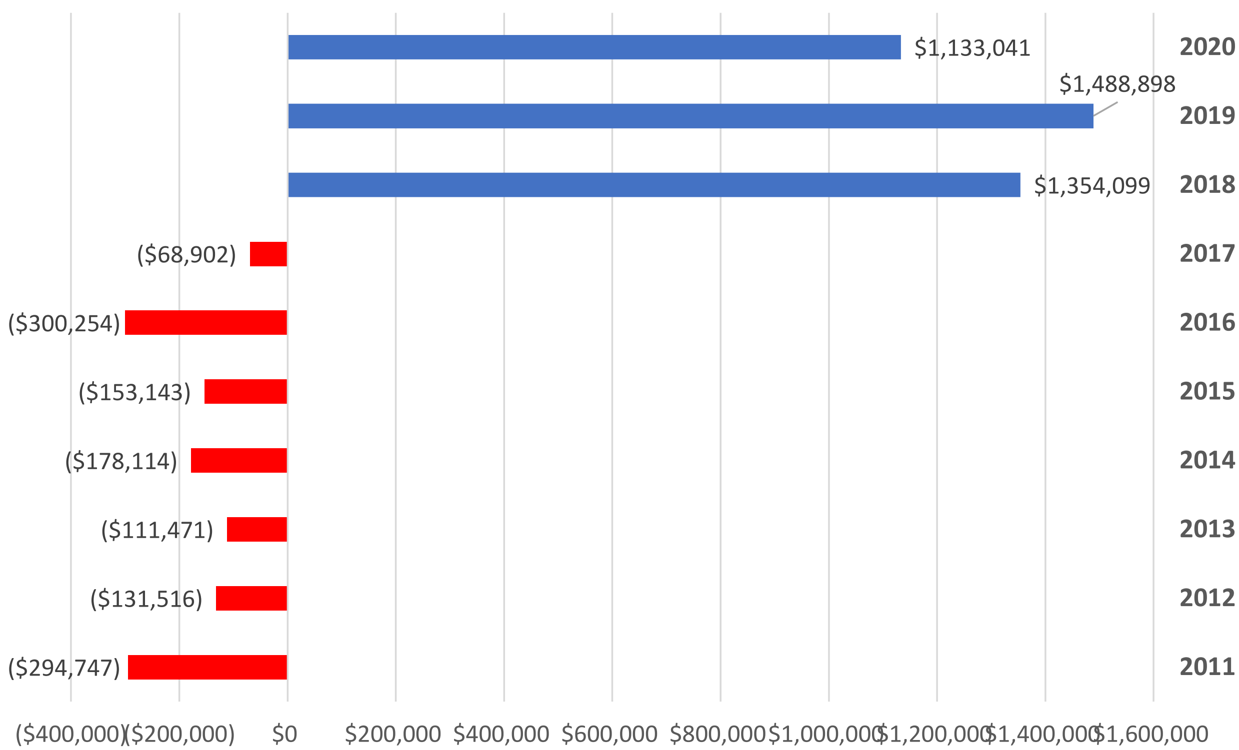
## Section 3: WASTEWATER RATE STUDY

The wastewater rate study was prepared using the principles established by the Water Environment Federation Manual of Practice No. 27. As with the water rate study, the wastewater rates are calculated on the projected revenue requirement and CIP anticipated cost needs, taking into account current levels of cash reserves in the operating, capital, and capacity reserve funds. This study does not include a cost of service analysis as an extensive cost of service and rate design analysis was conducted in 2016 for the wastewater fund.

### 3.1 THE WASTEWATER FUND AND ITS CUSTOMERS

Before the increase in wastewater rates in 2017, the City also had negative operating income and was drawing down cash reserves in the wastewater fund. **Figure 11** shows the impact of the 2017 rate increases to the City's wastewater fund. The City includes depreciation in its wastewater rates to pay for rehabilitation of existing assets and new capital improvements.

**Figure 11**
**Wastewater Fund Historical Annual Operating Income (Loss)**




**Appendix Table B-1** shows the details of historical wastewater fund revenues and expenses as reported in the annual audit, including depreciation and capital contributions.

**Table 18** shows historical revenues and expenses for the wastewater operating fund for fiscal years 2017 through 2020 from a cash perspective (depreciation is omitted). Net revenues have been positive each year. The wastewater rates that came into effect in 2017 were designed to produce operating revenues greater than operating expenses to build up cash reserves for system rehabilitation. In the next five-year period these cash reserves will be used to pay for capital improvement projects.

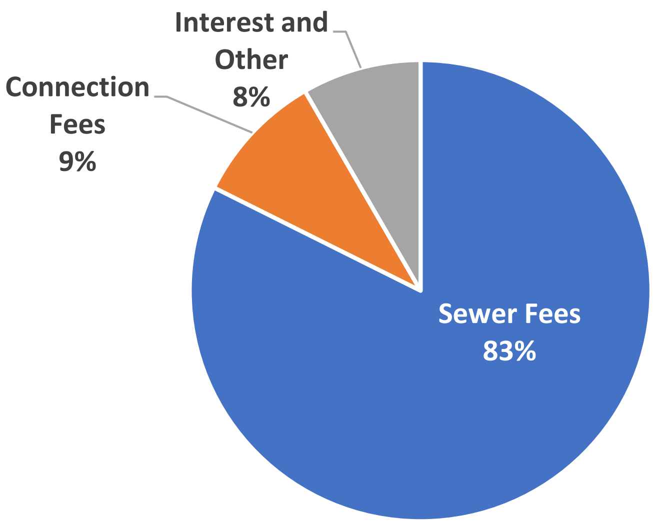
**Table 18**
**Wastewater Fund Historical and Budgeted Revenues and Expenses**

| Revenues and Expenditures | Fiscal Year Ending 2017 | 2018 | 2019 | 2020 | Budget 2021 |
|---|---|---|---|---|---|
| **Revenue** | | | | | |
| Sewer Services | 2,396,668 | 3,794,074 | 4,138,734 | 4,366,779 | 4,528,100 |
| Material and Labor Charges | 854 | 845 | 330 | - | - |
| Interest Earnings | 43,731 | 96,489 | 225,145 | 281,772 | 75,000 |
| Disposition of Capital Assets | - | 6,121 | 2,723 | - | - |
| Miscellaneous Revenue | 5,000 | 20,000 | 19,710 | - | - |
| Credit Card Fees | - | - | - | 26,339 | 45,000 |
| Customer Contributions-Hookups/Connections | 418,018 | 378,597 | 525,130 | 333,237 | 375,000 |
| East Plant Lift Station | 795,435 | 9,935 | 5,153 | 5,701 | 10,000 |
| Developer Cont.-Infrastructure | - | - | - | 222,040 | - |
| **Subtotal Revenue** | **$3,659,706** | **$4,306,061** | **$4,916,925** | **$5,235,868** | **$5,033,100** |
| **Expense** | | | | | |
| Compensation and Benefits | 738,862 | 760,776 | 796,109 | 1,142,668 | 1,097,225 |
| Contract and Technical Services | 106,309 | 66,690 | 54,060 | 57,527 | 265,250 |
| Utilities | 14,903 | 17,440 | 21,361 | 22,388 | 29,900 |
| Electricity | 161,106 | 190,880 | 161,872 | 167,262 | 200,000 |
| Repairs and Maintenance | 177,672 | 152,451 | 144,482 | 165,066 | 185,000 |
| Interfund Cost Alloc. Build | 100,599 | 111,026 | 113,611 | 267,029 | 217,984 |
| Insurance | 32,399 | 34,214 | 34,218 | 38,579 | 75,000 |
| Communications and Training | 39,086 | 30,933 | 34,770 | 33,611 | 41,000 |
| General Office Supplies and Equipment | 13,634 | 11,185 | 19,681 | 28,438 | 29,000 |
| Credit Card Fees | - | - | - | 44,574 | 50,000 |
| Supplies/Tools | 57,747 | 38,600 | 66,129 | 75,770 | 78,000 |
| Permits and Licenses | 995 | 16,033 | 9,840 | 9,705 | 15,000 |
| Miscellaneous | 4,572 | 8,110 | 50,814 | 13,129 | 15,100 |
| **Subtotal Expense** | **$1,447,884** | **$1,438,338** | **$1,506,947** | **$2,065,746** | **$2,298,459** |
| **Interest Expense** | **$197,269** | **$196,834** | **$206,476** | **$284,319** | **$157,594** |
| **Bond Issuance Cost** | **$52,906** | **$0** | **$0** | **$7,811** | **$0** |
| **Net Revenue** | **$1,961,647** | **$2,670,889** | **$3,203,502** | **$2,877,992** | **$2,577,047** |

Source: City of Fernley. rev exp

**Revenues**
The wastewater system is funded through monthly charges, connection fees, and investment earnings. Sewer fees comprise 83% of total revenues, as shown in **Figure 12**.

**Figure 12**
**Wastewater Fund Revenue Sources**




The existing wastewater rate schedule of monthly charges is shown in **Table 19** on the next page. Single family residential units pay a flat fee per month. Non-residential customers, which includes apartments, pay a flat fee per month according to the size of their water meter. In addition, non-residential customers pay a use charge per 1,000 gallons of water consumption.

**Table 19**
**Current Wastewater Rates Schedule**

| Land Use | Current |
|---|---|
| **Residential** | |
| Flat Monthly Charge per Unit | $39.25 |
| **Non-Residential** | |
| Use Charge per 1,000 Gallons | $2.73 |
| Industrial Discharge per 1,000 Gallons | $1.74 |
| **Flat Monthly Charge by Meter Size** | |
| 3/4" | $66.04 |
| 1" | $81.38 |
| 1.5" | $130.90 |
| 2" | $244.03 |
| 3" | $630.78 |
| 4" | $1,017.50 |
| 6" | $1,627.02 |

Source: City of Fernley and HEC. curr

**Expenses**
Monthly wastewater bills pay for operating costs, including personnel costs, debt service, and vehicles, equipment and infrastructure replacement and improvements. The largest component of cost included in the wastewater rates is system rehabilitation (depreciation) at 31%, followed by personnel (27%), and other operating costs. Budgeted fiscal year 2021 costs, which are the basis for projected expenses in the wastewater rate study, are illustrated in **Figure 13** on the following page.

**Customer Base**
There are 6,644 residential, and 355 non-residential wastewater customers (shown in **Table 20**) that generate about 508 million gallons of effluent per year that is treated at the wastewater treatment plant. The estimate of annual effluent generated by wastewater customers is shown in **Appendix Table B-3**. Residential single family accounts for 95% of the total wastewater connections, and 76% of effluent flow. **Figure 14** on page 34 shows the share of effluent generated by residential and non-residential customers.

Average daily wastewater flow has grown gradually as the number of wastewater customers has increased. Historical wastewater plant average daily influent flow is shown in **Appendix Table B-4**.

**Figure 13**
**Budgeted Fiscal Year 2021 Wastewater Fund Expenses**

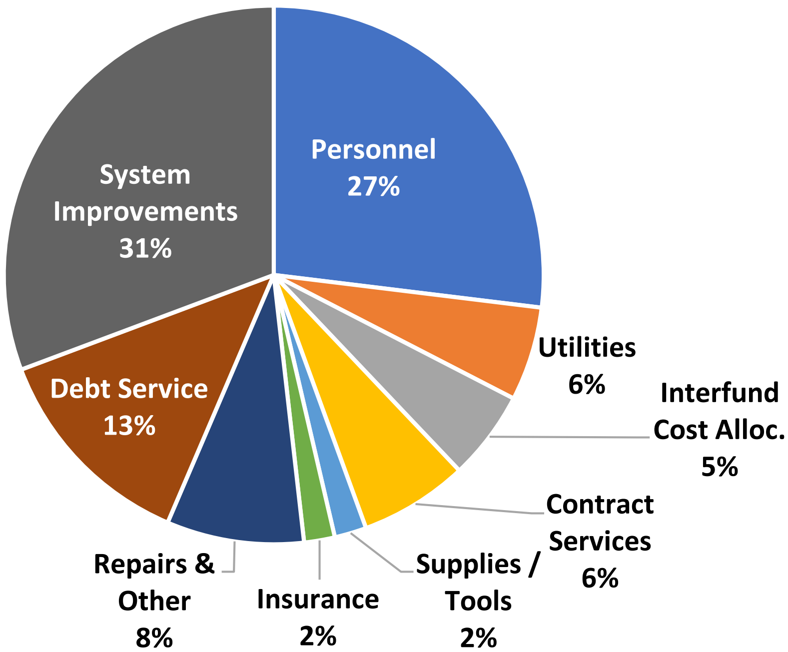
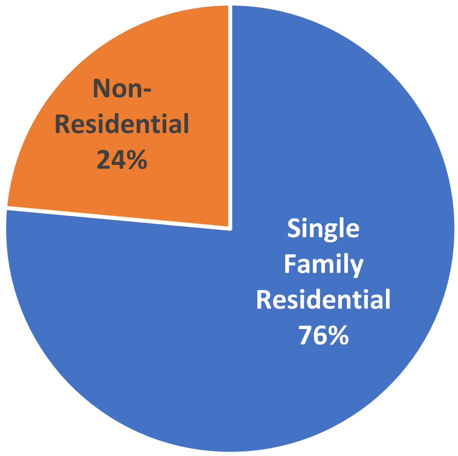



**Table 20**
**Number of Sewer Connections**

| Customer Type | No. of Meters | Meter Ratios | Estimated Sewer Meter Equivalents |
|---|---|---|---|
| **Single Family Residential** | **6,644** | | **6,644** |
| **Non-Residential** | | | |
| 3/4" | 113 | 1.00 | 113 |
| 1" | 48 | 1.23 | 59 |
| 1.5" | 74 | 1.98 | 147 |
| 2" | 103 | 3.70 | 381 |
| 3" | 4 | 9.55 | 38 |
| 4" | 9 | 15.41 | 139 |
| 6" | 4 | 24.64 | 99 |
| **Total Non-Residential** | **355** | | **975** |
| **Total Estimated Meter Equivalents** | | | **7,619** |

Source: City of Fernley and HEC. connects

**Figure 14**
**Sewer Flow by Customer Category (2017-2019)**




### 3.2 Capital Improvement Projects

Over the next five years, total wastewater system capital improvement costs are estimated at $28.53 million in inflated dollars. Cost estimates were provided in 2021 dollars; the rate study inflates the cost estimates by 3.5% each year which is close to the 10-year historical average increase in the Engineering News Record (ENR) Construction Cost Index (CCI)). **Table 21** summarizes the total estimated costs and anticipated funding sources. The City is applying $8.00 million ARPA grant funding to the wastewater CIP.

**Table 21**
**Funding Plan for Wastewater CIP Costs**

| Source of Funds | 5-Year Est. Total | Fiscal Year Ending 2022 | 2023 | 2024 | 2025 | 2026 |
|---|---|---|---|---|---|---|
| **Use of Funds** | | | *Inflated project costs* | | | |
| Collection | $16,456,368 | $2,250,000 | $5,330,250 | $4,634,441 | $1,430,246 | $2,811,431 |
| Treatment Plant | $11,909,897 | $910,000 | $2,587,500 | $2,771,795 | $2,771,795 | $2,868,808 |
| Fleet and Other | $165,000 | $165,000 | $0 | $0 | $0 | $0 |
| **Total Estimated CIP Costs** | **$28,531,265** | **$3,325,000** | **$7,917,750** | **$7,406,235** | **$4,202,041** | **$5,680,239** |
| ARPA Grant Funding | $8,000,000 | $1,360,000 | $2,945,198 | $1,663,077 | $310,441 | $1,721,285 |
| Capital Reserve (Rates Cash) | $4,847,712 | $1,565,000 | $843,138 | $1,227,043 | $622,792 | $589,739 |
| Capacity Reserve (Connection Fee Cash) | $2,000,000 | $400,000 | $400,000 | $400,000 | $400,000 | $400,000 |
| Bond Proceeds [1] | $13,683,552 | $0 | $3,729,414 | $4,116,115 | $2,868,808 | $2,969,216 |
| **Total Funding** | **$28,531,265** | **$3,325,000** | **$7,917,750** | **$7,406,235** | **$4,202,041** | **$5,680,239** |

Source: City of Fernley CIP and HEC 2021 rate study. cip fund

[1] Bond Proceeds (75% of costs for projects >$1 million estimated cost not funded by ARPA$).

**Appendix Tables B-5** and **B-6** provide greater detail of the CIP items and costs, and show the projects that the ARPA grant funding has been applied to. The City may change which projects are funded with ARPA grant monies depending on timing of projects and how "shovel-ready" they are. For the rate study, projects that benefit current ratepayers have been selected for ARPA funding.

### 3.3 REVENUE REQUIREMENT

The revenue requirement is the amount to be raised by wastewater fees. Components of the revenue requirement include:

- Operating Expenses
- Capital Improvement and Debt Service
- System Rehabilitation

Non-wastewater sales revenue projections are credited against projected operations costs to calculate the revenue requirement. Non-wastewater sales include interest income, credit card fees, and connection fees.

#### Operations Expenses

Operating expenses are projected based on budgeted fiscal year 2021 expenditures. Operating expenses include annual costs for personnel (including benefits), professional and contract services, treatment plant operations and maintenance, collection system and other wastewater facilities operations and maintenance, utilities, facilities equipment and other costs, and tools, subscriptions, and supplies. Operating expenses are estimated at $2.30 million fiscal year 2021. The rate study increases each of the operating cost categories over the next five years in anticipation of cost increases.

**Appendix Table B-2** calculates the average annual increase in operating expenses by cost category since 2017. The average annual increase in operating expenses in the wastewater fund was almost 13% between 2017 and 2020. This increase includes the interfund cost allocation to the wastewater fund, which increased significantly between 2019 and 2020. For the projection of operating expenses in the wastewater fund, it is estimated that costs will increase, on average, 8% per year.

#### Capital Improvements and Debt Service

Anticipated capital improvement expenses over the next five years include major wastewater treatment plant upgrades, as well as replacement and installation of collection pipelines.

The wastewater fund has current debt service for previous infrastructure projects, shown in **Appendix Table B-7.** New debt service is assumed to be incurred for CIP projects that are anticipated to be constructed within the next five years and estimated to cost more than one million dollars. The list of projects estimated to cost more than one million dollars is provide in **Appendix Table B-8**. It is anticipated that the City will likely bond for 75% of these improvement costs in two bond sales. The bond sale assumptions and estimated annual debt service is provided in **Table 22** on the next page.

**Table 22**
**Estimated Debt Service for New Wastewater Bonds**

| Item | Assumption | Sale A Spring 2023 | Sale B Spring 2025 | TOTAL |
|---|---|---|---|---|
| **Bond Proceeds** | | **$7,845,529** | **$5,838,023** | **$13,683,552** |
| Existing Customers | 55% | $4,281,297 | $3,185,803 | $7,467,101 |
| Future Customers | 45% | $3,564,232 | $2,652,220 | $6,216,451 |
| **Bond Sizing** | | | | |
| Capitalized Interest | 6 months | $186,300 | $138,700 | $325,000 |
| Issuance Costs | 4% | $313,820 | $233,520 | $547,340 |
| Underwriter's Discount | 1% | $78,460 | $58,380 | $136,840 |
| Bond Reserve Fund | 1 year debt service | $719,200 | $535,200 | $1,254,400 |
| **Estimated Bond Size** | | **$16,988,840** | **$12,641,850** | **$29,630,690** |
| **Bond Size Adjusted for Rounding** | 1.167 bond load | **$9,155,700** | **$6,813,000** | **$15,968,700** |
| **Estimated Annual Debt Service** | | **$719,200** | **$535,200** | **$1,254,400** |
| **Total Payments** | | **$14,384,000** | **$10,704,000** | **$25,088,000** |
| Principal Repayment | | $7,845,529 | $5,838,023 | $13,683,552 |
| **Estimated Financing Charges** | | **$6,538,471** | **$4,865,977** | **$11,404,448** |
| Existing Customers | 55% | $3,568,037 | $2,655,359 | $6,223,396 |
| Future Customers | 45% | $2,970,434 | $2,210,618 | $5,181,052 |
| **Assumptions:** | | | | |
| Interest | 4.75% | | | |
| Years | 20 | | | |

Source: HEC March 2021. new debt

## System Rehabilitation

Depreciation is used as the basis on which to collect rates to cover system rehabilitation costs. Inclusion of system rehabilitation costs demonstrates fiscal responsibility toward the assets to potential future investors and helps to establish good credit. Depreciation is calculated based on the value of existing wastewater facilities and the estimated cost of new facilities anticipated to be built in the next five-year period (see **Appendix Table B-9**).

**Table 23** shows the total annual amount included in the rates for system rehabilitation. The wastewater rates include 100% of depreciation; in many years not all of the money collected is spent; in these years the additional amount is kept in the reserves and spent in another year in which capital costs exceed collections for system rehabilitation.

In addition to major wastewater assets depreciated by the City, there are 226 E-1 residential grinders that must be maintained and replaced routinely every ten years. The annual E-1 residential grinder replacement cost of $87,000 is also included in the revenue requirement. The calculation of the grinders' replacement cost is shown in **Table 24**.

**Table 23**
**System Rehabilitation Costs**

| Asset | Fiscal Year Ending | | | | | |
|---|---|---|---|---|---|---|
| List | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 |
| Existing Assets [1] | $1,164,101 | $1,199,024 | $1,234,994 | $1,272,044 | $1,310,206 | $1,349,512 |
| CIP Assets Annual Depreciation | | $51,750 | $172,931 | $284,819 | $343,304 | $426,022 |
| **Total Annual Depreciation** | **$1,164,101** | **$1,250,774** | **$1,407,926** | **$1,556,864** | **$1,653,510** | **$1,775,533** |
| Percentage included in Rates | 100% | 100% | 100% | 100% | 100% | 100% |
| **System Rehabilitation in Rates** | **$1,164,101** | **$1,250,774** | **$1,407,926** | **$1,556,864** | **$1,653,510** | **$1,775,533** |

Source: City of Fernley and HEC. assets

[1] Increased 3% per year.

**Table 24**
**Estimated E-1 Grinder Replacement Costs**

| Item | |
|---|---|
| **Number of Residential E-1 Grinders** | **226** |
| **Replacement Cost per Grinder** | **$3,850** |
| Replacement Interval (years) | 10 |
| Cost per Grinder per Year | $385 |
| **Annual E-1 Grinder Replacement Cost** | **$87,010** |

Source: City of Fernley and HEC. e-one

The projected revenue requirement for wastewater is shown in **Table 25** on the next page. Over the next five years, the revenue requirement is projected to continue to increase to account for inflation, depreciation, and to account for new debt. The total revenue requirement is projected to increase from $3.57 million in fiscal year 2021 to $6.48 million in fiscal year 2026. The wastewater rates are based on raising sufficient revenue to fund the revenue requirement and cash outlay for the CIP with even 3.0% percentage increases over time. The amount to be raised each year by wastewater rates from existing customers is the "collection in rates" line underneath the revenue requirement line in **Table 25**. Revenue requirement and the amount to be collected in rates from existing customers are illustrated in **Figure 15** on page 39.

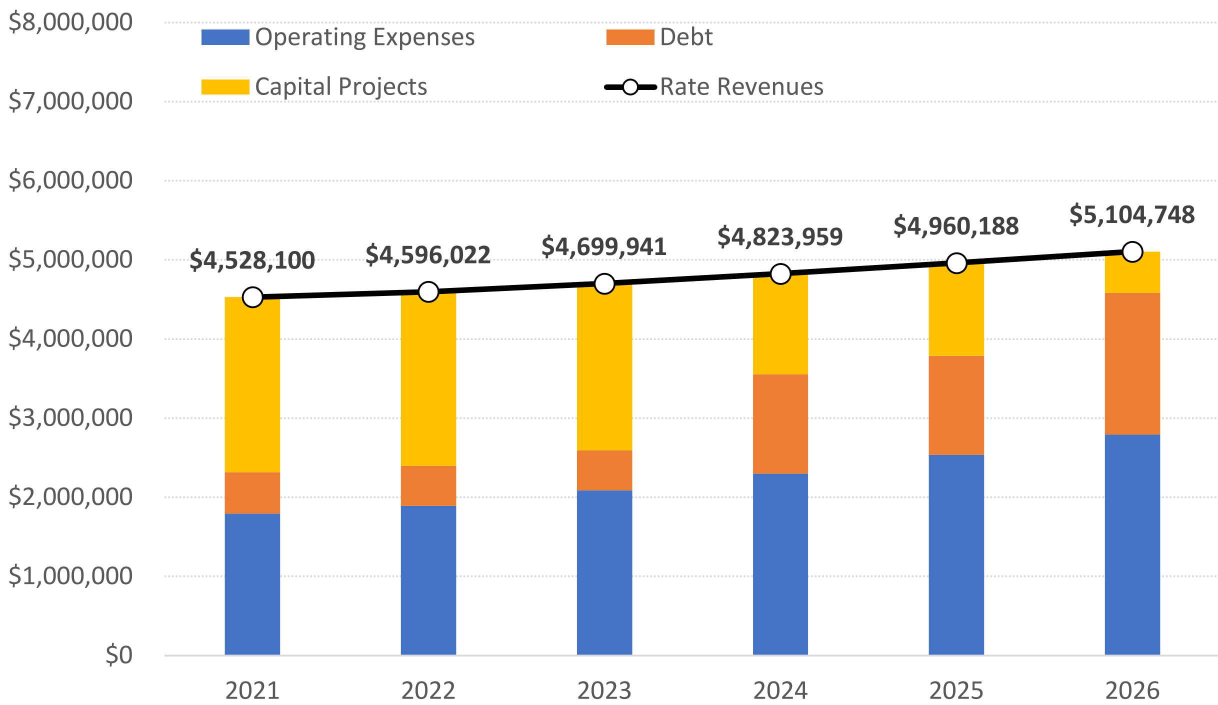
## Table 25
## Projected Revenue Requirement for Wastewater

| Revenues and Expenses | Assumptions | Fiscal Year Ending 2021 budget | 2022 Year 1 | 2023 Year 2 | 2024 Year 3 | 2025 Year 4 | 2026 Year 5 |
|---|---|---|---|---|---|---|---|
| **Operating Expenses** | | | | | | | |
| Compensation and Benefits ** | 10.0% | 1,097,225 | $1,206,948 | $1,327,642 | $1,460,406 | $1,606,447 | $1,767,092 |
| Contract and Technical Services | 3.0% | 265,250 | $273,208 | $281,404 | $289,846 | $298,541 | $307,497 |
| Utilities | 10.0% | 29,900 | $32,890 | $36,179 | $39,797 | $43,777 | $48,154 |
| Electricity | 3.0% | 200,000 | $206,000 | $212,180 | $218,545 | $225,102 | $231,855 |
| Repairs and Maintenance | 10.0% | 185,000 | $203,500 | $223,850 | $246,235 | $270,859 | $297,944 |
| Interfund Cost Alloc. Build ** [1] | 10.0% | 217,984 | $239,782 | $263,761 | $290,137 | $319,150 | $351,065 |
| Insurance ** | 10.0% | 75,000 | $82,500 | $90,750 | $99,825 | $109,808 | $120,788 |
| Communications and Training | 3.0% | 41,000 | $42,230 | $43,497 | $44,802 | $46,146 | $47,530 |
| General Office Supplies and Equipment | 10.0% | 29,000 | $31,900 | $35,090 | $38,599 | $42,459 | $46,705 |
| Credit Card Fees | 3.0% | 50,000 | $51,500 | $53,045 | $54,636 | $56,275 | $57,964 |
| Supplies/Tools | 10.0% | 78,000 | $85,800 | $94,380 | $103,818 | $114,200 | $125,620 |
| Permits and Licenses ** | 3.0% | 15,000 | $15,450 | $15,914 | $16,391 | $16,883 | $17,389 |
| Miscellaneous | 3.0% | 15,100 | $15,553 | $16,020 | $16,500 | $16,995 | $17,505 |
| **Total Operating Expenses** | | **$2,298,459** | **$2,471,707** | **$2,677,691** | **$2,903,037** | **$3,149,646** | **$3,419,604** |
| **Debt Service** | | | | | | | |
| Wastewater Bonds | | $523,322 | $505,072 | $506,832 | $532,998 | $534,011 | $535,991 |
| New Debt | | $0 | $0 | $0 | $719,200 | $719,200 | $1,254,400 |
| **Total Debt Service ** ** | | **$523,322** | **$505,072** | **$506,832** | **$1,252,198** | **$1,253,211** | **$1,790,391** |
| System Rehabilitation ** | | $1,164,101 | $1,250,774 | $1,407,926 | $1,556,864 | $1,653,510 | $1,775,533 |
| E-1 Residential Grinder Replacement | 3.0% | $87,010 | $89,620 | $92,309 | $95,078 | $97,931 | $100,868 |
| Operating Reserves | | $0 | $0 | $0 | $0 | $0 | $0 |
| **SUBTOTAL Annual Cost** | | **$4,072,891** | **$4,332,726** | **$4,700,777** | **$5,823,677** | **$6,171,292** | **$7,103,901** |
| **Credits** | | | | | | | |
| Interest Earnings | constant | $75,000 | $75,000 | $75,000 | $75,000 | $75,000 | $75,000 |
| Credit Card Fees | 3.0% | $45,000 | $46,350 | $47,741 | $49,173 | $50,648 | $52,167 |
| East Plant Lift Station | cease | $10,000 | $0 | $0 | $0 | $0 | $0 |
| Connection Fees [2] | 2.0% | $375,000 | $460,695 | $469,909 | $479,307 | $488,894 | $498,671 |
| **Total Credits** | | **$505,000** | **$582,045** | **$592,650** | **$603,480** | **$614,541** | **$625,839** |
| **REVENUE REQUIREMENT** | | **$3,567,891** | **$3,750,681** | **$4,108,127** | **$5,220,197** | **$5,556,751** | **$6,478,063** |
| **COLLECTION IN RATES [3]** | | **$4,528,100** | **$4,596,022** | **$4,699,941** | **$4,823,959** | **$4,960,188** | **$5,104,748** |
| Percent Change in Revenue Requirement | | | 3.0% | 3.0% | 3.0% | 3.0% | 3.0% |

Source: HEC. rev req

[1] Includes the City Hall installment purchase which will be paid off by Fiscal Year 2026 at the latest.
[2] Increased by the increase in the calculated new connection fee in year 1 and by 2% each year thereafter for automatic inflation increases anticipated in the updated water connection fee resolution.
[3] Each fiscal year calculated six months under the existing rates, and six months under the new rates. New rates become effective January 1 each year.

**Figure 15**
**Components of Revenue Requirement**




### 3.4 Wastewater Rate Calculations

Because this study does not examine cost of service and rate design, the wastewater rates are increased annually to pay for the revenue requirement plus capital improvements cash outlay. The wastewater rate increases are balanced with the cash flow needs of the wastewater fund and anticipated revenues from new growth. The wastewater rates need to increase 3.0% each year to meet the financial needs of the wastewater fund. **Table 26** on the next page shows the calculated wastewater rates.

**Table 26**
**Calculated Wastewater Rates**

| Customer Type | Current | Fiscal Year Ending 2022 | 2023 | 2024 | 2025 | 2026 |
|---|---|---|---|---|---|---|
| | *New Rates Effective* | *1/1/2022* | *1/1/2023* | *1/1/2024* | *1/1/2025* | *1/1/2026* |
| | Percentage Increase | 3.0% | 3.0% | 3.0% | 3.0% | 3.0% |
| **Residential** | | | | | | |
| Flat Monthly Charge per Unit | $39.25 | $40.43 | $41.64 | $42.89 | $44.18 | $45.50 |
| **Non-Residential** | | | | | | |
| Use Charge per 1,000 Gallons | $2.73 | $2.81 | $2.89 | $2.98 | $3.07 | $3.16 |
| **Flat Monthly Charge by Meter Size** | | | | | | |
| 3/4" | $66.04 | $68.02 | $70.06 | $72.16 | $74.33 | $76.56 |
| 1" | $81.38 | $83.82 | $86.34 | $88.93 | $91.59 | $94.34 |
| 1.5" | $130.90 | $134.83 | $138.87 | $143.04 | $147.33 | $151.75 |
| 2" | $244.03 | $251.35 | $258.89 | $266.66 | $274.66 | $282.90 |
| 3" | $630.78 | $649.70 | $669.19 | $689.27 | $709.95 | $731.25 |
| 4" | $1,017.50 | $1,048.03 | $1,079.47 | $1,111.85 | $1,145.21 | $1,179.56 |
| 6" | $1,627.02 | $1,675.83 | $1,726.11 | $1,777.89 | $1,831.23 | $1,886.16 |

Source: City of Fernley and HEC. summ

In addition to the wastewater sales revenue generated by existing customers from increasing the rates 3.0% per year, the addition of new customers will increase water rate revenues. Growth of 100 residential units and 10 businesses (equivalent meter units, which are ¾-inch meters) is included in the wastewater financial model. **Table 27** shows the estimated additional new revenues from growth occurring over the next five years.

**Table 27**
**Estimated New Wastewater Rate Revenue from Growth**

| Customer Type | | 2022 | 2023 | 2024 | 2025 | 2026 |
|---|---|---|---|---|---|---|
| *New Rates Effective* | | *1/1/2022* | *1/1/2023* | *1/1/2024* | *1/1/2025* | *1/1/2026* |
| **Residential** | | | | | | |
| Number of New Units | | 100 | 100 | 100 | 100 | 100 |
| Monthly Fee per Unit | $39.25 | $40.43 | $41.64 | $42.89 | $44.18 | $45.50 |
| **New Residential Revenue** | | **$47,809** | **$49,243** | **$50,720** | **$52,242** | **$53,809** |
| **Non-Residential** | | | | | | |
| New Equivalent Meter Units | | 10 | 10 | 10 | 10 | 10 |
| Monthly Fee per Equivalent Unit | $66.04 | $68.02 | $70.06 | $72.16 | $74.33 | $76.56 |
| **New Non-Residential Base Revenue** | | **$8,044** | **$8,285** | **$8,534** | **$8,790** | **$9,053** |
| New Non-Residential Water Use | | 3,362 | 3,362 | 3,362 | 3,362 | 3,362 |
| Non-Residential Use Charges per 1,000 galls | $2.73 | $2.81 | $2.89 | $2.98 | $3.07 | $3.16 |
| **New Non-Residential Use Charges** | | **$9,303** | **$9,583** | **$9,870** | **$10,166** | **$10,471** |
| **Total New Non-Residential Revenue** | | **$17,347** | **$17,868** | **$18,404** | **$18,956** | **$19,524** |
| Total Annual New Customer Revenue | | $65,156 | $67,110 | $69,124 | $71,197 | $73,333 |
| **Estimated Cumulative Revenue from Growth** | | **$65,156** | **$132,266** | **$201,390** | **$272,587** | **$345,921** |

Source: City of Fernley and HEC. grow rev

## 3.5 CASH FLOW AND RESERVE FUND BALANCES

**Table 28** shows the projected cash flow for the wastewater enterprise fund through fiscal year 2026. With adoption of the calculated increased rates, it is anticipated that the City will be able to meet all wastewater enterprise fund obligations, including existing and potential debt service coverage requirements. **Table 29** shows the projected reserve fund balances by year per Resolution 2019-008.

The projected wastewater fund ending cash balances by reserve fund are shown in **Figure 16**. The estimated cash balances should be considered preliminary estimates. The City may choose to bond for different projects than included in this rate study, and could choose to pay for more CIP costs with available cash on hand. The City should review available cash and projected cash balances before each bond sale to determine the best financing strategy at that time.

## Table 28
## Projected Cash Flow for the Wastewater Fund

| Revenues and Expenses | Fiscal Year 2021 Est. Year End | 2022 | 2023 | 2024 | 2025 | 2026 |
|---|---|---|---|---|---|---|
| **Operating Revenues** | *New Rates Effective* | *1/1/2022* | *1/1/2023* | *1/1/2024* | *1/1/2025* | *1/1/2026* |
| Existing Customer Wastewater Fees | $4,528,100 | $4,596,022 | $4,699,941 | $4,823,959 | $4,960,188 | $5,104,748 |
| New Customer Wastewater Fees | | $65,156 | $132,266 | $201,390 | $272,587 | $345,921 |
| Interest Earnings | $75,000 | $75,000 | $75,000 | $75,000 | $75,000 | $75,000 |
| Credit Card Fees | $45,000 | $46,350 | $47,741 | $49,173 | $50,648 | $52,167 |
| East Plant Lift Station | $10,000 | $0 | $0 | $0 | $0 | $0 |
| Connection Fees [2] | $375,000 | $460,695 | $469,909 | $479,307 | $488,894 | $498,671 |
| **Total Operating Revenues** | **$5,033,100** | **$5,243,222** | **$5,424,857** | **$5,628,829** | **$5,847,316** | **$6,076,508** |
| **Operating Expenses** | **$2,298,459** | **$2,471,707** | **$2,677,691** | **$2,903,037** | **$3,149,646** | **$3,419,604** |
| **Operating Revenue before Capital Improvements and Debt Service** | **$2,734,641** | **$2,771,515** | **$2,747,166** | **$2,725,792** | **$2,697,671** | **$2,656,904** |
| **Debt Service** | **$523,322** | **$505,072** | **$506,832** | **$1,252,198** | **$1,253,211** | **$1,790,391** |
| *Debt Service Coverage [1]* | 5.23 | 5.49 | 5.42 | 2.18 | 2.15 | 1.48 |
| **Net Revenues (Deficit)** | **$2,211,319** | **$2,266,443** | **$2,240,334** | **$1,473,594** | **$1,444,460** | **$866,513** |
| Beginning Cash Balance [2] | **$14,970,190** | $15,025,509 | $15,326,953 | $20,440,264 | $16,170,699 | $19,561,583 |
| Net Revenues (Deficit) | $2,211,319 | $2,266,443 | $2,240,334 | $1,473,594 | $1,444,460 | $866,513 |
| ARPA Grants | $0 | $1,360,000 | $2,945,198 | $1,663,077 | $310,441 | $1,721,285 |
| Bond Proceeds | $0 | $0 | $7,845,529 | $0 | $5,838,023 | $0 |
| CIP Projects [3] | ($2,156,000) | ($3,325,000) | ($7,917,750) | ($7,406,235) | ($4,202,041) | ($5,680,239) |
| **Cash Balance** | **$15,025,509** | **$15,326,953** | **$20,440,264** | **$16,170,699** | **$19,561,583** | **$16,469,142** |

Source: HEC. flow

[1] Debt service coverage should not fall below 1.25.
[2] Cash balance as of July 1, 2020.
[3] CIP project costs for fiscal year 2021 presented in the Budget Book. Future year projected CIP costs in Table 22.

## Figure 16
## Projected Wastewater Cash Balances by Reserve Fund

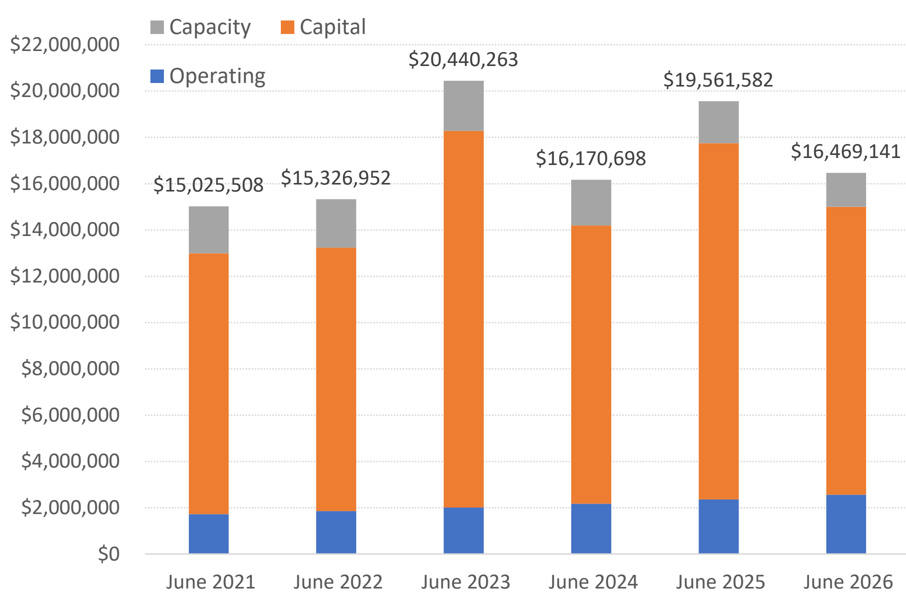


**Table 29**
**Projected Reserve Funds Cash Balances**

| Projected Cash Balances by Fund | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 |
|---|---|---|---|---|---|---|
| **Operating Reserve** | | | | | | |
| Beginning Balance | $2,667,040 | $1,723,844 | $1,853,781 | $2,008,268 | $2,177,278 | $2,362,234 |
| Net Revenues | $1,836,319 | $1,805,748 | $1,770,425 | $994,287 | $955,566 | $367,842 |
| Transfer In from Capacity Fund [1] | $0 | $0 | $0 | $257,379 | $257,379 | $448,910 |
| **Subtotal** | **$4,503,359** | **$3,529,592** | **$3,624,206** | **$3,259,934** | **$3,390,223** | **$3,178,986** |
| *Target: 9 Months O&M Expenses* | *$1,723,844* | *$1,853,781* | *$2,008,268* | *$2,177,278* | *$2,362,234* | *$2,564,703* |
| Transfer Out to Capital Fund | ($2,779,515) | ($1,675,812) | ($1,615,937) | ($1,082,656) | ($1,027,989) | ($614,283) |
| **Ending Operating** | **$1,723,844** | **$1,853,781** | **$2,008,268** | **$2,177,278** | **$2,362,234** | **$2,564,703** |
| **Capital Reserve** | | | | | | |
| Beginning Balance | $10,648,168 | $11,271,683 | $11,382,495 | $16,271,409 | $12,010,907 | $15,385,319 |
| Transfer In from Operating Fund | $2,779,515 | $1,675,812 | $1,615,937 | $1,082,656 | $1,027,989 | $614,283 |
| ARP Grant Funding | | $1,360,000 | $2,945,198 | $1,663,077 | $310,441 | $1,721,285 |
| Bond Proceeds | $0 | $0 | $7,845,529 | $0 | $5,838,023 | $0 |
| CIP Projects Costs | ($2,156,000) | ($3,325,000) | ($7,917,750) | ($7,406,235) | ($4,202,041) | ($5,680,239) |
| **Subtotal** | **$11,271,683** | **$10,982,495** | **$15,871,409** | **$11,610,907** | **$14,985,319** | **$12,040,648** |
| Transfer In from Capacity Fund | $0 | $400,000 | $400,000 | $400,000 | $400,000 | $400,000 |
| **Ending Capital Fund Balance** | **$11,271,683** | **$11,382,495** | **$16,271,409** | **$12,010,907** | **$15,385,319** | **$12,440,648** |
| *Target: 75% Accumulated Depr. [2]* | *$13,309,104* | *$13,309,104* | *$13,309,104* | *$13,309,104* | *$13,309,104* | *$13,309,104* |
| **Capacity (Connection Fees) Reserve** | | | | | | |
| Beginning Balance | $1,654,981 | $2,029,981 | $2,090,676 | $2,160,585 | $1,982,514 | $1,814,028 |
| Connection Fees | $375,000 | $460,695 | $469,909 | $479,307 | $488,894 | $498,671 |
| Transfer Out to Operating Fund [1] | $0 | $0 | $0 | ($257,379) | ($257,379) | ($448,910) |
| Transfer Out to Capital Fund | $0 | ($400,000) | ($400,000) | ($400,000) | ($400,000) | ($400,000) |
| **Ending Capacity Fund Balance** | **$2,029,981** | **$2,090,676** | **$2,160,585** | **$1,982,514** | **$1,814,028** | **$1,463,790** |
| **TOTAL Cash Balance** | **$15,025,509** | **$15,326,953** | **$20,440,264** | **$16,170,699** | **$19,561,583** | **$16,469,142** |

Source: City financial documents and 2021 HEC Rate Study. all bal

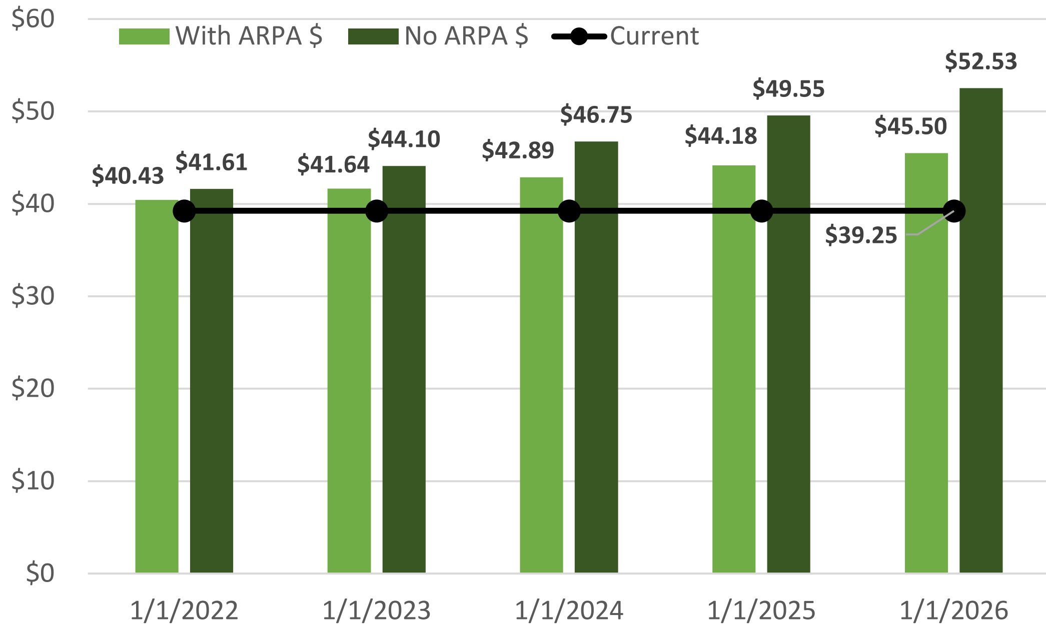
[1] Transfer is to pay for new growth's share of debt service.

[2] Accumulated depreciation will change each year. Amount shown is for Fiscal Year 2020.

## 3.6 BILL IMPACT

**Figure 17** illustrates the impact of the new rate schedule on a single family home. The monthly bill increases 3.0% each January 1 for the next five years. The figure also shows what the monthly bill was calculated at without application of ARPA grant funding.

**Figure 17**
**Projected Single Family Home Wastewater Bill**




### 3.7 WASTEWATER CONNECTION FEES

New development must also pay a connection fee when applying for wastewater service. The connection fee pays for wastewater infrastructure capacity to serve the new customer. Included in the connection fee is cost to buy-in to existing infrastructure, as well as estimated cost to build new infrastructure. The buy-in fee is new development's share of existing asset value minus outstanding principal on facilities that were debt financed. The projected 20-year growth in wastewater connections is shown in **Appendix Table B-10**. It is estimated that by 2040 there will be 12,625 sewer connections. The buy-in facilities cost is divided by the total number of sewer connections in 2040 to determine the buy-in fee.

The new facilities fee is calculated by first allocating the 2021 wastewater CIP cost estimates between existing and future customers, as provided in **Appendix Table B-11**. Estimated financing charges for the future customers' share of costs is added to the fee calculation because a portion of the new debt service will be paid for by the capacity reserve fund with connection fees. The net new facilities costs are divided by the number of anticipated new sewer connections over the next twenty years.

The connection fee calculation is shown in **Table 30** on the next page. The fee is calculated on a per EDU basis. Single family and multi-family units pay the same fee. Commercial pays the EDU fee per 1,000 gallons of daily flow, as calculated by City staff. The connection fee is based on current estimated costs of the wastewater CIP (not the inflated costs) so it is advisable to include an automatic inflation index in the adopting fee resolution that is applied to the fee each year to keep up with current construction costs.

The calculated updated fee would increase the wastewater connection fee from $3,474 to $4,268 per EDU in January 2022.

**Table 30**
**Wastewater Connection Fee Calculation**

| Item | | Updated Fee Calculation |
|---|---|---|
| **Buy-In Fee** | | *Jan-22* |
| Net Book Value | | $27,022,240 |
| less Outstanding Principal | | $5,965,243 |
| **Buy-In Cost of Existing Facilities** | | **$21,056,997** |
| Projected EDUs in 2040 | Table B-10 | 12,625 |
| **Buy-in Fee per EDU** | **a** | **$1,668** |
| **New Facilities Fee** | | |
| New Facilities (Growth Share) | Table B-11 | $9,445,937 |
| Financing Charges for New Facilities [1] | Table 23 | $5,181,052 |
| **Total Costs** | | **$14,626,989** |
| Future new EDUs [2] | Table B-10 | 5,626 |
| **New Facilities Fee per EDU** | **b** | **$2,600** |
| **Total Connection Fee per Residential Unit or per 1,000 Galls/Day (Commercial) [3]** | **c = a +b** | **$4,268** |
| Current Fee | | $3,474 |
| Percentage Increase in Connection Fee | | 23% |

Source: HEC. conn cost

[1] New growth's share of facilities financing charges.
[2] Anticipated through build-out of tentative maps.
[3] Recommended annual adjustment every January 1 per the ENR CCI change over the past 12 months (October to October).

# APPENDIX A

# WATER FEES

# SUPPORT TABLES

**Table A-1**
**City of Fernley Water Rates Update**
**Historical Financial Performance**

FINAL

| Revenues and Expenses | Fiscal Year Ending 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 |
|---|---|---|---|---|---|---|---|---|---|---|
| **Operating Revenues** | | | | | | | | | | |
| Service Fees | $4,580,081 | $6,325,663 | $4,925,752 | $4,940,786 | $4,822,461 | $4,776,323 | $6,102,777 | $7,966,736 | $8,704,146 | $9,344,900 |
| Other Revenues | $4,893 | $97,966 | $0 | $198,689 | $207,929 | $209,528 | $252,200 | $275,137 | $301,455 | $23,844 |
| **Total Operating Revenues** | **$4,584,974** | **$6,423,629** | **$4,925,752** | **$5,139,475** | **$5,030,390** | **$4,985,851** | **$6,354,977** | **$8,241,873** | **$9,005,601** | **$9,368,744** |
| **Operating Expenses** | | | | | | | | | | |
| Salaries | $850,082 | $858,238 | $803,456 | $859,999 | $936,082 | $998,699 | $984,196 | $1,002,608 | $1,032,980 | $1,460,283 |
| Benefits | $355,206 | $373,844 | $311,139 | $368,850 | $390,932 | $403,814 | $443,525 | $534,565 | $404,465 | $1,180,831 |
| Supplies, Services and Other | $1,526,874 | $1,596,547 | $1,703,871 | $1,763,567 | $1,921,545 | $1,643,409 | $1,912,910 | $1,643,846 | $1,950,801 | $2,025,246 |
| Depreciation | $3,207,491 | $3,246,418 | $3,230,816 | $3,192,486 | $3,167,944 | $3,174,278 | $3,193,541 | $3,248,365 | $3,234,139 | $3,282,168 |
| **Total Operating Expenses** | **$5,939,653** | **$6,075,047** | **$6,049,282** | **$6,184,902** | **$6,416,503** | **$6,220,200** | **$6,534,172** | **$6,429,384** | **$6,622,385** | **$7,948,528** |
| **Operating Income (Loss)** | **($1,354,679)** | **$348,582** | **($1,123,530)** | **($1,045,427)** | **($1,386,113)** | **($1,234,349)** | **($179,195)** | **$1,812,489** | **$2,383,216** | **$1,420,216** |
| **Nonoperating Revenues (Expenses)** | | | | | | | | | | |
| Water Bond Debt Fee Revenue | $0 | $0 | $3,345,781 | $3,323,649 | $3,378,183 | $3,384,561 | $3,029,839 | $4,470,669 | $4,406,940 | $4,432,186 |
| Interest Income | $29,619 | $6,631 | $12,910 | $12,631 | $8,541 | $30,960 | $44,051 | $109,497 | $379,028 | $467,361 |
| Other Income | $154,729 | $233,285 | $341,799 | $35,076 | $205,291 | $202,098 | $124,616 | $1,135,871 | $130,428 | $272,479 |
| Gain (Loss) on Disposals of Capital Assets | $0 | $0 | $0 | $1,764 | $0 | $11,637 | $0 | $924 | $2,723 | $0 |
| Interest Expense | ($3,331,698) | ($3,242,454) | ($3,231,326) | ($3,138,372) | ($2,903,107) | ($2,802,583) | ($2,753,505) | ($2,334,780) | ($2,237,790) | ($2,826,612) |
| **Income (Loss) Before Contributions** | **($4,502,029)** | **($2,653,956)** | **($654,366)** | **($810,679)** | **($697,205)** | **($407,676)** | **$265,806** | **$5,194,670** | **$5,064,545** | **$3,765,630** |
| Connection Fee Revenue | $40,157 | $5,297 | $6,995 | $59,052 | $446,296 | $228,457 | $555,821 | $550,537 | $739,013 | $458,239 |
| Capital Contributions | $1,776,893 | $2,160 | $22,575 | $363,126 | $1,544,753 | $1,409,193 | $50,447 | $479,674 | $34,851 | $433,777 |
| Grant Income | $0 | $0 | $0 | $0 | $0 | $141,494 | $56,657 | $0 | $0 | $0 |
| **Change in Net Position** | **($2,684,979)** | **($2,646,499)** | **($624,796)** | **($388,501)** | **$1,293,844** | **$1,371,468** | **$928,731** | **$6,224,881** | **$5,838,409** | **$4,657,646** |
| **Total Net Position Beginning of Year** | **$75,794,535** | **$73,805,706** | **$71,159,207** | **$70,534,411** | **$69,998,868** | **$69,797,211** | **$71,168,679** | **$72,097,410** | **$78,275,017** | **$84,113,426** |
| Restatement Adjustment | $696,150 | $0 | $0 | ($147,042) | ($1,495,501) | $0 | $0 | ($47,274) | $0 | $0 |
| **Total Net Position End of Year** | **$73,805,706** | **$71,159,207** | **$70,534,411** | **$69,998,868** | **$69,797,211** | **$71,168,679** | **$72,097,410** | **$78,275,017** | **$84,113,426** | **$88,771,072** |

Source: City of Fernley Audited Financial Statements.

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**Table A-2**
**City of Fernley Water Rates Update**
**Operating Expenses Cost Escalation Factors**

FINAL

| **Expenses** | **Fiscal Year Ending 2017** | **2018** | **2019** | **2020** | **Total Change** | **Annual Avg. % Change** |
|---|---|---|---|---|---|---|
| Compensation and Benefits | $1,427,725 | $1,537,174 | $1,437,445 | $2,641,115 | $1,213,390 | 22.8% |
| Contract and Technical Services | $500,260 | $280,885 | $262,805 | $211,342 | -$288,918 | -25.0% |
| Other Power (gas, diesel, propane) | $40,617 | $50,205 | $46,695 | $51,357 | $10,740 | 8.1% |
| Electricity | $411,000 | $438,888 | $459,542 | $440,060 | $29,060 | 2.3% |
| Water Rights Protection | $202,562 | $179,235 | $275,020 | $291,027 | $88,465 | 12.8% |
| Repairs and Maintenance | $260,820 | $206,109 | $266,521 | $206,863 | -$53,957 | -7.4% |
| Interfund Cost Alloc. Build | $141,075 | $159,683 | $159,122 | $291,054 | $149,979 | 27.3% |
| Insurance | $117,661 | $124,132 | $124,265 | $140,102 | $22,441 | 6.0% |
| Communications and Training | $41,086 | $40,756 | $38,767 | $44,661 | $3,575 | 2.8% |
| General Office Supplies and Equip. | $4,263 | $6,574 | $50,839 | $106,753 | $102,490 | 192.6% |
| Supplies/Tools | $180,888 | $141,282 | $255,366 | $230,727 | $49,839 | 8.4% |
| Permits and Licenses | $12,676 | $16,095 | $11,860 | $11,300 | -$1,376 | -3.8% |
| **Total Expenses** | **$3,340,633** | **$3,181,018** | **$3,388,247** | **$4,666,361** | **$1,325,728** | **11.8%** |
| | *June 2017* | *June 2018* | *June 2019* | *June 2020* | | |
| ENR Construction Cost Index [1] | 10,703 | 11,069 | 11,268 | 11,436 | 733 | 2.2% |
| West Region Consumer Price Index | 254 | 264 | 271 | 274 | 20 | 2.5% |

Source: Engineering News Record, Bureau of Labor Statistics, and City of Fernley.

indices

[1] The ENR CCI 20-year annual average increase is:

| | June ENR CCI | Change | Annual Avg. % Change |
|---|---|---|---|
| 2000 | 6,238 | | |
| 2020 | 11,436 | 5,198 | 3.08% |

**Table A-3**
**City of Fernley Water Rates Update**
**Historical Population and Housing Estimates** FINAL

| | **Population** | | **Housing Units [1]** | |
|---|---|---|---|---|
| **Year** | **Fernley Population** | Annual % Change | **Occupied Units** | Persons per Occupied Unit |
| 2000 | 9,570 | | | |
| 2001 | 9,529 | -0.4% | | |
| 2002 | 10,440 | 9.6% | | |
| 2003 | 11,718 | 12.2% | | |
| 2004 | 13,775 | 17.6% | | |
| 2005 | 16,357 | 18.7% | | |
| 2006 | 18,850 | 15.2% | | |
| 2007 | 19,585 | 3.9% | | |
| 2008 | 19,609 | 0.1% | | |
| 2009 | 18,929 | -3.5% | | |
| 2010 | 18,434 | -2.6% | 7,710 | 2.39 |
| 2011 | 18,896 | 2.5% | 7,916 | 2.39 |
| 2012 | 18,831 | -0.3% | 7,910 | 2.38 |
| 2013 | 18,987 | 0.8% | 7,839 | 2.42 |
| 2014 | 19,077 | 0.5% | 7,838 | 2.43 |
| 2015 | 18,936 | -0.7% | 7,795 | 2.43 |
| 2016 | 19,042 | 0.6% | 7,694 | 2.47 |
| 2017 | 19,300 | 1.4% | 7,999 | 2.41 |
| 2018 | 19,790 | 2.5% | 7,838 | 2.52 |
| 2019 | 20,396 | 3.1% | 8,021 | 2.54 |
| 2020 | 20,901 | 2.5% | | |
| Total Change | 10,826 | | 311 | **avg.** |
| **Avg. Annual Change** | **570** | **4.06%** | **35** | **2.44** |

Source: Nevada Department of Taxation, US Census Bureau. pop

[1] 2019 5-year American Community Survey.

**Table A-4**
**City of Fernley Water Rates Update**
**Historical Water Production**

FINAL

| **Month** | **Calendar Year 2010** | **2011** | **2012** | **2013** | **2014** | **2015** | **2016** | **2017** | **2018** | **2019** | **Total** | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| January | 52,024,000 | 50,141,000 | 50,898,000 | 56,249,000 | 57,617,000 | 55,435,000 | 57,333,000 | 56,643,000 | 62,138,000 | 67,575,000 | 566,053,000 | 4% |
| February | 44,650,000 | 43,769,000 | 45,866,000 | 48,789,000 | 51,325,000 | 51,322,000 | 52,789,000 | 49,665,000 | 57,159,000 | 60,435,000 | 505,769,000 | 4% |
| March | 56,146,000 | 49,097,000 | 58,854,000 | 68,420,000 | 69,044,000 | 73,671,000 | 60,650,000 | 61,076,000 | 63,368,000 | 67,320,000 | 627,646,000 | 5% |
| April | 86,651,000 | 81,730,000 | 107,217,000 | 109,417,000 | 116,576,000 | 110,821,000 | 94,877,000 | 83,515,000 | 93,227,000 | 96,974,000 | 981,005,000 | 8% |
| **May** | **119,382,000** | **124,811,000** | **152,021,000** | **142,556,000** | **141,647,000** | **120,462,000** | **125,097,000** | **134,013,000** | **127,575,000** | **132,444,000** | **1,320,008,000** | **10%** |
| **June** | **156,616,000** | **140,875,000** | **161,149,000** | **163,828,000** | **163,917,000** | **143,755,000** | **161,958,000** | **152,434,000** | **157,424,000** | **149,819,000** | **1,551,775,000** | **12%** |
| **July** | **200,449,000** | **178,310,000** | **183,033,000** | **182,585,000** | **182,216,000** | **154,068,000** | **184,053,000** | **170,711,000** | **183,472,000** | **172,906,000** | **1,791,803,000** | **14%** |
| **August** | **191,375,000** | **181,734,000** | **184,153,000** | **176,899,000** | **167,958,000** | **154,053,000** | **181,798,000** | **164,723,000** | **182,412,000** | **171,864,000** | **1,756,969,000** | **14%** |
| **September** | **154,672,000** | **150,385,000** | **155,865,000** | **147,591,000** | **146,036,000** | **139,132,000** | **149,717,000** | **136,122,000** | **163,774,000** | **143,239,000** | **1,486,533,000** | **12%** |
| October | 86,711,000 | 101,695,000 | 112,479,000 | 101,863,000 | 112,605,000 | 100,567,000 | 103,796,000 | 100,594,000 | 112,527,000 | 95,628,000 | 1,028,465,000 | 8% |
| November | 51,744,000 | 47,872,000 | 53,929,000 | 57,000,000 | 59,440,000 | 55,962,000 | 61,350,000 | 61,096,000 | 70,129,000 | 70,737,000 | 589,259,000 | 5% |
| December | 49,022,000 | 51,545,000 | 50,880,000 | 57,105,000 | 53,250,000 | 54,531,000 | 56,461,000 | 60,049,000 | 67,221,000 | 67,703,000 | 567,767,000 | 4% |
| **Annual** | **1,249,442,000** | **1,201,964,000** | **1,316,344,000** | **1,312,302,000** | **1,321,631,000** | **1,213,779,000** | **1,289,879,000** | **1,230,641,000** | **1,340,426,000** | **1,296,644,000** | **12,773,052,000** | **100%** |
| Base Monthly Production | 60,992,571 | 60,835,571 | 68,589,000 | 71,263,286 | 74,265,286 | 71,758,429 | 69,608,000 | 67,519,714 | 75,109,857 | 75,196,000 | ***average since 2015*** | |
| **Base Annual Production** | **731,910,857** | **730,026,857** | **823,068,000** | **855,159,429** | **891,183,429** | **861,101,143** | **835,296,000** | **810,236,571** | **901,318,286** | **902,352,000** | **862,060,800** | |
| **Additional Flow** | **517,531,143** | **471,937,143** | **493,276,000** | **457,142,571** | **430,447,571** | **352,677,857** | **454,583,000** | **420,404,429** | **439,107,714** | **394,292,000** | **412,213,000** | |
| **% Prodn. for Peaking** | **41%** | **39%** | **37%** | **35%** | **33%** | **29%** | **35%** | **34%** | **33%** | **30%** | **32%** | |
| Peak to Avg. Month Ratio | 1.93 | 1.81 | 1.68 | 1.67 | 1.65 | 1.52 | 1.71 | 1.66 | 1.64 | 1.60 | 1.63 | |
| Peak Month | Jul | Aug | Aug | Jul | Jul | Jul | Jul | Jul | Jul | Jul | | |

Source: City of Fernley, HEC, and the Draft 2020 Water Master Plan.

water hist

**Table A-5**
**City of Fernley Water Rates Update**
**Five-year Water Capital Improvements Plan**

FINAL

| Improvement Type | 5-Year Est. Total | Fiscal Year Ending 2022 | 2023 | 2024 | 2025 | 2026 |
|---|---|---|---|---|---|---|
| | | *All figures in 2021 Dollars* | | | | |
| **Treatment Plant** | | | | | | |
| EWWTP Fire Line and Potable Water Main Construction | **$880,000** | $880,000 | | | | |
| Surface Water Conveyance and Treatment Integration Final Design and Constructior | **$9,000,000** | $5,000,000 | $4,000,000 | | | |
| Replace Eight (8) Turbidity Meters at Water Treatment Facility | **$130,000** | $90,000 | $40,000 | | | |
| WTP Filter Replacement | **$2,160,000** | | $540,000 | $540,000 | $540,000 | $540,000 |
| **Subtotal Treatment Plant** | **$12,170,000** | **$5,970,000** | **$4,580,000** | **$540,000** | **$540,000** | **$540,000** |
| **Source Development & Wells** | | | | | | |
| Highway 50 Lift Station Alternate Water Source Construction | **$350,000** | | | $350,000 | | |
| Water Resource Investigation Brady Hot Springs | **$25,000** | $25,000 | | | | |
| Exploratory Borings (3) Brady's Hot Springs | **$450,000** | | $450,000 | | | |
| Test/Production Well Bradys Hot Springs | **$550,000** | | | $550,000 | | |
| Infrastructure Improvements Bradys Hot Spring | **$6,000,000** | | | | $3,000,000 | $3,000,000 |
| Well Bypass Projects | **$120,000** | | $120,000 | | | |
| WMP- Project 4 well improvements | **$250,000** | | $250,000 | | | |
| Armstrong Well Tie-in | **$250,000** | | $250,000 | | | |
| WMP- Project 5 A & B well 9/9A | **$1,400,000** | | | $1,400,000 | | |
| **Subtotal Source Development & Wells** | **$9,395,000** | **$25,000** | **$1,070,000** | **$2,300,000** | **$3,000,000** | **$3,000,000** |
| **Storage** | | | | | | |
| Ricci Tank Interior and Exterior Recoat and Site Improvement Project | **$500,000** | $500,000 | | | | |
| Sage Ranch Tank Rehab/Reconstruct Project | **$450,000** | | | | | $450,000 |
| WMP- Project 12 SE Tank & Trans Main | **$4,400,000** | | | | | $4,400,000 |
| Sage Tank Rehab/Reconstruct Project | **$500,000** | | | $500,000 | | |
| **Subtotal Storage** | **$5,850,000** | **$500,000** | **$0** | **$500,000** | **$0** | **$4,850,000** |
| **Transmission** | | | | | | |
| Fremont ST Rehab/Reconstruct | **$350,000** | | $50,000 | $300,000 | | |
| Villa Park Water Main Replacement - Villa Way and Parkland Design and Constructic | **$500,000** | $500,000 | | | | |
| 6th ST, 7th ST & G ST Rehab/Reconstruct Engineering Design and Construction | **$350,000** | | $350,000 | | | |
| Water Distribution System Improvement Project/Water Main Rehab./Construction | **$500,000** | | $500,000 | | | |
| Cottonwood LN Waterline Replacement and Extension Construction | **$550,000** | $550,000 | | | | |
| Shadow LN Rehab/Reconstruct Construction | **$300,000** | $300,000 | | | | |
| Highway 50 Lift Water Main Extension Design | **$150,000** | | $150,000 | | | |
| Truckee LN Rehab/Reconstruct Engineering Design | **$50,000** | | | $50,000 | | |
| Truckee LN Rehab/Reconstruct Construction | **$800,000** | | | | $300,000 | $500,000 |
| WMP- Project 7 US-95A Booster Pump Station | **$800,000** | | | | $800,000 | |
| WMP- Project 8 HWY 50 Looping Main | **$3,000,000** | | | | $3,000,000 | |
| WMP- Project 9 Logan Lane to Vine St Looping | **$700,000** | | | | | $700,000 |
| WMP- Project 10 Mull Lane High Pressure Trans Main | **$2,200,000** | | | | | $2,200,000 |
| WMP- Project 11 Desert Shadows Trans Main and PRV | **$5,300,000** | | | | | $5,300,000 |
| WMP- Project 13 US-95A Booster Pump and Trans Main | **$2,900,000** | | | | | $2,900,000 |
| **Subtotal Transmission** | **$18,450,000** | **$1,350,000** | **$1,050,000** | **$350,000** | **$4,100,000** | **$11,600,000** |
| **Meters, Services & Fleet** | | | | | | |
| WD Fleet Truck with Utility box*GL 510-165-100 | **$47,000** | $47,000 | | | | |
| 3 Yard Dump Truck *GL 510-165-100 | **$80,000** | $80,000 | | | | |
| Fire Hydrant Replacement *GL 510-810-430 | **$62,500** | $12,500 | $12,500 | $12,500 | $12,500 | $12,500 |
| Water Meter Improvements Citywide | **$1,250,000** | $250,000 | $250,000 | $500,000 | $125,000 | $125,000 |
| **Subtotal Meters, Services & Fleet** | **$1,439,500** | **$389,500** | **$262,500** | **$512,500** | **$137,500** | **$137,500** |
| **TOTAL** | **$47,304,500** | **$8,234,500** | **$6,962,500** | **$4,202,500** | **$7,777,500** | **$20,127,500** |

Source: City of Fernley public works February 2021.

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**Table A-6**
**City of Fernley Water Rates Update**
**Five-Year CIP Inflated**

FINAL

| Improvement Type | 5-Year Est. Total | Fiscal Year Ending 2022 | 2023 | 2024 | 2025 | 2026 |
|---|---|---|---|---|---|---|
| **Treatment Plant** | | | **3.5% annual inflation** | | | |
| EWWTP Fire Line and Potable Water Main Construction | **$880,000** | $880,000 | $0 | $0 | $0 | $0 |
| Surface Water Conveyance and Treatment Integration Final Design and Constructi | **$9,140,000** | $5,000,000 | $4,140,000 | $0 | $0 | $0 |
| Replace Eight (8) Turbidity Meters at Water Treatment Facility | **$131,400** | $90,000 | $41,400 | $0 | $0 | $0 |
| WTP Filter Replacement | **$2,375,978** | $0 | $558,900 | $598,708 | $598,708 | $619,662 |
| **Subtotal Treatment Plant** | **$12,527,378** | **$5,970,000** | **$4,740,300** | **$598,708** | **$598,708** | **$619,662** |
| **Source Development & Wells** | | | | | | |
| Highway 50 Lift Station Alternate Water Source Construction | **$388,051** | $0 | $0 | $388,051 | $0 | $0 |
| Water Resource Investigation Brady Hot Springs | **$25,000** | $25,000 | $0 | $0 | $0 | $0 |
| Exploratory Borings (3) Brady's Hot Springs | **$465,750** | $0 | $465,750 | $0 | $0 | $0 |
| Test/Production Well Bradys Hot Springs | **$609,795** | $0 | $0 | $609,795 | $0 | $0 |
| Infrastructure Improvements Bradys Hot Spring | **$6,768,723** | $0 | $0 | $0 | $3,326,154 | $3,442,569 |
| Well Bypass Projects | **$124,200** | $0 | $124,200 | $0 | $0 | $0 |
| WMP- Project 4 well improvements | **$258,750** | $0 | $258,750 | $0 | $0 | $0 |
| Armstrong Well Tie-in | **$258,750** | $0 | $258,750 | $0 | $0 | $0 |
| WMP- Project 5 A & B well 9/9A | **$1,552,205** | $0 | $0 | $1,552,205 | $0 | $0 |
| **Subtotal Source Development & Wells** | **$10,451,224** | **$25,000** | **$1,107,450** | **$2,550,051** | **$3,326,154** | **$3,442,569** |
| **Storage** | | | | | | |
| Ricci Tank Interior and Exterior Recoat and Site Improvement Project | **$500,000** | $500,000 | $0 | $0 | $0 | $0 |
| Sage Ranch Tank Rehab/Reconstruct Project | **$516,385** | $0 | $0 | $0 | $0 | $516,385 |
| WMP- Project 12 SE Tank & Trans Main | **$5,049,101** | $0 | $0 | $0 | $0 | $5,049,101 |
| Sage Tank Rehab/Reconstruct Project | **$554,359** | $0 | $0 | $554,359 | $0 | $0 |
| **Subtotal Storage** | **$6,619,845** | **$500,000** | **$0** | **$554,359** | **$0** | **$5,565,487** |
| **Transmission** | | | | | | |
| Fremont ST Rehab/Reconstruct | **$384,365** | $0 | $51,750 | $332,615 | $0 | $0 |
| Villa Park Water Main Replacement - Villa Way and Parkland Design and Construct | **$500,000** | $500,000 | $0 | $0 | $0 | $0 |
| 6th ST, 7th ST & G ST Rehab/Reconstruct Engineering Design and Construction | **$362,250** | $0 | $362,250 | $0 | $0 | $0 |
| Water Distribution System Improvement Project/Water Main Rehab./Constructio | **$517,500** | $0 | $517,500 | $0 | $0 | $0 |
| Cottonwood LN Waterline Replacement and Extension Construction | **$550,000** | $550,000 | $0 | $0 | $0 | $0 |
| Shadow LN Rehab/Reconstruct Construction | **$300,000** | $300,000 | $0 | $0 | $0 | $0 |
| Highway 50 Lift Water Main Extension Design | **$155,250** | $0 | $155,250 | $0 | $0 | $0 |
| Truckee LN Rehab/Reconstruct Engineering Design | **$55,436** | $0 | $0 | $55,436 | $0 | $0 |
| Truckee LN Rehab/Reconstruct Construction | **$906,377** | $0 | $0 | $0 | $332,615 | $573,762 |
| WMP- Project 7 US-95A Booster Pump Station | **$886,974** | $0 | $0 | $0 | $886,974 | $0 |
| WMP- Project 8 HWY 50 Looping Main | **$3,326,154** | $0 | $0 | $0 | $3,326,154 | $0 |
| WMP- Project 9 Logan Lane to Vine St Looping | **$803,266** | $0 | $0 | $0 | $0 | $803,266 |
| WMP- Project 10 Mull Lane High Pressure Trans Main | **$2,524,551** | $0 | $0 | $0 | $0 | $2,524,551 |
| WMP- Project 11 Desert Shadows Trans Main and PRV | **$6,081,872** | $0 | $0 | $0 | $0 | $6,081,872 |
| WMP- Project 13 US-95A Booster Pump and Trans Main | **$3,327,817** | $0 | $0 | $0 | $0 | $3,327,817 |
| **Subtotal Transmission** | **$20,681,811** | **$1,350,000** | **$1,086,750** | **$388,051** | **$4,545,743** | **$13,311,267** |
| **Meters, Services & Fleet** | | | | | | |
| WD Fleet Truck with Utility box*GL 510-165-100 | **$47,000** | $47,000 | $0 | $0 | $0 | $0 |
| 3 Yard Dump Truck *GL 510-165-100 | **$80,000** | $80,000 | $0 | $0 | $0 | $0 |
| Fire Hydrant Replacement *GL 510-810-430 | **$67,499** | $12,500 | $12,938 | $13,859 | $13,859 | $14,344 |
| Water Meter Improvements Citywide | **$1,345,139** | $250,000 | $258,750 | $554,359 | $138,590 | $143,440 |
| **Subtotal Meters, Services & Fleet** | **$1,539,639** | **$389,500** | **$271,688** | **$568,218** | **$152,449** | **$157,784** |
| **TOTAL** | **$51,819,897** | **$8,234,500** | **$7,206,188** | **$4,659,387** | **$8,623,053** | **$23,096,769** |

Source: City of Fernley public works February 2021 and HEC.

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**Table A-7**
**City of Fernley Water Rates Update**
**Water Fund Debt Service Schedule**

FINAL

| Fiscal Year Ending | 2020 Refunding | 2015B Refunding | 2016 Refunding | 2017 Refunding | Total Debt Service |
|---|---|---|---|---|---|
| 2021 | $309,271 | $3,537,031 | $260,550 | $218,825 | $4,325,677 |
| 2022 | $1,673,644 | $2,184,031 | $260,550 | $115,825 | $4,234,050 |
| 2023 | $1,672,842 | $2,183,031 | $260,550 | $115,825 | $4,232,249 |
| 2024 | $2,606,235 | $1,224,531 | $260,550 | $115,825 | $4,207,141 |
| 2025 | $2,615,279 | $1,219,581 | $260,550 | $115,825 | $4,211,235 |
| 2026 | $2,632,955 | $1,219,631 | $260,550 | $115,825 | $4,228,961 |
| 2027 | $0 | $3,946,131 | $260,550 | $115,825 | $4,322,506 |
| 2028 | $0 | $3,960,881 | $260,550 | $115,825 | $4,337,256 |
| 2029 | $0 | $3,968,281 | $260,550 | $115,825 | $4,344,656 |
| 2030 | $0 | $3,965,481 | $260,550 | $115,825 | $4,341,856 |
| 2031 | $0 | $3,950,881 | $260,550 | $115,825 | $4,327,256 |
| 2032 | $0 | $3,949,475 | $260,550 | $115,825 | $4,325,850 |
| 2033 | $0 | $1,645,400 | $1,945,550 | $730,825 | $4,321,775 |
| 2034 | $0 | $1,637,600 | $1,949,213 | $735,838 | $4,322,650 |
| 2035 | $0 | $1,638,000 | $1,956,500 | $739,238 | $4,333,738 |
| 2036 | $0 | $1,631,200 | $1,962,800 | $740,963 | $4,334,963 |
| 2037 | $0 | $1,629,750 | $1,967,300 | $741,813 | $4,338,863 |
| 2038 | $0 | $1,616,550 | $0 | $0 | $1,616,550 |

Source: City of Fernley. debt

**Table A-8**
**City of Fernley Water Rates Update**
**Water Projects - Cost Estimated Greater than $1 Million**

FINAL

| **Projects Greater than $1 Million** | **Total Estimated Cost** | **Cash-Funded Share of Cost** | **Estimated Bond Proceeds** |
|---|---|---|---|
| | Inflated | 25% | 75% |
| Surface Water Conveyance and Treatment [1] | $9,140,000 | $2,285,000 | $6,855,000 |
| WTP Filter Replacement | $2,375,978 | $593,994 | $1,781,983 |
| WMP- Project 5 A & B well 9/9A | $1,552,205 | $388,051 | $1,164,154 |
| WMP- Project 12 SE Tank & Trans Main | $5,049,101 | $1,262,275 | $3,786,826 |
| WMP- Project 8 HWY 50 Looping Main | $3,326,154 | $831,538 | $2,494,615 |
| WMP- Project 13 US-95A Booster Pump and Trans Main | $3,327,817 | $831,954 | $2,495,863 |
| Water Meter Improvements Citywide | $1,345,139 | $336,285 | $1,008,854 |
| **Water Projects > $1M Total Costs** | **$26,116,393** | **$6,529,098** | **$19,587,295** |
| **Existing Customers** | | | |
| Surface Water Conveyance and Treatment [1] | $5,030,543 | $1,257,636 | $3,772,907 |
| WTP Filter Replacement | $2,375,978 | $593,994 | $1,781,983 |
| WMP- Project 5 A & B well 9/9A | $1,552,205 | $388,051 | $1,164,154 |
| WMP- Project 8 HWY 50 Looping Main | $3,326,154 | $831,538 | $2,494,615 |
| WMP- Project 13 US-95A Booster Pump and Trans Main | $1,831,589 | $457,897 | $1,373,692 |
| Water Meter Improvements Citywide | $740,348 | $185,087 | $555,261 |
| **Total Existing Customers** | **$14,856,816** | **$3,714,204** | **$11,142,612** |
| **Future Customers** | | | |
| Surface Water Conveyance and Treatment [1] | $4,109,457 | $1,027,364 | $3,082,093 |
| WMP- Project 12 SE Tank & Trans Main | $5,049,101 | $1,262,275 | $3,786,826 |
| WMP- Project 13 US-95A Booster Pump and Trans Main | $1,496,228 | $374,057 | $1,122,171 |
| Water Meter Improvements Citywide | $604,791 | $151,198 | $453,593 |
| **Total Future Customers** | **$11,259,577** | **$2,814,894** | **$8,444,683** |

Source: City of Fernley Public Works March 2021. biig

[1] Integration Final Design and Construction.

**Table A-9**
**City of Fernley Water Rates Update**
**New Assets Depreciation**

FINAL

| Infrastructure Improvements | Average Life (years) | Fiscal Year Ending 2022 | 2023 | 2024 | 2025 | 2026 |
|---|---|---|---|---|---|---|
| Treatment Plant | 40 | $149,250 | $267,758 | $282,725 | $297,693 | $313,184 |
| Source Development & Wells | 60 | $417 | $18,874 | $61,375 | $61,375 | $61,375 |
| Storage | 80 | $6,250 | $6,250 | $13,179 | $13,179 | $82,748 |
| Transmission | 80 | $16,875 | $30,459 | $35,310 | $92,132 | $150,942 |
| Meters, Services & Fleet | 15 | $25,967 | $44,079 | $81,960 | $92,124 | $102,643 |
| **Estimated New Depreciation** | | **$198,758** | **$367,420** | **$474,550** | **$556,503** | **$710,892** |

Source: Fernley Public Works and HEC 2021 rate study.

new dep

**Table A-10**
**City of Fernley Water Rates Update**
**Projected Annual Increases in Water Demand**

FINAL

| Customer Type | Est. annual water use per account | Fiscal Year Ending 2022 Year 1 | 2023 Year 2 | 2024 Year 3 | 2025 Year 4 | 2026 Year 5 |
|---|---|---|---|---|---|---|
| **Projected Additional Customers** | | | | | | |
| Single-family Homes | | 100 | 100 | 100 | 100 | 100 |
| Commercial Accounts | | 10 | 10 | 10 | 10 | 10 |
| Master-Metered Accounts | | 0 | 0 | 0 | 0 | 0 |
| **Demand from Growth** | | | | | | |
| Residential | 107,000 | 10,700,000 | 10,700,000 | 10,700,000 | 10,700,000 | 10,700,000 |
| Commercial | 4,803 | 48,029 | 48,029 | 48,029 | 48,029 | 48,029 |
| **Estimated Total New Billable Water** | | **10,748,029** | **10,748,029** | **10,748,029** | **10,748,029** | **10,748,029** |

Source: HEC. new d

**Table A-11**
**City of Fernley Water Rates Update**
**Projected 20-Year Growth**

FINAL

| Year | Growth in Water Connections | Projected Water Connections |
|---|---|---|
| 2018 | | 6,488 |
| 2019 | 197 | 6,685 |
| **2020** | 202 | **6,887** |
| 2021 | 209 | 7,096 |
| 2022 | 215 | 7,311 |
| 2023 | 222 | 7,533 |
| 2024 | 228 | 7,761 |
| 2025 | 235 | 7,996 |
| 2026 | 242 | 8,238 |
| 2027 | 250 | 8,488 |
| 2028 | 257 | 8,745 |
| 2029 | 265 | 9,010 |
| 2030 | 273 | 9,283 |
| 2031 | 282 | 9,565 |
| 2032 | 289 | 9,854 |
| 2033 | 299 | 10,153 |
| 2034 | 308 | 10,461 |
| 2035 | 317 | 10,778 |
| 2036 | 326 | 11,104 |
| 2037 | 337 | 11,441 |
| 2038 | 347 | 11,788 |
| 2039 | 357 | 12,145 |
| **2040** | 368 | **12,513** |
| **20-Year Growth** | | **5,626** |
| **2040 New Customers** | | **45%** |
| **2040 Existing Customers** | | **55%** |

Source: City of Fernley Draft 2020 Water Master Plan.

growth

Table A-12
City of Fernley Water Rates Update
Allocation of CIP to Existing and Future Users

FINAL

| Infrastructure Type | Total Est. Cost 2021 Dollars | Existing Customers Share | Existing Customers Cost | New Customers Share | New Customers Cost |
|---|---|---|---|---|---|
| **Treatment Plant** | | | | | |
| EWWTP Fire Line and Potable Water Main Construction | $880,000 | 100% | $880,000 | 0% | $0 |
| Surface Water Conveyance and Treatment Integration Final Design and Constructior | $9,000,000 | 55% | $4,953,488 | 45% | $4,046,512 |
| Replace Eight (8) Turbidity Meters at Water Treatment Facility | $130,000 | 100% | $130,000 | 0% | $0 |
| WTP Filter Replacement | $2,160,000 | 100% | $2,160,000 | 0% | $0 |
| **Subtotal Treatment Plant** | **$12,170,000** | **67%** | **$8,123,488** | **33%** | **$4,046,512** |
| **Source Development & Wells** | | | | | |
| Highway 50 Lift Station Alternate Water Source Construction | $350,000 | 55% | $192,636 | 45% | $157,364 |
| Water Resource Investigation Brady Hot Springs | $25,000 | 55% | $13,760 | 45% | $11,240 |
| Exploratory Borings (3) Brady's Hot Springs | $450,000 | 55% | $247,674 | 45% | $202,326 |
| Test/Production Well Bradys Hot Springs | $550,000 | 55% | $302,713 | 45% | $247,287 |
| Infrastructure Improvements Bradys Hot Spring | $6,000,000 | 55% | $3,302,326 | 45% | $2,697,674 |
| Well Bypass Projects | $120,000 | 100% | $120,000 | 0% | $0 |
| WMP- Project 4 well improvements | $250,000 | 100% | $250,000 | 0% | $0 |
| Armstrong Well Tie-in | $250,000 | 100% | $250,000 | 0% | $0 |
| WMP- Project 5 A & B well 9/9A | $1,400,000 | 100% | $1,400,000 | 0% | $0 |
| **Subtotal Source Development & Wells** | **$9,395,000** | **65%** | **$6,079,109** | **35%** | **$3,315,891** |
| **Storage** | | | | | |
| Ricci Tank Interior and Exterior Recoat and Site Improvement Project | $500,000 | 100% | $500,000 | 0% | $0 |
| Sage Ranch Tank Rehab/Reconstruct Project | $450,000 | 100% | $450,000 | 0% | $0 |
| WMP- Project 12 SE Tank & Trans Main | $4,400,000 | 0% | $0 | 100% | $4,400,000 |
| Sage Tank Rehab/Reconstruct Project | $500,000 | 100% | $500,000 | 0% | $0 |
| **Subtotal Storage** | **$5,850,000** | **25%** | **$1,450,000** | **75%** | **$4,400,000** |
| **Transmission** | | | | | |
| Fremont ST Rehab/Reconstruct | $350,000 | 100% | $350,000 | 0% | $0 |
| Villa Park Water Main Replacement - Villa Way and Parkland Design and Constructic | $500,000 | 100% | $500,000 | 0% | $0 |
| 6th ST, 7th ST & G ST Rehab/Reconstruct Engineering Design and Construction | $350,000 | 100% | $350,000 | 0% | $0 |
| Water Distribution System Improvement Project/Water Main Rehab./Construction | $500,000 | 100% | $500,000 | 0% | $0 |
| Cottonwood LN Waterline Replacement and Extension Construction | $550,000 | 100% | $550,000 | 0% | $0 |
| Shadow LN Rehab/Reconstruct Construction | $300,000 | 100% | $300,000 | 0% | $0 |
| Highway 50 Lift Water Main Extension Design | $150,000 | 100% | $150,000 | 0% | $0 |
| Truckee LN Rehab/Reconstruct Engineering Design | $50,000 | 100% | $50,000 | 0% | $0 |
| Truckee LN Rehab/Reconstruct Construction | $800,000 | 100% | $800,000 | 0% | $0 |
| WMP- Project 7 US-95A Booster Pump Station | $800,000 | 100% | $800,000 | 0% | $0 |
| WMP- Project 8 HWY 50 Looping Main | $3,000,000 | 100% | $3,000,000 | 0% | $0 |
| WMP- Project 9 Logan Lane to Vine St Looping | $700,000 | 100% | $700,000 | 0% | $0 |
| WMP- Project 10 Mull Lane High Pressure Trans Main | $2,200,000 | 0% | $0 | 100% | $2,200,000 |
| WMP- Project 11 Desert Shadows Trans Main and PRV | $5,300,000 | 0% | $0 | 100% | $5,300,000 |
| WMP- Project 13 US-95A Booster Pump and Trans Main | $2,900,000 | 55% | $1,596,124 | 45% | $1,303,876 |
| **Subtotal Transmission** | **$18,450,000** | **52%** | **$9,646,124** | **48%** | **$8,803,876** |
| **Meters, Services & Fleet** | | | | | |
| WD Fleet Truck with Utility box*GL 510-165-100 | $47,000 | 100% | $47,000 | 0% | $0 |
| 3 Yard Dump Truck *GL 510-165-100 | $80,000 | 100% | $80,000 | 0% | $0 |
| Fire Hydrant Replacement *GL 510-810-430 | $62,500 | 100% | $62,500 | 0% | $0 |
| Water Meter Improvements Citywide | $1,250,000 | 55% | $687,984 | 45% | $562,016 |
| **Subtotal Meters, Services & Fleet** | **$1,439,500** | **61%** | **$877,484** | **39%** | **$562,016** |
| **TOTAL** | **$47,304,500** | **55%** | **$26,176,205** | **45%** | **$21,128,295** |

Source: City of Fernley public works February 2021, Draft 2020 water master plan, and HEC.

future alloc

# APPENDIX B

# WASTEWATER FEES

# SUPPORT TABLES

**Table B-1**
**City of Fernley Wastewater Rates Update**
**Historical Financial Performance**

FINAL

| Revenues and Expenses | Actual Financials for Fiscal Year Ending 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 |
|---|---|---|---|---|---|---|---|---|---|---|
| **Operating Revenues** | | | | | | | | | | |
| User Fees | $1,865,202 | $1,904,073 | $1,929,793 | $1,981,631 | $2,012,025 | $2,023,135 | $2,396,668 | $3,794,074 | $4,138,734 | $4,366,779 |
| Other Revenue | $0 | $0 | $0 | $0 | $261 | $65 | $5,854 | $20,845 | $20,040 | $0 |
| **Total Operating Revenues** | **$1,865,202** | **$1,904,073** | **$1,929,793** | **$1,981,631** | **$2,012,286** | **$2,023,200** | **$2,402,522** | **$3,814,919** | **$4,158,774** | **$4,366,779** |
| **Operating Expenses** | | | | | | | | | | |
| Salaries | $373,712 | $313,760 | $340,917 | $367,975 | $438,744 | $509,073 | $507,480 | $518,845 | $541,831 | $675,440 |
| Benefits | $161,035 | $165,018 | $131,470 | $161,012 | $179,594 | $254,414 | $231,380 | $241,931 | $254,279 | $467,230 |
| Services and Supplies | $556,688 | $494,053 | $550,481 | $635,695 | $562,096 | $569,556 | $709,024 | $677,562 | $710,840 | $923,082 |
| Depreciation | $1,068,514 | $1,062,758 | $1,018,396 | $995,063 | $984,995 | $990,411 | $1,023,540 | $1,022,482 | $1,162,926 | $1,167,986 |
| **Total Operating Expenses** | **$2,159,949** | **$2,035,589** | **$2,041,264** | **$2,159,745** | **$2,165,429** | **$2,323,454** | **$2,471,424** | **$2,460,820** | **$2,669,876** | **$3,233,738** |
| **Operating Income (Loss)** | **($294,747)** | **($131,516)** | **($111,471)** | **($178,114)** | **($153,143)** | **($300,254)** | **($68,902)** | **$1,354,099** | **$1,488,898** | **$1,133,041** |
| **Nonoperating Revenue (Expense)** | | | | | | | | | | |
| Interest Earned on Investments | $38,598 | $12,695 | $26,362 | $20,003 | $11,820 | $38,622 | $43,731 | $96,489 | $225,145 | $281,772 |
| Miscellaneous | $5 | $21 | $240 | $0 | $0 | $0 | $0 | $0 | $0 | $26,339 |
| Gain (Loss) on Disposals of Capital Assets | $0 | $0 | $0 | $978 | $0 | $691 | $0 | $6,121 | $2,723 | $0 |
| Interest Expense | ($365,009) | ($353,802) | ($355,539) | ($333,002) | ($307,369) | ($256,383) | ($250,175) | ($196,834) | ($206,476) | ($292,129) |
| **Total Nonoperating Revenue** | **($326,406)** | **($341,086)** | **($328,937)** | **($312,021)** | **($295,549)** | **($217,070)** | **($206,444)** | **($94,224)** | **$21,392** | **$15,982** |
| **Capital Contributions** | | | | | | | | | | |
| Connection Fees | $31,178 | $669 | $3,474 | $79,365 | $547,852 | $181,253 | $418,018 | $378,597 | $525,130 | $333,237 |
| Capital Contributions | $49,140 | $0 | $0 | $0 | $0 | $82,526 | $0 | $0 | $0 | $222,040 |
| Grant Income | $0 | $0 | $0 | $0 | $10,974 | $0 | $795,435 | $9,935 | $5,153 | $5,701 |
| **Total Capital Contributions** | **$80,318** | **$669** | **$3,474** | **$79,365** | **$558,826** | **$263,779** | **$1,213,453** | **$388,532** | **$530,283** | **$560,978** |
| **Change in Net Assets** | **($540,835)** | **($471,933)** | **($436,934)** | **($410,770)** | **$110,134** | **($253,545)** | **$938,107** | **$1,648,407** | **$2,040,573** | **$1,710,001** |
| **Net Assets Beginning of Year** | **$30,463,145** | **$29,922,310** | **$29,450,377** | **$29,013,443** | **$28,590,458** | **$27,974,044** | **$27,720,499** | **$28,658,606** | **$30,213,426** | **$32,253,999** |
| Restatement Adjustment | $0 | $0 | $0 | ($12,215) | ($726,548) | $0 | $0 | ($93,587) | $0 | $0 |
| **Net Assets End of Year** | **$29,922,310** | **$29,450,377** | **$29,013,443** | **$28,590,458** | **$27,974,044** | **$27,720,499** | **$28,658,606** | **$30,213,426** | **$32,253,999** | **$33,964,000** |

Source: City of Fernley.

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**Table B-2**
**City of Fernley Wastewater Rates Update**
**Operating Expenses Cost Escalation Factors**

FINAL

| **Operating Expenses** | **2017** | **2018** | **2019** | **2020** | **Total Change** | **Annual Avg. % Change** |
|---|---|---|---|---|---|---|
| Compensation and Benefits | $738,862 | $760,776 | $796,109 | $1,142,668 | 403,806 | 15.6% |
| Contract and Technical Services | $106,309 | $66,690 | $54,060 | $57,527 | -48,782 | -18.5% |
| Utilities | $14,903 | $17,440 | $21,361 | $22,388 | 7,485 | 14.5% |
| Electricity | $161,106 | $190,880 | $161,872 | $167,262 | 6,156 | 1.3% |
| Repairs and Maintenance | $177,672 | $152,451 | $144,482 | $165,066 | -12,606 | -2.4% |
| Interfund Cost Alloc. Build | $100,599 | $111,026 | $113,611 | $267,029 | 166,430 | 38.5% |
| Insurance | $32,399 | $34,214 | $34,218 | $38,579 | 6,180 | 6.0% |
| Communications and Training | $39,086 | $30,933 | $34,770 | $33,611 | -5,475 | -4.9% |
| General Office Supplies and Equipmen | $13,634 | $11,185 | $19,681 | $28,438 | 14,804 | 27.8% |
| Credit Card Fees | $0 | $0 | $0 | $44,574 | 44,574 | n.a. |
| Supplies/Tools | $57,747 | $38,600 | $66,129 | $75,770 | 18,023 | 9.5% |
| Permits and Licenses | $995 | $16,033 | $9,840 | $9,705 | 8,710 | 113.7% |
| Miscellaneous | $4,572 | $8,110 | $50,814 | $13,129 | 8,557 | 42.1% |
| **Total Operating Expenses** | **$1,447,884** | **$1,438,338** | **$1,506,947** | **$2,065,746** | **$617,862** | **12.6%** |
| **Op. Expenses w/o Credit Card Fees** | **$1,447,884** | **$1,438,338** | **$1,506,947** | **$2,021,172** | **$573,288** | **11.8%** |
| | *June 2017* | *June 2018* | *June 2019* | *June 2020* | | |
| ENR Construction Cost Index [1] | 10,703 | 11,069 | 11,268 | 11,436 | 733 | 2.2% |
| West Region Consumer Price Index | 254 | 264 | 271 | 274 | 20 | 2.5% |

Source: Engineering News Record, Bureau of Labor Statistics, and City of Fernley. indices

[1] The ENR CCI 20-year annual average increase is: 3.1%

**Table B-3**
**City of Fernley Wastewater Rates Update**
**Estimate of Wastewater Flows**

FINAL

| Customer Type | Flow Basis | No. of Units | Flow (GPD) | Est. Annual Flow (gallons) | Flow per Unit / Account | Percent of Annual Flow |
|---|---|---|---|---|---|---|
| Single Family Residential | unit | 6,644 | 160 | 388,009,600 | 58,400 | 76% |
| Non-Residential | meter | 355 | 921 | 119,340,400 | 336,170 | 24% |
| **Total Estimated Flow** | | | | **507,350,000** | | **100%** |

Source: City of Fernley and HEC.

flow gen

**Table B-4**
**Wastewater Effluent Flow Records**

**Average Daily Flow**

FINAL

| Month | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 |
|---|---|---|---|---|---|---|---|---|
| Jan | 1,185,893 | 1,094,401 | 1,021,497 | 1,240,032 | 1,331,968 | 1,426,871 | 1,306,645 | 1,329,839 |
| Feb | 1,182,654 | 1,084,696 | 1,193,679 | 1,252,000 | 1,311,000 | 1,410,154 | 1,322,461 | 1,338,038 |
| Mar | 1,151,235 | 1,211,418 | 1,229,194 | 1,420,742 | 1,299,645 | 1,452,065 | 1,388,839 | 1,285,871 |
| Apr | 1,174,986 | 1,233,001 | 1,284,300 | 1,368,800 | 1,343,000 | 1,563,833 | 1,410,400 | 1,304,067 |
| May | 1,228,234 | 1,262,986 | 1,350,839 | 1,352,129 | 1,293,065 | 1,267,161 | 1,355,355 | 1,333,903 |
| Jun | 1,183,657 | 1,224,810 | 1,354,767 | 1,239,300 | 1,222,000 | 1,273,600 | 1,416,833 | 1,396,367 |
| Jul | 1,207,572 | 1,258,957 | 1,345,452 | 1,148,000 | 1,206,000 | 1,299,000 | 1,508,871 | 1,366,839 |
| Aug | 1,223,256 | 1,227,745 | 1,368,290 | 1,150,000 | 1,199,000 | 1,317,516 | 1,431,645 | 1,368,387 |
| Sep | 1,221,881 | 1,217,436 | 1,305,767 | 1,349,800 | 1,196,000 | 1,367,300 | 1,460,500 | 1,446,033 |
| Oct | 1,198,050 | 1,232,171 | 1,443,290 | 1,578,935 | 1,466,935 | 1,542,419 | 1,529,839 | 1,672,613 |
| Nov | 1,247,884 | 1,219,433 | 1,407,767 | 1,388,000 | 1,342,167 | 1,286,033 | 1,330,100 | 1,413,433 |
| Dec | 1,241,858 | 1,162,915 | 1,371,968 | 1,504,258 | 1,490,032 | 1,407,613 | 1,288,032 | 1,400,806 |
| **Average** | **1,203,930** | **1,202,498** | **1,306,401** | **1,332,666** | **1,308,401** | **1,384,464** | **1,395,793** | **1,388,016** |

Soure: City of Fernley Public Works.

daily

**Table B-5**
**City of Fernley Wastewater Rates Update**

**Five-year Wastewater Capital Improvements Plan**

FINAL

| Improvement Type | 5-Year Est. Total | Fiscal Year Ending 2022 | 2023 | 2024 | 2025 | 2026 |
|---|---|---|---|---|---|---|
| **Collection System** | | *All figures in 2021 Dollars* | | | | |
| Cottonwood LN Sanitary Sewer Rehab/Reconstruct | **$140,000** | $140,000 | $0 | $0 | $0 | $0 |
| Villa Park Sewer Main Replacement - Villa Way and Parkland Design and Construction | **$500,000** | $500,000 | $0 | $0 | $0 | $0 |
| South Arm Interceptor Phase 1 MH 295 to MH 1047 Design | **$350,000** | $350,000 | $0 | $0 | $0 | $0 |
| West Lift Station Upgrade, Bypass and Valve Replacement Design and Construction | **$1,000,000** | $1,000,000 | $0 | $0 | $0 | $0 |
| Shadow LN Rehab/Reconstruct Construction | **$60,000** | $60,000 | $0 | $0 | $0 | $0 |
| US 50 Sewer Improvements and Sage Force Main Valve Installation Design and Constructio | **$200,000** | $200,000 | $0 | $0 | $0 | $0 |
| Zone 15 Transite Sewer Main Replacement/Rehabilitation | **$1,750,000** | $0 | $0 | $0 | $250,000 | 1,500,000 |
| Farm District Lift Relocation Construction | **$3,350,000** | $0 | $500,000 | $950,000 | $950,000 | $950,000 |
| Donner Trails Emigrant and Jesscia Lane Interceptor Upgrade Construction | **$1,750,000** | $0 | $250,000 | $1,500,000 | $0 | $0 |
| Zone 14 Transite Sewer Main Replacement/Rehabilitation | **$1,750,000** | $0 | $250,000 | $1,500,000 | $0 | $0 |
| Truckee LN Rehab/Reconstruct Engineering Design | **$90,000** | $0 | $0 | $30,000 | $60,000 | |
| Lift Station Bypass for Loves and Rolling Meadows Design and Construction | **$200,000** | $0 | $0 | $200,000 | $0 | $0 |
| Lyon DR, Industrial DR, Salvadore DR Rehab/Reconstruct Engineering Design | **$30,000** | $0 | $0 | $0 | $30,000 | $0 |
| South Arm Interceptor Phase 1 MH 295 to MH 1047 Construction | **$3,500,000** | $0 | $3,500,000 | $0 | $0 | $0 |
| 6th ST, 7th ST & G ST Rehab/Reconstruct Engineering Design and Construction | **$550,000** | $0 | $550,000 | $0 | $0 | $0 |
| Fremont ST Rehab/Reconstruct Engineering Design | **$100,000** | $0 | $100,000 | $0 | $0 | $0 |
| **Subtotal Collection** | **$15,320,000** | **$2,250,000** | **$5,150,000** | **$4,180,000** | **$1,290,000** | **$2,450,000** |
| **Treatment** | | | | | | |
| Camille Genset and SCADA Installation Design and Construction | **$350,000** | $350,000 | $0 | $0 | $0 | $0 |
| Metal Storage Building/Shop for East Plant Design | **$250,000** | $250,000 | $0 | $0 | $0 | $0 |
| Grit Chamber Replacement | **$310,000** | $310,000 | $0 | $0 | $0 | $0 |
| Wastewater Plant Upgrade | **$10,000,000** | $0 | $2,500,000 | $2,500,000 | $2,500,000 | $2,500,000 |
| **Subtotal Treatment** | **$10,910,000** | **$910,000** | **$2,500,000** | **$2,500,000** | **$2,500,000** | **$2,500,000** |
| **Fleet and Other** | | | | | | |
| Crane Truck | **$90,000** | $90,000 | $0 | $0 | $0 | $0 |
| Sewer Master Plan Update (GL 520-810-320) | **$75,000** | $75,000 | $0 | $0 | $0 | $0 |
| **Subtotal Fleet and Other** | **$165,000** | **$165,000** | **$0** | **$0** | **$0** | **$0** |
| **TOTAL** | **$26,395,000** | **$3,325,000** | **$7,650,000** | **$6,680,000** | **$3,790,000** | **$4,950,000** |

Source: City of Fernley public works February 2021.

cip

**Table B-6**
**City of Fernley Wastewater Rates Update**
**Five-year CIP Inflated**

FINAL

| **Improvement Type** | **Funding Source** | **5-Year Est. Total** | **Fiscal Year Ending 2022** | **2023** | **2024** | **2025** | **2026** |
|---|---|---|---|---|---|---|---|
| **Collection System** | | | | **3.5% annual inflation** | | | |
| Cottonwood LN Sanitary Sewer Rehab/Reconstruct | ARPA | **$140,000** | $140,000 | $0 | $0 | $0 | $0 |
| Villa Park Sewer Main Replacement - Villa Way and Parkland Design & Const. | ARPA | **$500,000** | $500,000 | $0 | $0 | $0 | $0 |
| South Arm Interceptor Phase 1 MH 295 to MH 1047 Design | Cash | **$350,000** | $350,000 | $0 | $0 | $0 | $0 |
| West Lift Station Upgrade, Bypass and Valve Replacement Design & Const. | Cash | **$1,000,000** | $1,000,000 | $0 | $0 | $0 | $0 |
| Shadow LN Rehab/Reconstruct Construction | ARPA | **$60,000** | $60,000 | $0 | $0 | $0 | $0 |
| US 50 Sewer Improvements & Sage Force Main Valve Installation Design & Const. | Cash | **$200,000** | $200,000 | $0 | $0 | $0 | $0 |
| Zone 15 Transite Sewer Main Replacement/Rehabilitation | ARPA | **$1,998,464** | $0 | $0 | $0 | $277,179 | $1,721,285 |
| Farm District Lift Relocation Construction | Bonds/Cash | **$3,714,211** | $0 | $517,500 | $1,053,282 | $1,053,282 | $1,090,147 |
| Donner Trails Emigrant and Jesscia Lane Interceptor Upgrade Construction | Bonds/Cash | **$1,921,827** | $0 | $258,750 | $1,663,077 | $0 | $0 |
| Zone 14 Transite Sewer Main Replacement/Rehabilitation | ARPA | **$1,921,827** | $0 | $258,750 | $1,663,077 | $0 | $0 |
| Truckee LN Rehab/Reconstruct Engineering Design | Cash | **$99,785** | $0 | $0 | $33,262 | $66,523 | $0 |
| Lift Station Bypass for Loves and Rolling Meadows Design and Construction | Cash | **$221,744** | $0 | $0 | $221,744 | $0 | $0 |
| Lyon DR, Industrial DR, Salvadore DR Rehab/Reconstruct Engineering Design | ARPA | **$33,262** | $0 | $0 | $0 | $33,262 | $0 |
| South Arm Interceptor Phase 1 MH 295 to MH 1047 Construction | Bonds/Cash | **$3,622,500** | $0 | $3,622,500 | $0 | $0 | $0 |
| 6th ST, 7th ST & G ST Rehab/Reconstruct Engineering Design and Construction | ARPA | **$569,250** | $0 | $569,250 | $0 | $0 | $0 |
| Fremont ST Rehab/Reconstruct Engineering Design | ARPA | **$103,500** | $0 | $103,500 | $0 | $0 | $0 |
| **Subtotal Collection** | | **$16,456,368** | **$2,250,000** | **$5,330,250** | **$4,634,441** | **$1,430,246** | **$2,811,431** |
| **Treatment** | | | | | | | |
| Camille Genset and SCADA Installation Design and Construction | ARPA | **$350,000** | $350,000 | $0 | $0 | $0 | $0 |
| Metal Storage Building/Shop for East Plant Design | Cash | **$250,000** | $250,000 | $0 | $0 | $0 | $0 |
| Grit Chamber Replacement | ARPA | **$310,000** | $310,000 | $0 | $0 | $0 | $0 |
| Wastewater Plant Upgrade | Bonds/Cash | **$8,986,199** | $0 | $573,802 | $2,771,795 | $2,771,795 | $2,868,808 |
| Wastewater Plant Upgrade | ARPA | **$2,013,698** | $0 | $2,013,698 | $0 | $0 | $0 |
| **Subtotal Treatment** | | **$11,909,897** | **$910,000** | **$2,587,500** | **$2,771,795** | **$2,771,795** | **$2,868,808** |
| **Fleet and Other** | | | | | | | |
| Crane Truck | Cash | **$90,000** | $90,000 | $0 | $0 | $0 | $0 |
| Sewer Master Plan Update (GL 520-810-320) | Cash | **$75,000** | $75,000 | $0 | $0 | $0 | $0 |
| **Subtotal Fleet and Other** | | **$165,000** | **$165,000** | **$0** | **$0** | **$0** | **$0** |
| **Total Estimated CIP Costs** | | **$28,531,265** | **$3,325,000** | **$7,917,750** | **$7,406,235** | **$4,202,041** | **$5,680,239** |
| **Estimated Funding Sources** | | | | | | | |
| ARPA Grant Funding | **ARPA** | **$8,000,000** | $1,360,000 | $2,945,198 | $1,663,077 | $310,441 | $1,721,285 |
| Capital Reserve (Rates Cash) | **Cash** | **$4,847,712** | $1,565,000 | $843,138 | $1,227,043 | $622,792 | $589,739 |
| Capacity Reserve (Connection Fee Cash) | **Cash** | **$2,000,000** | $400,000 | $400,000 | $400,000 | $400,000 | $400,000 |
| Bond Proceeds (75% of costs for projects >$1 Million estimated cost) [1] | **Bonds/Cash** | **$13,683,552** | $0 | $3,729,414 | $4,116,115 | $2,868,808 | $2,969,216 |
| **Total Estimated Funding Sources** | | **$28,531,265** | **$3,325,000** | **$7,917,750** | **$7,406,235** | **$4,202,041** | **$5,680,239** |

Source: City of Fernley public works February 2021 and HEC June 2021. cip inf

[1] These projects benefit both existing and future customers. The allocated share of future customers' cost, and associated debt service, is collected with connection fees.

**Table B-7**
**City of Fernley Wastewater Rates Update**
**Wastewater Fund Debt Service Schedule** FINAL

| Fiscal Year Ending | 2018 State Loan | 2020 Refunding | 2015A Refunding | Total Debt Service |
|---|---|---|---|---|
| 2021 | $97,446 | $34,639 | $391,237 | $523,322 |
| 2022 | $97,446 | $187,451 | $220,175 | $505,072 |
| 2023 | $97,446 | $187,361 | $222,025 | $506,832 |
| 2024 | $97,446 | $291,902 | $143,650 | $532,998 |
| 2025 | $97,446 | $292,915 | $143,650 | $534,011 |
| 2026 | $97,446 | $294,895 | $143,650 | $535,991 |
| 2027 | $97,446 | $0 | $448,650 | $546,096 |
| 2028 | $97,446 | $0 | $450,012 | $547,459 |
| 2029 | $97,446 | $0 | $450,699 | $548,145 |
| 2030 | $97,446 | $0 | $449,581 | $547,027 |
| 2031 | $97,446 | $0 | $452,738 | $550,184 |
| 2032 | $97,446 | $0 | $449,938 | $547,384 |
| 2033 | $97,446 | $0 | $451,411 | $548,857 |
| 2034 | $97,446 | $0 | $448,300 | $545,746 |
| 2035 | $97,446 | $0 | $449,512 | $546,958 |
| 2036 | $97,446 | $0 | $449,837 | $547,283 |
| 2037 | $97,446 | $0 | $449,274 | $546,720 |
| 2038 | $0 | $0 | $97,825 | $97,825 |

Source: City of Fernley. debt

**Table B-8**
**City of Fernley Wastewater Rates Update**
**Wastewater Projects - Cost Estimated Greater than $1 Million**

FINAL

| **Projects Greater than $1 Million** | | **Total Estimated Cost** | **Cash-Funded Share of Cost** | **Estimated Bond Proceeds** |
|---|---|---|---|---|
| | | Inflated | 25% | 75% |
| Farm District Lift Relocation Construction | | $3,714,211 | $928,553 | $2,785,658 |
| Donner Trails Emigrant & Jesscia Ln Interceptor Upgrade Construction | | $1,921,827 | $480,457 | $1,441,370 |
| South Arm Interceptor Phase 1 MH 295 to MH 1047 Construction | | $3,622,500 | $905,625 | $2,716,875 |
| Wastewater Plant Upgrade | | $8,986,199 | $2,246,550 | $6,739,649 |
| **Sewer Projects > $1M Total Estimated Costs** | | **$18,244,737** | **$4,561,184** | **$13,683,552** |
| Existing Customers | 55% | $9,956,135 | $2,489,034 | $7,467,101 |
| Future Customers | 45% | $8,288,602 | $2,072,150 | $6,216,451 |

Source: City of Fernley Public Works March 2021.

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**Table B-9**
**City of Fernley Wastewater Rates Update**
**CIP New Assets Annual Depreciation**

FINAL

| **Infrastructure Improvements** | **Average Life (years)** | **Fiscal Year Ending 2022** | **2023** | **2024** | **2025** | **2026** |
|---|---|---|---|---|---|---|
| Collection | 60 | $37,500 | $126,338 | $203,578 | $227,416 | $274,273 |
| Treatment Plant | 40 | ($2,250) | $30,094 | $64,741 | $99,389 | $135,249 |
| Fleet and Other | 10 | $16,500 | $16,500 | $16,500 | $16,500 | $16,500 |
| **Estimated New CIP Depreciation** | | **$51,750** | **$172,931** | **$284,819** | **$343,304** | **$426,022** |

Source: City of Fernley and HEC. new depr

**Table B-10**
**City of Fernley Wastewater Rates Update**
**Projected 20-Year Growth**

FINAL

| Year | Growth in Water Connections [1] | Projected Sewer Connections |
|---|---|---|
| **2020** | | **6,999** |
| 2021 | 209 | 7,208 |
| 2022 | 215 | 7,423 |
| 2023 | 222 | 7,645 |
| 2024 | 228 | 7,873 |
| 2025 | 235 | 8,108 |
| 2026 | 242 | 8,350 |
| 2027 | 250 | 8,600 |
| 2028 | 257 | 8,857 |
| 2029 | 265 | 9,122 |
| 2030 | 273 | 9,395 |
| 2031 | 282 | 9,677 |
| 2032 | 289 | 9,966 |
| 2033 | 299 | 10,265 |
| 2034 | 308 | 10,573 |
| 2035 | 317 | 10,890 |
| 2036 | 326 | 11,216 |
| 2037 | 337 | 11,553 |
| 2038 | 347 | 11,900 |
| 2039 | 357 | 12,257 |
| **2040** | 368 | **12,625** |
| **20-Year Growth** | | **5,626** |
| **2040 New Customers** | | **45%** |
| **2040 Existing Customers** | | **55%** |

Source: City of Fernley billing data and growth of 110 connections per year. growth

[1] Projection from the City's Draft Water Master Plan.

**Table B-11**
**City of Fernley Wastewater Rates Update**
**Allocation of CIP to Existing and Future Users**

FINAL

| Infrastructure Type | Total Est. Cost 2021 Dollars | Existing Customers Share | Existing Customers Cost | New Customers Share | New Customers Cost |
|---|---|---|---|---|---|
| **Collection System** | | | | | |
| Cottonwood LN Sanitary Sewer Rehab/Reconstruct | $140,000 | 100% | $140,000 | 0% | $0 |
| Villa Park Sewer Main Replacement - Villa Way and Parkland Design & Const. | $500,000 | 100% | $500,000 | 0% | $0 |
| South Arm Interceptor Phase 1 MH 295 to MH 1047 Design | $350,000 | 55% | $194,032 | 45% | $155,968 |
| West Lift Station Upgrade, Bypass and Valve Replacement Design & Const. | $1,000,000 | 55% | $554,376 | 45% | $445,624 |
| Shadow LN Rehab/Reconstruct Construction | $60,000 | 100% | $60,000 | 0% | $0 |
| US 50 Sewer Improvements & Sage Force Main Valve Installation Design & Const. | $200,000 | 55% | $110,875 | 45% | $89,125 |
| Zone 15 Transite Sewer Main Replacement/Rehabilitation | $1,750,000 | 100% | $1,750,000 | 0% | $0 |
| Farm District Lift Relocation Construction | $3,350,000 | 55% | $1,857,160 | 45% | $1,492,840 |
| Donner Trails Emigrant and Jesscia Lane Interceptor Upgrade Construction | $1,750,000 | 55% | $970,158 | 45% | $779,842 |
| Zone 14 Transite Sewer Main Replacement/Rehabilitation | $1,750,000 | 100% | $1,750,000 | 0% | $0 |
| Truckee LN Rehab/Reconstruct Engineering Design | $90,000 | 55% | $49,894 | 45% | $40,106 |
| Lift Station Bypass for Loves and Rolling Meadows Design and Construction | $200,000 | 0% | $0 | 100% | $200,000 |
| Lyon DR, Industrial DR, Salvadore DR Rehab/Reconstruct Engineering Design | $30,000 | 100% | $30,000 | 0% | $0 |
| South Arm Interceptor Phase 1 MH 295 to MH 1047 Construction | $3,500,000 | 55% | $1,940,317 | 45% | $1,559,683 |
| 6th ST, 7th ST & G ST Rehab/Reconstruct Engineering Design and Construction | $550,000 | 100% | $550,000 | 0% | $0 |
| Fremont ST Rehab/Reconstruct Engineering Design | $100,000 | 100% | $100,000 | 0% | $0 |
| **Subtotal Collection** | **$15,320,000** | **69%** | **$10,556,813** | **31%** | **$4,763,187** |
| **Treatment** | | | | | |
| Camille Genset and SCADA Installation Design and Construction | $350,000 | 100% | $350,000 | 0% | $0 |
| Metal Storage Building/Shop for East Plant Design | $250,000 | 55% | $138,594 | 45% | $111,406 |
| Grit Chamber Replacement | $310,000 | 100% | $310,000 | 0% | $0 |
| Wastewater Plant Upgrade (75% Debt Financed, 25% Cash) | $7,986,302 | 35% | $3,530,064 | 45% | $4,456,238 |
| Wastewater Plant Upgrade (ARP Grant Funded) | $2,013,698 | 20% | $2,013,698 | 0% | $0 |
| **Subtotal Treatment** | **$10,910,000** | **58%** | **$6,342,356** | **42%** | **$4,567,644** |
| **Fleet and Other** | | | | | |
| Crane Truck | $90,000 | 55% | $49,894 | 45% | $40,106 |
| Sewer Master Plan Update (GL 520-810-320) | $75,000 | 0% | $0 | 100% | $75,000 |
| **Subtotal Fleet and Other** | **$165,000** | **30%** | **$49,894** | **70%** | **$115,106** |
| **Total Estimated CIP Costs** | **$26,395,000** | **64%** | **$16,949,063** | **36%** | **$9,445,937** |

Source: City of Fernley public works February 2021 and HEC June 2021.

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$5,540,000

# BUSINESS IMPACT STATEMENT
## Water and Sewer Rate Increases

The following Business Impact Statement was prepared pursuant to NRS 237.090 to address the proposed impact to business for the suggested resolutions for water and sewer utility rate increases. The City of Fernley Rate Study was reviewed by City Council on April 21st, 2021, and again on August 18, 2021, after revisions were made to adjust the rates and connection fees. The Rate Study includes an increase to water and sewer usage fees, as well as connection fees that are proposed to begin on April 1, 2022. The purpose of the increases in fees are to pay for the cost of operating and maintaining the City's water distribution and wastewater infrastructure and to fund capital improvement projects to make improvements to water and wastewater infrastructure.

## I. COMMENT / SOLICITATION OF COMMENT

### A. Manner in which comment was solicited from business's

Owners and officers of businesses which are affected by the Water and Sewer rate increase were requested to submit data or arguments as to whether the proposed action will (a) impose a direct and significant economic burden upon a business; or (b) directly restrict the formation, operation or expansion of a business.

- Public Comment Forms were mailed out to 444 licensed businesses in the City of Fernley. The Clerk's office provided the list of those companies with active business licenses.
- City staff placed an advertisement soliciting comments from business owners in the Reno Gazette Journal newspaper and the Lyon County News Leader. Publish dates were December 8th, 15th, 22nd, 29th, 2021 & January 5th, 2022, editions
- A notice of the proposed increase and a request for comments was posted on Fernley's City website at www.cityoffernley.org.
- City Staff held two public workshops held at City Hall on January 11th, 2022, at 4:30 p.m. and January 18th, 2022, at 4:30 p.m. to inform customers of the proposed rate increase and the reasons behind it.

### B. Summary of businesses' response

- The City received 6 total comments from local businesses and commercial users (3 on provided comment cards, 0 on the City website, 0 at the public workshop, and 3 in other forms).
- Responses to the proposed increase were generally against the rate increase.

### C. How interested persons may obtain a copy of the summary

- A summary of the proposed rate increase and the results of City Staff's solicitation of comments may be obtained at Fernley City Hall at the Public Works Department, located at 595 Silver Lace Lane, or on the City of Fernley website at www.cityoffernley.org.

## II. ESTIMATED ECONOMIC EFFECTS OF PROPOSED RULE ON BUSINESSES

### A. Adverse effects on business

- Businesses and Commercial users, like all Fernley municipal water and sewer customers, will see an initial 2.25%/year increase and then a 3%/year increase in water and 3%/year increase in sewer rates beginning on April 1st, 2022.
- The proposed connection fee increases will increase the cost for services for the initial set up of both water ($7,000 per EDU) and sewer ($5,000 per EDU) connections.

### B. Beneficial effects on business

- The increase will allow the City to continue to provide reliable water service to municipal customers, fund needed improvements in the wastewater collection operations, create adequate revenue for funding of capital improvement projects for the water and wastewater systems.
- Businesses that responded generally indicated they see no benefit from the increases.

### C. Direct effects on business

- The increase in water and sewer rates/fees will increase the cost of doing business according to the volume of water and sewer a business uses.

**D. Indirect effects on business**

- Residential and commercial builders will see an increase in fees in order to connect to municipal water and sewer infrastructure which may be passed along to the customers.
- Other municipal customers will pay more for water and sewer service, which could alter spending patterns because of either a real or perceived decrease in disposable income.

**III. METHODS CONSIDERED TO REDUCE IMPACTS**

A. Lessen the percentage increase to minimize effects to commercial users.
B. Lower rates/fees for businesses and distribute the cost over the remainder of the utility users (i.e. the residential users).
C. Postpone the rate adjustments to a later date.
D. At this time there does not appear any reasonable method to achieve the funding that the water and sewer enterprise funds require to complete needed to operate and fund infrastructure improvements.

**IV. ESTIMATED COST TO FERNLEY OF ENFORCEMENT OF THE INCREASED RATES**

A. Publish in the newspaper: Estimated cost is $600.00
B. No significant cost increases or decreases related to collection are anticipated.

**V. THE PROPOSED RULE PROVIDES FOR A NEW FEE OR INCREASES AND EXISTING FEE AND THE TOTAL ANNUAL AMOUNT EXPECTED TO BE COLLECTED IS: $ 750,000 annually**

**VI. THE MONEY GENERATED BY THE INCREASE IN EXISTING FEES WILL BE USED BY THE LOCAL GOVERNMENT**

**A.** The money will be collected to be used for operation and maintenance of the City water treatment/distribution and sewer treatment/collection system.
**B.** The money collected will be used for critical infrastructure improvements in the water and wastewater treatment/distribution and treatment/collection systems.

**VII. PROPOSED RULE INCLUDES PROVISIONS**

**A.** The proposed change is not duplicative, or more stringent than existing federal, state or local standards.

**VIII. CITY MANAGER'S STATEMENT**

I, Daphne Hooper, City Manager of Fernley, Nevada, certify that to the best of my knowledge and belief, the information contained in this Business Impact Statement was prepared properly and is accurate.

________________________________________________

Daphne Hooper,
City Manager

**CITY OF FERNLEY**
**RESOLUTION # 22-005**

# A RESOLUTION ESTABLISHING THE CITY OF FERNLEY WASTEWATER RATE SCHEDULE

**WHEREAS,** the City of Fernley owns and operates a water system and a wastewater system, pursuant to the provisions of NRS Chapter 266 and 269.

**WHEREAS**, the City Council commissioned a water and wastewater rate analysis with the goal of establishing a rate structure in which the costs incurred by Fernley to properly serve existing customers, as well as the costs incurred to accommodate growth and new development, are recovered through appropriate fees and rates for municipal water and wastewater service; and

**WHEREAS,** the costs of operating, maintaining and repairing the water and wastewater system in order to properly serve water and wastewater customers have increased; and

**WHEREAS,** in previous years the rates for Fernley municipal water and wastewater service have not increased commensurately with those costs, leading to a shortfall in the Fernley Sewer fund; and

**WHEREAS,** a series of public hearings regarding the reasonable and proper amounts to be changed for wastewater rates was properly noticed and held on April 21st, 2021 and also held on August 18th, 2021; and

**WHEREAS,** the testimony and evidence presented have established the reasonable and proper costs of providing wastewater service, and

**WHEREAS,** wastewater rates will increase effective April 1st, 2022, and increase January 1st in each of the following four years, and

**NOW, THEREFORE, BE IT RESOLVED,** that for the period beginning April 1st, 2022, wastewater rates will be as follows:

| Customer Type | Current | 4/1/2022 | 1/1/2023 | 1/1/2024 | 1/1/2025 | 1/1/2026 |
|---|---|---|---|---|---|---|
| *Percentage Increase* | | *3.00%* | *3.00%* | *3.00%* | *3.00%* | *3.00%* |
| **Residential** | | | | | | |
| Flat Monthly Charge per Unit | $39.25 | $40.43 | $41.64 | $42.89 | $44.18 | $45.50 |
| **Non-Residential** | | | | | | |
| Use Charge per 1,000 Gallons | $2.73 | $2.81 | $2.89 | $2.98 | $3.07 | $3.16 |
| **Non-Residential Flat Monthly Charge by Meter Size** | | | | | | |
| 3/4" | $66.04 | $68.02 | $70.06 | $72.16 | $74.33 | $76.56 |
| 1" | $81.38 | $83.82 | $86.34 | $88.93 | $91.59 | $94.34 |
| 1.5" | $130.90 | $134.83 | $138.87 | $143.04 | $147.33 | $151.75 |
| 2" | $244.03 | $251.35 | $258.89 | $266.66 | $274.66 | $282.90 |
| 3" | $630.78 | $649.70 | $669.19 | $689.27 | $709.95 | $731.25 |
| 4" | $1,017.50 | $1,048.03 | $1,079.47 | $1,111.85 | $1,145.21 | $1,179.56 |
| 6" | $1,627.02 | $1,675.83 | $1,726.11 | $1,777.89 | $1,831.23 | $1,886.16 |

Source: City of Fernley August 18, 2021 City Council meeting.

**PASSED, APPROVED, AND ADOPTED** this 2nd day of March 2022, by the following vote of the Council:

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

**FERNLEY CITY COUNCIL**

**Date: _______________**

**By:____________________**
**Roy Edgington, Mayor**

**ATTEST:**

______________________________
**Kim Swanson, City Clerk**

**CITY OF FERNLEY**
**RESOLUTION # 22-006**

# A RESOLUTION ESTABLISHING THE CITY OF FERNLEY WASTEWATER CONNECTION FEE SCHEDULE

**WHEREAS,** the City of Fernley owns and operates a water system and a wastewater system, pursuant to the provisions of NRS Chapter 266 and 269.

**WHEREAS**, the City Council commissioned a water and wastewater rate analysis with the goal of establishing a rate structure in which the costs incurred by Fernley to properly serve existing customers, as well as the costs incurred to accommodate growth and new development, are recovered through appropriate fees and rates for municipal water and wastewater service; and

**WHEREAS,** the costs of operating, maintaining and repairing the water and wastewater system in order to properly serve water and wastewater customers have increased; and

**WHEREAS,** in previous years the rates for Fernley municipal water and wastewater service have not increased commensurately with those costs, leading to a shortfall in the Fernley Sewer fund; and

**WHEREAS,** a series of public hearings regarding the reasonable and proper amounts to be changed for wastewater rates was properly noticed and held on April 21st, 2021 and also held on August 18th, 2021; and

**WHEREAS,** the testimony and evidence presented have established the reasonable and proper costs of providing wastewater service, and

**WHEREAS,** the wastewater connection fee will increase effective April 1st, 2022, and

**WHEREAS**, the calculated updated fee would increase the wastewater connection fee from $3,474 to $4,268 per EDU in January 2022 per the consultant calculations as shown in **Table A**, based on City Council direction at the August 18th, 2021 meeting the fee is rounded to $5,000 per EDU; and

**Table A**

| Item | | Updated Fee Calculation |
|---|---|---|
| **Buy-In Fee** | | |
| Net Book Value | | $27,022,240 |
| less Outstanding Principal | | $5,965,243 |
| **Buy-In Cost of Existing Facilities** | | **$21,056,997** |
| Projected EDUs in 2040 | | 12,625 |
| **Buy-in Fee per EDU** | **a** | **$1,668** |
| **New Facilities Fee** | | |
| New Facilities (Growth Share) | | $9,445,937 |
| Financing Charges for New Facilities [1] | | $5,181,052 |
| **Total Costs** | | **$14,626,989** |
| Future new EDUs [2] | | 5,626 |
| **New Facilities Fee per EDU** | **b** | **$2,600** |
| *one EDU = 1 residential unit or 1,000 gallons/day commercial* | | |
| **Total Connection Fee per EDU [3]** | **c = a +b** | **$4,268** |
| Current Fee | | $3,474 |
| Percentage Increase in Connection Fee | | 23% |

Source: HEC.

[1] New growth's share of facilities financing charges.

[2] Anticipated through build-out of tentative maps.

[3] Recommended annual adjustment every January 1 per the ENR CCI change over the past 12 months (October to October).

**NOW, THEREFORE, BE IT RESOLVED**, that effective April 1, 2022, the wastewater connection fee shall be $5,000 per EDU, and an inflation factor of 3% shall be applied annually for the four years after the initial annual increase on April 1, 2022, as follows:

| | 4/1/2022 | 1/1/2023 | 1/1/2024 | 1/1/2025 | 1/1/2026 |
|---|---|---|---|---|---|
| Percent Increase | | 3.00% | 3.00% | 3.00% | 3.00% |
| Connection Fee per EDU | $5,000 | $5,150 | $5,305 | $5,464 | $5,628 |

**PASSED, APPROVED, AND ADOPTED** this 2nd day of March 2022, by the following vote of the Council:

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

**FERNLEY CITY COUNCIL**

**Date: ________________**

**By:____________________**
**Roy Edgington, Mayor**

**ATTEST:**

______________________________
**Kim Swanson, City Clerk**

**CITY OF FERNLEY**
**RESOLUTION # 22-007**

# A RESOLUTION ESTABLISHING THE CITY OF FERNLEY WATER RATE SCHEDULE

**WHEREAS,** the City of Fernley owns and operates a water system and a wastewater system, pursuant to the provisions of NRS Chapter 266 and 269.

**WHEREAS**, the City Council commissioned a water and wastewater rate analysis with the goal of establishing a rate structure in which the costs incurred by Fernley to properly serve existing customers, as well as the costs incurred to accommodate growth and new development, are recovered through appropriate fees and rates for municipal water and wastewater service; and

**WHEREAS,** the costs of operating, maintaining, and repairing the water and wastewater system in order to properly serve water and wastewater customers have increased; and

**WHEREAS,** in previous years the rates for Fernley municipal water and wastewater service have not increased commensurately with those costs, leading to a shortfall in the Fernley Water fund; and

**WHEREAS,** a series of public hearings regarding the reasonable and proper amounts to be changed for water rates was properly noticed and held on April 21st, 2021 and also held on August 18th, 2021; and

**WHEREAS,** the testimony and evidence presented have established the reasonable and proper costs of providing water service, and

**WHEREAS,** water rates will increase effective April 1, 2022, and increase January 1st in each of the following four years, and

**NOW, THEREFORE, BE IT RESOLVED,** that for the period beginning April 1, 2022,water rates will be as follows:

| | Current | 4/1/2022 | 1/1/2023 | 1/1/2024 | 1/1/2025 | 1/1/2026 |
|---|---|---|---|---|---|---|
| *Percentage Increase* | | *2.25%* | *3.00%* | *3.00%* | *3.00%* | *3.00%* |
| **Service Charge** | | | **Charge per Month** | | | |
| 3/4" | $51.44 | $52.60 | $54.18 | $55.80 | $57.47 | $59.20 |
| 1" | $85.31 | $87.23 | $89.85 | $92.54 | $95.32 | $98.18 |
| 1.5" | $202.93 | $207.50 | $213.72 | $220.13 | $226.74 | $233.54 |
| 2" | $320.23 | $327.44 | $337.26 | $347.38 | $357.80 | $368.53 |
| 3" | $732.52 | $749.00 | $771.47 | $794.62 | $818.45 | $843.01 |
| 4" | $1,018.08 | $1,040.99 | $1,072.22 | $1,104.38 | $1,137.51 | $1,171.64 |
| 6" | $2,272.70 | $2,323.84 | $2,393.55 | $2,465.36 | $2,539.32 | $2,615.50 |
| **Other Service Charges** | | | **Charge per Month** | | | |
| Standby Fire Line (any size) | $51.44 | $52.60 | $54.18 | $55.80 | $57.47 | $59.20 |
| Hydrant Meter | $83.12 | $84.99 | $87.54 | $90.17 | $92.87 | $95.66 |
| Well 8 Key | $49.87 | $50.99 | $52.52 | $54.10 | $55.72 | $57.39 |
| **Treated Water Use Charges** | | | | | | |
| Rate per 1,000 gallons | $3.60 | $3.68 | $3.79 | $3.91 | $4.02 | $4.14 |
| **Raw Water Use Charges** | | | | | | |
| Rate per 1,000 gallons | $0.98 | $1.00 | $1.03 | $1.06 | $1.09 | $1.13 |

Source: City of Fernley August 18, 2021 City Council meeting.

**PASSED, APPROVED, AND ADOPTED** this 2nd day of March 2022, by the following vote of the Council:

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

**FERNLEY CITY COUNCIL**

**Date: ________________**

**By:_____________________**
**Roy Edgington, Mayor**

**ATTEST:**

______________________________
**Kim Swanson, City Clerk**

**CITY OF FERNLEY**
**RESOLUTION # 22-008**

# A RESOLUTION ESTABLISHING THE CITY OF FERNLEY WATER CONNECTION FEE SCHEDULE

**WHEREAS,** the City of Fernley owns and operates a water system and a wastewater system, pursuant to the provisions of NRS Chapter 266 and 269.

**WHEREAS**, the City Council commissioned a water and wastewater rate analysis with the goal of establishing a rate structure in which the costs incurred by Fernley to properly serve existing customers, as well as the costs incurred to accommodate growth and new development, are recovered through appropriate fees and rates for municipal water and wastewater service; and

**WHEREAS,** the costs of operating, maintaining and repairing the water and wastewater system in order to properly serve water and wastewater customers have increased; and

**WHEREAS,** in previous years the rates for Fernley municipal water and wastewater service have not increased commensurately with those costs, leading to a shortfall in the Fernley Water fund; and

**WHEREAS,** a series of public hearings regarding the reasonable and proper amounts to be changed for water rates was properly noticed and held on April 21st, 2021 and also held on August 18th, 2021; and

**WHEREAS,** the testimony and evidence presented have established the reasonable and proper costs of providing water service, and

**WHEREAS,** the water connection fee will increase effective April 1st, 2022, and

**WHEREAS**, the calculated updated fee would increase the water connection fee from $5,165 to $6,825 per EDU in January 2022 per the consultant calculations as shown in **Table A**, based on City Council direction at the August 18th, 2021 meeting the fee is rounded to $7,000 per EDU; and,

**Table A**

| **Item** | | **Updated Fee Calculation** |
|---|---|---|
| **Buy-In Fee** | | |
| Net Book Value | | $76,488,502 |
| less Outstanding Principal | | $53,774,518 |
| **Buy-In Cost of Existing Facilities** | | **$22,713,983** |
| Projected EDUs in 2040 | | 12,513 |
| **Buy-in Fee per EDU** | **a** | **$1,815** |
| **New Facilities Fee** | | |
| New Facilities (Growth Share) | | $21,128,295 |
| Financing Charges for New Facilities [1] | | $7,038,081 |
| **Total Costs** | | **$28,166,375** |
| Future new EDUs [2] | | 5,626 |
| **New Facilities Fee per EDU** | **b** | **$5,010** |
| *one EDU = 1 residential unit or 1,000 gallons/day commercial* | | |
| **Total Connection Fee per EDU [3]** | **c = a +b** | **$6,825** |
| Current Fee | | $5,165 |
| Percentage Increase in Connection Fee | | 32% |

Source: HEC.

[1] New growth's share of facilities financing charges.

[2] Anticipated through build-out of tentative maps.

[3] Recommended fee increase each January 1 per the ENR CCI change over the past 12 months (October to October).

**NOW, THEREFORE, BE IT RESOLVED**, that effective April 1, 2022, the water connection fee shall be $7,000 per EDU, and an inflation factor of 3% shall be applied annually for the four years after the initial annual increase on April 1, 2022, as follows:

| | 4/1/2022 | 1/1/2023 | 1/1/2024 | 1/1/2025 | 1/1/2026 |
|---|---|---|---|---|---|
| Percent Increase | | 3.00% | 3.00% | 3.00% | 3.00% |
| Connection Fee per EDU | $7,000 | $7,210 | $7,426 | $7,649 | $7,879 |

**PASSED, APPROVED, AND ADOPTED** this 2nd day of March 2022, by the following vote of the Council:

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

**FERNLEY CITY COUNCIL**

**Date: ________________**

**By:____________________**
**Roy Edgington, Mayor**

**ATTEST:**

______________________________
**Kim Swanson, City Clerk**