City of Fernley

NEVADA

AGENDA
Regular Meeting
City Council
Wednesday, February 7, 2024 • 5:00 PM

Mayor
Neal E. McIntyre

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

City Manager
Benjamin Marchant

Fernley City Council Chambers, 595 Silver Lace Boulevard, Fernley, NV 89408

Zoom information:
Please click the following link to join the webinar: https://us02web.zoom.us/j/82966343247, or one tap mobile: 12532158782, Dial: 669 900 9128, Webinar ID: 829 6634 3247

Public Notice: This agenda has been physically posted in compliance with 241.020 at Fernley City Hall, 595 Silver Lace Blvd. In addition, this agenda has been electronically posted in compliance with NRS 241.020(3) at www.cityoffernley.org and NRS 232.2175 at https://notice.nv.gov/ To obtain further documentation regarding posting, please contact the City Clerk's Office at (775) 784-9830 or cityclerk@cityoffernley.org

Public Comment: Those wishing to address the City Council may submit public comment through the online public comment form, or by sending an email to cityclerk@cityoffernley.org. Comments received prior to 4:00 pm the day of the meeting will be provided to City Council and added to the record but will not be read during the live meeting. Public comments received after 4 pm the day of the meeting will be included in the record but may not reach council members before action is taken. Public comment, whether on action items or public comment, is limited to three (3) minutes per person. Unused time may not be reserved by the speaker, nor allocated to another speaker. The public may comment on any matter that is not specifically included on an agenda as an action item or comment on a specific agenda item. Items not included on the agenda cannot be acted upon other than to place them on a future agenda. Additionally, if you wish you can comment in person at the meeting or use the Raise your Hand feature in Zoom (*9 if you are participating via phone).

Accommodations: City Council and staff will make reasonable efforts to assist and accommodate individuals with disabilities desiring to attend the meeting. Please contact the City Clerk's Office at (775) 784-9830 in advance so that arrangements can be made.

Supporting Material: Staff reports and supporting material for the meeting are available at the City Clerk's Office, and on the City's website at www.cityoffernley.org Pursuant to NRS 241.020(6), supporting material is made available to the general public at the same time it is provided to the City Council.

Order of Business: The presiding officer shall determine the order of the agenda. The Fernley City Council may combine two or more agenda items for consideration; remove an item from the agenda; or delay discussion relating to an item on the agenda at any time. All items are action items unless otherwise noted. Items scheduled to be heard at a specific time will be heard no earlier than the stated time but may be heard later.

1. INTRODUCTORY ITEMS

1.1. Pledge of Allegiance

1.2. Roll Call

1.3. Public Forum

1.4. (For Possible Action) Approval of Agenda

2. CONSENT AGENDA

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

2.1. (Possible Action) Approval of Voucher Report

2.2. (Possible Action) Approval of Minutes

2.3. (Possible Approval) Approval of Business Licenses

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. Possible action to discuss rescheduling or canceling the second City Council Meeting in June due to Juneteenth holiday.

6. ORDINANCES

6.1. Consideration, Initiation, and First Reading for Bill #343, an Ordinance for the Annexation (ANX23001) of certain lands to the City of Fernley; lands more specifically described as Assessor Parcel Number 021-581-07, on a site approximately 155.6 acres owned by Garden on Green Bay LLC, located north of the Interstate 80/Exit 50 interchange; into the incorporated city limits, pursuant to NRS 268.670 (Contiguous Voluntary Annexations); and other matters related thereto.

7. ITEMS REQUESTED BY MAYOR OR CITY COUNCIL MEMBERS

7.1. Possible action to request a future agenda item to discuss the possibility of the City acquiring the Fernley Swimming Pool. (Councilman Lau)

7.2. Possible action to request a future agenda item to discuss the possibility of the City of Fernley purchasing a dog for the Lyon County Sheriff's Department. (Councilman Lau)

8. ADDRESS REQUEST(S) FOR FUTURE AGENDA ITEMS

9. PUBLIC FORUM

10. ADJOURNMENT

Next Meeting: February 21st at 5pm

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

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title	GL Period
A & A MOBILE LOCK & KEY, LLC								
2050	A & A MOBILE LOCK & KEY, LLC	11143	spare keys	01/23/2024	83.75		100-417-612 Building Maintenance Supplies	124
	Total 2050:				83.75			
ADAPCO, INC								
1751	ADAPCO, INC	136141	product for mosquitos	01/11/2024	2,500.00	01/18/2024	100-528-617 Supplies-Chemical	124
	Total 1751:				2,500.00			
ADT COMMERCIAL LLC								
8979	ADT COMMERCIAL LLC	151262031	Security System upgrade to WTP	07/07/2023	12,179.26	01/18/2024	510-166100 Construction In Progress	723
8979	ADT COMMERCIAL LLC	152716171	PS security system upgrade	11/03/2023	24,358.52	01/18/2024	510-166100 Construction In Progress	1123
8979	ADT COMMERCIAL LLC	153640590	PS Admin Burglar Alarm Upgrade	01/22/2024	4,879.36		510-166100 Construction In Progress	124
	Total 8979:				41,417.14			
AFLAC								
5690	AFLAC	362438	SUPPLEMENTAL INSURANCE	12/25/2023	1,015.29	01/18/2024	100-217400 AFLAC Insurance Payable	1223
5690	AFLAC	711217	SUPPLEMENTAL INSURANCE	01/23/2024	676.86	01/25/2024	100-217400 AFLAC Insurance Payable	124
	Total 5690:				1,692.15			
ALHAMBRA								
4688	ALHAMBRA	7661929011824	water service	01/18/2024	178.38	01/25/2024	510-810-614 Supplies-Plant/Shop/Maint	124
	Total 4688:				178.38			
ALLDATA LLC								
8930	ALLDATA LLC	INVC03710147	Fleet Management Software	01/13/2024	51.65	01/18/2024	510-840-610 Automotive Supplies	124
8930	ALLDATA LLC	INVC03710147	Fleet Management Software	01/13/2024	51.65	01/18/2024	100-528-610 Automotive Supplies	124
8930	ALLDATA LLC	INVC03710147	Fleet Management Software	01/13/2024	51.70	01/18/2024	510-810-610 Automotive Supplies	124
8930	ALLDATA LLC	INVC03710147	Fleet Management Software	01/13/2024	51.65	01/18/2024	100-475-610 Automotive Supplies	124
8930	ALLDATA LLC	INVC03710147	Fleet Management Software	01/13/2024	51.65	01/18/2024	520-810-610 Supplies-Automotive	124
8930	ALLDATA LLC	INVC03710147	Fleet Management Software	01/13/2024	51.65	01/18/2024	100-417-610 Automotive Supplies	124
8930	ALLDATA LLC	INVC03710147	Fleet Management Software	01/13/2024	51.65	01/18/2024	100-575-610 Automotive Supplies	124

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title	GL Period
	Total 8930:				361.60			
APPLIED PAVEMENT TECHNOLOGY, INC.								
8726	APPLIED PAVEMENT TECHNOLOGY, INC.	1052024	Sign Maintenance Management Training	01/05/2024	60.00	01/26/2024	100-475-580 Training	124
	Total 8726:				60.00			
ARAMARK								
1895	ARAMARK	5980164386	pants service	01/08/2024	62.40	01/18/2024	510-810-614 Supplies-Plant/Shop/Maint	124
1895	ARAMARK	5980164391	SHIRT CONTRACT	01/08/2024	47.44	01/18/2024	100-480-600 GENERAL SUPPLIES/TOOLS	124
1895	ARAMARK	5980165503	mats	01/11/2024	191.58	01/18/2024	100-575-614 Supplies-Plant/Shop/Maint	124
1895	ARAMARK	5980165505	shop mat service	01/11/2024	97.26	01/18/2024	510-810-614 Supplies-Plant/Shop/Maint	124
1895	ARAMARK	5980165507	PS rags and rugs	01/11/2024	116.77	01/18/2024	510-840-420 Contract Services	124
1895	ARAMARK	5980166615	shirt contract	01/16/2024	47.44	01/18/2024	100-480-600 GENERAL SUPPLIES/TOOLS	124
1895	ARAMARK	5980166620	uniforms	01/16/2024	43.90	01/18/2024	100-475-616 Supplies-Safety	124
1895	ARAMARK	5980166627	pants service	01/16/2024	62.40	01/18/2024	510-810-614 Supplies-Plant/Shop/Maint	124
1895	ARAMARK	5980168798	shop mat service	01/23/2024	82.27		100-575-614 Supplies-Plant/Shop/Maint	124
1895	ARAMARK	5980168799	shirt contract	01/23/2024	47.44		100-480-600 GENERAL SUPPLIES/TOOLS	124
1895	ARAMARK	5980168800	uniforms	01/23/2024	43.90		100-475-616 Supplies-Safety	124
1895	ARAMARK	5980168802	mats	01/23/2024	191.58		100-475-614 Supplies-Plant/Shop/Maint	124
1895	ARAMARK	5980168817	PS rags and rugs	01/23/2024	116.77		510-840-420 Contract Services	124
	Total 1895:				1,151.15			
ARMAC EXCAVARTING & PAVING, LLC								
5864	ARMAC EXCAVARTING & PAVING, LLC	EN2022-071	RELEASE BOND 1015 JESSICA LN	01/23/2024	500.00	01/25/2024	100-228300 Customer Deposits/Bonds - Dev	124
	Total 5864:				500.00			
AT&T								
13	AT&T	JAN 2024	131 252-8129 614 5	01/02/2024	151.84	01/24/2024	100-417-530 Communications (Internet,Cell)	124
13	AT&T	JAN 2024	131 252-7192 857 4	01/02/2024	308.16	01/24/2024	100-417-530 Communications (Internet,Cell)	124
13	AT&T	JAN 24	775 575-5455 374 0	12/26/2023	417.66	01/19/2024	100-417-530 Communications (Internet,Cell)	1223
	Total 13:				877.66			
AT&T LONG DISTANCE								
448	AT&T LONG DISTANCE	815519343 DEC23	DEC 2- JAN 3 -23	02/02/2024	92.54	01/18/2024	100-417-530 Communications (Internet,Cell)	224
	Total 448:				92.54			
AUTOZONE STORES LLC								
4473	AUTOZONE STORES LLC	3742011600	deicer for fleet	01/23/2024	9.98		100-480-610 AUTOMOTIVE SUPPLIES	124

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title	GL Period
	Total 4473:				9.98			
BIG R OF FERNLEY								
20	BIG R OF FERNLEY	18483/5	Fuses for heaters in well 14	01/08/2024	33.96	01/18/2024	510-810-614 Supplies-Plant/Shop/Maint	124
20	BIG R OF FERNLEY	18484/5	PARTS FOR SHOP AIR COMPRESSER	01/08/2024	66.92	01/18/2024	100-480-600 GENERAL SUPPLIES/TOOLS	124
20	BIG R OF FERNLEY	18502/5	knife and scraper	01/09/2024	38.47	01/18/2024	100-417-612 Building Maintenance Supplies	124
20	BIG R OF FERNLEY	18504/5	knife and blades	01/10/2024	23.00	01/18/2024	100-575-600 General Supplies	124
20	BIG R OF FERNLEY	18505/5	10 gallon filter bags.	01/10/2024	9.99	01/18/2024	100-575-612 Building Maintenance Supplies	124
20	BIG R OF FERNLEY	18508/5	parts for parks	01/10/2024	29.63	01/18/2024	100-575-600 General Supplies	124
20	BIG R OF FERNLEY	18512/5	misc and fuel	01/10/2024	14.49	01/18/2024	100-575-612 Building Maintenance Supplies	124
20	BIG R OF FERNLEY	18530/5	sealant and foam	01/12/2024	47.77	01/18/2024	100-417-612 Building Maintenance Supplies	124
20	BIG R OF FERNLEY	18550/5	squeege cloth polish towels	01/16/2024	36.95	01/18/2024	100-417-612 Building Maintenance Supplies	124
20	BIG R OF FERNLEY	18552/5	cord cable brooms	01/16/2024	79.46	01/18/2024	100-475-600 General Supplies	124
20	BIG R OF FERNLEY	18558/5	D-ring	01/17/2024	43.96	01/18/2024	100-575-600 General Supplies	124
20	BIG R OF FERNLEY	18568/5	Water Truck Fittings	01/18/2024	46.48		520-810-610 Supplies-Automotive	124
20	BIG R OF FERNLEY	18590/5	gloves	01/22/2024	35.90		100-575-616 Safety Supplies	124
20	BIG R OF FERNLEY	18592/5	pliers gloves level nuts and washers	01/22/2024	120.97		100-475-600 General Supplies	124
20	BIG R OF FERNLEY	18610/5	mallet safety glasses	01/24/2024	49.95		100-528-616 Safety Supplies	124
20	BIG R OF FERNLEY	18622/5	propane	01/25/2024	79.80		100-576-623 Propane	124
20	BIG R OF FERNLEY	18630/5	key	01/26/2024	9.99		100-528-600 General Supplies	124
20	BIG R OF FERNLEY	18633/5	shears and loppers	01/26/2024	63.98		100-575-600 General Supplies	124
20	BIG R OF FERNLEY	18646/5	knife and blades	01/29/2024	23.15		100-575-600 General Supplies	124
	Total 20:				854.82			
BLUE BEACON INTERNATIONAL								
200	BLUE BEACON INTERNATIONAL	4338571	VacCon Wash	12/31/2023	122.90	01/18/2024	520-810-610 Supplies-Automotive	1223
	Total 200:				122.90			
BOB'S PRINTING AND SIGNAGE								
6970	BOB'S PRINTING AND SIGNAGE	122823-1	PC Nameplate	01/09/2024	28.44		100-610-600 General Supplies	124
	Total 6970:				28.44			
BRADY INDUSTRIES OF NEVADA LLC								
8837	BRADY INDUSTRIES OF NEVADA LLC	8586109	misc cleaning supplies	01/19/2024	269.27		100-417-612 Building Maintenance Supplies	124
	Total 8837:				269.27			
BUILDING CONTROL SERVICES, INC								
7173	BUILDING CONTROL SERVICES, INC	23229-4	PS HVAC repairs	12/01/2023	1,650.00	01/18/2024	510-840-424 Contract Services-HVAC	1223

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title	GL Period
	Total 7173:				1,650.00			
CDW GOVERNMENT INC.								
27	CDW GOVERNMENT INC.	PF11232	New PC Clerks	01/23/2024	1,402.30		100-416-605 Minor Equipment	124
	Total 27:				1,402.30			
CEMEX CONSTRUCTION MATERIALS PACIFIC								
154	CEMEX CONSTRUCTION MATERIALS PACIFIC	9449392300	road base	01/03/2024	1,771.24	01/18/2024	510-810-431 Repairs & Maintenance-Roads	124
	Total 154:				1,771.24			
CFA, A BOWMAN COMPANY								
499	CFA, A BOWMAN COMPANY	27014	In Town Park design services	12/31/2023	3,452.00	01/18/2024	230-575-730 Improve other than Buildings	1223
	Total 499:				3,452.00			
CHARTER COMMUNICATIONS								
4479	CHARTER COMMUNICATIONS	175969701010124	69701 Communications JAN24	01/01/2024	1,332.51	01/18/2024	100-417-530 Communications (Internet,Cell)	124
4479	CHARTER COMMUNICATIONS	175970201010124	70201 Communications JAN24	01/01/2024	382.51	01/25/2024	100-417-530 Communications (Internet,Cell)	124
	Total 4479:				1,715.02			
CITY OF FERNLEY								
32	CITY OF FERNLEY	30.7838.13 JAN 24	WATER CONVEYANCE; PN# 2019-002-1	01/01/2024	110.81	01/25/2024	510-166100 Construction In Progress	124
	Total 32:				110.81			
COLONIAL INSURANCE								
3520	COLONIAL INSURANCE	31039340201080	E3103934 SUPPLEMENTAL INSURANC	01/23/2024	55.16	01/25/2024	100-218000 COLONIAL INSURANCE PAYABL	124
	Total 3520:				55.16			
CULLIGAN WATER								
6417	CULLIGAN WATER	1256062	PS chemical system water softener 2nd 30%	01/17/2024	1,931.56	01/18/2024	510-840-430 Service-Repair and Maintenance	124
6417	CULLIGAN WATER	1256064	PS chemical softener system #2 2nd 30%	01/17/2024	1,251.40	01/18/2024	510-840-430 Service-Repair and Maintenance	124
	Total 6417:				3,182.96			
CUMMING MANAGEMENT GROUP, INC								
8889	CUMMING MANAGEMENT GROUP, INC	138593	CRRC Services Dec 1 Dec 31 2023	12/01/2023	9,688.00	01/18/2024	220-480-810 ARPA	1223

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title	GL Period
	Total 8889:				9,688.00			
DOCUSIGN INC LOCKBOX								
8864	DOCUSIGN INC LOCKBOX	111100190666 FY23	DOCU SIGN ALL DEPT CONTRACTS FY23-24	08/31/2023	2,535.75	01/18/2024	100-418-342 Tech Services-Other	823
	Total 8864:				2,535.75			
DOWL, LLC								
8931	DOWL, LLC	89511	On call GIS support services	11/26/2023	552.00		100-417-320 PROF SEV-ENGINEERING	1123
8931	DOWL, LLC	89511	On call GIS support services	11/26/2023	552.00		520-810-320 Prof Serv-Engineering	1123
8931	DOWL, LLC	89511	On call GIS support services	11/26/2023	552.00		100-575-320 Prof Serv-Engineering	1123
8931	DOWL, LLC	89511	On call GIS support services	11/26/2023	552.00		510-810-320 Prof Serv-Engineering	1123
8931	DOWL, LLC	89511	On call GIS support services	11/26/2023	552.00		100-475-320 Prof Serv-Engineering	1123
	Total 8931:				2,760.00			
EDNEY TREE SERVICE								
8612	EDNEY TREE SERVICE	128/24	CUT TREE DOWN ON JENNY'S LN	01/22/2024	2,600.00		100-475-342 Tech Services-Other	124
	Total 8612:				2,600.00			
EMPLOYEES, CITY OF FERNLEY								
8639	EMPLOYEES, CITY OF FERNLEY	01/24	TREASURER 2ND INTERVIEW LUNCH	01/12/2024	59.97	01/18/2024	100-413-582 Travel	124
8639	EMPLOYEES, CITY OF FERNLEY	11624	REIMB FOR PLANNING MEETING COFFEE	01/16/2024	42.84	01/18/2024	100-610-600 General Supplies	124
8639	EMPLOYEES, CITY OF FERNLEY	2416758	REIMB FOR SAFETY BOOTS	01/18/2024	166.01	01/25/2024	520-810-616 Supplies-Safety	124
	Total 8639:				268.82			
FARR CONSTRUCTION								
668	FARR CONSTRUCTION	PayRequest11	Farm District road lift station phase 2 construction services	10/31/2023	55,529.33	01/18/2024	520-166100 Construction In Progress	1023
	Total 668:				55,529.33			
FERNLEY SOFTBALL LITTLE LEAGUE								
8957	FERNLEY SOFTBALL LITTLE LEAGUE	FY23-24 R2	Fernley Softball Final FY23-24 R2	12/31/2023	4,160.00		225-575-650 Grant Awards	1223
	Total 8957:				4,160.00			
FLYERS ENERGY, LLC								
18	FLYERS ENERGY, LLC	24-007450	PS oil sample kits	01/16/2024	2,056.52	01/18/2024	510-840-430 Service-Repair and Maintenance	124
18	FLYERS ENERGY, LLC	CFS-3687926	GASOLINE-WW	12/31/2023	1,267.68	01/18/2024	520-810-626 Gasoline	1223
18	FLYERS ENERGY, LLC	CFS-3687926	GASOLINE-BUILDING	12/31/2023	169.10	01/18/2024	100-605-626 Gasoline	1223
18	FLYERS ENERGY, LLC	CFS-3687926	GASOLINE-VECTOR	12/31/2023	27.23	01/18/2024	100-528-626 Gasoline	1223

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title	GL Period
18	FLYERS ENERGY, LLC	CFS-3687926	GASOLINE-PARKS	12/31/2023	152.16	01/18/2024	100-575-626 Gasoline	1223
18	FLYERS ENERGY, LLC	CFS-3687926	GASOLINE-STREETS	12/31/2023	887.92	01/18/2024	100-475-626 Gasoline	1223
18	FLYERS ENERGY, LLC	CFS-3687926	GASOLINE-FACILITIES	12/31/2023	83.41	01/18/2024	100-417-626 Gasoline	1223
18	FLYERS ENERGY, LLC	CFS-3687926	GASOLINE-FLEET	12/31/2023	251.11	01/18/2024	100-480-626 GASOLINE	1223
18	FLYERS ENERGY, LLC	CFS-3687926	GASOLINE-WD	12/31/2023	925.82	01/18/2024	510-810-626 Gasoline	1223
18	FLYERS ENERGY, LLC	CFS-3687926	GASOLINE-ANIMAL CONTROL	12/31/2023	58.98	01/18/2024	100-525-626 Gasoline	1223
18	FLYERS ENERGY, LLC	CFS-3715745	GASOLINE-BUILDING	01/15/2024	206.71		100-605-626 Gasoline	124
18	FLYERS ENERGY, LLC	CFS-3715745	GASOLINE-FACILITIES	01/15/2024	178.24		100-417-626 Gasoline	124
18	FLYERS ENERGY, LLC	CFS-3715745	GASOLINE-ANIMAL CONTROL	01/15/2024	240.75		100-525-626 Gasoline	124
18	FLYERS ENERGY, LLC	CFS-3715745	GASOLINE-PARKS	01/15/2024	325.13		100-575-626 Gasoline	124
18	FLYERS ENERGY, LLC	CFS-3715745	GASOLINE-WW	01/15/2024	891.91		520-810-626 Gasoline	124
18	FLYERS ENERGY, LLC	CFS-3715745	GASOLINE-VECTOR	01/15/2024	39.14		100-528-626 Gasoline	124
18	FLYERS ENERGY, LLC	CFS-3715745	GASOLINE-STREETS	01/15/2024	1,942.94		100-475-626 Gasoline	124
18	FLYERS ENERGY, LLC	CFS-3715745	GASOLINE-WD	01/15/2024	1,068.90		510-810-626 Gasoline	124
18	FLYERS ENERGY, LLC	CFS-3715745	GASOLINE-WTP	01/15/2024	52.69		510-840-626 Gasoline	124
	Total 18:				10,826.34			
GARDEN SHOP NURSERY LANDSCAPING DIV. INC								
8986	GARDEN SHOP NURSERY LANDSCAPING DIV. INC	36036	All Abilities Park equipment installation and concrete work	12/20/2023	66,749.79	01/18/2024	230-575-730 Improve other than Buildings	1223
	Total 8986:				66,749.79			
GRANITE CONSTRUCTION CO								
64	GRANITE CONSTRUCTION CO	2646273	cold mix	01/23/2024	1,112.55		100-475-600 General Supplies	124
	Total 64:				1,112.55			
HINTON BURDICK, PLLC								
8486	HINTON BURDICK, PLLC	297469	FY23 AUDIT SERVICES	12/31/2023	9,200.00	01/18/2024	100-415-328 Prof Serv-Auditing	1223
	Total 8486:				9,200.00			
HOMETOWN HEALTH								
4842	HOMETOWN HEALTH	24901-032	3721P GROUP HEALTH INSURANCE	01/01/2024	163,456.78	01/25/2024	100-217000 HEALTH INSURANCE PAYABLE	124
	Total 4842:				163,456.78			
IBEW Local 1245								
83	IBEW Local 1245	JAN 2024-1	UNION DUES, ONE HALF OF MONTH	01/12/2024	845.42	01/16/2024	100-219900 OTHER PAYROLL PAYABLES	124
83	IBEW Local 1245	JAN 2024-2	UNION DUES, ONE HALF OF MONTH	01/26/2024	846.26	01/26/2024	100-219900 OTHER PAYROLL PAYABLES	124
	Total 83:				1,691.68			

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title	GL Period
INTERNAL REVENUE SERVICE								
7879	INTERNAL REVENUE SERVICE	JAN 2024-1	W/HOLD TAX PAYABLE, PAYROLL	01/12/2024	19,665.54	01/12/2024	100-212000 FEDERAL WITHHOLDING PAYAB	124
7879	INTERNAL REVENUE SERVICE	JAN 2024-1	FICA TAX PAYABLE, PAYROLL	01/12/2024	308.96	01/12/2024	100-211000 FICA PAYABLE	124
7879	INTERNAL REVENUE SERVICE	JAN 2024-1	MED TAX PAYABLE, PAYROLL	01/12/2024	5,870.38	01/12/2024	100-211000 FICA PAYABLE	124
7879	INTERNAL REVENUE SERVICE	JAN 2024-2	MED TAX PAYABLE, PAYROLL	01/26/2024	5,927.74	01/26/2024	100-211000 FICA PAYABLE	124
7879	INTERNAL REVENUE SERVICE	JAN 2024-2	W/HOLD TAX PAYABLE, PAYROLL	01/26/2024	19,320.26	01/26/2024	100-212000 FEDERAL WITHHOLDING PAYAB	124
7879	INTERNAL REVENUE SERVICE	JAN 2024-2	FICA TAX PAYABLE, PAYROLL	01/26/2024	226.54	01/26/2024	100-211000 FICA PAYABLE	124
	Total 7879:				51,319.42			
INTERNATIONAL CODE COUNCIL								
617	INTERNATIONAL CODE COUNCIL	1001809973	Study companion	01/08/2024	69.00		100-605-580 Training	124
	Total 617:				69.00			
JOHNSON CONTROLS FIRE PROTECTION LP								
8667	JOHNSON CONTROLS FIRE PROTECTION LP	12620221230019_1	credit from 12/30/2022	12/14/2023	63.50-		100-417-420 Contract Services	1223
8667	JOHNSON CONTROLS FIRE PROTECTION LP	23924110	Train Depot Annual Monitoring Service Agreement	01/09/2024	660.00	01/25/2024	100-417-420 Contract Services	124
8667	JOHNSON CONTROLS FIRE PROTECTION LP	51561863	PS failed fire alarm pull station replacement	01/10/2024	794.65	01/25/2024	510-840-420 Contract Services	124
	Total 8667:				1,391.15			
JUB ENGINEERS, INC								
8846	JUB ENGINEERS, INC	168613	NDOT waterline relocation design services	12/28/2023	11,978.37	01/18/2024	510-166100 Construction In Progress	1223
	Total 8846:				11,978.37			
KIMLEY-HORN AND ASSOCIATES, INC.								
8715	KIMLEY-HORN AND ASSOCIATES, INC.	192100005-1123	On call traffic engineering services	12/21/2023	289.59	01/18/2024	100-529-320 Prof Serv-Engineering	1223
8715	KIMLEY-HORN AND ASSOCIATES, INC.	196874000-1123	Area Plan Development	11/30/2023	12,462.75	01/18/2024	100-610-322 Prof Serv-Other	1123
8715	KIMLEY-HORN AND ASSOCIATES, INC.	196874000-1223	Area Plan Development	12/31/2023	15,574.00		100-610-322 Prof Serv-Other	1223
	Total 8715:				28,326.34			
KING CONSTRUCTION, INC.								
243	KING CONSTRUCTION, INC.	EN2020-020	RELEASE BOND 1115 FREMONT ST	01/23/2024	750.00	01/25/2024	100-228300 Customer Deposits/Bonds - Dev	124
243	KING CONSTRUCTION, INC.	EN2023-009	RELEASE OF BOND 175 MULL LN	01/23/2024	500.00	01/25/2024	100-228300 Customer Deposits/Bonds - Dev	124
	Total 243:				1,250.00			
KODIAK ROOFING & WATERPROOFING CO								
8697	KODIAK ROOFING & WATERPROOFING CO	28086	roof repair	01/26/2024	1,750.00		100-417-420 Contract Services	124

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title	GL Period
	Total 8697:				1,750.00			
KOLVET, BRENT								
8611	KOLVET, BRENT	10824	ALL DAY - CONFLICT JUDGE	01/08/2024	396.00	01/18/2024	100-425-325 PROF SERV-CONFLICT COUNS	124
	Total 8611:				396.00			
LEMONS, GRUNDY & EISENBERG								
8835	LEMONS, GRUNDY & EISENBERG	4	Human Resoruces	01/15/2024	200.00		100-414-310 Prof Serv-Legal	124
	Total 8835:				200.00			
LOWES CREDIT SERVICES								
7650	LOWES CREDIT SERVICES	1495	paint wood tape misc	01/25/2024	97.82		100-575-612 Building Maintenance Supplies	124
7650	LOWES CREDIT SERVICES	73901	misc.	01/17/2024	13.26		100-417-612 Building Maintenance Supplies	124
7650	LOWES CREDIT SERVICES	75142	plywood for tables	01/18/2024	346.88		100-417-612 Building Maintenance Supplies	124
7650	LOWES CREDIT SERVICES	75424	shims fish tape misc.	01/18/2024	132.28		100-576-614 Plant/Shop Maint. Supplies	124
7650	LOWES CREDIT SERVICES	75618	Crain Truck Hand Tools & Supplies	01/18/2024	356.22		520-810-614 Supplies-Plant/Shop/Maint	124
7650	LOWES CREDIT SERVICES	76330	roofing materials for ITP	01/19/2024	984.40		100-575-600 General Supplies	124
7650	LOWES CREDIT SERVICES	76460	wood for desk misc.	01/19/2024	184.22		100-417-612 Building Maintenance Supplies	124
7650	LOWES CREDIT SERVICES	81021	board and level	01/22/2024	63.60		100-575-612 Building Maintenance Supplies	124
7650	LOWES CREDIT SERVICES	81787	pipe and couplers	01/23/2024	121.90		100-575-612 Building Maintenance Supplies	124
7650	LOWES CREDIT SERVICES	81815	faucet for shop	01/23/2024	64.56		510-810-614 Supplies-Plant/Shop/Maint	124
7650	LOWES CREDIT SERVICES	82974	misc hand tools	01/24/2024	323.35		100-475-600 General Supplies	124
7650	LOWES CREDIT SERVICES	83163	surge protectors	01/24/2024	111.66		100-417-612 Building Maintenance Supplies	124
7650	LOWES CREDIT SERVICES	84496	PS shop Supplies	01/25/2024	283.99		510-840-614 Plant/Shop/Maint. Supplies	124
7650	LOWES CREDIT SERVICES	85475	batteries cleaning supplies	01/26/2024	57.80		100-417-612 Building Maintenance Supplies	124
7650	LOWES CREDIT SERVICES	87974	new number 1 keys	01/05/2024	48.25	01/18/2024	510-810-614 Supplies-Plant/Shop/Maint	124
7650	LOWES CREDIT SERVICES	90004	roofing for shed cottowood ln.	01/29/2024	569.70		100-475-612 Supplies-Building Maintenance	124
7650	LOWES CREDIT SERVICES	90245	PS HSPS parts	01/29/2024	205.36		510-840-430 Service-Repair and Maintenance	124
7650	LOWES CREDIT SERVICES	93028	tile grout and baldes	01/09/2024	62.58	01/18/2024	100-417-612 Building Maintenance Supplies	124
7650	LOWES CREDIT SERVICES	94206	paint supplies	01/10/2024	69.74	01/18/2024	510-840-614 Plant/Shop/Maint. Supplies	124
7650	LOWES CREDIT SERVICES	94735	tile sealer grout misc.	01/10/2024	153.02		100-417-612 Building Maintenance Supplies	124
7650	LOWES CREDIT SERVICES	94780	fir wood.	01/10/2024	77.90	01/18/2024	100-417-612 Building Maintenance Supplies	124
7650	LOWES CREDIT SERVICES	97051	painting supplies	12/20/2023	101.87	01/18/2024	510-810-614 Supplies-Plant/Shop/Maint	1223
7650	LOWES CREDIT SERVICES	975913	shop supplies	12/27/2023	62.43	01/18/2024	510-810-614 Supplies-Plant/Shop/Maint	1223
7650	LOWES CREDIT SERVICES	99763	Concreate	12/22/2023	229.97	01/18/2024	510-810-614 Supplies-Plant/Shop/Maint	1223
	Total 7650:				4,722.76			
LUMOS & ASSOCIATES INC								
370	LUMOS & ASSOCIATES INC	120717	WWTP PER	10/28/2023	1,877.50	01/18/2024	520-810-320 Prof Serv-Engineering	1023
370	LUMOS & ASSOCIATES INC	120952	Fernley industrial park engineering services	11/18/2023	492.00		100-475-745 RTC REIMBURSABLE EXPENDI	1123

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title	GL Period
370	LUMOS & ASSOCIATES INC	120967	SR 828 Flashing beacons electrical engineering services	11/18/2023	6,348.00		100-475-730 Improve other than Buildings	1123
370	LUMOS & ASSOCIATES INC	120974	FY23/24 Pavement maintenance project engineering services	11/18/2023	7,046.00		100-475-430 Service-Repair and Maintenance	1123
	Total 370:				15,763.50			
LYON COUNTY								
1126	LYON COUNTY	FEB 2024	PUBLIC DEFENDER - FEBRUARY 2024	01/18/2024	10,000.00	01/18/2024	100-413-322 Prof Serv-Other	124
	Total 1126:				10,000.00			
LYON COUNTY CLERK/TREASURER								
106	LYON COUNTY CLERK/TREASURER	12/23	Road Tax Payable to Lyon County	12/31/2023	90,967.00	01/18/2024	100-227010 Road RCT Payable to County	1223
106	LYON COUNTY CLERK/TREASURER	Dec2023	School Tax Payable to Lyon County	12/31/2023	62,400.00	01/18/2024	100-227015 School RCT Payble to County	1223
106	LYON COUNTY CLERK/TREASURER	Dec2023	1% Admin Fee (kept by city)	12/31/2023	624.00-	01/18/2024	100-330-450 ADMINISTRATION FEES	1223
106	LYON COUNTY CLERK/TREASURER	TLT Jan 2024	Transient Lodging Tax	01/31/2024	1,658.80	01/18/2024	225-227010 TLT Payable to County	124
	Total 106:				154,401.80			
LYON COUNTY HUMAN SERVICES								
3266	LYON COUNTY HUMAN SERVICES	FEARPA 2023-08	ARPA reimb exp Oct 2023	11/15/2023	875.92		220-480-810 ARPA	1123
3266	LYON COUNTY HUMAN SERVICES	FEARPA2023-10	Dec 2023 ARPA	12/31/2023	5,382.52	01/18/2024	220-480-810 ARPA	1223
	Total 3266:				6,258.44			
MARSHALL'S SEPTIC CARE								
8509	MARSHALL'S SEPTIC CARE	I14027	autumn winds park	09/01/2023	113.33	01/25/2024	100-575-420 Contract Services	923
8509	MARSHALL'S SEPTIC CARE	I14029	Green valley park	09/01/2023	200.66	01/25/2024	100-575-420 Contract Services	923
	Total 8509:				313.99			
MATHEUS, SENIOR JUDGE LORI								
8042	MATHEUS, SENIOR JUDGE LORI	JAN 2024	MUNICIPAL COURT JUDGE	01/18/2024	3,750.00	01/18/2024	100-425-322 Prof Serv-Other	124
	Total 8042:				3,750.00			
MCDONALD CARANO								
322	MCDONALD CARANO	12475699	Federal land transfer	12/31/2023	481.25		100-414-310 Prof Serv-Legal	1223
	Total 322:				481.25			
METLIFE SMALL BUSINESS CENTER								
5387	METLIFE SMALL BUSINESS CENTER	KM05952725	5952725 GROUP DENTAL INSURANCE	02/01/2024	10,405.29	01/18/2024	100-217100 Dental Insurance Payable MetL	224

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title	GL Period
	Total 5387:				10,405.29			
MISCELLANEOUS ONE TIME VENDOR								
1111	MISCELLANEOUS ONE TIME VENDOR	10924	PERMIT FEE REFUND BP23-836 1615 SUMMERWIND DR	01/09/2024	194.80	01/12/2024	100-320-200 Building and Civil Permit Fees	124
1111	MISCELLANEOUS ONE TIME VENDOR	10924	PERMIT FEE REFUND BP23-833 715 MILLER LN	01/09/2024	338.30	01/12/2024	100-320-200 Building and Civil Permit Fees	124
1111	MISCELLANEOUS ONE TIME VENDOR	10924	PERMIT FEE REFUND BP23-869 2181 SNOWDRIFT RD	01/09/2024	194.80	01/12/2024	100-320-200 Building and Civil Permit Fees	124
1111	MISCELLANEOUS ONE TIME VENDOR	10924	PERMIT FEE REFUND BP23-986 1048 PEPPER LN	01/09/2024	803.44	01/12/2024	100-320-200 Building and Civil Permit Fees	124
1111	MISCELLANEOUS ONE TIME VENDOR	10924	PERMIT FEE REFUND BP23-871 22 VALLEY VIEW	01/09/2024	1,144.87	01/12/2024	100-320-200 Building and Civil Permit Fees	124
1111	MISCELLANEOUS ONE TIME VENDOR	11824	REFUND FOR TUP24001	01/18/2024	104.00	01/25/2024	100-228311 Engineering Reimb. (Maps)	124
1111	MISCELLANEOUS ONE TIME VENDOR	20.000926	RETURN FOR LICENSE FEE-OUT OF JURISDICTION	11/29/2023	25.00	01/25/2024	100-320-170 Licenses-Animal	1123
1111	MISCELLANEOUS ONE TIME VENDOR	EN2023-040	RELEASE BOND; 783 SEABISCUIT DR	01/05/2024	700.00	01/12/2024	100-228300 Customer Deposits/Bonds - Dev	124
1111	MISCELLANEOUS ONE TIME VENDOR	EN2023-041	RELEASE BOND; 145, 155 & 165 CURRY DR	01/05/2024	580.00	01/12/2024	100-228300 Customer Deposits/Bonds - Dev	124
	Total 1111:				4,085.21			
MOFFITT ANIMAL CLINIC								
6660	MOFFITT ANIMAL CLINIC	162057	FELINE EMERGENCY VISIT 1-5-24	01/04/2024	410.70		100-525-322 Prof Serv-Other	124
	Total 6660:				410.70			
NAPA AUTO & TRUCK PARTS								
58	NAPA AUTO & TRUCK PARTS	403507	PARTS FOR PARKS	01/05/2024	182.43	01/18/2024	100-575-430 Service-Repair and Maintenance	124
58	NAPA AUTO & TRUCK PARTS	403599	PARTS FOR STREETS	01/08/2024	33.29	01/18/2024	100-475-430 Service-Repair and Maintenance	124
58	NAPA AUTO & TRUCK PARTS	403621	PARTS FOR PARKS	01/08/2024	30.46	01/18/2024	100-575-430 Service-Repair and Maintenance	124
58	NAPA AUTO & TRUCK PARTS	403665	PARTS FOR MOWER	01/09/2024	43.05	01/18/2024	100-575-430 Service-Repair and Maintenance	124
58	NAPA AUTO & TRUCK PARTS	403685	parts for parks	01/09/2024	44.52	01/18/2024	100-575-430 Service-Repair and Maintenance	124
58	NAPA AUTO & TRUCK PARTS	403800	parts for streets sander	01/12/2024	66.13	01/18/2024	100-475-430 Service-Repair and Maintenance	124
58	NAPA AUTO & TRUCK PARTS	403958	parts for fire dept. #62	01/16/2024	100.39		100-126000 Intergovernmental Receivable	124
58	NAPA AUTO & TRUCK PARTS	404120	parts for fire dept. # 62	01/19/2024	56.84		100-126000 Intergovernmental Receivable	124
58	NAPA AUTO & TRUCK PARTS	404137	parts for parks tractor	01/19/2024	54.34		100-575-430 Service-Repair and Maintenance	124
58	NAPA AUTO & TRUCK PARTS	404159	oil for parks tractor	01/19/2024	27.98		100-575-430 Service-Repair and Maintenance	124
58	NAPA AUTO & TRUCK PARTS	404261	fire dept.	01/22/2024	12.99		100-126000 Intergovernmental Receivable	124
58	NAPA AUTO & TRUCK PARTS	404268	parts for fire dept. # 62	01/22/2024	10.15		100-126000 Intergovernmental Receivable	124
58	NAPA AUTO & TRUCK PARTS	404628	Battery cables for crack sealer.	01/29/2024	12.70		100-475-610 Automotive Supplies	124
	Total 58:				675.27			
NCE								
7617	NCE	675212518	Shadow lane reconstruction design services	11/04/2023	12,512.50	01/18/2024	100-475-745 RTC REIMBURSABLE EXPENDI	1123
7617	NCE	675212518	Shadow lane reconstruction design services	11/04/2023	160.00	01/18/2024	100-475-745 RTC REIMBURSABLE EXPENDI	1123
	Total 7617:				12,672.50			

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title	GL Period
NEVADA DEPARTMENT OF TAXATION								
6378	NEVADA DEPARTMENT OF TAXATION	TLT Jan 2024	Transient Lodging Tax	01/31/2024	995.28	01/18/2024	225-227015 TLT Payable to State	124
Total 6378:					995.28			
NEVADA DEPT PUBLIC SAFETY - DPS								
7405	NEVADA DEPT PUBLIC SAFETY - DPS	65615	Ref 3334784 Bement, Debra	01/02/2024	40.25	01/18/2024	100-605-322 Prof Serv-Other	124
7405	NEVADA DEPT PUBLIC SAFETY - DPS	65615	Ref 3314244 Gledhill,H	01/02/2024	29.04	01/18/2024	100-575-322 Prof Serv-Other	124
7405	NEVADA DEPT PUBLIC SAFETY - DPS	65615	Ref 3314245 Gosser,K	01/02/2024	40.25	01/18/2024	510-810-322 Prof Serv-Other	124
7405	NEVADA DEPT PUBLIC SAFETY - DPS	65615	Ref 3314244 Gledhill,H	01/02/2024	11.21	01/18/2024	100-417-322 Prof Serv-Other	124
Total 7405:					120.75			
NEVADA SEAL & PUMP								
4339	NEVADA SEAL & PUMP	NSP5759	PS Solids transfer pump repair parts	12/14/2023	8,475.04	01/25/2024	520-810-430 Service-Repair and Maintenance	1223
4339	NEVADA SEAL & PUMP	NSP5761	PS solids transfer pump removal and repair	12/15/2023	5,170.00	01/25/2024	520-810-430 Service-Repair and Maintenance	1223
4339	NEVADA SEAL & PUMP	NSP5762	PS Solids transfer pump repair parts #2	12/15/2023	2,250.22	01/25/2024	520-810-430 Service-Repair and Maintenance	1223
Total 4339:					15,895.26			
NEVADA WATER RESOURCES ASSN - NWRA								
5586	NEVADA WATER RESOURCES ASSN - NWRA	80653251	Truckee River Tour 2024	12/20/2023	325.00	01/18/2024	100-529-580 Training	1223
Total 5586:					325.00			
NNICC - N NV INT'L CODE COUNCIL								
911	NNICC - N NV INT'L CODE COUNCIL	INV293	Membership fees for the Building Department	01/16/2024	200.00	01/18/2024	100-605-581 Dues and Memberships	124
Total 911:					200.00			
NSB - BANKCARD CENTER								
8649	NSB - BANKCARD CENTER	DEC 23	IIMC; CONFERENCE REG. B. GOSSER	12/31/2023	625.00	01/10/2024	100-416-582 Travel	1223
8649	NSB - BANKCARD CENTER	DEC 23	ALASKA AIR; AIRFARE FOR IIMC CONFERENCE B. GOSS	12/31/2023	260.00	01/10/2024	100-416-582 Travel	1223
8649	NSB - BANKCARD CENTER	DEC 23	ZOOM; CMO MONTHLY SUBSCRIPTION	12/31/2023	140.00	01/10/2024	100-418-342 Tech Services-Other	1223
8649	NSB - BANKCARD CENTER	DEC 23	AMAZON; PARALEGAL STUDIES TEXTBOOK, C. ANGUS	12/31/2023	136.00	01/10/2024	100-414-580 Training	1223
8649	NSB - BANKCARD CENTER	DEC 23	NDEP; D. VIERRA D-1 TEST	12/31/2023	123.00	01/10/2024	510-810-580 Training	1223
8649	NSB - BANKCARD CENTER	DEC 23	DOLLAR TREE; XMAS LIGHTING SUPPLIES	12/31/2023	51.25	01/10/2024	100-412-650 Community Support	1223
8649	NSB - BANKCARD CENTER	DEC 23	SPEEDWAY; FUEL J. CLEVEN TRAVEL	12/31/2023	40.53	01/10/2024	100-418-580 Training	1223
8649	NSB - BANKCARD CENTER	DEC 23	ADJUSTMENT; TEXAS EXPRESS LENDING LLC FRAUDUL	12/31/2023	466.05-	01/10/2024	100-415-322 Prof Serv-Other	1223
8649	NSB - BANKCARD CENTER	DEC 23	AWARDZONE; GIFT FOR COMMISSIONER SHELLIE SEVE	12/31/2023	87.90	01/10/2024	100-610-600 General Supplies	1223
8649	NSB - BANKCARD CENTER	DEC 23	AMAZON; PARKS, HONDA O-RING	12/31/2023	21.06	01/10/2024	100-480-610 AUTOMOTIVE SUPPLIES	1223
8649	NSB - BANKCARD CENTER	DEC 23	GFOA; ANNUAL COMP. FIN. REPORTING TRAINING	12/31/2023	420.00	01/10/2024	100-415-580 Training	1223
8649	NSB - BANKCARD CENTER	DEC 23	THE GOLF CLUB; CITY STAFF & MAYOR/COUNCIL STRAT	12/31/2023	293.55	01/10/2024	100-413-580 Training	1223
8649	NSB - BANKCARD CENTER	DEC 23	NATIONAL LEAGUE OF CITIES; CONFERENCE WA DC WA	12/31/2023	545.00	01/10/2024	100-412-580 Training	1223

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title	GL Period
8649	NSB - BANKCARD CENTER	DEC 23	WALMART; XMAS SUPPLIES	12/31/2023	13.26	01/10/2024	100-412-650 Community Support	1223
8649	NSB - BANKCARD CENTER	DEC 23	NV ENV. HEALTH; PLAN REVIEW FOR CRRC PN 2022.001.	12/31/2023	898.00	01/10/2024	220-480-810 ARPA	1223
8649	NSB - BANKCARD CENTER	DEC 23	ALASKA AIR; AIRFARE FOR IIMC CONFERENCE B. GOSS	12/31/2023	260.00	01/10/2024	100-416-582 Travel	1223
8649	NSB - BANKCARD CENTER	DEC 23	TEAMVIEWER; ANN'L RENEWAL FOR PAC LICENSE	12/31/2023	1,344.21	01/10/2024	520-810-642 Permits and Licenses	1223
8649	NSB - BANKCARD CENTER	DEC 23	76 STATION; FUEL J. CLEVEN TRAVEL	12/31/2023	41.34	01/10/2024	100-418-580 Training	1223
8649	NSB - BANKCARD CENTER	DEC 23	PAPER DIRECT; BUSINESS LIC. CERTS.	12/31/2023	136.45	01/10/2024	100-416-600 General Supplies	1223
8649	NSB - BANKCARD CENTER	DEC 23	ZOOM; FMC SUBSCRIPTION NOV-DEC	12/31/2023	100.00	01/10/2024	100-425-322 Prof Serv-Other	1223
8649	NSB - BANKCARD CENTER	DEC 23	AMAZON; BLDG, POSTER WEIGHTS	12/31/2023	49.99	01/10/2024	100-605-601 Office Supplies	1223
8649	NSB - BANKCARD CENTER	DEC 23	WALMART; XMAS SUPPLIES	12/31/2023	56.38	01/10/2024	100-413-322 Prof Serv-Other	1223
8649	NSB - BANKCARD CENTER	DEC 23	AMAZON; CCO, VOICE RECORDER & CASE	12/31/2023	58.87	01/10/2024	100-416-605 Minor Equipment	1223
8649	NSB - BANKCARD CENTER	DEC 23	UNR; PARALEGAL STUDIES COURSE, C. ANGUS	12/31/2023	2,545.00	01/10/2024	100-414-580 Training	1223
8649	NSB - BANKCARD CENTER	DEC 23	TAYLOR & FRANCIS; TRAINING MATERIAL SALES TAX RE	12/31/2023	39.90-	01/10/2024	100-610-580 Training	1223
8649	NSB - BANKCARD CENTER	DEC 23	DOLLAR TREE; XMAS SUPPLIES	12/31/2023	62.50	01/10/2024	100-412-650 Community Support	1223
8649	NSB - BANKCARD CENTER	DEC 23	AGA; DUE & MEMBERSHIPS, FINANCE J. CARRICK	12/31/2023	100.00	01/10/2024	100-415-581 Dues and Memberships	1223
8649	NSB - BANKCARD CENTER	DEC 23	ZOOM; FMC SUBSCRIPTION DEC-JAN	12/31/2023	100.00	01/10/2024	100-425-322 Prof Serv-Other	1223
8649	NSB - BANKCARD CENTER	DEC 23	DELTA AIR, AIRFARE FOR IIMC CONFERENCE B. GOSSE	12/31/2023	346.71	01/10/2024	100-416-582 Travel	1223
8649	NSB - BANKCARD CENTER	DEC 23	EDAWN; TRAINING STATE OF THE ECONOMY CM	12/31/2023	100.00	01/10/2024	100-413-580 Training	1223
8649	NSB - BANKCARD CENTER	DEC 23	STAMPLI; NOV 2023	12/31/2023	1,034.00	01/10/2024	100-418-342 Tech Services-Other	1223
8649	NSB - BANKCARD CENTER	DEC 23	GIGGLE SPRINGS/PACE GAS; FUEL J. CLEVEN TRAVEL	12/31/2023	48.64	01/10/2024	100-418-580 Training	1223
8649	NSB - BANKCARD CENTER	DEC 23	ADJUSTMENT; THE SANCTUARY FRAUDULENT CHARGE	12/31/2023	585.17-	01/10/2024	100-415-322 Prof Serv-Other	1223
8649	NSB - BANKCARD CENTER	DEC 23	AMAZON; CCO, MOUSE	12/31/2023	31.97	01/10/2024	100-416-600 General Supplies	1223
8649	NSB - BANKCARD CENTER	DEC 23	AMAZON; BLDG, SMALL BEAN BAGS	12/31/2023	21.98	01/10/2024	100-605-601 Office Supplies	1223
8649	NSB - BANKCARD CENTER	DEC 23	NDEP; J. HUHTALA D-2 RENEWAL	12/31/2023	51.25	01/10/2024	510-840-642 Permits and Licenses	1223
8649	NSB - BANKCARD CENTER	DEC 23	TREASURE ISLAND HOTEL; D. LYNCH, DEPOSIT REFUND	12/31/2023	89.57-	01/10/2024	200-425-582 Travel	1223
8649	NSB - BANKCARD CENTER	DEC 23	GREEN VALLEY RANCH; HOTEL ROOM GOV TECH CONF,	12/31/2023	181.26-	01/10/2024	100-418-580 Training	1223
8649	NSB - BANKCARD CENTER	DEC 23	NATIONAL LEAGUE OF CITIES; SOUTHWEST FLIGHT WA	12/31/2023	550.06	01/10/2024	100-412-650 Community Support	1223
8649	NSB - BANKCARD CENTER	DEC 23	EXPEDIA; AIRFARE FOR IIMC CONFERENCE B. GOSSER	12/31/2023	18.45	01/10/2024	100-416-582 Travel	1223
8649	NSB - BANKCARD CENTER	DEC 23	EXPEDIA; HILTON GARDEN INN, B. GOSSER & K. SWANS	12/31/2023	1,515.04	01/10/2024	100-416-582 Travel	1223
8649	NSB - BANKCARD CENTER	DEC 23	DELTA AIR, AIRFARE FOR IIMC CONFERENCE B. GOSSE	12/31/2023	346.71	01/10/2024	100-416-582 Travel	1223
8649	NSB - BANKCARD CENTER	DEC 23	EVENT BRITE; NNDA ANNUAL STATE OF COUNTIES MAY	12/31/2023	100.00	01/10/2024	100-412-580 Training	1223
8649	NSB - BANKCARD CENTER	DEC 23	QUICK STOP; FUEL J. CLEVEN TRAVEL	12/31/2023	49.07	01/10/2024	100-418-580 Training	1223
8649	NSB - BANKCARD CENTER	DEC 23	ADJUSTMENT; AMBIT TEXAS LLC FRAUDULENT CHARGE	12/31/2023	339.94-	01/10/2024	100-415-322 Prof Serv-Other	1223
8649	NSB - BANKCARD CENTER	DEC 23	AMAZON; PW, MECH. PUMP AND SEAL ASSEMBLY	12/31/2023	16.99	01/10/2024	100-480-610 AUTOMOTIVE SUPPLIES	1223
8649	NSB - BANKCARD CENTER	DEC 23	SPECTRUM; 355 COTTONWOOD LN	12/31/2023	129.98	01/10/2024	100-417-530 Communications (Internet,Cell)	1223
8649	NSB - BANKCARD CENTER	DEC 23	AMAZON; WTP, EXTERNAL DVD DRIVE, USB ADAPTER	12/31/2023	35.96	01/10/2024	510-840-601 Office Supplies	1223
8649	NSB - BANKCARD CENTER	DEC 23	SUNCOAST LEARNING; WW TRAINING	12/31/2023	205.00	01/10/2024	520-810-580 Training	1223
8649	NSB - BANKCARD CENTER	DEC 23	RALEY'S; PLANNING COMM. CAKE AND SUPPLIES	12/31/2023	37.76	01/10/2024	100-610-600 General Supplies	1223
8649	NSB - BANKCARD CENTER	DEC 23	GFOA; FINANCE TREASURER EMPLOYMENT AD	12/31/2023	500.00	01/10/2024	100-415-540 Advertising	1223
8649	NSB - BANKCARD CENTER	DEC 23	THE NEST; GNCU GIFTS	12/31/2023	16.68	01/10/2024	100-412-650 Community Support	1223
8649	NSB - BANKCARD CENTER	DEC 23	AGA; TREASURER JOB AD	12/31/2023	295.00	01/10/2024	100-415-540 Advertising	1223
Total 8649:					12,258.65			

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title	GL Period
NV ENERGY								
167	NV ENERGY	12019 FEB 24	34596505012019 ACH	01/19/2024	6,161.31	02/07/2024	510-810-622 Electricity	124
167	NV ENERGY	13050 JAN 24	48768103613050 ACH	01/11/2024	2,300.79	01/31/2024	100-417-622 Electricity	124
167	NV ENERGY	13818 DEC 23	34596405113818 ACH	12/29/2023	47.39	01/19/2024	100-475-622 Electricity	1223
167	NV ENERGY	14319 JAN 24	34596405214319 ACH	01/11/2024	129.06	01/31/2024	100-575-622 Electricity	124
167	NV ENERGY	26093 JAN 24	34596402626093 ACH	01/09/2024	1,451.55	01/29/2024	100-575-622 Electricity	124
167	NV ENERGY	26100 JAN 24	34596502626100	01/09/2024	41.44	01/29/2024	520-810-622 Electricity	124
167	NV ENERGY	26100 JAN 24	34596502626100	01/09/2024	20,154.46	01/29/2024	510-810-622 Electricity	124
167	NV ENERGY	29499 JAN 24	1000213677906929499 ACH	01/03/2024	74.48	01/23/2024	100-475-622 Electricity	124
167	NV ENERGY	30037 JAN 24	34596403630037 ACH	01/19/2024	36.66	02/07/2024	100-576-622 Electricity	124
167	NV ENERGY	30672 DEC 23	213677908230672 ACH	12/29/2023	43.67	01/19/2024	100-575-622 Electricity	1223
167	NV ENERGY	34991 JAN 24	34596407734991 ACH	01/12/2024	33.59	02/01/2024	510-810-622 Electricity	124
167	NV ENERGY	37594 JAN 24	80865904937594 ACH	01/12/2024	33.92	02/01/2024	100-475-622 Electricity	124
167	NV ENERGY	41110 JAN 24	82190403641110 ACH	01/09/2024	38.26	01/29/2024	520-810-622 Electricity	124
167	NV ENERGY	42683 JAN 24	82190404842683 ACH	01/09/2024	998.26	01/29/2024	510-810-622 Electricity	124
167	NV ENERGY	42683 JAN 24	82190404842683 ACH	01/09/2024	508.13	01/29/2024	100-575-622 Electricity	124
167	NV ENERGY	42683 JAN 24	82190404842683 ACH	01/09/2024	65.14	01/29/2024	100-475-622 Electricity	124
167	NV ENERGY	42683 JAN 24	82190404842683 ACH	01/09/2024	7,844.27	01/29/2024	520-810-622 Electricity	124
167	NV ENERGY	65197 JAN 24	34596407565197 ACH	01/11/2024	33.59	01/31/2024	510-810-622 Electricity	124
167	NV ENERGY	67463 JAN 24	34596404867463 ACH	01/12/2024	179.15	02/01/2024	100-575-622 Electricity	124
167	NV ENERGY	68387 JAN 24	345964082-68387	01/12/2024	33.59	02/01/2024	100-475-622 Electricity	124
167	NV ENERGY	71493 DEC 23	271223607571493 ACH	12/29/2023	43.20	01/19/2024	100-475-622 Electricity	1223
167	NV ENERGY	84389 JAN 24	34596503684389 ACH	01/11/2024	113.79	01/31/2024	100-417-622 Electricity	124
167	NV ENERGY	97731 DEC 23	213677908197731 ACH	12/29/2023	44.94	01/19/2024	100-575-622 Electricity	1223
167	NV ENERGY	97899 JAN 24	80865904797899 ACH	01/09/2024	14,601.30	01/29/2024	100-475-622 Electricity	124
167	NV ENERGY	98954 JAN 24	82190405098954 ACH	01/09/2024	3,730.65	01/29/2024	520-810-622 Electricity	124
Total 167:					58,742.59			
OFFICE DEPOT								
133	OFFICE DEPOT	342917072001	Office Supplies	12/06/2023	17.98	01/18/2024	100-610-601 Office Supplies	1223
133	OFFICE DEPOT	343016576001	Audio Cable	12/06/2023	5.99	01/18/2024	100-610-605 Minor Equipment	1223
133	OFFICE DEPOT	343016583001	Earbuds for Zoom Meetings	12/06/2023	7.99	01/18/2024	100-610-605 Minor Equipment	1223
133	OFFICE DEPOT	347646807001	UT OFFICE SUPPLIES	01/10/2024	5.49	01/18/2024	520-810-601 Office Supplies	124
133	OFFICE DEPOT	347646807001	UT OFFICE SUPPLIES	01/10/2024	5.50	01/18/2024	510-810-601 Office Supplies	124
133	OFFICE DEPOT	347648016001	UT OFFICE SUPPLIES	01/11/2024	13.45	01/18/2024	510-810-601 Office Supplies	124
133	OFFICE DEPOT	347648016001	UT OFFICE SUPPLIES	01/11/2024	13.45	01/18/2024	520-810-601 Office Supplies	124
133	OFFICE DEPOT	347648022001	UT OFFICE SUPPLIES	01/11/2024	34.07	01/18/2024	510-810-601 Office Supplies	124
133	OFFICE DEPOT	347648022001	UT OFFICE SUPPLIES	01/11/2024	34.08	01/18/2024	520-810-601 Office Supplies	124
133	OFFICE DEPOT	348298445001	1099 ENVELOPES	01/24/2024	57.75		100-415-600 General Supplies	124
133	OFFICE DEPOT	348372827001	Date stamps	01/04/2024	97.96		100-605-601 Office Supplies	124
133	OFFICE DEPOT	348629449001	ENVELOPES, PENS, AND BATTERIES	01/08/2024	122.29	01/18/2024	100-415-600 General Supplies	124
133	OFFICE DEPOT	348635747001	Post its BLDG	01/08/2024	31.98	01/18/2024	100-605-601 Office Supplies	124
133	OFFICE DEPOT	348637422001	office supplies- duster, batteries	01/18/2024	42.73		100-414-600 General Supplies	124

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title	GL Period
133	OFFICE DEPOT	348640246001	office supplies-pens	01/18/2024	29.99		100-414-600 General Supplies	124
133	OFFICE DEPOT	348647619001	Desk Riser Bldg. Permit Tech/Inspector	01/18/2024	860.98		100-605-601 Office Supplies	124
133	OFFICE DEPOT	348647620001	Desk Riser Warranties BLDG	01/05/2024	139.98	01/18/2024	100-605-601 Office Supplies	124
133	OFFICE DEPOT	348718108001	Office Supplies	01/04/2024	18.57	01/18/2024	510-810-601 Office Supplies	124
133	OFFICE DEPOT	348718108001	Office Supplies	01/04/2024	18.57	01/18/2024	520-810-601 Office Supplies	124
133	OFFICE DEPOT	348718108001	Office Supplies	01/04/2024	9.28	01/18/2024	100-417-601 OFFICE SUPPLIES	124
133	OFFICE DEPOT	348718108001	Office Supplies	01/04/2024	9.28	01/18/2024	510-840-601 Office Supplies	124
133	OFFICE DEPOT	348718108001	Office Supplies	01/04/2024	13.93	01/18/2024	100-575-601 Office Supplies	124
133	OFFICE DEPOT	348718108001	Office Supplies	01/04/2024	23.21	01/18/2024	100-475-601 Supplies-Office	124
133	OFFICE DEPOT	349125849001	Office Supplies-organizer, labels, sharpie pens, earbuds, enve	01/11/2024	55.49		100-610-601 Office Supplies	124
133	OFFICE DEPOT	349132046001	Office Supplies- letter opener	01/11/2024	11.98		100-610-601 Office Supplies	124
133	OFFICE DEPOT	349132047001	Minor Equipment-wireless earbuds	01/11/2024	19.99		100-610-605 Minor Equipment	124
133	OFFICE DEPOT	350408591001	1099'S, W2'S AND W2 ENVELOPES	01/10/2024	229.20	01/18/2024	100-415-600 General Supplies	124
133	OFFICE DEPOT	351998825001	Office Supplies	01/24/2024	17.98		520-810-601 Office Supplies	124
133	OFFICE DEPOT	351998825001	Office Supplies	01/24/2024	8.99		100-417-601 OFFICE SUPPLIES	124
133	OFFICE DEPOT	351998825001	Office Supplies	01/24/2024	9.00		510-840-601 Office Supplies	124
133	OFFICE DEPOT	351998825001	Office Supplies	01/24/2024	13.49		100-575-601 Office Supplies	124
133	OFFICE DEPOT	351998825001	Office Supplies	01/24/2024	22.48		100-475-601 Supplies-Office	124
133	OFFICE DEPOT	351998825001	Office Supplies	01/24/2024	17.98		510-810-601 Office Supplies	124
133	OFFICE DEPOT	352225783001	Returned an erasable wall calendar	01/23/2024	26.39-		520-810-601 Office Supplies	124
	Total 133:				1,994.69			
OFFICE SHIPPING & MAILBOXES								
8589	OFFICE SHIPPING & MAILBOXES	157228	Wide Format copies for Villa Park project	01/18/2024	39.00	01/18/2024	100-529-601 OFFICE SUPPLIES	124
	Total 8589:				39.00			
O'REILLY AUTO PARTS								
6230	O'REILLY AUTO PARTS	3599-280958	PARTS FOR PARKS	01/09/2024	115.09	01/18/2024	100-575-430 Service-Repair and Maintenance	124
6230	O'REILLY AUTO PARTS	3599-281304	starter for streets	01/12/2024	124.20		100-475-610 Automotive Supplies	124
6230	O'REILLY AUTO PARTS	3599-281807	service parts for fire dept.	01/16/2024	395.85	01/18/2024	100-126000 Intergovernmental Receivable	124
6230	O'REILLY AUTO PARTS	3599-281834	credit memo fire dept.	01/16/2024	151.74-	01/18/2024	100-126000 Intergovernmental Receivable	124
6230	O'REILLY AUTO PARTS	3599-281944	Pontoon Boat Batteries	01/17/2024	258.54	01/18/2024	520-810-430 Service-Repair and Maintenance	124
6230	O'REILLY AUTO PARTS	3599-282805	service parts for 5007	01/24/2024	21.12		100-605-610 Automotive Supplies	124
	Total 6230:				763.06			
PACIFIC OFFICE AUTOMATION								
8929	PACIFIC OFFICE AUTOMATION	COF-KS15	HR/CMO 12/1/23 -1/1/24	01/01/2024	544.91	01/18/2024	100-413-550 Printing and Postage	124
8929	PACIFIC OFFICE AUTOMATION	COF-KS15	Utilities 12/1/23 -1/1/24	01/01/2024	272.45	01/18/2024	510-810-550 Printing and Postage	124
8929	PACIFIC OFFICE AUTOMATION	COF-KS15	FMC 12/1/23 -1/1/24	01/01/2024	544.91	01/18/2024	100-425-550 Printing and Postage	124
8929	PACIFIC OFFICE AUTOMATION	COF-KS15	Utilities 12/1/23 -1/1/24	01/01/2024	272.46	01/18/2024	520-810-550 Printing and Postage	124
8929	PACIFIC OFFICE AUTOMATION	COF-KS15	Main 12/1/23 -1/1/24	01/01/2024	544.91	01/18/2024	100-417-550 Printing and Postage	124

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title	GL Period
8929	PACIFIC OFFICE AUTOMATION	COF-KS15	Clerk 12/1/23 -1/1/24	01/01/2024	544.91	01/18/2024	100-416-550 Printing and Postage	124
8929	PACIFIC OFFICE AUTOMATION	COF-KS15	CAO12/1/23 -1/1/24	01/01/2024	544.91	01/18/2024	100-414-550 Printing and Postage	124
	Total 8929:				3,269.46			
PACIFIC STORAGE COMPANY								
8876	PACIFIC STORAGE COMPANY	5191351	Shred	01/10/2024	66.00		100-416-420 Contract Services	124
	Total 8876:				66.00			
PAPE KENWORTH								
3097	PAPE KENWORTH	14998086	filters for mowers	01/09/2024	181.77	01/18/2024	100-575-610 Automotive Supplies	124
3097	PAPE KENWORTH	14998143	belts	01/12/2024	167.22	01/18/2024	100-575-610 Automotive Supplies	124
3097	PAPE KENWORTH	14999768	filters mowers	01/09/2024	33.24	01/18/2024	100-575-610 Automotive Supplies	124
3097	PAPE KENWORTH	14999775	oil filter	01/12/2024	28.97	01/18/2024	100-575-610 Automotive Supplies	124
3097	PAPE KENWORTH	15009482	fuel filter	01/16/2024	13.79	01/18/2024	100-575-610 Automotive Supplies	124
	Total 3097:				424.99			
PDM								
139	PDM	529462-01	steel for outfall	11/08/2023	515.01	01/18/2024	510-166100 Construction In Progress	1123
	Total 139:				515.01			
PUBLIC EMPLOYEES BENEFITS PROG								
143	PUBLIC EMPLOYEES BENEFITS PROG	Dec 2023	RETIREE INSURANCE - #819	01/03/2024	261.08	01/18/2024	520-810-240 Group Insurance	124
143	PUBLIC EMPLOYEES BENEFITS PROG	Dec 2023	RETIREE INSURANCE - #819	01/03/2024	94.16	01/18/2024	100-605-240 Group Insurance	124
143	PUBLIC EMPLOYEES BENEFITS PROG	Dec 2023	RETIREE INSURANCE - #819	01/03/2024	217.68	01/18/2024	100-415-240 Group Insurance	124
143	PUBLIC EMPLOYEES BENEFITS PROG	Dec 2023	RETIREE INSURANCE - #819	01/03/2024	1.08	01/18/2024	510-810-240 Group Insurance	124
	Total 143:				574.00			
PUBLIC EMPLOYEES RETIREMENT SYSTEM								
144	PUBLIC EMPLOYEES RETIREMENT SYSTEM	DEC 2023	#621 RETIREMENT CONTRIBUTIONS	12/31/2023	202,449.71	01/12/2024	100-216000 RETIREMENT PAYABLE	1223
	Total 144:				202,449.71			
PURCHASE POWER								
3155	PURCHASE POWER	69812 DEC 2023	POSTAGE - COURT	01/03/2024	250.12	01/30/2024	100-425-550 Printing and Postage	124
3155	PURCHASE POWER	69812 DEC 2023	POSTAGE - ANIMAL CONTROL	01/03/2024	94.65	01/30/2024	100-525-550 Printing and Postage	124
3155	PURCHASE POWER	69812 DEC 2023	POSTAGE - TLT	01/03/2024	7.02	01/30/2024	225-575-550 Printing & Postage	124
3155	PURCHASE POWER	69812 DEC 2023	POSTAGE - PLANNING	01/03/2024	348.62	01/30/2024	100-610-550 Printing and Postage	124
3155	PURCHASE POWER	69812 DEC 2023	POSTAGE - CLERK	01/03/2024	948.40	01/30/2024	100-416-550 Printing and Postage	124
3155	PURCHASE POWER	69812 DEC 2023	POSTAGE - SEWER	01/03/2024	.97	01/30/2024	520-810-550 Printing and Postage	124

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title	GL Period
3155	PURCHASE POWER	69812 DEC 2023	POSTAGE - BUILDING	01/03/2024	10.11	01/30/2024	100-605-550 Printing and Postage	124
3155	PURCHASE POWER	69812 DEC 2023	POSTAGE - FINANCE	01/03/2024	273.95	01/30/2024	100-415-550 Printing and Postage	124
3155	PURCHASE POWER	69812 DEC 2023	POSTAGE - STREETS	01/03/2024	8.84	01/30/2024	100-475-550 Printing and Postage	124
3155	PURCHASE POWER	69812 DEC 2023	POSTAGE - WATER	01/03/2024	206.16	01/30/2024	510-810-550 Printing and Postage	124
3155	PURCHASE POWER	69812 DEC 2023	POSTAGE - CITY MANAGER	01/03/2024	23.51	01/30/2024	100-413-550 Printing and Postage	124
3155	PURCHASE POWER	69812 DEC 2023	POSTAGE - CITY ATTORNEY	01/03/2024	58.17	01/30/2024	100-414-550 Printing and Postage	124
Total 3155:					2,230.52			
Q & D CONSTRUCTION								
3363	Q & D CONSTRUCTION	EN2022-068	RELEASE OF BOND CROSS NV PACIFIC PKWY	01/23/2024	4,500.00	01/25/2024	100-228300 Customer Deposits/Bonds - Dev	124
Total 3363:					4,500.00			
QUADIENT LEASING USA, INC.								
8737	QUADIENT LEASING USA, INC.	Q1130772	LEASE IN HOUSE BILLING	01/01/2024	2,794.41	01/18/2024	510-810-441 Rental	124
8737	QUADIENT LEASING USA, INC.	Q1130772	LEASE IN HOUSE BILLING	01/01/2024	2,794.41	01/18/2024	520-810-441 Rental	124
Total 8737:					5,588.82			
RENO GAZETTE JOURNAL								
152	RENO GAZETTE JOURNAL	6118929	PLAN COMM APPLICATION MJD23003	12/31/2023	74.28	01/24/2024	100-610-540 Advertising	1223
152	RENO GAZETTE JOURNAL	6118929	FINANCE CHARGE	12/31/2023	3.82	01/24/2024	100-610-540 Advertising	1223
152	RENO GAZETTE JOURNAL	6118929	BILL #341	12/31/2023	69.72	01/24/2024	100-416-540 Advertising	1223
152	RENO GAZETTE JOURNAL	6118929	FINANCE CHARGE	12/31/2023	3.82	01/24/2024	510-810-540 Advertising	1223
152	RENO GAZETTE JOURNAL	6118929	BILL #341	12/31/2023	74.28	01/24/2024	100-416-540 Advertising	1223
152	RENO GAZETTE JOURNAL	6118929	FINANCE CHARGE	12/31/2023	3.82	01/24/2024	100-416-540 Advertising	1223
152	RENO GAZETTE JOURNAL	6118929	LEASE SURFACE WATER FOR IRRIGATION	12/31/2023	213.36	01/24/2024	510-810-540 Advertising	1223
152	RENO GAZETTE JOURNAL	6118929	BILL #342	12/31/2023	74.28	01/24/2024	100-610-540 Advertising	1223
Total 152:					517.38			
RESOURCE CONCEPTS								
8602	RESOURCE CONCEPTS	23-1958	Water Rights Services	12/31/2023	6,851.25	01/18/2024	510-380-500 In Lieu of Water Rights	1223
8602	RESOURCE CONCEPTS	23-1959	Water Rights Services	12/31/2023	4,130.00	01/18/2024	510-380-500 In Lieu of Water Rights	1223
Total 8602:					10,981.25			
SECTRAN SECURITY, INC.								
8629	SECTRAN SECURITY, INC.	24010578	ARMORED SERVICE-WATER	01/15/2024	202.97		510-810-342 Tech Services-Other	124
8629	SECTRAN SECURITY, INC.	24010578	ARMORED SERVICE-SEWER	01/15/2024	202.97		520-810-342 Tech Services-Other	124
8629	SECTRAN SECURITY, INC.	24010578	ARMORED SERVICE-GF	01/15/2024	202.97		100-415-322 Prof Serv-Other	124

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title	GL Period
	Total 8629:				608.91			
SHAW ENGINEERING								
1897	SHAW ENGINEERING	185183	West Lift Station Upgrade Design Services and O&M Manual	12/18/2023	647.50	01/18/2024	520-166100 Construction In Progress	1223
1897	SHAW ENGINEERING	185213	New Treated water resevoir design services	12/18/2023	7,070.00	01/18/2024	510-166100 Construction In Progress	1223
1897	SHAW ENGINEERING	185255	South arm interceptor design services	12/18/2023	5,879.38	01/18/2024	520-166100 Construction In Progress	1223
1897	SHAW ENGINEERING	185294	Treated water reservoir engineering services	01/03/2024	4,317.50	01/18/2024	510-166100 Construction In Progress	124
1897	SHAW ENGINEERING	185331	On call water and sewer modleing CP2023-007 Sure Clean C	01/03/2024	4,540.00	01/18/2024	100-529-320 Prof Serv-Engineering	124
1897	SHAW ENGINEERING	185332	On call water and sewer modeling CP2023-009 Friendly 5 Vill	01/03/2024	4,540.00	01/18/2024	100-529-320 Prof Serv-Engineering	124
1897	SHAW ENGINEERING	185333	On Call water and sewer modeling for CP2023-010 TMAI ph 3	01/03/2024	4,540.00	01/18/2024	100-529-320 Prof Serv-Engineering	124
	Total 1897:				31,534.38			
Sierra Boiler Service, Inc								
8925	Sierra Boiler Service, Inc	R2637	Boiler Expansion tank replacement	01/08/2024	3,020.00	01/18/2024	510-840-424 Contract Services-HVAC	124
	Total 8925:				3,020.00			
SIERRA NEVADA CONSTRUCTION INC								
287	SIERRA NEVADA CONSTRUCTION INC	Pay Request 7	Cottonwood Lane reconstruction project	12/01/2023	104,220.09		100-475-745 RTC REIMBURSABLE EXPENDI	1223
	Total 287:				104,220.09			
SIGNA MECHANICAL								
6530	SIGNA MECHANICAL	240065	two E-One pumps	01/23/2024	7,632.28		520-810-615 E-One R & M	124
	Total 6530:				7,632.28			
SILVER STATE ANALYTICAL LABORATORIES								
7856	SILVER STATE ANALYTICAL LABORATORIES	RN304018	monthly August samples	08/21/2023	286.00	01/25/2024	510-810-423 Contract Services-ANALYTICAL	823
7856	SILVER STATE ANALYTICAL LABORATORIES	RN305081	River ranch Hydrant and pilot road extension samples	09/14/2023	44.00	01/25/2024	510-810-423 Contract Services-ANALYTICAL	923
7856	SILVER STATE ANALYTICAL LABORATORIES	RN305175	Monthly samples september	09/15/2023	286.00	01/25/2024	510-810-423 Contract Services-ANALYTICAL	923
7856	SILVER STATE ANALYTICAL LABORATORIES	RN305349	3rd quarter DBP samples	09/19/2023	1,000.00	01/25/2024	510-810-423 Contract Services-ANALYTICAL	923
7856	SILVER STATE ANALYTICAL LABORATORIES	RN305404	lead and copper sampling	09/21/2023	108.00	01/25/2024	510-810-423 Contract Services-ANALYTICAL	923
7856	SILVER STATE ANALYTICAL LABORATORIES	RN305407	ps lab samples	09/21/2023	18.00	01/25/2024	510-840-423 Contract Services-ANALYTICAL	923
7856	SILVER STATE ANALYTICAL LABORATORIES	RN305419	lead and copper sampling	09/21/2023	396.00	01/25/2024	510-810-423 Contract Services-ANALYTICAL	923
7856	SILVER STATE ANALYTICAL LABORATORIES	RN306442	October monthly samples	10/16/2023	110.00	01/25/2024	510-810-423 Contract Services-ANALYTICAL	1023
7856	SILVER STATE ANALYTICAL LABORATORIES	RN306443	Quarterly raw water samples	10/16/2023	66.00	01/25/2024	510-810-423 Contract Services-ANALYTICAL	1023
7856	SILVER STATE ANALYTICAL LABORATORIES	RN306444	october monthly samples	10/16/2023	176.00	01/25/2024	510-810-423 Contract Services-ANALYTICAL	1023
7856	SILVER STATE ANALYTICAL LABORATORIES	RN306617	WWTP Monitoring Well Samples	10/17/2023	570.00	01/25/2024	520-810-423 Contract Services-ANALYTICAL	1023
7856	SILVER STATE ANALYTICAL LABORATORIES	RN306640	WWTP Monitoring Well Sample	10/18/2023	95.00	01/25/2024	520-810-423 Contract Services-ANALYTICAL	1023
7856	SILVER STATE ANALYTICAL LABORATORIES	RN306718	monthly samples	10/19/2023	88.00	01/25/2024	510-810-423 Contract Services-ANALYTICAL	1023
7856	SILVER STATE ANALYTICAL LABORATORIES	RN306719	Monthly samples October	10/19/2023	176.00	01/25/2024	510-810-423 Contract Services-ANALYTICAL	1023

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title	GL Period
7856	SILVER STATE ANALYTICAL LABORATORIES	RN306778	quarterly hardness/tds October	10/23/2023	336.00	01/25/2024	510-810-423 Contract Services-ANALYTICAL	1023
7856	SILVER STATE ANALYTICAL LABORATORIES	RN307483	November monthly samples	11/08/2023	286.00	01/25/2024	510-810-423 Contract Services-ANALYTICAL	1123
7856	SILVER STATE ANALYTICAL LABORATORIES	RN307619	PS lab samples	11/15/2023	18.00	01/25/2024	510-840-423 Contract Services-ANALYTICAL	1123
7856	SILVER STATE ANALYTICAL LABORATORIES	RN308053	Monthly samples November	11/29/2023	264.00	01/25/2024	510-810-423 Contract Services-ANALYTICAL	1123
7856	SILVER STATE ANALYTICAL LABORATORIES	RN308622	Monthly samples December	12/07/2023	286.00	01/25/2024	510-810-423 Contract Services-ANALYTICAL	1223
7856	SILVER STATE ANALYTICAL LABORATORIES	RN308906	quarterly DBP samples December	12/13/2023	1,000.00	01/25/2024	510-810-423 Contract Services-ANALYTICAL	1223
7856	SILVER STATE ANALYTICAL LABORATORIES	RN308979	NDOT main shutdown samples	12/15/2023	66.00	01/25/2024	510-810-423 Contract Services-ANALYTICAL	1223
7856	SILVER STATE ANALYTICAL LABORATORIES	RN309046	NDOT main shutdown samples day 2	12/20/2023	66.00	01/25/2024	510-810-423 Contract Services-ANALYTICAL	1223
7856	SILVER STATE ANALYTICAL LABORATORIES	RN309691	West street samples	01/03/2024	198.00	01/25/2024	510-810-423 Contract Services-ANALYTICAL	124
7856	SILVER STATE ANALYTICAL LABORATORIES	RN309727	west street samples day 2	01/05/2024	66.00	01/25/2024	510-810-423 Contract Services-ANALYTICAL	124
7856	SILVER STATE ANALYTICAL LABORATORIES	RN309819	Monthly samples Jan	01/09/2024	286.00	01/25/2024	510-810-423 Contract Services-ANALYTICAL	124
7856	SILVER STATE ANALYTICAL LABORATORIES	RN309820	raw water samples Jan	01/09/2024	66.00	01/25/2024	510-810-423 Contract Services-ANALYTICAL	124
7856	SILVER STATE ANALYTICAL LABORATORIES	RN309868	WWTP Priority Pollutant Samples	01/10/2024	2,064.00	01/18/2024	520-810-423 Contract Services-ANALYTICAL	124
7856	SILVER STATE ANALYTICAL LABORATORIES	RN310124	pilot road main break	01/18/2024	176.00		510-810-423 Contract Services-ANALYTICAL	124
7856	SILVER STATE ANALYTICAL LABORATORIES	RN310125	pilot road main break	01/18/2024	88.00		510-810-423 Contract Services-ANALYTICAL	124
7856	SILVER STATE ANALYTICAL LABORATORIES	RN310126	January monthly samples	01/18/2024	264.00		510-810-423 Contract Services-ANALYTICAL	124
7856	SILVER STATE ANALYTICAL LABORATORIES	RN310153	Pilot road main break	01/18/2024	88.00		510-810-423 Contract Services-ANALYTICAL	124
7856	SILVER STATE ANALYTICAL LABORATORIES	RN310154	pilot road main break samples	01/18/2024	176.00		510-810-423 Contract Services-ANALYTICAL	124
7856	SILVER STATE ANALYTICAL LABORATORIES	RN310195	WWTP Influent & Effluent Samples	01/22/2024	502.00		520-810-423 Contract Services-ANALYTICAL	124
7856	SILVER STATE ANALYTICAL LABORATORIES	RN310196	WWTP Monitoring Well Samples	01/22/2024	665.00		520-810-423 Contract Services-ANALYTICAL	124
7856	SILVER STATE ANALYTICAL LABORATORIES	RN310419	PS lab samples	01/29/2024	18.00		510-840-423 Contract Services-ANALYTICAL	124
	Total 7856:				10,398.00			
SILVER STATE BARRICADE								
170	SILVER STATE BARRICADE	29619	light bar for w/d	01/12/2024	388.00	01/18/2024	510-810-610 Automotive Supplies	124
170	SILVER STATE BARRICADE	29666	signs	01/12/2024	2,787.66	01/18/2024	100-475-615 Supplies-Signs and Striping	124
170	SILVER STATE BARRICADE	29670	signs	01/12/2024	1,091.10	01/18/2024	100-475-615 Supplies-Signs and Striping	124
170	SILVER STATE BARRICADE	29887	signs	01/16/2024	1,404.52	01/18/2024	100-475-615 Supplies-Signs and Striping	124
	Total 170:				5,671.28			
SILVER STATE INTERNATIONAL TRUCKS								
265	SILVER STATE INTERNATIONAL TRUCKS	30132	rain pants and misc.	01/19/2024	1,085.22		100-475-616 Supplies-Safety	124
	Total 265:				1,085.22			
SMARTSIGN STORE								
8985	SMARTSIGN STORE	SMT-645926	Signs for green valley park	10/03/2023	49.26	01/25/2024	230-575-730 Improve other than Buildings	1023
	Total 8985:				49.26			
SOUTHERN TIRE MART LLC								
8964	SOUTHERN TIRE MART LLC	7590023883	snow tires for new sander truck	01/18/2024	1,929.60		100-475-430 Service-Repair and Maintenance	124

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title	GL Period
	Total 8964:				1,929.60			
SOUTHWEST GAS CORP								
204	SOUTHWEST GAS CORP	18971 JAN 24	910000818971 ACH	01/18/2024	30.24	02/06/2024	520-810-621 Natural Gas	124
204	SOUTHWEST GAS CORP	86744 JAN 24	910001086744 WTP	01/12/2024	8,532.38	01/31/2024	510-840-621 Natural Gas	124
	Total 204:				8,562.62			
STATE COLLECTION & DISB. UNIT (SCaDU)								
176	STATE COLLECTION & DISB. UNIT (SCaDU)	JAN 2024-1	CHILD SUPPORT	01/12/2024	324.46	01/12/2024	100-219900 OTHER PAYROLL PAYABLES	124
176	STATE COLLECTION & DISB. UNIT (SCaDU)	JAN 2024-2	CHILD SUPPORT	01/26/2024	324.46	01/25/2024	100-219900 OTHER PAYROLL PAYABLES	124
	Total 176:				648.92			
TAGGART & TAGGART LTD								
3275	TAGGART & TAGGART LTD	17530	Water Right Contract FY23/24 DEC 23	12/01/2023	9,738.23	01/18/2024	510-810-698 Water Rights Protection	1223
	Total 3275:				9,738.23			
THATCHER COMPANY, INC.								
8646	THATCHER COMPANY, INC.	2024400100217	chem delivery at well 14	01/16/2024	1,226.31		510-810-617 Supplies-Chemical	124
8646	THATCHER COMPANY, INC.	2024400100218	PS sodium hypochlorite	01/16/2024	8,552.60	01/18/2024	510-840-617 Chemicals	124
8646	THATCHER COMPANY, INC.	2024400100265	WWTP Chlorine	01/16/2024	4,141.00		520-810-617 Supplies-Chemical	124
	Total 8646:				13,919.91			
U S POSTAL SERVICE								
7344	U S POSTAL SERVICE	FEB 2024	PREPAID IN-HOUSE POSTAGE	01/18/2024	1,900.00	01/25/2024	510-810-550 Printing and Postage	124
7344	U S POSTAL SERVICE	FEB 2024	PREPAID IN-HOUSE POSTAGE	01/18/2024	1,900.00	01/25/2024	520-810-550 Printing and Postage	124
	Total 7344:				3,800.00			
USA BLUEBOOK								
464	USA BLUEBOOK	INV00252446	PS lab supplies	01/22/2024	641.54		510-840-614 Plant/Shop/Maint. Supplies	124
464	USA BLUEBOOK	INV00252452	PS office supplies	01/22/2024	57.90		510-840-601 Office Supplies	124
464	USA BLUEBOOK	INV00252715	PS office supplies	01/22/2024	57.90		510-840-601 Office Supplies	124
464	USA BLUEBOOK	SCN038327	PS credit for backordered items	01/23/2024	20.98-		510-840-430 Service-Repair and Maintenance	124
	Total 464:				736.36			
VERIZON WIRELESS								
8495	VERIZON WIRELESS	9953047496	WTP	01/01/2024	436.56	01/18/2024	510-840-530 Communications	124
8495	VERIZON WIRELESS	9953047496	Council	01/01/2024	167.07	01/18/2024	100-412-530 Communications (Internet,Cell)	124

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title	GL Period
8495	VERIZON WIRELESS	9953047496	IT	01/01/2024	56.04	01/18/2024	100-418-530 Communications (Internet,Cell)	124
8495	VERIZON WIRELESS	9953047496	WW Router	01/01/2024	91.90	01/18/2024	520-810-530 Communications	124
8495	VERIZON WIRELESS	9953047496	CMO	01/01/2024	56.04	01/18/2024	100-413-530 Communications (Internet,Cell)	124
8495	VERIZON WIRELESS	9953047496	City Hall/Facilities	01/01/2024	644.17	01/18/2024	100-417-530 Communications (Internet,Cell)	124
8495	VERIZON WIRELESS	9953047496	WW	01/01/2024	348.87	01/18/2024	520-810-530 Communications	124
8495	VERIZON WIRELESS	9953047496	CAO	01/01/2024	140.03	01/18/2024	100-414-530 Communications (Internet,Cell)	124
8495	VERIZON WIRELESS	9953047496	Water Dist	01/01/2024	254.52	01/18/2024	510-810-530 Communications	124
8495	VERIZON WIRELESS	9953047496	Bldg & Safety	01/01/2024	333.25	01/18/2024	100-417-530 Communications (Internet,Cell)	124
8495	VERIZON WIRELESS	9953047496	FMC	01/01/2024	56.04	01/18/2024	100-425-530 Communications (Internet,Cell)	124
8495	VERIZON WIRELESS	9953141707	52267 Dec 2-Jan 01 24	01/24/2024	40.01	01/18/2024	520-810-530 Communications	124
	Total 8495:				2,624.50			
VOYA FINANCIAL								
8591	VOYA FINANCIAL	JAN 2024-1	ROTH IRA	01/12/2024	210.00	01/12/2024	100-215000 457 PAYABLE	124
8591	VOYA FINANCIAL	JAN 2024-1	DEFERRED COMPENSATION, 457	01/12/2024	2,532.50	01/12/2024	100-215000 457 PAYABLE	124
8591	VOYA FINANCIAL	JAN 2024-2	ROTH IRA	01/26/2024	210.00	01/26/2024	100-215000 457 PAYABLE	124
8591	VOYA FINANCIAL	JAN 2024-2	DEFERRED COMPENSATION, 457	01/26/2024	2,532.50	01/26/2024	100-215000 457 PAYABLE	124
	Total 8591:				5,485.00			
WESTERN NEVADA SUPPLY CO.								
195	WESTERN NEVADA SUPPLY CO.	11093262	PS PVC parts	01/18/2024	202.64		510-840-430 Service-Repair and Maintenance	124
195	WESTERN NEVADA SUPPLY CO.	11094366	bin stock	01/12/2024	3,550.72	01/18/2024	510-810-613 Supplies-Meter Service	124
195	WESTERN NEVADA SUPPLY CO.	19817412-2	bin stock	01/12/2024	452.68	01/18/2024	510-810-613 Supplies-Meter Service	124
195	WESTERN NEVADA SUPPLY CO.	19931411-1	bin stock	01/12/2024	406.46	01/18/2024	510-810-613 Supplies-Meter Service	124
	Total 195:				4,612.50			
WOOD RODGERS, INC.								
2454	WOOD RODGERS, INC.	176136	Main St. Downtown Revit NOV 23	11/30/2023	2,477.50	01/18/2024	220-480-684 Main Street Beautification	1123
2454	WOOD RODGERS, INC.	176437	Federal Lands Conv Contract NOV 23	11/30/2023	5,180.00	01/18/2024	100-413-322 Prof Serv-Other	1123
2454	WOOD RODGERS, INC.	177287	Federal Lands Conv Contract DEC23	12/31/2023	1,471.25	01/18/2024	100-413-322 Prof Serv-Other	1223
	Total 2454:				9,128.75			
XPRESS BILL PAY LLC								
2468	XPRESS BILL PAY LLC	12/2023	CREDIT CARD PROCESSING FEES- SEWER	12/31/2023	1,759.86	12/31/2023	520-810-609 Credit Card Fees	1223
2468	XPRESS BILL PAY LLC	12/2023	CREDIT CARD PROCESSING FEES- WATER	12/31/2023	1,759.87	12/31/2023	510-810-609 Credit Card Fees	1223
	Total 2468:				3,519.73			
YESCO, LLC								
6806	YESCO, LLC	INY-0481697	Credit for Lost sign	02/01/2024	.00		225-575-320 PROFESSIONAL SERVICES	224

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title	GL Period
Total 6806:					.00			
Grand Totals:					1,266,116.26			

Dated: _____

Mayor: _____

City Treasurer: _____

Report Criteria:

Detail report.

Invoice detail records above $0 included.

Paid and unpaid invoices included.

Vendor.Vendor Number = {<>} 2201

Strategic Planning Work Session
City Council
Thursday, December 14, 2023

1. INTRODUCTORY ITEMS:

1.1. Pledge of Allegiance

1.2. Roll Call

Present: Mayor Neal E. McIntyre, Councilman Ryan Hanan, Councilwoman Felicity Zoberski, Councilman Stan Lau, Councilman Albert Torres, Councilwoman Fran McKay, City Manager Benjamin Marchant, Deputy City Manager Lydia Altick, City Attorney Aaron Mouritsen, City Clerk Kim Swanson, Deputy Finance Director Jennie Carrick, Building Official Charity Birkel. Planning Director Michele Rambo, PW Director Barry Wiliams, City Engineer Derek Starkey, Human Resource Director Mitzi Carter.

1.3. Public Forum

There was none.

1.4. (For Possible Action) Approval of Agenda

Motion: I MOVE TO APPROVE THE AGENDA. **Action:** Approved. **Moved by:** Councilman Ryan Hanan, **Seconded by:** Councilwoman Felicity Zoberski. **Vote:** Passed, **Summary:** Yes 5, **Yes:** Councilman Hanan, Councilwoman Zoberski, Councilman Lau, Councilman Torres, Councilwoman McKay.

2. INTRODUCTIONS AND EXPECTATIONS:

2.1. Team insights exercise - DISC and trust

Jennifer Baker conducted training on the DISC Personality Test.

3. STRATEGIC PLANNING WORK SESSION:

3.1. <u>Departments</u>

Public Works:
- **Streets**
- **Parks**
- **Facilities (City Hall, Depot, DPW Maintenance Garage, Chamber of Commerce building)**
- **Vector**
- **Wastewater**
- **Water**

Engineering
Planning
Building
Finance
City Clerk
City Attorney
Human resources - Wage & Compensation Study findings

City Manager:

2021-2026 Strategic Plan - review
New considerations

City Council:
Priorities assessment
Budget priorities for FY 2024-2025
Aspirations and expectations for improvements

Department Heads presented their Strategic Plans including personnel and equipment needs for the next 5 years. HR Director Mitzi Carter presented the Class and Compensation Study.

4. **ADDRESS REQUEST(S) FOR FUTURE AGENDA ITEMS:**
City Council directed staff to look into Impact Fees and Special Assessments Districts.

5. **PUBLIC FORUM:**
There was none.

6. **ADJOURNMENT:**

There being no further business to come before it, the Fernley City Council Strategic Planning Work Session adjourned at 4:43 pm.

Approved by the Fernley City Council on February 7, 2024, by a vote of:

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

_____ _____
Mayor Neal E. McIntyre ATEST: City Clerk Kim Swanson

MINUTES OF THE
FERNLEY CITY COUNCIL MEETING
JANUARY 17, 2024

1. INTRODUCTORY ITEMS

1.1. Pledge of Allegiance

1.2. Roll Call

Present: Mayor Neal E McIntyre, Councilman Ryan Hanan, Councilwoman Felicity Zoberski, Councilman Stan Lau, Councilman Albert Torres, Councilwoman Fran McKay, City Manager Benjamin Marchant, City Attorney Aaron Mouritsen, City Clerk Kim Swanson, Administrative Specialist I Sandy Harris, Deputy Finance Director Jennie Carrick, Building Official Charity Birkel, Planning Director Michele Rambo, Senior Planner Shay League, PW Director Barry Williams, Deputy PD Director Olivia John, City Engineer Derek Starkey.

1.3. Public Forum

Tammy Dittman, Fernley resident, stated that she attended the Public Visioning Open House at the Senior Center on January 16, 2024, and it was very good, but she has a concern that nothing will happen with the citizens' input. She would like to have a No Air Brakes, No Jake Brakes sign going from Silver Springs on 95A to Southwest Meadows.

1.4. (For Possible Action) Approval of Agenda

Motion: I MOVE TO APPROVE THE AGENDA. **Action:** Motion Pulled. **Moved by**: Councilman Stan Lau, **Seconded by:** Councilman Ryan Hanan.

Motion: I MOVE TO APPROVE THE AGENDA AND PULL ITEM 5.2. **Action:** Approved. **Moved by:** Councilman Stan Lau, **Seconded by:** Councilman Ryan Hanan**. Vote:** Passed, **Summary:** Yes 5. **Yes:** Councilwoman Zoberski, Councilman Lau, Councilman Torres, Councilwoman McKay, Councilman Hanan.

2. CONSENT AGENDA

2.1. (Possible Action) Approval of Voucher Report

2.2. (Possible Action) Approval of Minutes

2.3. (Possible Approval) Approval of Business Licenses

Kim Swanson read the new business licenses.

2.4. Possible action to authorize the execution of the water rights banking and dedication agreement with Joanne Kuylen Stursa and Gleen Stursa, APN 021-303-57 TCID serial number 1058-1-1-A in the amount of 4.96 acre-feet.

2.5. Possible action to authorize the execution of the water rights banking and dedication agreement with Joanne Kuylen Stursa and Gleen Stursa, APN 021-303-56 TCID serial number 1058-1-1-C in the amount of 4.815 acre-feet.

2.6. Possible action to authorize the execution of the water rights banking and dedication agreement with John Edwin Picetti and Sherry Kim Picetti, APN 021-291-01 TCID serial number 1051-2 in the amount of 14.175 acre-feet.

2.7. Possible action to authorize the execution of the water rights banking and dedication agreement with John Edwin Picetti and Sherry Kim Picetti, APN 020-417-06 TCID serial number 1019-C-C-C in the amount of .14 acre-feet.

2.8. Possible action to approve a contract with the Nevada Department of Transportation for the reimbursement of construction costs required to relocate an existing water main within the NDOT 3935 I740 Bridge project.

2.9. Possible action to approve a contract with Construction Materials Engineers, CME, in an amount not to exceed $169,690.00 for special inspection and testing services for the Community Response and Resource Center Phase I.

2.10. Possible Action to accept the public improvements including roadway, water, storm drain and sewer infrastructure for The Meadows at Inglewood – "Connector Road" project.

2.11. Possible action to approve amendment A to the TSK Architects contract for the Community Response and Resource Center for an amount not to exceed $63,455 for additional engineering design services.

2.12. Possible action to approve the Mayor's appointment of Robert C Flores to the Fernley Planning Commission for a 4-year term expiring December 31, 2028.

2.13. Possible action to approve the Mayor's reappointment of Jennie McCullar to the Fernley Planning Commission for a 4-year term expiring December 31, 2028.

Motion: I MOVE TO APPROVE THE CONSENT AGENDA AS PRESENTED. **Action:** Approved. **Moved by:** Councilman Ryan Hanan, **Seconded by**: Councilman Stan Lau. **Vote:** Passed, **Summary**: Yes 5. **Yes:** Councilwoman Zoberski, Councilman Lau, Councilman Torres, Councilwoman McKay, Councilman Hanan.

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

Chief Deputy Mitch Brantingham, Lyon County Sheriff's Department, went over the Sheriff's Department Annual Report for 2023. It will be available to the public through the County Commission as well as the Sheriff's office social media outlets, or they can contact the Sheriff's Department directly for the report. All the budgeting for the Sheriff's department runs through the Comptroller's office, and they have a full audited report of the department's accounts.

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

Benjamin Marchant, City Manager, thanked PW Director Barry Williams and his staff for the work during the storm. He also recognized Michele Rambo, Planning Director, and the staff for the great work on the Public Visioning Open House.

Mayor Neal E. McIntyre stated that the input collected at the Public Visioning Open House will be put in a plan. It gives the citizens input on what they want to see because, ultimately, this is their town.

4. PROCLAMATIONS BY THE MAYOR

Mayor Neal E. McIntyre proclaimed January 2024 as National Radon Month.

5. PRESENTATIONS

5.1. Presentation, discussion and possible action to approve the Annual Comprehensive Financial Report for the year ended June 30, 2023. Presentation by Hinton Burdick, CPAs and Advisors.

Jennifer Frank, Hinton Burdick, CPAs and Advisors, presented the Annual Comprehensive Financial Report for the year ended June 30, 2023, via Zoom. The Independent Auditors Report reported an unmodified or "clean opinion" for the fiscal year 2022/2023. The Report on Compliance and on Internal

Control over Financial Reporting reported no material weaknesses or significant deficiencies. The Report on State Compliance reported no findings.

Motion: I MOVE TO ACCEPT THE REPORT AS STATED**. Action:** Approved. **Moved by**: Councilman Albert Torres, **Seconded by:** Councilman Stan Lau. **Vote**: Passed, **Summary:** Yes 5. **Yes:** Councilwoman Zoberski, Councilman Lau, Councilman Torres, Councilwoman McKay, Councilman Hanan

5.2. Presentation by (Tracy) Jocelyn Runnels, Rural Community Navigator with Nevada Volunteers presenting an AmeriCorps VISTA outreach and resource-sharing strategy to build capacity across Nevada

This item pulled.

6. STAFF REPORTS

6.1. (For Possible Action) Consideration and possible action to conditionally approve TSM 22002, a Tentative Subdivision Map submitted by Mark IV Capital for multiple parcels totaling approximately 2,174 acres generally located south of Interstate 80, east of Nevada Pacific Parkway, and north of US 50A.

Shay League, Senior Planner, presented. Mark IV Capital is going through the approval process for multiple applications to develop Phase I of the Victory Logistics District, an industrial development proposed for the east side of Fernley consisting of APNs 021-201-01 and -16; 021-211-02, -03, -04, and -06; 021-242-11 and -17; 021-251-25; 021-261-43 and -44. A Planned Development and associated handbook have previously been approved by the City Council and a Development Agreement is currently being negotiated. At the Planning Commission meeting in December, thy voted to recommend approval of this Tentative Subdivision Map to the City Council.

Dave Snelgrove, representative for Victory Logistics, gave a brief presentation and recap of the project.

Motion: I MOVE TO APPROVE TSM 22002 AS PRESENTED BY STAFF, BASED ON THE FINDINGS AND CONDITIONS OF APPROVAL OUTLINED IN THE STAFF REPORT. **Action:** Approved. **Moved by:** Councilman Albert Torres, **Seconded by:** Councilwoman Fran McKay. **Vote:** Passed, **Summary**: Yes 5. **Yes:** Councilwoman Zoberski, Councilman Lau, Councilman Torres, Councilwoman McKay, Councilman Hanan.

6.2. Possible action to confirm the mayor's appointment of Robert Carson as City Treasurer/Finance Director, pursuant to NRS 266.405, and approval of a compensation package.

Mayor Neal E. McIntyre introduced Robert Carson as City Treasurer/Finance Director.

Motion: I MOVE TO CONFIRM THE MAYOR'S APPOINTMENT OF ROBERT CARSON AS CITY TREASURER/FINANCE DIRECTOR AND APPROVAL OF THE COMPENSATION PACKAGE. **Action:** Approved. **Moved by**: Councilwoman Felicity Zoberski, **Seconded by**: Councilman Ryan Hanan. **Vote**: Passed, **Summary**: Yes 5. **Yes:** Councilwoman Zoberski, Councilman Lau, Councilman Torres, Councilwoman McKay, Councilman Hanan.

6.3. Possible action to approve the FY 2024/2025 Budget Calendar.

Motion: I MOVE TO APPROVE THE CALENDAR AS PRESENTED. **Action**: Approved. **Moved by:** Councilman Ryan Hanan, **Seconded by:** Councilman Stan Lau. **Vote:** Passed**, Summary**: Yes 5**. Yes:** Councilwoman Zoberski, Councilman Lau, Councilman Torres, Councilwoman McKay, Councilman Hanan.

7. RESOLUTIONS

7.1. Discussion and possible action to approve resolution 24-001 to accept the public improvements including roadway, water, and sewer infrastructure for the Donner Trails 12B subdivision.

Derek Starkey, City Engineer, presented. Staff is seeking Council approval of a resolution to accept the roadways and utility infrastructure for the Donner Trails 12B Subdivision. The improvements were completed and are currently under a one-year warranty period. NRS 278.390 requires the local planning commission or the governing body to accept roadway right of way improvements by resolution.

Motion: I MOVE TO APPROVE RESOLUTION 24-001 TO ACCEPT THE PUBLIC IMPROVEMENTS INCLUDING ROADWAY, WATER AND SEWER INFRASTRUCTURE FOR DONNER TRAILS 12B. **Action:** Approved. **Moved by**: Councilman Albert Torres, **Seconded by:** Councilwoman Fran McKay**. Vote**: Passed, **Summary:** Yes 5. **Yes:** Councilwoman Zoberski, Councilman Lau, Councilman Torres, Councilwoman McKay, Councilman Hanan.

7.2. Discussion and possible action to approve resolution #24-002 to accept the public improvements including roadway, water, sewer, and storm drain infrastructure for the Friendly Five Village 1 subdivision.

Derek Starkey, City Engineer, presented. Staff is seeking Council approval of a resolution to accept the roadways and utility infrastructure for the Friendly 5 Village 1 Subdivision. The improvements were completed and are currently under a one-year warranty period. NRS 278.390 requires the local planning commission or the governing body to accept roadway right of way improvements by resolution.

Motion: I MOVE TO APPROVE RESOLUTION 24-002 TO ACCEPT THE PUBLIC IMPROVEMENTS INCLUDING ROADWAY, WATER, STORM DRAIN AND SEWER INFRASTRUCTURE FOR FRIENDLY 5 VILLAGE 1 SUBDIVISION**. Action:** Approved. **Moved by:** Councilwoman Fran McKay, **Seconded by:** Councilman Ryan Hanan. **Vote:** Passed, **Summary:** Yes 5. **Yes:** Councilwoman Zoberski, Councilman Lau, Councilman Torres, Councilwoman McKay, Councilman Hanan.

7.3. Discussion and possible action to approve resolution 24-003 to accept the public improvements including roadway, water, storm drain and sewer infrastructure for the Cook Ranch Phase 3 subdivision.

Derek Starkey, City Engineer, presented. Staff is seeking Council approval of a resolution to accept the roadways and utility infrastructure for the Cook Ranch PH 3 Subdivision. The improvements were completed and are currently under a one-year warranty period. NRS 278.390 requires the local planning commission or the governing body to accept roadway right of way improvements by resolution.

Motion: I MOVE TO APPROVE RESOLUTION 24-003 TO ACCEPT THE PUBLIC IMPROVEMENTS INCLUDING ROADWAY, WATER, STORM DRAIN AND SEWER

INFRASTRUCTURE FOR COOK RANCH PH 3. **Action:** Approved**. Moved by**: Councilman Ryan Hanan, **Seconded by:** Councilman Albert Torres. **Vote**: Passed, **Summary**: Yes 5. **Yes:** Councilwoman Zoberski, Councilman Lau, Councilman Torres, Councilwoman McKay, Councilman Hanan.

8. PUBLIC HEARINGS

8.1. (For possible action) Consideration of a type I vacation request (T1V23002) and associated order of abandonment by Phelps Engineering Services on behalf of Richard Jackson to abandon the right-of-way known as "Hartsock Avenue", located at approximately 590 West Main Street (APN: 021-171-02).

Shay League, Senior Planner, presented due to a previous mapping anomaly, a portion of the intended "Hartsock Avenue" is perceived as possibly being a public right-of-way. The developer is requesting we abandon this right-of-way, so they may develop this and the neighboring parcel.

Public input - none

Motion: I MOVE TO ADOPT FINDING T1V(1) AND APPROVE THE TYPE 1 VACATION REQUEST AND ORDER OF ABANDONMENT ASSOCIATED WITH T1V23002. **Action:** Approved**. Moved by:** Councilwoman Felicity Zoberski, **Seconded by**: Councilman Ryan Hanan. **Vote:** Passed. **Summary**: Yes 5. **Yes:** Councilman Ryan Hanan, Councilwoman Felicity Zoberski, Councilman Stan Lau, Councilman Albert Torres, Councilwoman Fran McKay.

9. ITEMS REQUESTED BY MAYOR OR CITY COUNCIL MEMBERS

Mayor Neal E. McIntyre introduced Robert Flores, the new member of the Planning Commission.

9.1. Possible action to request a future agenda item to discuss the need for a nuisance ordinance. (Councilman Hanan)

Councilman Ryan Hanan would like to have code enforcement do a presentation of what a nuisance ordinance is. If we do need one and explain the pros and cons and any other things regarding this.

Charity Birkel, Building Official, stated the process has started in reaching out to staff members to gather information. She will bring forward the 2024 code book around August and that might be a good time to start looking at them one at a time. There are a lot in the administrative chapters of the code books that they want to adopt to suit their needs.

Councilman Albert Torres questioned whether we need a new nuisance ordinance or do a review of the codes and revise the ones as needed.

Aaron Mouritsen, City Attorney, stated that the last comprehensive review of the codes was in 2014 or 2015 by Taggart & Taggart.

Felicity stated that she would like to see drafting from what we already have and redefining it.

Motion: I MOVE TO HAVE STAFF ADDRESS THE CURRENT CODE AND SEE WHAT WE NEED TO BRING IT UP TO DATE, IT NEEDS TO BE REVIEWED AND BRING THOSE RECOMMENDATIONS TO THE COUNCIL. **Action:** Approved. **Moved by**: Councilman Albert

Torres, **Seconded by:** Councilman Ryan Hanan. **Vote:** Passed, **Summary:** Yes 5**. Yes:** Councilwoman Zoberski, Councilman Lau, Councilman Torres, Councilwoman McKay, Councilman Hanan.

10. ADDRESS REQUEST(S) FOR FUTURE AGENDA ITEMS

Councilman Stan Lau requested to have staff look into the taking over of the Lyon County swimming pool into the City of Fernley. Would also like to see about getting the Lyon County Sheriff's Dept a dog. Deputy Chief Mitch Brantingham stated that the department is in the process of getting a dog for drug detection and firearms dog. The cost of the dog was $12,000.00 and the training $6,500.00.

11. PUBLIC FORUM

Tammy Dittman, a Fernley resident, stated that with the nuisance ordinance she recommends that the council look back in the files and see what happened on one of them.

12. ADJOURNMENT

There being no further business to come before it, the Fernley City Council meeting adjourned at 6:35 pm.

Approved by the Fernley City Council on February 7, 2024, by a vote of:

AYES _____ NAYS:_____ ABSTENTIONS:_____ ABSENT:_____

_____ _____

Mayor Neal E. McIntyre ATTEST: City Clerk Kim Swanson

Report Criteria:
License.Status = "Active"
Business.Origination date = 1/10/2024-01/31/2024

Business Name	Name	Location	Location City	Location State	Location Zip	Business Tel	Description	Occupation
Terra Firma Construction Inc	Sean L Dinan	3928 Snow Valley Dr	Reno	NV	89508	775-677-1008	Contractor	Gen Building/Eng Contractor #
Linebarger Electric LLC	Tyler and Brandee Li	1412 Red Bluff Way	Fernley	NV	89408	775-530-2664	Contractor	Electrical Contractor #91547
SusanWordPMHNPTelepsychiatry	Susan Word	1741 Olive Branch Ct	Fernley	NV	89408	415-990-0913	Medical Office or Service	Telepsychiatric medicine from
Vision Services LLC	Ryan Busch / Mason	142 Country Ranch Rd.	Fernley	NV	89408	775-217-2778	Automotive Sales/Parts/S	Mobile mechanic, home office
Dave's Hand Crafts	Dave Yohey	554 Saddle Horn Way	Fernley	NV	89408	775-741-1493	Hobby/Crafter, Sewing, J	Crafter: metal art
MS Plumbing LLC	Michael J. Salazar	1677 Catherine Way	Reno	NV	89523	775-276-2132	Contractor	Plumbing Contractor #87730
Redline Technical Services, LLC	James&Ashley Hump	5595 Tarzyn Rd	Fallon	NV	89406	775-232-2438	Contractor	Electrical Contractor #91278
Fence It LLC	William Barker	2226 Westfield Ave	Reno	NV	89509	775-512-9494	Contractor	Fencing & Playgrounds Contra
Purple Pine LLC	Donal Minihan	360 Jill Ct / 380 Jill Ct	Fernley	NV	89408	775-800-3809	Residential Dwelling Rent	Residential Rentals: multi-famil
Nvision Landscaping	Spencer Bell	3636 Mayberry Drive #101	Reno	NV	89509	775-313-3432	Contractor	Landscaping Contractor #7599
Vargas & Sons Plubming LLC	Fabian Vargas	1000 Bible Way Ste 48	Reno	NV	89502	775-527-6566	Contractor	Plumbing Contractor #90512
Big Iron Inc	Michael Butner & Re	425 Western Rd #108	Reno	NV	89506	775-223-2147	Contractor	Steel/Carpentry/Gas & Ind Pip

Grand Totals:
12

Report Criteria:
License.Status = "Active"
Business.Origination date = 1/10/2024-01/31/2024

CITY OF FERNLEY

City Council
AGENDA REPORT

Meeting Date: February 7, 2024

REPORT TO:	Mayor and City Council
REPORT FROM:	**Shay League**

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

ACTION REQUESTED: Receive/File

AGENDA ITEM:

Consideration, Initiation, and First Reading for Bill #343, an Ordinance for the Annexation (ANX23001) of certain lands to the City of Fernley; lands more specifically described as Assessor Parcel Number 021-581-07, on a site approximately 155.6 acres owned by Garden on Green Bay LLC, located north of the Interstate 80/Exit 50 interchange; into the incorporated city limits, pursuant to NRS 268.670 (Contiguous Voluntary Annexations); and other matters related thereto.

AGENDA ITEM BRIEF:

On November 15, 2023 the City Council adopted Resolution #23-015 stating the intent to annex the subject property from Lyon County. That Resolution was sent to Lyon County for their review and comment. Ultimately, Lyon County decided not to take any formal action on the proposed annexation and gave the City of Fernley permission to proceed with final approval. Proposed Bill #343 is the next step in the annexation process.

RECOMMENDED MOTION:

N/A

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 2020, Esplanade Investments LLC and Gardens on Green Bay LLC purchased this parcel with the intention of developing Nevada Parkway Industrial Center. The parcel is currently vacant and surrounded by similarly vacant parcels, but abuts land undergoing the development process as part of the Victory Logistics project. Completion of the Victory Logistics project will extend the City of Fernley's industrial core northward towards this parcel.

FINDINGS:

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

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

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

The subject parcel and surrounding parcels are currently vacant. The nearest land uses are industrial in nature. This area is designated as being in the North Fernley Future Development Area in the City of Fernley Comprehensive Plan.

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

Because the subject parcel is within the North Fernley Future Development Area, Staff recommends it not be allowed to develop if annexed until the North Fernley Area Plan is complete. This will allow for a better determination regarding how to address the need for organized community services, etc. in the area.

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

The proposed annexation is expected to eventually have a positive impact on the mutual social and economic interests of City of Fernley and Lyon County. As it currently exists, the parcel is in an outlying portion of Lyon County that cannot serve an industrial facility with the types of utilities needed. If annexed to City of Fernley, and planned for adequately during the area plan process, staff believes this parcel may be developed to the mutual economic benefit of Lyon County and City of Fernley.

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

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

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

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

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

This parcel is currently designated by the Lyon County Comprehensive Master Plan as a cooperative planning area. The county expects this parcel to be developed by (or with the input of) City of Fernley. The City of Fernley Comprehensive Master Plan currently designates this parcel as General Rural, and as part of the North Fernley Future Development Area. Staff's recommendation is that City of Fernley keep our General Rural land use

designation and convert the zoning from Lyon County's RR5 to our GR20 if the parcel is annexed. The GR20 is expected to be a placeholder zoning designation until the area plan process indicates a preferred land use.

AX2. The request conforms to the findings established for annexation:
Location of the property to be considered for annexation
The parcel is contiguous to current City of Fernley boundaries.

The logical extension of City limits
Because this parcel is contiguous, and because we are looking toward future development near this area, this could be considered a logical extension of City limits.

The need for expansion to accommodate planned regional growth
Though the area plan is not yet complete, this area is primed for development of an extensive industrial area. This parcel hopes to develop in the same manor and it would be much easier for the developer to succeed in their endeavor if the parcel were a part of City of Fernley rather than Lyon County.

The location of existing and planned water and sewer service
It would be inefficient for Lyon County to provide water and sewer service to this parcel. While it would currently also be inefficient for City of Fernley to provide these services, we hope to address that through the area plan process.

Community goals that would be met by the proposed annexation
The applicant's response to community goals that would be met by the proposed annexation may be found in the attached "Applicant Narrative". Staff was unable to identify any of our 214 goals and action strategies that apply specifically to this project. There are some action strategies that we apply to our development application process in general; however, this project does not appear to directly support any of them.

The efficient and cost-effective provision of service areas and capital facilities
City of Fernley does not yet know the best manner to provide efficient and cost-effective services to this area; however, we are currently working on an area plan to address that question.

Fiscal analysis regarding the proposed annexation
The submitted fiscal impact analysis is attached to this report for your consideration. It reports that City of Fernley should expect this project to generate a $1.9 revenue surplus over a 20-year analysis period and a $3 million revenue surplus over the 40-year analysis period for the General Fund. Much of the revenue in the report appears to be attributed to our building and planning fees.

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

Whether the annexation creates any islands
This annexation would not create any islands.

Any other factors concerning the proposed annexation deemed appropriate for consideration by the City Council
Staff has not identified any additional factors to consider, but is happy to provide information regarding any factors that Planning Commission or Council deem appropriate for consideration.

AX3. The property requested to be annexed conforms to the master plan.
If City of Fernley converts Lyon County's RR5 zone to GR20 through the annexation process, the property will

conform with our master planned land use of General Rural. Staff prefers, and our code supports, preventing development on this parcel (if annexed) until the area plan process determines whether a new master planned land use will be more appropriate for this parcel than the current one. Given the parcel's location along the I-80 corridor, it's likely our area plan process will determine that a more intensive use (such as Commercial or Industrial) is appropriate; however, staff would like to ensure that we conduct our due diligence before approving any sort of development in the North Fernley Future Development area.

AX4. Public notice was given, and a public hearing held per the requirements of the development code.
Staff certifies that public notice was given in compliance with Nevada Revised Statutes and Title 32 of Fernley Municipal Code; the applicant's parcel is the only parcel proposed for annexation and advertisements for the two public hearings appeared in the Reno Gazette Journal on September 24, 2023 and October 15, 2023. In addition to the minimum requirements, Planning Department also mailed notice letters to parcels within 1.3 miles of the property boundary to ensure notice of 30 individual property owners that are not public agencies. Public hearings were held at Planning Commission on October 11, 2023 at City Council during the November 15, 2023 meeting. The 2nd Reading of Bill #343 will also require a public hearing at a future City Council meeting.

RELEVANT LAWS, STATUTES, AND REGULATIONS:

General
Nevada Revised Statutes (NRS), Chapter 268 - Powers and Duties Common to Cities and Towns
Fernley Municipal Code (FMC), Title 32 - Development Code

Specific
NRS 268.610 - 268.671 - Annexation by Cities in Other Counties
FMC Section 32.03.040(a) - Annexation

Note
This list and links for relevant laws, statutes, and regulations is intended for convenient reference and is not all-inclusive.

FINANCIAL IMPLICATIONS:

N/A

ATTACHMENTS:

1. Bill # 343 with Exhibits
2. Vicinity Map
3. Applicant Narrative
4. Fiscal Impact Analysis

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

BILL #343
CITY OF FERNLEY
ORDINANCE # _____

AN ORDINANCE FOR THE ANNEXATION (ANX23001) OF CERTAIN LANDS TO THE CITY OF FERNLEY; LANDS MORE SPECIFICALLY DESCRIBED AS ASSESSOR PARCEL NUMBER 021-581-07, ON A SITE APPROXIMATELY 155.6 ACRES OWNED BY GARDEN ON GREEN BAY LLC, LOCATED NORTH OF THE INTERSTATE 80/EXIT 50 INTERCHANGE; INTO THE INCORPORATED CITY LIMITS, PURSUANT TO NRS 268.670 CONTIGUOUS VOLUNTARY ANNEXATIONS; AND OTHER MATTERS PROPERLY RELATED THERETO.

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

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

SECTION 2: Upon annexation, the zoning shall convert from the Lyon County zoning of RR5 (Single-Family Residential) to a City of Fernley zoning of GR20 (General Rural-20 Acre Minimum).

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

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

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

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

SECTION 7: If any subsection, phrase, sentence or portion of this section is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions.

SECTION 8: The City Council finds that this ordinance is not likely to impose a direct and significant economic burden upon a business or directly restrict the formation, operation or expansion of a business, or is otherwise exempt from Nevada Revised Statutes Chapter 237.

BILL #343 BEING HEREBY PROPOSED on the _7th___ day of _February_ 2024.

BILL #343 BEING HEREBY PASSED, APPROVED and ADOPTED this ____ day of _____ 2024, by the following vote of the Council:

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

FERNLEY CITY COUNCIL

By: _____ Date: _____
Neal E. McIntyre, Mayor

Attest By: _____ Date: _____
Kim Swanson, City Clerk

EXHIBIT A

LEGAL DESCRIPTION

APN 021-581-07

Parcel 2 as shown on Map of Division into Large Parcels, for Johnson et al, Land Map No. 128, according to the map thereof, filed in the office of the County Recorder of Washoe County, State of Nevada, on July 25, 1990, as File No. 1415467, Official Records.

Pursuant to Assembly Bill No. A.B. 440, on October 1, 2005, said land is now located in Lyon County, State of Nevada.

APN: 021-581-07

Description Prepared By:

Ryan G. Cook, PLS 15224

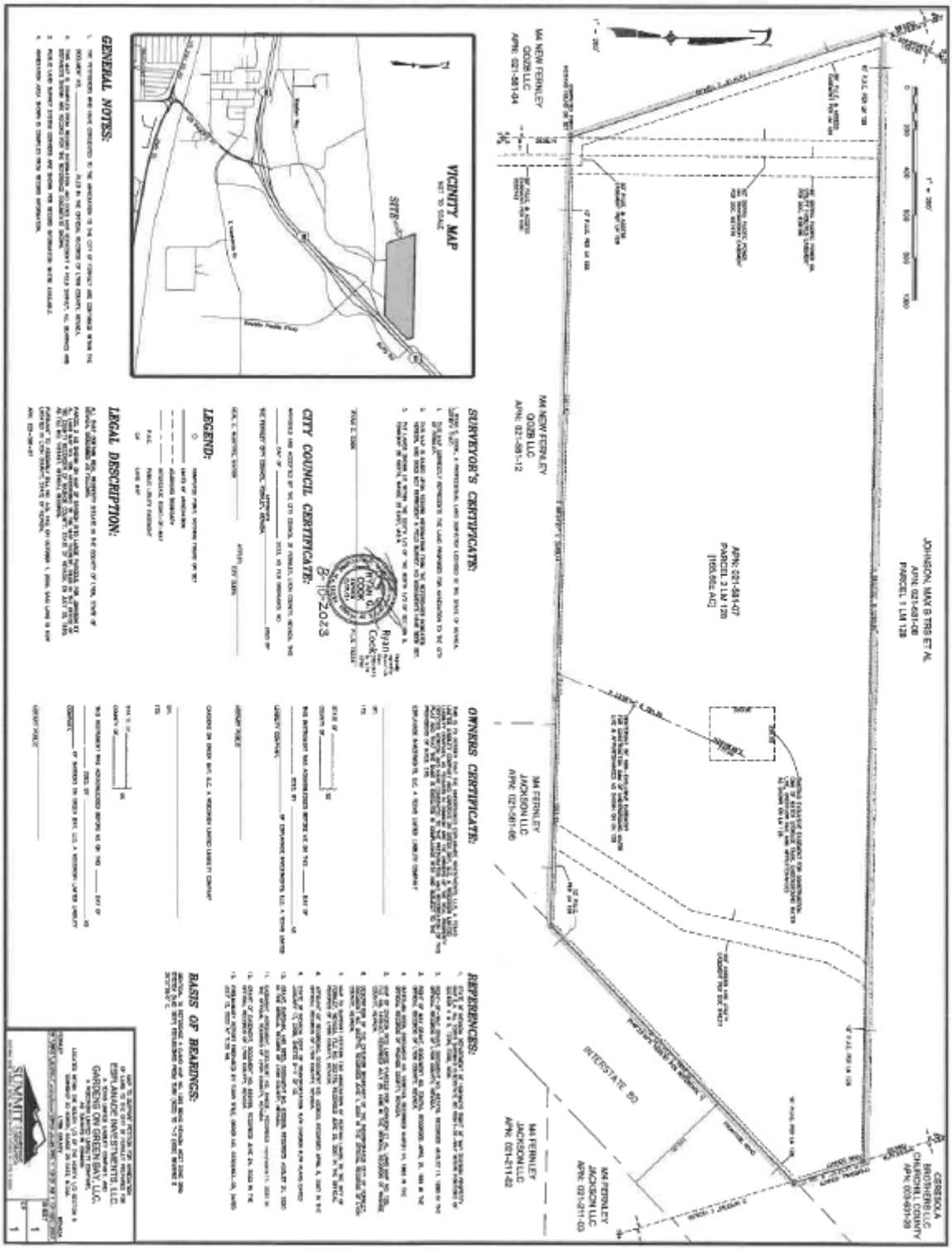
Summit Engineering Corporation

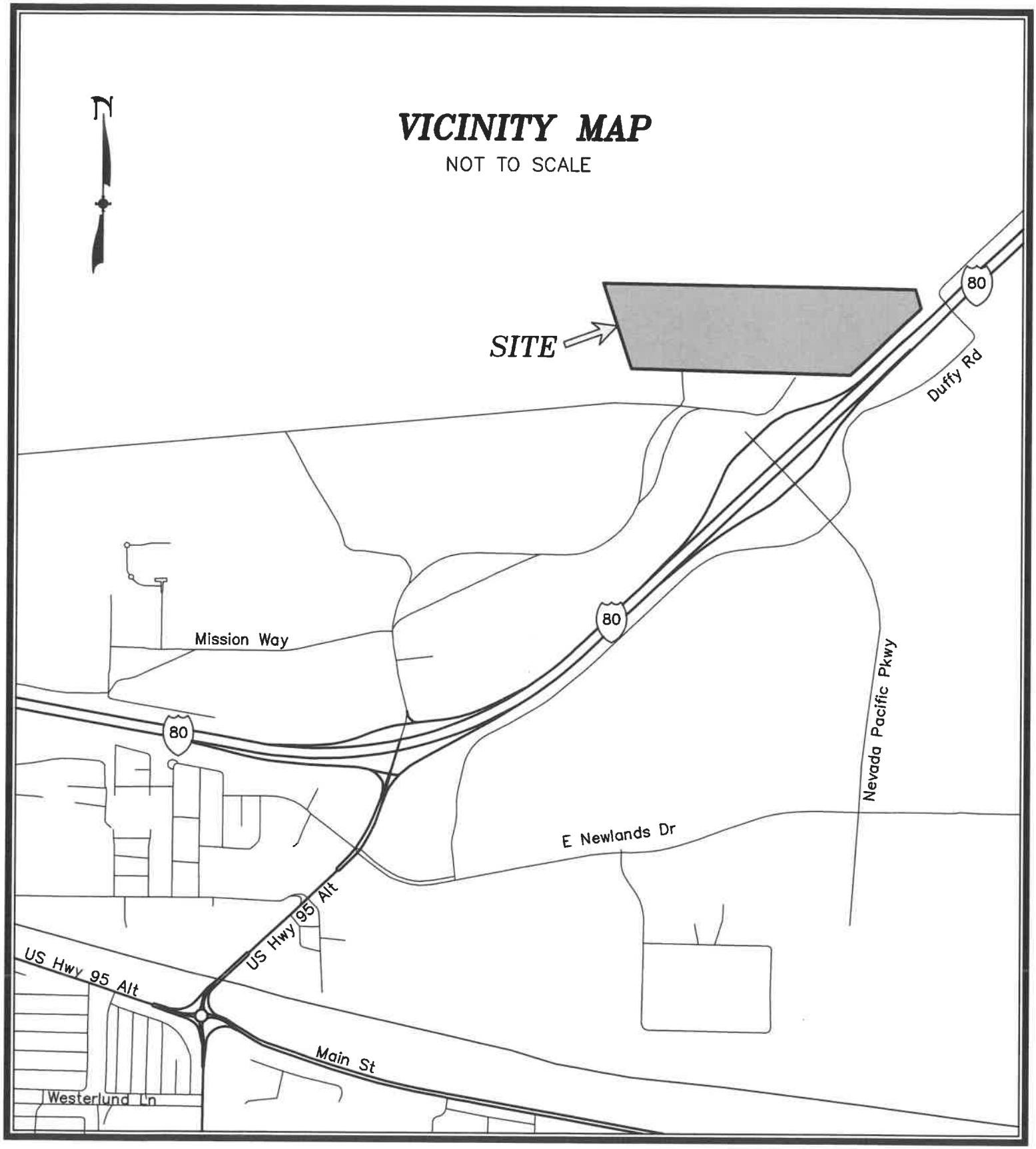
5405 Mae Anne Ave., Reno, NV 89523

775-747-8550

8-10-2023

EXHIBIT B


VICINITY MAP
NOT TO SCALE
GENERAL NOTES:
SURVEYOR'S CERTIFICATE:
CITY COUNCIL CERTIFICATE:
LEGEND:
LEGAL DESCRIPTION:
OWNERS CERTIFICATE:
REFERENCES:
BASIS OF BEARINGS:
INTERSTATE 80
JOHNSON, MAX B TRS ET AL
CERESOLA BROTHERS LLC
CHURCHILL COUNTY
M4 NEW FERNLEY
OQZB LLC
M4 FERNLEY
JACKSON LLC
ESPLANADE INVESTMENTS, LLC
GARDENS ON GREEN BAY, LLC


N
VICINITY MAP
NOT TO SCALE
SITE
80
Duffy Rd
80
Mission Way
80
Nevada Pacific Pkwy
E Newlands Dr
US Hwy 95 Alt
US Hwy 95 Alt
Main St
Westerlund Ln

3de

August 14, 2023

City of Fernley, Nevada
Planning Department
595 Silver Lave Boulevard
Fernley, NV 89408
Ph: (775) 784-9810

REQUEST FOR ANNEXATION – 155.06 ACRES – APN: 021-581-07

Pursuant to the items as required for the request to annex said property into the City of Fernley, the information is as follows:

LOCATION OF PROPERTY
The subject property is located on the north side of Interstate 80 at Nevada Pacific Parkway interchange, contiguous to the City of Fernley boundary.

LOGICAL EXTENSION OF CITY LIMITS
Being that the subject property is contiguous to the current City of Fernley boundary makes it easy to wrap said property within the city limits.

THE NEED FOR THE EXPANSION TO ACCOMMODATE PLANNED REGIONAL GROWTH WITHIN 7 YEARS
The future growth areas currently being seen are within the industrial zoned areas in and around Interstate 80 and Nevada Pacific Parkway. Mark IV Development and others have set the precedent with Victory Logistics, and we believe that our vision for future development within our said 155.06 acres will continue the trend for economic growth as a benefit to the City of Fernley.

UTILITIES - LOCATION OF WATER AND SEWER
Currently there is an existing water main that runs within or around the future Truck Inn Way alignment from Interstate 80 interchange at Flying J Truck Stop east to an existing water tank within our said 155.60 acres. The nearest existing sanitary sewer service is adjacent to the existing Flying Truck Stop to the west of said 155.60 acres.

ACCEPTED LEVEL OF SERVICE CAN BE PROVIDED
We currently have an existing oversize water main that passes through our said 155.60 acres the level of domestic water can be provided. If not we would propose a new water main in Truck Inn Way west to point of connection at Flying J Truck Stop. Furthermore, being that the proposed use is for a logistics center, the number of bathroom facilities needed for said buildings will be minimal. We would propose as an interim condition for commercial septic until such time as a gravity of force main sewer system is constructed west with the Truck Inn Way alignment west to tie in at the interchange by Flying J Truck Stop where existing sewer exists.

There is currently existing overhead power and telephone adjacent and with said 155.60 acres. We granted NV Energy a new overhead power transmission easement as an upgrade to the existing power / sub-station on the north side of Interstate 80. Furthermore, NV Energy is expanding the existing sub-station in conjunction with the future transmission line as proposed for future electrical service to the area.

CITY GOALS / POLICIES THAT WOULD BE MET BY U1E PROPOSED ANNEXATION

Pursuant to the Comprehensive Master Plan – Goals and Policies – Section 1.5, being that this proposed annexation for said 155.60 acres is for a proposed logistics center which will create jobs within the City of Fernley which will further support the need for affordable housing within the "CORE" area.

THE EFFICIENT AND COST-EFFECTIVE PROVISION OF SERVICE AREAS AND CAPITAL FACILITIES

If we are required to construct a new gravity or force main sewer system within Truck Inn Way from the existing sewer system at Flying J Truck Stop east to said 155.60 acres, we would work with the City of Fernley to design for future growth needs on the north side of interstate 80 to be serviced by said new sewer system.

FISCAL ANALYSIS REGUARDING THE PROPOSED ANNEXATION DEMONSTRATING FISCALLY POSITIVE FOR 20 YEARS

Fiscal analysis is provided by EKAY Economics – Attached.

ARE THERE ANY ADOPTED PLANS FOR THE PROPOSED ANNEXATION AREA

None that we are aware of at this time.

DOES ANNEXATION CREATE AN ISLAND

The proposed annexation of said 155.60 acres borders the City of Fenley's boundary to the south and east thus NO ISLAND is created by such annexation. The New City of Fernley boundary would wrap said 155.60 acres to the west and north property lines.

LIST OF ITEMS ATTACHED:

a. Application / Letter of Authorization / Articles of Ownership
b. Title Report
c. Street / Vicinity Map
d. Annexation / Boundary Map
e. Survey Map / Legal Description – Wet Stamped by Professional Land Surveyor
f. Conceptual Site Plan
g. Fiscal Impact Analysis

.

Thank you for your consideration of our formal request to annex said 155.60 acres within the City of Fernley, Nevada.

Sincerely

Will Roberts
VP of Land Acquisition & Development
LANSING COMPANIES – RENO, NV
5190 Neil Road, Suite 420
Reno, NV 89502
C (702) 305-8638
P (775) 800-1459
Email: wroberts@lansingcompanies.com

3e(8)

NEVADA PACIFIC INDUSTRIAL PARK

City of Fernley

Fiscal Impact Analysis

AUGUST 11, 2023

Prepared by:

EKAY Economic Consultants, Inc.
Economics for the changing world

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TABLE OF CONTENTS

EXECUTIVE SUMMARY I

DEVELOPMENT DESCRIPTION 1

METHODOLOGY 1

FINDINGS 2

Table 1. Fiscal Impact Analysis Results 3

Figure 1. Budget Impact 3

Figure 2. Fiscal Impact Analysis Results 4

LIMITING CONDITIONS & DISCLOSURES 5

APPENDICES 6

EXECUTIVE SUMMARY

Ekay Economic Consultants, Inc. (EEC) of Reno, Nevada was retained to conduct a fiscal impact analysis of the 155.6-acre Nevada Pacific Industrial Park located north of I-80 and Nevada Pacific Parkway and proposed to be annexed to the City of Fernley, Nevada. Project details and findings of the fiscal impact analysis are summarized below.

Project Overview

- The project is expected to include six buildings totaling 987,800 square feet of industrial space constructed on 155.6 acres.
- The project is expected to add 217,800 square feet of roads to the City of Fernley inventory upon development.

Fiscal Impact Findings

- The project is estimated to generate a **$1.9 million revenue surplus** (net fiscal impact) over the 20-year and **$3.0 million** over the 40-year analysis periods for the City of Fernley's General Fund.
    - The project is estimated to generate $3.5 million in revenue for the General Fund over the 20-year and $7.7 million over the 40-year analysis periods. This includes property tax and building permit/planning fee revenue.
    - The project is estimated to generate $0.5 in operating expenditures for the City's General Fund over the 20-year and $1.0 million over the 40-year analysis periods. This includes expenditures for the Public Works and Building and Planning departments.
    - The project is also estimated to generate $1.1 million in infrastructure replacement costs over the 20-year and $3.7 million over the 40-year analysis periods.
- The project will have a **positive** fiscal impact on the City of Fernley.

DEVELOPMENT DESCRIPTION

The project will be constructed on 155.6 acres of land proposed to be annexed to the City of Fernley, Nevada. Upon completion, the project will deliver approximately 987,800 square feet of industrial building space across six buildings, with construction expected to start in two years and continue over an 11-year buildout period. The fiscal impact analysis includes estimates of the impact of the project over this period, plus an additional twenty nine years for a total analysis period of 40 years.

Detailed project information, including acres and building square feet developed by use type, by year, is shown in Appendix 1 at the end of this report.

METHODOLOGY

City of Fernley is working with a consulting company, Verdunity, to arrive at a methodology for estimating fiscal impacts of future projects on the City. A tool has been created for City staff to estimate fiscal impacts of projects based on project-related information provided by developers.

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

The following assumptions were made in this analysis:

1. In order to estimate the fiscal impact of the project on the City, the analysis assumes the project is successfully annexed to the City of Fernley, generating city-based revenues and expenditures.

2. Industrial land and improvement values for the project are unavailable at this early stage in the planning process. As a result, the analysis uses average taxable land and

improvement values for nearby industrial uses in City of Fernley, as these provide the latest market information for similar products in the City. Detailed information for this assumption is shown in Appendix 1.

3. The Verdunity methodology covers all General Fund revenues and expenditures. However, it assumes non-residential developments only impact some of these sources. For this industrial development, EEC estimated revenues associated with property tax and building/planning fees only. Operating expenditures for only Public Works and Building and Planning services are included.

4. Additionally, the Verdunity methodology includes a discussion of an estimate of the long-term impact of a project on infrastructure costs to replace and repair city streets. However, no actual cost for this estimate is provided in the Verdunity report. EEC uses street replacement costs for the City of Sparks of $7 per square foot in 2018 dollars, inflated and rounded to a conservative $8.50 per square foot for this analysis in 2023 dollars. City of Sparks street replacement occurs 20 years after road construction. As a result, two periods of total road replacement are included in the analysis to cover the 40-year analysis period.

5. The Verdunity report provides no discussion of inflation, as a result, no inflation adjustments have been made to any estimates over the 40-year analysis period.

6. Additional information for revenue and cost estimate methodology, sources of data, calculations, and findings is provided in the appendices attached to this report.

FINDINGS

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

Table 1. Fiscal Impact Analysis Results

Non-Inflated Values	Buildout	10 Years	20 Years	30 Years	40 Years
Property Tax Revenue	$ 1,115,234	$ 904,028	$ 3,016,085	$ 5,128,142	$ 7,240,198
One-Time Fee Revenue	512,065	434,097	512,065	512,065	512,065
Total Revenue	**$ 1,627,299**	**$ 1,338,125**	**$ 3,528,150**	**$ 5,640,207**	**$ 7,752,263**
Commercial Expense	$ 252,072	$ 252,072	$ 504,144	$ 756,216	$ 1,008,288
Savings for Streets	-	-	1,149,083	2,425,841	3,702,600
Total Costs	**$ 252,072**	**$ 252,072**	**$ 1,653,227**	**$ 3,182,057**	**$ 4,710,888**
Net Fiscal Impact	**$ 1,375,227**	**$ 1,086,053**	**$ 1,874,923**	**$ 2,458,149**	**$ 3,041,375**
Per Acre-Revenue	*$ 10,458*	*$ 8,600*	*$ 22,674*	*$ 36,248*	*$ 49,822*
Per Acre-Expense	*1,620*	*1,620*	*10,625*	*20,450*	*30,276*
Per Acre-Net Impact	***$ 8,838***	***$ 6,980***	***$ 12,050***	***$ 15,798***	***$ 19,546***

Figure 1. Budget Impact

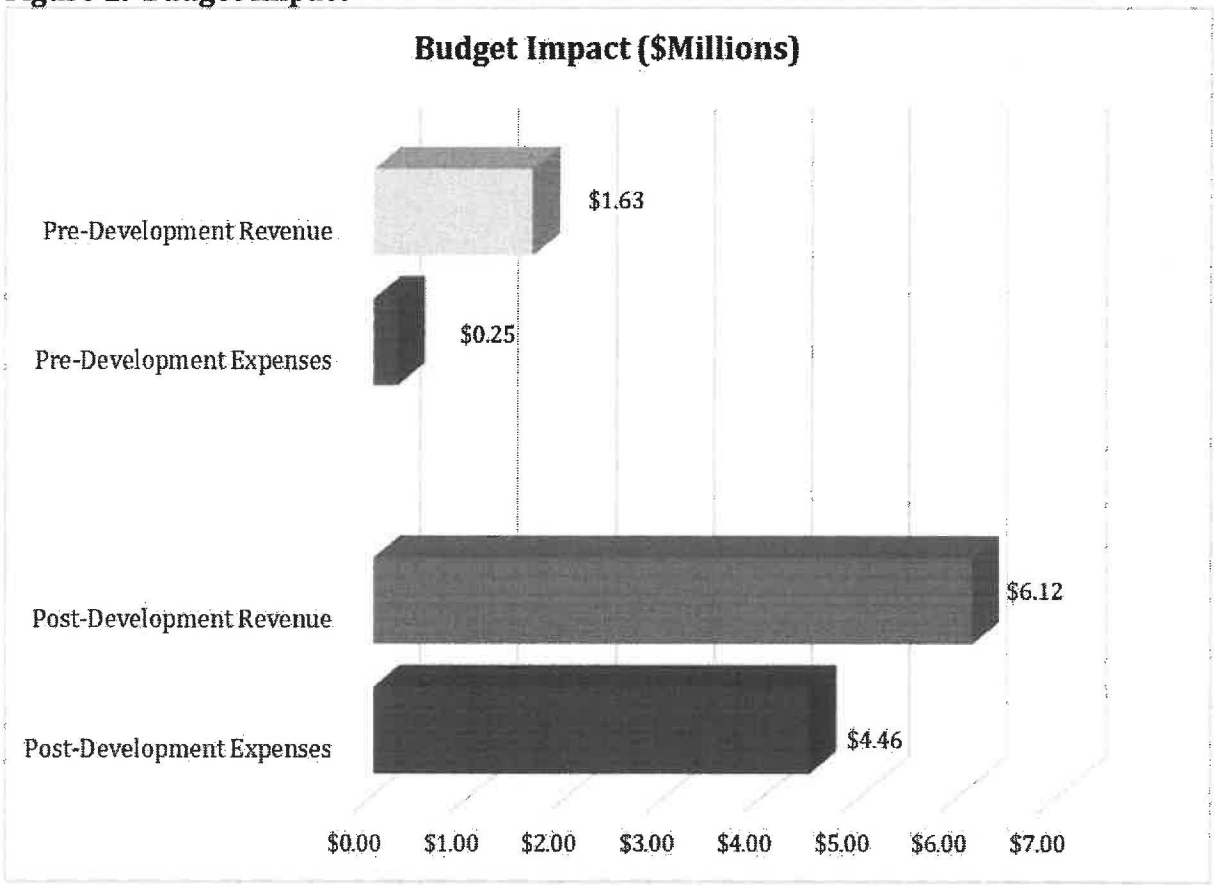
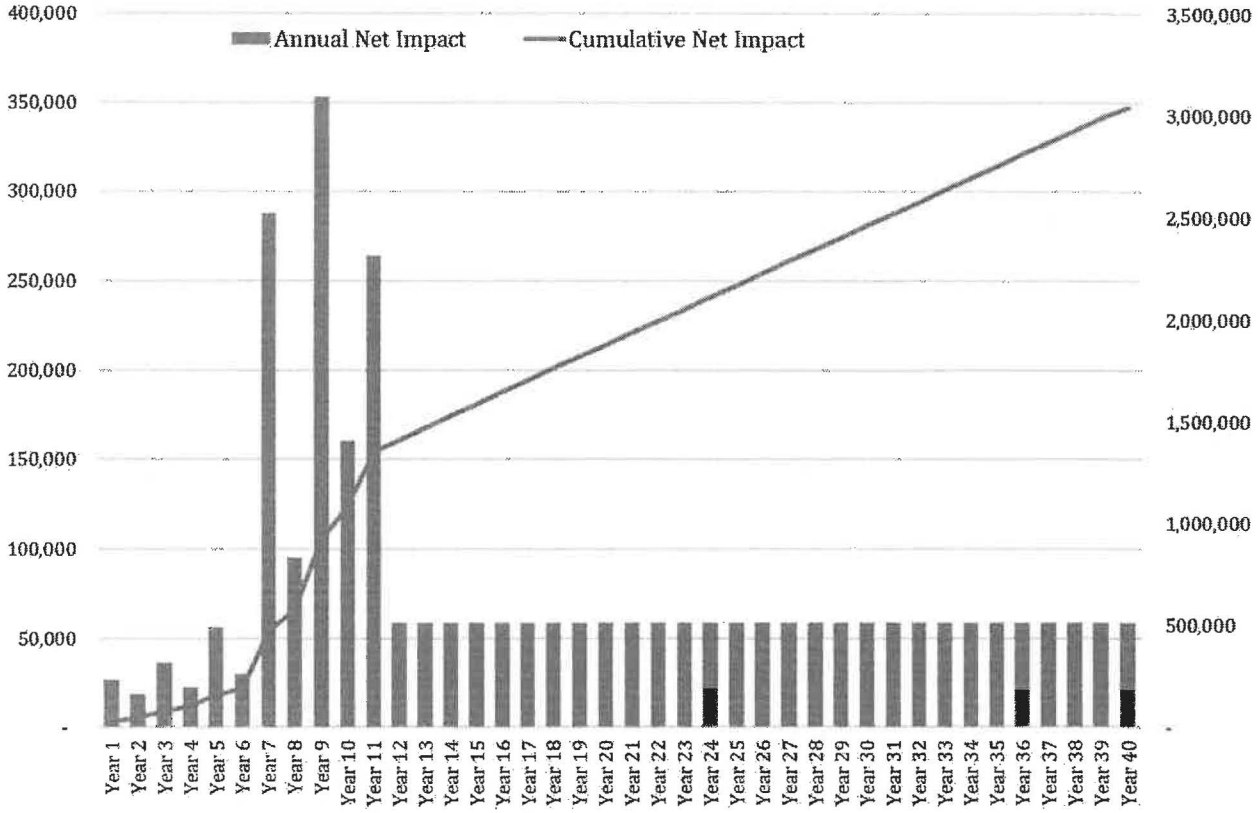


Figure 2. Fiscal Impact Analysis Results



The project is estimated to generate a $1.9 million revenue surplus (net fiscal impact) over the 20-year and $3.0 million over the 40-year analysis periods for the City of Fernley's General Fund. This includes $3.5 million in revenue for the General Fund over the 20-year and $7.7 million over the 40-year analysis periods generated through property tax and building permit/planning fee revenues.

The project is estimated to generate $0.5 million in operating expenditures for the General Fund over the 20-year and $1.0 million over the 40-year analysis periods. This includes expenditures for the Public Works and Building and Planning departments. The project is also estimated to generate $1.1 million in infrastructure replacement costs over the 20-year and $3.7 million over the 40-year analysis periods.

The project will have a **positive** fiscal impact on the City of Fernley as project-related revenues significantly exceed project costs, including long-term infrastructure replacement costs.

LIMITING CONDITIONS & DISCLOSURES

In the preparation of this report, EEC asserts:

- The report is to be used in its entirety, and no part is to be used without the whole.
- In preparing this report, EEC relied on information provided by other individuals or found in previously existing records and/or documents. This information is assumed to be reliable. However, no warranty, either expressed or implied, is given by EEC for the accuracy of such information and EEC assumes no responsibility for information relied upon later found to have been inaccurate.
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APPENDICES

APPENDIX 1
BUILDOUT ASSUMPTIONS

YEAR	USE TYPE	SQ.FT. ADDED	# OF ACRES	ESTIMATED LAND VALUE	ESTIMATED IMPROV. VALUE	BUILD. PERMIT VALUATION
Year 1	Building 1	8,500			$ 616,250	$ 787,440
	Building 2	-			-	-
	Building 3	-			-	-
	Building 4	-			-	-
	Building 5	-			-	-
	Building 6	-			-	-
Subtotal		**8,500**	**155.60**	**$ 17,982,827**	**616,250**	**787,440**
Year 2	Building 1	-			-	-
	Building 2	-			-	-
	Building 3	-			-	-
	Building 4	-			-	-
	Building 5	-			-	-
	Building 6	-			-	-
Subtotal		-	-	-	-	-
Year 3	Building 1	-			-	-
	Building 2	20,000			1,450,000	1,852,800
	Building 3	-			-	-
	Building 4	-			-	-
	Building 5	-			-	-
	Building 6	-			-	-
Subtotal		**20,000**	-	-	**1,450,000**	**1,852,800**
Year 4	Building 1	-			-	-
	Building 2	-			-	-
	Building 3	-			-	-
	Building 4	-			-	-
	Building 5	-			-	-
	Building 6	-			-	-
Subtotal		-	-	-	-	-
Year 5	Building 1	-			-	-
	Building 2	-			-	-
	Building 3	45,000			3,262,500	4,168,800
	Building 4	-			-	-
	Building 5	-			-	-
	Building 6	-			-	-
Subtotal		**45,000**	-	-	**3,262,500**	**4,168,800**
Year 6	Building 1	-			-	-
	Building 2	-			-	-
	Building 3	-			-	-
	Building 4	-			-	-
	Building 5	-			-	-
	Building 6	-			-	-
Subtotal		-	-	-	-	-
Year 7	Building 1	-			-	-
	Building 2	-			-	-
	Building 3	-			-	-
	Building 4	-			-	-
	Building 5	382,400			27,724,000	35,425,536
	Building 6	-			-	-
Subtotal		**382,400**	-	-	**27,724,000**	**35,425,536**

APPENDIX 1
BUILDOUT ASSUMPTIONS

YEAR	USE TYPE	SQ.FT. ADDED	# OF ACRES	ESTIMATED LAND VALUE	ESTIMATED IMPROV. VALUE	BUILD. PERMIT VALUATION
Year 8	Building 1	-			-	-
	Building 2	-			-	-
	Building 3	-			-	-
	Building 4	-			-	-
	Building 5	-			-	-
	Building 6	-			-	-
Subtotal		-	-	-	-	-
Year 9	Building 1	-			-	-
	Building 2	-			-	-
	Building 3	-			-	-
	Building 4	-			-	-
	Building 5	382,400			27,724,000	35,425,536
	Building 6	-			-	-
Subtotal		**382,400**	-	-	**27,724,000**	**35,425,536**
Year 10	Building 1	-			-	-
	Building 2	-			-	-
	Building 3	-			-	-
	Building 4	-			-	-
	Building 5	-			-	-
	Building 6	-			-	-
Subtotal		-	-	-	-	-
Year 11	Building 1	-			-	-
	Building 2	-			-	-
	Building 3	-			-	-
	Building 4	-			-	-
	Building 5	-			-	-
	Building 6	149,500			10,838,750	13,849,680
Subtotal		**149,500**	-	-	**10,838,750**	**13,849,680**
TOTAL		**987,800**	**155.60**	**$ 17,982,827**	**$ 71,615,500**	**$ 91,509,792**

APPENDIX 1, ASSUMPTIONS:

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

Building	Building Square Feet	Land Acres
Building 1	8,500	
Building 2	20,000	
Building 3	45,000	
Building 4	382,400	
Building 5	382,400	
Building 6	149,500	
Total	**987,800**	**155.6**

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

Land Use	Land Use Code	Land Value/Acre	Improv. Value/Sq.Ft.
Industrial	500/510	$ 115,571	$ 72.50

Land and improvement value information from actual taxable values for similar land uses in the City of Fernley, data from Lyon County Assessor's website for FY 2023-24. The analysis is conservative in not inflating these values over the analysis period.

2. Building Permit Valuation is estimated at **$ 92.64** per square foot for industrial uses.
Source: International Code Council, Building Valuation Data – August 2020 as posted on the City of Fernley Building Department Document Center. Data for Factory and Industrial, IIIA building type.

APPENDIX 2
CITY OF FERNLEY
ESTIMATED GENERAL FUND REVENUE

YEAR	LAND USE	TOTAL TAXABLE VALUE	CUMULATIVE TOTAL TAX VALUE	BUILDING PERMIT VALUATION	REAL PROP. TAX REVENUE	BUILD. PERMIT & PLAN CHECK REVENUE	TOTAL REVENUE
Year 1	Industrial	$ 18,599,077	$ 18,599,077	$ 787,440	$ 43,843	$ 7,779	$ 51,621
Year 2	Industrial	-	18,599,077	-	43,843	-	43,843
Year 3	Industrial	1,450,000	20,049,077	1,852,800	47,261	14,031	61,291
Year 4	Industrial	-	20,049,077	-	47,261	-	47,261
Year 5	Industrial	3,262,500	23,311,577	4,168,800	54,951	26,374	81,325
Year 6	Industrial	-	23,311,577	-	54,951	-	54,951
Year 7	Industrial	27,724,000	51,035,577	35,425,536	120,304	192,957	313,260
Year 8	Industrial	-	51,035,577	-	120,304	-	120,304
Year 9	Industrial	27,724,000	78,759,577	35,425,536	185,656	192,957	378,613
Year 10	Industrial	-	78,759,577	-	185,656	-	185,656
Year 11	Industrial	10,838,750	89,598,327	13,849,680	211,206	77,968	289,174
Year 12	Industrial	-	89,598,327	-	211,206	-	211,206
Year 13	Industrial	-	89,598,327	-	211,206	-	211,206
Year 14	Industrial	-	89,598,327	-	211,206	-	211,206
Year 15	Industrial	-	89,598,327	-	211,206	-	211,206
Year 16	Industrial	-	89,598,327	-	211,206	-	211,206
Year 17	Industrial	-	89,598,327	-	211,206	-	211,206
Year 18	Industrial	-	89,598,327	-	211,206	-	211,206
Year 19	Industrial	-	89,598,327	-	211,206	-	211,206
Year 20	Industrial	-	89,598,327	-	211,206	-	211,206
Year 21	Industrial	-	89,598,327	-	211,206	-	211,206
Year 22	Industrial	-	89,598,327	-	211,206	-	211,206
Year 23	Industrial	-	89,598,327	-	211,206	-	211,206
Year 24	Industrial	-	89,598,327	-	211,206	-	211,206
Year 25	Industrial	-	89,598,327	-	211,206	-	211,206
Year 26	Industrial	-	89,598,327	-	211,206	-	211,206
Year 27	Industrial	-	89,598,327	-	211,206	-	211,206
Year 28	Industrial	-	89,598,327	-	211,206	-	211,206

APPENDIX 2
CITY OF FERNLEY
ESTIMATED GENERAL FUND REVENUE

YEAR	LAND USE	TOTAL TAXABLE VALUE	CUMULATIVE TOTAL TAX VALUE	BUILDING PERMIT VALUATION	REAL PROP. TAX REVENUE	BUILD. PERMIT & PLAN CHECK REVENUE	TOTAL REVENUE
Year 29	Industrial	-	89,598,327	-	211,206	-	211,206
Year 30	Industrial	-	89,598,327	-	211,206	-	211,206
Year 31	Industrial	-	89,598,327	-	211,206	-	211,206
Year 32	Industrial	-	89,598,327	-	211,206	-	211,206
Year 33	Industrial	-	89,598,327	-	211,206	-	211,206
Year 34	Industrial	-	89,598,327	-	211,206	-	211,206
Year 35	Industrial	-	89,598,327	-	211,206	-	211,206
Year 36	Industrial	-	89,598,327	-	211,206	-	211,206
Year 37	Industrial	-	89,598,327	-	211,206	-	211,206
Year 38	Industrial	-	89,598,327	-	211,206	-	211,206
Year 39	Industrial	-	89,598,327	-	211,206	-	211,206
Year 40	Industrial	-	89,598,327	-	211,206	-	211,206
TOTAL		**$ 89,598,327**		**$ 91,509,792**	**$ 7,240,198**	**$ 512,065**	**$ 7,752,263**

APPENDIX 2, ASSUMPTIONS:

1. Development taxable value and building permit valuation from Appendix 1.
2. City of Fernley FY 20222-23 property tax rate of **$ 0.6735** is assumed to remain unchanged over the analysis period.
3. Property tax calculation: Taxable X 35% = Assessed Value; Assessed Value/100 X Tax Rate = Property Tax Revenue.
4. Analysis assumes a single building permit for each land use in each year. Building permit fee calculation is based on the following rate:
   $ 3,314.59 per first **$ 500,000** plus **$ 4.87** for each additional **$1,000** of value.
   $ 5,748.97 per first **$ 1,000,000** plus **$ 3.23** for each additional **$1,000** of value. Source: Building Permit Fee Schedule (BPFS), City of Fernley, June 3, 2020.
5. Plan Check fee revenue calculated at **65.0%** of building permit revenue.
   Source: Building Permit Fee Schedule (BPFS), City of Fernley, June 3, 2020.

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

YEAR	LAND USE	CUMULATIVE # OF ACRES	ESTIMATED GEN. FUND REVENUE	ESTIMATED GEN. FUND COSTS	ROADS REPLACEMENT COSTS	ESTIMATED REVENUE SURPLUS
Year 1	Industrial	155.60	$ 51,621	$ 25,207	$ -	$ 26,414
Year 2	Industrial	155.60	43,843	25,207	-	18,635
Year 3	Industrial	155.60	61,291	25,207	-	36,084
Year 4	Industrial	155.60	47,261	25,207	-	22,053
Year 5	Industrial	155.60	81,325	25,207	-	56,118
Year 6	Industrial	155.60	54,951	25,207	-	29,744
Year 7	Industrial	155.60	313,260	25,207	-	288,053
Year 8	Industrial	155.60	120,304	25,207	-	95,096
Year 9	Industrial	155.60	378,613	25,207	-	353,406
Year 10	Industrial	155.60	185,656	25,207	-	160,449
Year 11	Industrial	155.60	289,174	25,207	-	263,967
Year 12	Industrial	155.60	211,206	25,207	127,676	58,323
Year 13	Industrial	155.60	211,206	25,207	127,676	58,323
Year 14	Industrial	155.60	211,206	25,207	127,676	58,323
Year 15	Industrial	155.60	211,206	25,207	127,676	58,323
Year 16	Industrial	155.60	211,206	25,207	127,676	58,323
Year 17	Industrial	155.60	211,206	25,207	127,676	58,323
Year 18	Industrial	155.60	211,206	25,207	127,676	58,323
Year 19	Industrial	155.60	211,206	25,207	127,676	58,323
Year 20	Industrial	155.60	211,206	25,207	127,676	58,323
Year 21	Industrial	155.60	211,206	25,207	127,676	58,323
Year 22	Industrial	155.60	211,206	25,207	127,676	58,323
Year 23	Industrial	155.60	211,206	25,207	127,676	58,323
Year 24	Industrial	155.60	211,206	25,207	127,676	58,323
Year 25	Industrial	155.60	211,206	25,207	127,676	58,323
Year 26	Industrial	155.60	211,206	25,207	127,676	58,323
Year 27	Industrial	155.60	211,206	25,207	127,676	58,323
Year 28	Industrial	155.60	211,206	25,207	127,676	58,323
Year 29	Industrial	155.60	211,206	25,207	127,676	58,323

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

YEAR	LAND USE	CUMULATIVE # OF ACRES	ESTIMATED GEN. FUND REVENUE	ESTIMATED GEN. FUND COSTS	ROADS REPLACEMENT COSTS	ESTIMATED REVENUE SURPLUS
Year 30	Industrial	155.60	211,206	25,207	127,676	58,323
Year 31	Industrial	155.60	211,206	25,207	127,676	58,323
Year 32	Industrial	155.60	211,206	25,207	127,676	58,323
Year 33	Industrial	155.60	211,206	25,207	127,676	58,323
Year 34	Industrial	155.60	211,206	25,207	127,676	58,323
Year 35	Industrial	155.60	211,206	25,207	127,676	58,323
Year 36	Industrial	155.60	211,206	25,207	127,676	58,323
Year 37	Industrial	155.60	211,206	25,207	127,676	58,323
Year 38	Industrial	155.60	211,206	25,207	127,676	58,323
Year 39	Industrial	155.60	211,206	25,207	127,676	58,323
Year 40	Industrial	155.60	211,206	25,207	127,676	58,323
TOTAL			$ 7,752,263	$ 1,008,288	$ 3,702,600	$ 3,041,375

APPENDIX 3, ASSUMPTIONS:

1. Number of developed acres shown in Appendix 1.
2. The project is estimated to add **217,800** square feet of roadways to the City's inventory. Source: Project developers.
3. Revenue estimated in Appendix 2.
4. General Fund costs estimated at $ **162.00** per acre of developed space. Source: Development Fiscal Impact Analysis Tool Methodology and Instructions, Verdunity, July 2021. No inflation factors are included.
5. Road maintenance costs, according to the Verdunity report, are included in above General Fund cost estimates. Costs for road replacement are not provided in Verdunity report and are estimated using City of Sparks costs of $ **8.50** per square foot occurring every 20 years. At the end of the 40-year analysis period, infrastructure replacement costs are estimated at $ **3,702,600** Road Replacement Costs show total replacement cost divided by 29 years of analysis and shown in every year of the analysis following project buildout.
6. Estimated Revenue Surplus=Estimated General Fund Revenue-Estimated General Fund Costs-Road Replacement Costs.