



N E V A D A

AGENDA
Regular Meeting
City Council

Wednesday, February 21, 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. PRESENTATIONS

5.1. (For possible action) A presentation on Opioid Settlement Funds and how the City can spend the Opioid Settlement Funds

6. ORDINANCES

6.1. (For Possible Action) First Reading of Bill # 344, amending Title 2, Chapter 09, Article 1 (Planning Commission) of the Fernley Municipal Code to allow the Mayor to appoint an alternate member to the Planning Commission.

7. PUBLIC HEARINGS

7.1. (For Possible Action) Discussion and possible adoption of Bill # 343 regarding the annexation (ANX23001) of certain lands to the City of Fernley; lands more specifically described as APN: 021-581-07, on a site approximately 155.66-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.

8. STAFF REPORTS

8.1. Discussion and Possible Action to approve the City of Fernley's Maximum Allowed Operating Property Tax Rate to be Levied for Fiscal Year 2025 and for Submission to the State Department of Taxation.

8.2. Discussion and Possible Action to designate Hinton Burdick CPAs & Advisors as the Independent Audit Firm to perform the City's Annual Financial Audit for the Fiscal Year ending June 30, 2024.

9. ITEMS REQUESTED BY MAYOR OR CITY COUNCIL MEMBERS

10. ADDRESS REQUEST(S) FOR FUTURE AGENDA ITEMS

11. PUBLIC FORUM

12. ADJOURNMENT

Next Meeting: March 6th 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
AFLAC								
5690	AFLAC	362438-1	SUPPLEMENTAL INSURANCE	12/25/2023	338.43	02/01/2024	100-217400 AFLAC Insurance Payable	1223
Total 5690:					338.43			
APPLIED PAVEMENT TECHNOLOGY, INC.								
8726	APPLIED PAVEMENT TECHNOLOGY, INC.	2/09/2024	Streets Dept Heavy Equipment Training	03/06/2024	80.00		100-475-580 Training	324
Total 8726:					80.00			
AQUA BACKFLOW, INC								
8934	AQUA BACKFLOW, INC	2024-0047	Program Management	02/06/2024	323.00	02/08/2024	510-810-320 Prof Serv-Engineering	224
Total 8934:					323.00			
ARAMARK								
1895	ARAMARK	5980168801	pants service	01/23/2024	62.40	02/08/2024	520-810-614 Supplies-Plant/Shop/Maint	124
1895	ARAMARK	5980170714	SHIRT CONTRACT	01/30/2024	47.44	02/08/2024	100-480-600 GENERAL SUPPLIES/TOOLS	124
1895	ARAMARK	5980170715	uniforms	01/30/2024	43.90	02/08/2024	100-475-616 Supplies-Safety	124
1895	ARAMARK	5980170716	pants service	01/30/2024	86.55	02/08/2024	510-810-614 Supplies-Plant/Shop/Maint	124
1895	ARAMARK	5980172612	PS rags and rugs	02/06/2024	116.77	02/08/2024	510-840-420 Contract Services	224
1895	ARAMARK	5980172616	shirt contract	02/06/2024	47.44	02/08/2024	100-480-600 GENERAL SUPPLIES/TOOLS	224
1895	ARAMARK	5980172617	uniforms	02/06/2024	43.90	02/08/2024	100-475-616 Supplies-Safety	224
1895	ARAMARK	5980172619	shop matt service	02/06/2024	82.27	02/08/2024	520-810-614 Supplies-Plant/Shop/Maint	224
1895	ARAMARK	5980172620	pants service	02/06/2024	86.55	02/08/2024	510-810-614 Supplies-Plant/Shop/Maint	224
1895	ARAMARK	5980172623	mats	02/06/2024	191.58	02/08/2024	100-475-614 Supplies-Plant/Shop/Maint	224
Total 1895:					808.80			
ARC GENERATOR SERVICE, LLC								
8984	ARC GENERATOR SERVICE, LLC	1526	generator service	12/11/2023	3,068.00	02/08/2024	520-810-430 Service-Repair and Maintenance	1223
8984	ARC GENERATOR SERVICE, LLC	1526	generator service	12/11/2023	2,132.00	02/08/2024	510-810-430 Repairs & Maintenance	1223
8984	ARC GENERATOR SERVICE, LLC	1644	TMAI lift station generator repair	02/07/2024	605.82	02/08/2024	520-810-430 Service-Repair and Maintenance	224
Total 8984:					5,805.82			
AT&T								
13	AT&T	53740 FEB 24	775 575-5455 374 0	01/26/2024	415.77	02/19/2024	100-417-530 Communications (Internet,Cell)	124

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title	GL Period
13	AT&T	98670 FEB 24	775-786-2229 867 0 JAN 20 2024- FEB 19 2024	01/20/2024	1,412.45	02/12/2024	100-417-530 Communications (Internet,Cell)	124
Total 13:					1,828.22			
BIG R OF FERNLEY								
20	BIG R OF FERNLEY	18624/5	Rope	01/25/2024	201.40	02/08/2024	520-810-614 Supplies-Plant/Shop/Maint	124
20	BIG R OF FERNLEY	18656/5	PARTS FOR WATER TRUCK	01/30/2024	10.58	02/08/2024	100-475-430 Service-Repair and Maintenance	124
20	BIG R OF FERNLEY	18666/5	hook roofing supply	01/31/2024	27.01	02/08/2024	100-475-600 General Supplies	124
20	BIG R OF FERNLEY	18669	tarp and bungies	02/01/2024	51.97	02/08/2024	100-528-600 General Supplies	224
20	BIG R OF FERNLEY	18671/5	tape knife files	02/01/2024	30.48	02/08/2024	100-575-600 General Supplies	224
20	BIG R OF FERNLEY	18676/5	sockets	02/02/2024	27.91	02/08/2024	100-575-600 General Supplies	224
20	BIG R OF FERNLEY	18677/5	parts for fire dept.	02/02/2024	27.97	02/08/2024	100-126000 Intergovernmental Receivable	224
20	BIG R OF FERNLEY	18689/5	fuel hose and clips	02/05/2024	46.48	02/08/2024	100-575-610 Automotive Supplies	224
20	BIG R OF FERNLEY	18693/5	power strip	02/05/2024	55.96	02/08/2024	100-575-600 General Supplies	224
20	BIG R OF FERNLEY	18701/5	paint supplies	02/06/2024	49.45	02/08/2024	100-417-612 Building Maintenance Supplies	224
20	BIG R OF FERNLEY	18704/5	automotive supplies	02/07/2024	66.96	02/08/2024	100-475-610 Automotive Supplies	224
20	BIG R OF FERNLEY	18709/5	Gate and antifreeze	02/07/2024	382.94	02/08/2024	100-575-600 General Supplies	224
20	BIG R OF FERNLEY	18718/5	Misc cleaning supplies and seat cover for trucks	02/08/2024	279.17		100-475-610 Automotive Supplies	224
20	BIG R OF FERNLEY	18721/5	fasteners ratchet extension	02/08/2024	23.96		100-575-600 General Supplies	224
20	BIG R OF FERNLEY	18724/5	PARTS FOR THE SANDER	02/08/2024	11.92		100-475-430 Service-Repair and Maintenance	224
20	BIG R OF FERNLEY	18732/5	hooks bit line	02/09/2024	39.76		100-575-612 Building Maintenance Supplies	224
20	BIG R OF FERNLEY	18735/5	sockets disc. handle	02/09/2024	69.88		100-575-600 General Supplies	224
Total 20:					1,403.80			
BRADY INDUSTRIES OF NEVADA LLC								
8837	BRADY INDUSTRIES OF NEVADA LLC	8602863	cleaning supplies	01/26/2024	328.32	02/08/2024	100-417-612 Building Maintenance Supplies	124
Total 8837:					328.32			
CARE FLIGHT								
7204	CARE FLIGHT	12924	HEALTH INSURANCE/CARE FLIGHT	01/29/2024	18.00	02/01/2024	100-217000 HEALTH INSURANCE PAYABLE	124
Total 7204:					18.00			
CDW GOVERNMENT INC.								
27	CDW GOVERNMENT INC.	PK72535	Portable Multi media Kit- Projector Hub	02/02/2024	541.78	02/08/2024	100-418-605 Minor Equipment	224
27	CDW GOVERNMENT INC.	PL55974	Display Ports - Monitors - All City	02/06/2024	127.00	02/08/2024	100-418-600 General Supplies	224
Total 27:					668.78			
CEMEX CONSTRUCTION MATERIALS PACIFIC								
154	CEMEX CONSTRUCTION MATERIALS PACIFIC	9449501489	sub base for yard stock.	01/26/2024	247.97	02/08/2024	510-810-431 Repairs & Maintenance-Roads	124

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title	GL Period
Total 154:					247.97			
CHARTER COMMUNICATIONS								
4479	CHARTER COMMUNICATIONS	175969701020124	69701 Communications Feb24	02/01/2024	1,332.51		100-417-530 Communications (Internet,Cell)	224
4479	CHARTER COMMUNICATIONS	175970201020124	97020 Communications Feb24	02/01/2024	382.51		100-417-530 Communications (Internet,Cell)	224
Total 4479:					1,715.02			
CHASE PAYMENTECH MERCHANT SERVICES								
8637	CHASE PAYMENTECH MERCHANT SERVICES	01/2024	WATER-CREDIT CARD PROCESSING FEES 6181757	01/31/2024	3,589.00	01/31/2024	510-810-609 Credit Card Fees	124
8637	CHASE PAYMENTECH MERCHANT SERVICES	01/2024	FINANCE-CREDIT CARD PROCESSING FEES 6291058	01/31/2024	93.81	01/31/2024	100-415-609 Credit Card Fees - Govt Svcs	124
8637	CHASE PAYMENTECH MERCHANT SERVICES	01/2024	FINANCE-CREDIT CARD PROCESSING FEES 6291057	01/31/2024	1,091.69	01/31/2024	100-415-609 Credit Card Fees - Govt Svcs	124
8637	CHASE PAYMENTECH MERCHANT SERVICES	01/2024	SEWER-CREDIT CARD PROCESSING FEES 6181757	01/31/2024	3,588.99	01/31/2024	520-810-609 Credit Card Fees	124
Total 8637:					8,363.49			
CITY OF FERNLEY								
32	CITY OF FERNLEY	30.8094.25 FEB 24	VILLA PARK PAVING & UTILITY RECON. HYDRANT METER	02/01/2024	26.18		100-475-730 Improve other than Buildings	224
Total 32:					26.18			
DAVIS, MARIA C.								
8988	DAVIS, MARIA C.	23-266	Spanish Interpreter Gustavo Ninez	11/01/2023	280.00	02/08/2024	100-425-330 PROF SERV-INTERPRETER	1123
Total 8988:					280.00			
DOWD BOOKKEEPING SERVICES LLC								
8981	DOWD BOOKKEEPING SERVICES LLC	1101	Consulting services/audit prep fy23	02/01/2024	562.50	02/08/2024	100-415-322 Prof Serv-Other	224
Total 8981:					562.50			
DOWL, LLC								
8931	DOWL, LLC	1 Jan 2024	Survey Services	01/01/2024	3,750.00		100-228311 Engineering Reimb. (Maps)	124
Total 8931:					3,750.00			
EMPLOYEES, CITY OF FERNLEY								
8639	EMPLOYEES, CITY OF FERNLEY	2072024	WATERPROOF WORK BOOT REIMBURSMENT	02/07/2024	179.48	02/08/2024	520-810-616 Supplies-Safety	224
8639	EMPLOYEES, CITY OF FERNLEY	2122024	REIMB FOR LUNCH MTG & TOUR W/LT. GOVENOR	02/12/2024	217.74		100-413-582 Travel	224
8639	EMPLOYEES, CITY OF FERNLEY	21224	REIMB FOR CAR RENTAL TOUR W/LT. GOVERNOR STAVR	02/12/2024	273.75	02/12/2024	100-412-582 Travel	224
8639	EMPLOYEES, CITY OF FERNLEY	FEB 24	REIMB FOR BUILDERS ASSOC. WIGWAM	02/09/2024	21.05		100-412-650 Community Support	224

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title	GL Period
Total 8639:					692.02			
FEDEX FREIGHT								
8727	FEDEX FREIGHT	8-397-06072	Hometown Health HR	02/02/2024	42.77	02/08/2024	100-413-550 Printing and Postage	224
Total 8727:					42.77			
FERNLEY 4th OF JULY INC								
53	FERNLEY 4th OF JULY INC	Final R1FY23-24	Final R1FY23-24 July-Dec 23 Fernley 4th	12/31/2023	5,000.00	02/08/2024	225-575-650 Grant Awards	1223
Total 53:					5,000.00			
FLYERS ENERGY, LLC								
18	FLYERS ENERGY, LLC	24-020876	well pump motor oil	02/05/2024	758.70	02/08/2024	510-810-614 Supplies-Plant/Shop/Maint	224
Total 18:					758.70			
FLYNN GIUDICI GOVERNMENT AFFAIRS LLC								
8869	FLYNN GIUDICI GOVERNMENT AFFAIRS LLC	INV-0336	Lobbyist Contract Feb 24	02/10/2024	5,800.00	02/08/2024	100-413-322 Prof Serv-Other	224
Total 8869:					5,800.00			
GRANITE TELECOMMUNICATIONS, LLC								
8838	GRANITE TELECOMMUNICATIONS, LLC	632214276	Communications Jan 24	01/01/2024	209.99	02/08/2024	100-417-530 Communications (Internet,Cell)	124
8838	GRANITE TELECOMMUNICATIONS, LLC	635626943	Communications Feb 24	02/01/2024	211.70	02/08/2024	100-417-530 Communications (Internet,Cell)	224
Total 8838:					421.69			
H & E EQUIPMENT SERVICES INC								
2115	H & E EQUIPMENT SERVICES INC	99146381	PS Man lift inspection	01/23/2024	204.00	02/08/2024	510-840-550 Printing and Postage	124
Total 2115:					204.00			
H&H INVESTMENTS & TOOL SUPPLY								
8987	H&H INVESTMENTS & TOOL SUPPLY	51884	power probe for service truck	02/07/2024	270.80	02/08/2024	100-480-600 GENERAL SUPPLIES/TOOLS	224
Total 8987:					270.80			
HARRIS INDUSTRIAL GASES								
8630	HARRIS INDUSTRIAL GASES	66535	credit memo	01/22/2024	62.50-		100-480-600 GENERAL SUPPLIES/TOOLS	124
Total 8630:					62.50-			

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title	GL Period
HISKETT & SONS, LLC								
8487	HISKETT & SONS, LLC	120192	concrete city sidewalk	01/30/2024	685.21		100-475-600 General Supplies	124
Total 8487:					685.21			
IBEW Local 1245								
83	IBEW Local 1245	FEB 2024-1	UNION DUES, ONE HALF OF MONTH	02/09/2024	846.26	02/09/2024	100-219900 OTHER PAYROLL PAYABLES	224
Total 83:					846.26			
INTERNAL REVENUE SERVICE								
7879	INTERNAL REVENUE SERVICE	FEB 2024-1	W/HOLD TAX PAYABLE, PAYROLL	02/09/2024	19,421.94	02/09/2024	100-212000 FEDERAL WITHHOLDING PAYAB	224
7879	INTERNAL REVENUE SERVICE	FEB 2024-1	MED TAX PAYABLE, PAYROLL	02/09/2024	5,936.06	02/09/2024	100-211000 FICA PAYABLE	224
7879	INTERNAL REVENUE SERVICE	FEB 2024-1	FICA TAX PAYABLE, PAYROLL	02/09/2024	263.42	02/09/2024	100-211000 FICA PAYABLE	224
Total 7879:					25,621.42			
INTERNATIONAL CODE COUNCIL								
617	INTERNATIONAL CODE COUNCIL	1001822755	IPMC for City Attorney	01/29/2024	47.50	02/08/2024	100-605-640 Books and Periodicals	124
Total 617:					47.50			
INTERSTATE BATTERIES OF THE SIERRAS								
86	INTERSTATE BATTERIES OF THE SIERRAS	50007588	BATTERY FOR W/W	01/31/2024	154.95	02/08/2024	520-810-430 Service-Repair and Maintenance	124
86	INTERSTATE BATTERIES OF THE SIERRAS	50007588	BATTERY FOR STREETS	01/31/2024	154.95	02/08/2024	100-475-610 Automotive Supplies	124
Total 86:					309.90			
INTERSTATE OIL COMPANY								
4329	INTERSTATE OIL COMPANY	TW78311-IN	Back up generator fuel at wells 4,11,13,14, and sage booster	01/19/2024	3,296.76	02/08/2024	510-810-625 Bulk Diesel	124
Total 4329:					3,296.76			
KOCH ELEVATOR CO.								
8751	KOCH ELEVATOR CO.	33972	elevator service	02/01/2024	196.65	02/08/2024	100-417-420 Contract Services	224
Total 8751:					196.65			
LOWES CREDIT SERVICES								
7650	LOWES CREDIT SERVICES	1571	roofing nailer stapler and nails	01/29/2024	687.08	02/08/2024	100-475-600 General Supplies	124
7650	LOWES CREDIT SERVICES	1680	mix fuel weeding hoe misc.	02/02/2024	98.63	02/08/2024	100-575-600 General Supplies	224
7650	LOWES CREDIT SERVICES	21510	New roof for water shed	01/31/2024	738.27	02/08/2024	510-810-430 Repairs & Maintenance	124
7650	LOWES CREDIT SERVICES	71110	JB weld and pipe	02/06/2024	68.08	02/08/2024	100-575-600 General Supplies	224
7650	LOWES CREDIT SERVICES	71139	PS Plumbing Parts	02/06/2024	71.22	02/08/2024	510-840-430 Service-Repair and Maintenance	224

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title	GL Period
7650	LOWES CREDIT SERVICES	72128	shellac and misc.	02/07/2024	29.89	02/08/2024	100-575-612 Building Maintenance Supplies	224
7650	LOWES CREDIT SERVICES	73249	misc paint glue	02/08/2024	89.02		100-417-600 General Supplies	224
7650	LOWES CREDIT SERVICES	80587	Credit for bad paint	01/23/2024	87.32-	02/08/2024	510-810-614 Supplies-Plant/Shop/Maint	124
7650	LOWES CREDIT SERVICES	81851	floor paint for well houses	01/23/2024	92.12	02/08/2024	510-810-614 Supplies-Plant/Shop/Maint	124
7650	LOWES CREDIT SERVICES	90088	pine wood paint and misc.	01/29/2024	215.89	02/08/2024	100-417-612 Building Maintenance Supplies	124
7650	LOWES CREDIT SERVICES	91339	PS HSPS parts	01/30/2024	175.71	02/08/2024	510-840-430 Service-Repair and Maintenance	124
7650	LOWES CREDIT SERVICES	91400	Well 13 floor repair	01/30/2024	85.09	02/08/2024	510-810-614 Supplies-Plant/Shop/Maint	124
7650	LOWES CREDIT SERVICES	93181	paint and misc.	01/31/2024	52.17	02/08/2024	100-575-600 General Supplies	124
7650	LOWES CREDIT SERVICES	94053	paint graffiti clear water bridge.	02/01/2024	161.36	02/08/2024	100-475-600 General Supplies	224
7650	LOWES CREDIT SERVICES	94099	lights for shop bathroom	02/01/2024	21.50	02/08/2024	520-810-600 General Supplies	224
7650	LOWES CREDIT SERVICES	94364	visqueen primer trash bags Misc disks	02/01/2024	269.31	02/08/2024	100-575-600 General Supplies	224
7650	LOWES CREDIT SERVICES	96751	ice melt for every well house	01/12/2024	87.05	02/08/2024	510-810-614 Supplies-Plant/Shop/Maint	124
7650	LOWES CREDIT SERVICES	99544	wood sanding disks	02/05/2024	66.36	02/08/2024	100-575-600 General Supplies	224
Total 7650:					2,921.43			
LUMOS & ASSOCIATES INC								
370	LUMOS & ASSOCIATES INC	121120	WWTP PER	11/25/2023	1,066.00	02/08/2024	520-810-320 Prof Serv-Engineering	1123
Total 370:					1,066.00			
MARSHALL'S SEPTIC CARE								
8509	MARSHALL'S SEPTIC CARE	116461	autumn winds	02/01/2024	118.33	02/08/2024	100-575-420 Contract Services	224
8509	MARSHALL'S SEPTIC CARE	116460	bmX track	02/01/2024	118.33	02/08/2024	100-575-420 Contract Services	224
8509	MARSHALL'S SEPTIC CARE	116462	otp	02/01/2024	526.65	02/08/2024	100-575-420 Contract Services	224
8509	MARSHALL'S SEPTIC CARE	116463	gvp	02/01/2024	210.66	02/08/2024	100-575-420 Contract Services	224
8509	MARSHALL'S SEPTIC CARE	116464	itp	02/01/2024	200.66	02/08/2024	100-575-420 Contract Services	224
8509	MARSHALL'S SEPTIC CARE	116465	ponderosa park	02/01/2024	118.33	02/08/2024	100-575-420 Contract Services	224
8509	MARSHALL'S SEPTIC CARE	116466	Depot	02/01/2024	113.33	02/08/2024	100-575-420 Contract Services	224
Total 8509:					1,406.29			
MCDONALD CARANO								
322	MCDONALD CARANO	12475175	Land Use Outside Legal	12/31/2023	1,430.00	02/08/2024	100-414-310 Prof Serv-Legal	1223
Total 322:					1,430.00			
MISCELLANEOUS ONE TIME VENDOR								
1111	MISCELLANEOUS ONE TIME VENDOR	CEM 1.30.24	MARKER DEPOSIT - H31	01/30/2024	250.00	02/01/2024	100-223200 Deferred Revenue - Cem. Plots	124
Total 1111:					250.00			
MME - MUNICIPAL MAINTENANCE EQUIP								
6635	MME - MUNICIPAL MAINTENANCE EQUIP	18831	parts for vacon w/d	02/05/2024	397.64	02/08/2024	510-810-430 Repairs & Maintenance	224

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title		GL Period
Total 6635:					397.64				
MOUNTAIN ALARM									
8814	MOUNTAIN ALARM	4352827	cards security	02/09/2024	195.96		100-417-600	General Supplies	224
Total 8814:					195.96				
MSC INDUSTRIAL SUPPLY CO									
115	MSC INDUSTRIAL SUPPLY CO	39731058	tap and drill for shop	01/31/2024	16.75	02/08/2024	100-480-600	GENERAL SUPPLIES/TOOLS	124
Total 115:					16.75				
NAPA AUTO & TRUCK PARTS									
58	NAPA AUTO & TRUCK PARTS	404695	PARTS FOR WATER TRUCK	01/30/2024	15.99	02/08/2024	100-575-430	Service-Repair and Maintenance	124
58	NAPA AUTO & TRUCK PARTS	404779	Battery	01/31/2024	128.69	02/08/2024	100-475-610	Automotive Supplies	124
58	NAPA AUTO & TRUCK PARTS	404819	tire parts for W/W VAC-CON	02/01/2024	64.86	02/08/2024	520-810-610	Supplies-Automotive	224
58	NAPA AUTO & TRUCK PARTS	404903	hose clamps	02/02/2024	6.90	02/08/2024	100-480-610	AUTOMOTIVE SUPPLIES	224
58	NAPA AUTO & TRUCK PARTS	404993	air hammer for shop	02/05/2024	83.49	02/08/2024	100-480-600	GENERAL SUPPLIES/TOOLS	224
58	NAPA AUTO & TRUCK PARTS	405071	WWTP control room mini bulbs	02/06/2024	8.00		520-810-614	Supplies-Plant/Shop/Maint	224
58	NAPA AUTO & TRUCK PARTS	405072	Jumper Cables	02/06/2024	98.78	02/08/2024	520-810-614	Supplies-Plant/Shop/Maint	224
58	NAPA AUTO & TRUCK PARTS	405138	PARTS FOR DUMP TRUCK	02/07/2024	36.87		100-475-430	Service-Repair and Maintenance	224
Total 58:					443.58				
NDEP NV DIV OF ENVIRONMENTAL PROTECTION									
4038	NDEP NV DIV OF ENVIRONMENTAL PROTECTION	WD 1.30.24	D-1 CERTIFICATION TEST - K. GOSSER	01/30/2024	120.00	02/01/2024	510-810-580	Training	124
Total 4038:					120.00				
NEVADA COMMISSION ON ETHICS									
707	NEVADA COMMISSION ON ETHICS	N327-24-2	NCOE FY2023-2024 Dec 23 Assessment	12/29/2023	2,818.07	02/08/2024	100-413-348	Tech Service-Comm on Ethics	1223
Total 707:					2,818.07				
NEVADA DEPT PUBLIC SAFETY - DPS									
7405	NEVADA DEPT PUBLIC SAFETY - DPS	65948	ref 3350763, Mendoza V	02/01/2024	40.25	02/08/2024	100-605-322	Prof Serv-Other	224
Total 7405:					40.25				
NEVADA DEPT PUBLIC SAFETY, FIRE MARSHALL									
909	NEVADA DEPT PUBLIC SAFETY, FIRE MARSHALL	34130	HAZMAT PERMIT	02/06/2024	310.00	02/08/2024	520-810-642	Permits and Licenses	224
909	NEVADA DEPT PUBLIC SAFETY, FIRE MARSHALL	34130	HAZMAT PERMIT	02/06/2024	1,350.00	02/08/2024	510-810-642	Permits and Licenses	224
909	NEVADA DEPT PUBLIC SAFETY, FIRE MARSHALL	34130	HAZMAT PERMIT	02/06/2024	310.00	02/08/2024	510-840-642	Permits and Licenses	224

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title	GL Period
Total 909:					1,970.00			
NEVADA VETERAN'S COALITION								
8594	NEVADA VETERAN'S COALITION	Final R1FY23-24 NVVC	Final R1FY23-24 July-Dec 23 NVVC	12/31/2023	7,686.38	02/08/2024	225-575-650 Grant Awards	1223
Total 8594:					7,686.38			
NSB - BANKCARD CENTER								
8649	NSB - BANKCARD CENTER	JAN 24	IMAGING SPECTRUM; PASSPORT PHOTO CCO	01/31/2024	157.00	02/10/2024	100-416-600 General Supplies	124
8649	NSB - BANKCARD CENTER	JAN 24	AMAZON; BLUE FOOD COLORING (UA TESTING) FMC	01/31/2024	29.86	02/10/2024	100-425-341 Pretrial Services Program	124
8649	NSB - BANKCARD CENTER	JAN 24	BLUETRACK/STRESSBALLS.COM; WATER DROPLET STR	01/31/2024	105.97	02/10/2024	510-810-540 Advertising	124
8649	NSB - BANKCARD CENTER	JAN 24	THOLL FENCE; DOOR KING GATE PARTS WTP	01/31/2024	3,066.54	02/10/2024	510-840-430 Service-Repair and Maintenance	124
8649	NSB - BANKCARD CENTER	JAN 24	AMAZON; FLOOR & WALL ROLLER FAC	01/31/2024	27.42	02/10/2024	100-417-600 General Supplies	124
8649	NSB - BANKCARD CENTER	JAN 24	EBERHARD EQUIP; CYLINDER FOR MOWER PARKS	01/31/2024	662.71	02/10/2024	100-575-430 Service-Repair and Maintenance	124
8649	NSB - BANKCARD CENTER	JAN 24	CBI; ACRONIS CYBER PROTECT 5YR SUB. IT	01/31/2024	459.00	02/10/2024	100-418-600 General Supplies	124
8649	NSB - BANKCARD CENTER	JAN 24	ZOOM; FMC SUBSCRIPTION JAN-FEB	01/31/2024	100.00	02/10/2024	100-425-322 Prof Serv-Other	124
8649	NSB - BANKCARD CENTER	JAN 24	STAMPLI; DEC 2023	01/31/2024	1,034.00	02/10/2024	100-418-342 Tech Services-Other	124
8649	NSB - BANKCARD CENTER	JAN 24	HARBOR FREIGHT; GANTRY CRANE & ACCESSORIES W	01/31/2024	1,069.96	02/10/2024	510-840-605 Minor Equipment	124
8649	NSB - BANKCARD CENTER	JAN 24	AMAZON; TIRE SWING HANGER PARKS	01/31/2024	59.79	02/10/2024	100-575-600 General Supplies	124
8649	NSB - BANKCARD CENTER	JAN 24	DAYTON VALLEY VET; ER VET CARE AC	01/31/2024	1,262.61	02/10/2024	100-525-322 Prof Serv-Other	124
8649	NSB - BANKCARD CENTER	JAN 24	GFOA; ANNUAL CONFERENCE IN ORLANDO FL J. CARRI	01/31/2024	500.00	02/10/2024	100-415-580 Training	124
8649	NSB - BANKCARD CENTER	JAN 24	NVRWA; ANNUAL MEMBERSHIP WTP	01/31/2024	293.00	02/10/2024	510-840-581 Dues and Memberships	124
8649	NSB - BANKCARD CENTER	JAN 24	ZOOM; CMO MONTHLY SUBSCRIPTION	01/31/2024	140.00	02/10/2024	100-418-342 Tech Services-Other	124
8649	NSB - BANKCARD CENTER	JAN 24	GRIZZLY INDUSTRIAL; CUTTERHEAD, MOBILE BASE, SHI	01/31/2024	4,023.95	02/10/2024	100-417-605 Minor Equipment	124
8649	NSB - BANKCARD CENTER	JAN 24	ZOOM; CAO MONTHLY SUBSCRIPTION	01/31/2024	149.90	02/10/2024	100-414-342 Tech Services-Other	124
8649	NSB - BANKCARD CENTER	JAN 24	ONXMAPS.COM; HUNT PREMIUM SUBSCRIPTION BLDG	01/31/2024	29.99	02/10/2024	100-605-399 Prof & Tech Fees-Misc	124
8649	NSB - BANKCARD CENTER	JAN 24	BLUETRACK/STRESSBALLS.COM; FIRE HYDRANT STRE	01/31/2024	221.45	02/10/2024	510-810-540 Advertising	124
8649	NSB - BANKCARD CENTER	JAN 24	RALEY'S; BOTTLED WATER PLN	01/31/2024	15.92	02/10/2024	100-610-600 General Supplies	124
8649	NSB - BANKCARD CENTER	JAN 24	IIMC; ANNUAL CONFERENCE CCO	01/31/2024	675.00	02/10/2024	100-416-580 Training	124
8649	NSB - BANKCARD CENTER	JAN 24	BLUETRACK/STRESSBALLS.COM; FIRE HYDRANT STRE	01/31/2024	221.46	02/10/2024	510-840-540 Advertising	124
8649	NSB - BANKCARD CENTER	JAN 24	AGA; DUES & MEMBERSHIPS R. CARSON FIN	01/31/2024	100.00	02/10/2024	100-415-581 Dues and Memberships	124
8649	NSB - BANKCARD CENTER	JAN 24	GFOA; ANNUAL MEMBERSHIP R. CARSON FIN	01/31/2024	150.00	02/10/2024	100-415-581 Dues and Memberships	124
8649	NSB - BANKCARD CENTER	JAN 24	NVRWA; ANNUAL CONFERENCE FEE WTP	01/31/2024	2,155.00	02/10/2024	510-840-580 Training	124
8649	NSB - BANKCARD CENTER	JAN 24	EVENT BRITE; LYON CO. NV REP LINCOLN DINNER 2024	01/31/2024	150.00	02/10/2024	100-412-650 Community Support	124
8649	NSB - BANKCARD CENTER	JAN 24	GFOA; ANNUAL CONFERENCE IN ORLANDO FL R. CARS	01/31/2024	500.00	02/10/2024	100-415-580 Training	124
8649	NSB - BANKCARD CENTER	JAN 24	W2, 1099, 1095 EFILING; ACA FEDERAL E-FILING	01/31/2024	455.10	02/10/2024	100-415-322 Prof Serv-Other	124
8649	NSB - BANKCARD CENTER	JAN 24	BLUETRACK/STRESSBALLS.COM; WATER DROPLET STR	01/31/2024	105.98	02/10/2024	510-840-540 Advertising	124
8649	NSB - BANKCARD CENTER	JAN 24	NNDA; ANNUAL STATE OF THE COUNTIES, WARD 3 & 4	01/31/2024	100.00	02/10/2024	100-412-580 Training	124
8649	NSB - BANKCARD CENTER	JAN 24	AMAZON; DADO THROAT PLATE FAC	01/31/2024	38.00	02/10/2024	100-417-600 General Supplies	124
8649	NSB - BANKCARD CENTER	JAN 24	NV BUILDERS ALLIANCE; ANNUAL DINNER MAYOR/CITY	01/31/2024	200.00	02/10/2024	100-413-580 Training	124
8649	NSB - BANKCARD CENTER	JAN 24	AMAZON; STACKED DADO FAC	01/31/2024	99.00	02/10/2024	100-417-600 General Supplies	124
8649	NSB - BANKCARD CENTER	JAN 24	GFOA; CERT OF ACHIEVEMENT REVIEW FY2023 FIN	01/31/2024	530.00	02/10/2024	100-415-322 Prof Serv-Other	124
8649	NSB - BANKCARD CENTER	JAN 24	NDEP; LICENCE RENEWAL WTP	01/31/2024	112.75	02/10/2024	510-840-642 Permits and Licenses	124

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title	GL Period
8649	NSB - BANKCARD CENTER	JAN 24	DAYTON VALLEY VET; VET CARE AC	01/31/2024	187.06	02/10/2024	100-525-322 Prof Serv-Other	124
8649	NSB - BANKCARD CENTER	JAN 24	AWWA; BOOKS WTP	01/31/2024	299.00	02/10/2024	510-840-640 Books and Periodicals	124
8649	NSB - BANKCARD CENTER	JAN 24	W2, 1099, 1095 EFILING; ACA FEDERAL E-FILING CORRE	01/31/2024	5.55	02/10/2024	100-415-322 Prof Serv-Other	124
8649	NSB - BANKCARD CENTER	JAN 24	SPECTRUM; 355 COTTONWOOD LN	01/31/2024	129.98	02/10/2024	100-417-530 Communications (Internet,Cell)	124
8649	NSB - BANKCARD CENTER	JAN 24	AMAZON; 8X10 PICTURE FRAMES FMC	01/31/2024	19.79	02/10/2024	100-425-600 General Supplies	124
Total 8649:					19,642.74			
NUTRIEN AG SOLUTIONS								
3033	NUTRIEN AG SOLUTIONS	53256693	chemical weeds.	02/08/2024	2,685.00		100-575-617 Supplies-Chemical	224
Total 3033:					2,685.00			
NV ENERGY								
167	NV ENERGY	113924 JAN 24	48768108113924 ACH	01/30/2024	33.92	02/16/2024	100-575-622 Electricity	124
167	NV ENERGY	13818 JAN 24	34596405113818 ACH	01/30/2024	49.36	02/16/2024	100-475-622 Electricity	124
167	NV ENERGY	26093 FEB 24	34596402626093 ACH	02/07/2024	1,350.38	02/27/2024	100-575-622 Electricity	224
167	NV ENERGY	26100 FEB 24	34596502626100 ACH	02/08/2024	14,808.17	02/28/2024	510-810-622 Electricity	224
167	NV ENERGY	26100 FEB 24	34596502626100 ACH	02/08/2024	41.28	02/28/2024	520-810-622 Electricity	224
167	NV ENERGY	26445 JAN 24	34596505226445 ACH	01/27/2024	5,372.30	02/15/2024	510-840-622 Electricity	124
167	NV ENERGY	28458 JAN 24	34596505228458 ACH	01/27/2024	11,499.58	02/15/2024	510-840-622 Electricity	124
167	NV ENERGY	29499 FEB 24	1000213677906929499 ACH	02/01/2024	76.74	02/21/2024	100-475-622 Electricity	224
167	NV ENERGY	30672 JAN 24	213677908230672 ACH	01/30/2024	45.31	02/16/2024	100-575-622 Electricity	124
167	NV ENERGY	42683 FEB 24	82190404842683 ACH	02/08/2024	851.43	02/28/2024	510-810-622 Electricity	224
167	NV ENERGY	42683 FEB 24	82190404842683 ACH	02/08/2024	62.39	02/28/2024	100-475-622 Electricity	224
167	NV ENERGY	42683 FEB 24	82190404842683 ACH	02/08/2024	502.32	02/28/2024	100-575-622 Electricity	224
167	NV ENERGY	42683 FEB 24	82190404842683 ACH	02/08/2024	6,333.93	02/28/2024	520-810-622 Electricity	224
167	NV ENERGY	71493 JAN 24	271223607571493 ACH	01/30/2024	44.76	02/16/2024	100-475-622 Electricity	124
167	NV ENERGY	97731 JAN 24	213677908197731 ACH	01/30/2024	46.56	02/16/2024	100-575-622 Electricity	124
167	NV ENERGY	97899 FEB 24	80865904797899 ACH	02/07/2024	14,570.84	02/27/2024	100-475-622 Electricity	224
Total 167:					55,689.27			
OFFICE DEPOT								
133	OFFICE DEPOT	350580945001	Office Supplies, labels, laminator pouch, badge lanyard, mous	01/25/2024	63.20	02/08/2024	100-416-600 General Supplies	124
133	OFFICE DEPOT	352227182001	Calendar for Wastewater	01/25/2024	26.39	02/08/2024	520-810-601 Office Supplies	124
133	OFFICE DEPOT	352693891001	PRINTER TONER	01/29/2024	73.69	02/08/2024	100-415-600 General Supplies	124
133	OFFICE DEPOT	352694709001	DATE STAMP, LABELS, BINDER CLIPS, DUSTER	01/29/2024	51.38	02/08/2024	100-415-600 General Supplies	124
133	OFFICE DEPOT	353079217001	Copy Paper	01/30/2024	89.98	02/08/2024	520-810-601 Office Supplies	124
133	OFFICE DEPOT	353079217001	Copy Paper	01/30/2024	44.99	02/08/2024	100-417-601 OFFICE SUPPLIES	124
133	OFFICE DEPOT	353079217001	Copy Paper	01/30/2024	44.98	02/08/2024	510-840-601 Office Supplies	124
133	OFFICE DEPOT	353079217001	Copy Paper	01/30/2024	67.49	02/08/2024	100-575-601 Office Supplies	124
133	OFFICE DEPOT	353079217001	Copy Paper	01/30/2024	112.48	02/08/2024	100-475-601 Supplies-Office	124
133	OFFICE DEPOT	353079217001	Copy Paper	01/30/2024	89.98	02/08/2024	510-810-601 Office Supplies	124

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title	GL Period
133	OFFICE DEPOT	354127501001	PW Office Supplies	02/07/2024	17.05	02/08/2024	100-475-601 Supplies-Office	224
133	OFFICE DEPOT	354127501001	PW Office Supplies	02/07/2024	13.64	02/08/2024	520-810-601 Office Supplies	224
133	OFFICE DEPOT	354127501001	PW Office Supplies	02/07/2024	6.82	02/08/2024	100-417-601 OFFICE SUPPLIES	224
133	OFFICE DEPOT	354127501001	PW Office Supplies	02/07/2024	6.81	02/08/2024	510-840-601 Office Supplies	224
133	OFFICE DEPOT	354127501001	PW Office Supplies	02/07/2024	10.23	02/08/2024	100-575-601 Office Supplies	224
133	OFFICE DEPOT	354127501001	PW Office Supplies	02/07/2024	13.64	02/08/2024	510-810-601 Office Supplies	224
Total 133:					732.75			
OFFICE SHIPPING & MAILBOXES								
8589	OFFICE SHIPPING & MAILBOXES	158679	SHIPPING CORE FOR THE FIRE DEPT.	02/13/2024	136.30		100-126000 Intergovernmental Receivable	224
Total 8589:					136.30			
O'REILLY AUTO PARTS								
6230	O'REILLY AUTO PARTS	3599-282112	floor mat	01/18/2024	25.99	02/08/2024	100-475-610 Automotive Supplies	124
6230	O'REILLY AUTO PARTS	3599-283648	GEAR OIL FOR WATER TRUCK	01/30/2024	124.99	02/08/2024	100-475-430 Service-Repair and Maintenance	124
6230	O'REILLY AUTO PARTS	3599-283897	HEADLIGHTS FOE W/D VAC-CON	02/01/2024	105.48	02/08/2024	510-810-610 Automotive Supplies	224
6230	O'REILLY AUTO PARTS	3599-284095	parts for fire dept.	02/02/2024	322.15	02/08/2024	100-126000 Intergovernmental Receivable	224
6230	O'REILLY AUTO PARTS	3599-284637	FUEL PUMP FOR FLEET 9004	02/06/2024	344.27		100-480-610 AUTOMOTIVE SUPPLIES	224
6230	O'REILLY AUTO PARTS	3599-285376	PARTS FOR FIRE DEPT.	02/12/2024	104.97		100-126000 Intergovernmental Receivable	224
6230	O'REILLY AUTO PARTS	3599-285381	PARTS FOR FIRE DEPT.	02/12/2024	28.84		100-126000 Intergovernmental Receivable	224
Total 6230:					1,056.69			
OWEN EQUIPMENT								
7965	OWEN EQUIPMENT	62586	VAVLE FOR VACTOR	02/07/2024	182.88		100-475-430 Service-Repair and Maintenance	224
Total 7965:					182.88			
PACIFIC OFFICE AUTOMATION								
8929	PACIFIC OFFICE AUTOMATION	COF-KS16	Utilities	02/01/2024	272.46	02/08/2024	510-810-550 Printing and Postage	224
8929	PACIFIC OFFICE AUTOMATION	COF-KS16	FMC	02/01/2024	544.91	02/08/2024	100-425-550 Printing and Postage	224
8929	PACIFIC OFFICE AUTOMATION	COF-KS16	Clerk	02/01/2024	544.91	02/08/2024	100-416-550 Printing and Postage	224
8929	PACIFIC OFFICE AUTOMATION	COF-KS16	CAO	02/01/2024	544.91	02/08/2024	100-414-550 Printing and Postage	224
8929	PACIFIC OFFICE AUTOMATION	COF-KS16	HR	02/01/2024	544.91	02/08/2024	100-413-550 Printing and Postage	224
8929	PACIFIC OFFICE AUTOMATION	COF-KS16	Utilities	02/01/2024	272.45	02/08/2024	520-810-550 Printing and Postage	224
8929	PACIFIC OFFICE AUTOMATION	COF-KS16	Main	02/01/2024	544.91	02/08/2024	100-417-550 Printing and Postage	224
Total 8929:					3,269.46			
PACIFIC STORAGE COMPANY								
8876	PACIFIC STORAGE COMPANY	5191352	Shredd Bin	01/10/2024	16.50	02/08/2024	100-425-322 Prof Serv-Other	124

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title	GL Period
Total 8876:					16.50			
PETROSOLUTIONS, LLC								
8504	PETROSOLUTIONS, LLC	114293	used oil and coolant pick	02/07/2024	238.75	02/08/2024	100-480-610 AUTOMOTIVE SUPPLIES	224
Total 8504:					238.75			
PUBLIC EMPLOYEES BENEFITS PROG								
143	PUBLIC EMPLOYEES BENEFITS PROG	FEB 2024	RETIREE INSURANCE - #819	02/02/2024	217.68		100-415-240 Group Insurance	224
143	PUBLIC EMPLOYEES BENEFITS PROG	FEB 2024	RETIREE INSURANCE - #819	02/02/2024	94.16		100-605-240 Group Insurance	224
143	PUBLIC EMPLOYEES BENEFITS PROG	FEB 2024	RETIREE INSURANCE - #819	02/02/2024	1.08		510-810-240 Group Insurance	224
143	PUBLIC EMPLOYEES BENEFITS PROG	FEB 2024	RETIREE INSURANCE - #819	02/02/2024	261.08		520-810-240 Group Insurance	224
Total 143:					574.00			
REDWOOD TOXICOLOGY LABORATORY, INC.								
8886	REDWOOD TOXICOLOGY LABORATORY, INC.	307412	UA Tests	12/31/2023	444.48	02/08/2024	100-425-341 Pretrial Services Program	1223
Total 8886:					444.48			
RENO GAZETTE JOURNAL								
152	RENO GAZETTE JOURNAL	6186057	Transportation notice Mark IV-English	01/01/2024	388.92	02/08/2024	100-413-540 Advertising	124
152	RENO GAZETTE JOURNAL	6186057	Finance Charge	01/01/2024	31.60	02/08/2024	100-415-611 Late Fees	124
152	RENO GAZETTE JOURNAL	6186057	2nd Quarter 2024 Report	01/01/2024	101.64	02/08/2024	100-416-540 Advertising	124
152	RENO GAZETTE JOURNAL	6186057	Transportation notice Mark IV-Spanish	01/01/2024	425.40	02/08/2024	100-413-540 Advertising	124
Total 152:					947.56			
RESOURCE CONCEPTS								
8602	RESOURCE CONCEPTS	24-0100	Water Rights Services	01/31/2024	15,369.25		510-810-698 Water Rights Protection	124
Total 8602:					15,369.25			
SEVENTYFIVEBLUE WATER AND ENVIRONMENTAL								
8884	SEVENTYFIVEBLUE WATER AND ENVIRONMENTAL	23-08	Regulatory Water System Review	12/01/2023	3,098.25	02/08/2024	510-810-320 Prof Serv-Engineering	1223
Total 8884:					3,098.25			
SILVER STATE ANALYTICAL LABORATORIES								
7856	SILVER STATE ANALYTICAL LABORATORIES	RN310212	pilot road water main shut down	01/22/2024	66.00	02/08/2024	510-810-423 Contract Services-ANALYTICAL	124
7856	SILVER STATE ANALYTICAL LABORATORIES	RN310282	Quarterly Hardness and TDS well samples	01/25/2024	336.00	02/08/2024	510-810-423 Contract Services-ANALYTICAL	124
7856	SILVER STATE ANALYTICAL LABORATORIES	RN310403	pilot road main shut down day 4 samples	01/29/2024	66.00	02/08/2024	510-810-423 Contract Services-ANALYTICAL	124

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title	GL Period
Total 7856:					468.00			
SNAP-ON INDUSTRIAL								
8735	SNAP-ON INDUSTRIAL	ARV/60248477	TOOL FOR SHOP	01/30/2024	129.69	02/08/2024	100-480-600 GENERAL SUPPLIES/TOOLS	124
8735	SNAP-ON INDUSTRIAL	ARV/60351123	MULTI TOOL	02/08/2024	118.49		100-480-600 GENERAL SUPPLIES/TOOLS	224
Total 8735:					248.18			
SOSU TV CORP								
8909	SOSU TV CORP	WC1306	Fernley Focus Videos FEB 24	02/01/2024	1,083.00	02/08/2024	100-413-322 Prof Serv-Other	224
Total 8909:					1,083.00			
SOUTHERN TIRE MART LLC								
8964	SOUTHERN TIRE MART LLC	7590025230	LABOR TO INSTALL TIRES ON THE REAR OF THE WATE	02/12/2024	230.00		100-475-430 Service-Repair and Maintenance	224
Total 8964:					230.00			
SOUTHWEST GAS CORP								
204	SOUTHWEST GAS CORP	33096 JAN 24	910001133096 ACH	01/29/2024	1,217.40	02/20/2024	510-810-621 Natural Gas	124
204	SOUTHWEST GAS CORP	33438 FEB 24	910001133438 ACH	01/24/2024	3,565.04	02/12/2024	100-417-621 Natural Gas	124
Total 204:					4,782.44			
STATE COLLECTION & DISB. UNIT (SCaDU)								
176	STATE COLLECTION & DISB. UNIT (SCaDU)	FEB 2024-1	CHILD SUPPORT	02/09/2024	319.84	02/08/2024	100-219900 OTHER PAYROLL PAYABLES	224
Total 176:					319.84			
SULLIVAN STRUCTURES LLC								
8989	SULLIVAN STRUCTURES LLC	1 Nov 23	Train Depot Re-roof	11/01/2023	285,000.00		300-425-730 Improve other than Buildings	1123
Total 8989:					285,000.00			
TAGGART & TAGGART LTD								
3275	TAGGART & TAGGART LTD	17611	Water Right Contract FY23/24 Jan 24	01/02/2024	5,000.80		510-810-698 Water Rights Protection	124
Total 3275:					5,000.80			
THATCHER COMPANY, INC.								
8646	THATCHER COMPANY, INC.	2024400100514	WWTP Chlorine	02/06/2024	6,338.60	02/08/2024	520-810-617 Supplies-Chemical	224

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title	GL Period
Total 8646:					6,338.60			
THE FERN 45								
8879	THE FERN 45	Final R1FY 23-24	Final R1 FY 23-24 July-Dec 23 Fern 45	12/31/2023	9,333.00	02/08/2024	225-575-650 Grant Awards	1223
Total 8879:					9,333.00			
US BANK								
8510	US BANK	2461836	2016 Series Bond Payment-Water Int	02/01/2024	130,275.00	02/01/2024	510-800-860 Interest Expense	224
8510	US BANK	2461836	2017 Series Bond Payment-Water Int	02/01/2024	57,912.50	02/01/2024	510-800-860 Interest Expense	224
8510	US BANK	7195693	2017 Series Bond Fees; Water	01/25/2024	385.00	02/08/2024	510-810-322 Prof Serv-Other	124
Total 8510:					188,572.50			
USA BLUEBOOK								
464	USA BLUEBOOK	INV00259442	Chem tank for well 13	01/29/2024	7,042.60	02/08/2024	510-840-430 Service-Repair and Maintenance	124
Total 464:					7,042.60			
VERUS ASSOCIATES NEVADA, LLC								
8606	VERUS ASSOCIATES NEVADA, LLC	2402	WW SCADA Contract Services	01/10/2024	560.00		520-810-429 Contract Services-SCADA	124
8606	VERUS ASSOCIATES NEVADA, LLC	2425	WWTP SCADA Support	02/07/2024	674.28	02/08/2024	520-810-429 Contract Services-SCADA	224
Total 8606:					1,234.28			
VOYA FINANCIAL								
8591	VOYA FINANCIAL	FEB 2024-1	DEFERRED COMPENSATION, 457	02/09/2024	2,532.50	02/09/2024	100-215000 457 PAYABLE	224
8591	VOYA FINANCIAL	FEB 2024-1	ROTH IRA	02/09/2024	210.00	02/09/2024	100-215000 457 PAYABLE	224
Total 8591:					2,742.50			
WALKER LAKE DISPOSAL								
6118	WALKER LAKE DISPOSAL	24-0378	WWTP Dumpster	01/26/2024	297.00	02/08/2024	520-810-412 Utility Service-Refuse	124
Total 6118:					297.00			
WASTE MANAGEMENT								
447	WASTE MANAGEMENT	33001 FEB 24	11-60772-33001	02/05/2024	103.14	02/08/2024	100-417-412 Utility Services-Refuse	224
447	WASTE MANAGEMENT	33005 FEB 24	11-60745-33005	02/05/2024	14.39	02/08/2024	510-840-412 Utility Service-Refuse	224
447	WASTE MANAGEMENT	33009 FEB 24	11-60774-33009	02/05/2024	84.39	02/08/2024	510-810-412 Utility Service-Refuse	224
447	WASTE MANAGEMENT	43003 FEB 24	11-60760-43003	02/05/2024	42.20	02/08/2024	520-810-412 Utility Service-Refuse	224
447	WASTE MANAGEMENT	63002 Feb 24	11-74239-63002	02/01/2024	465.00	02/08/2024	100-575-412 Utility Service-Refuse	224
447	WASTE MANAGEMENT	65007 Feb 24	6-82641-65007	02/01/2024	332.77	02/08/2024	100-417-412 Utility Services-Refuse	224

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title		GL Period
Total 447:					1,041.89				
WESTERN INDUSTRIAL PARTS, INC.									
8571	WESTERN INDUSTRIAL PARTS, INC.	2401-081562	safety glasses and gloves	01/26/2024	199.42	02/08/2024	510-810-616	Supplies-Safety	124
Total 8571:					199.42				
WESTERN NEVADA SUPPLY CO.									
195	WESTERN NEVADA SUPPLY CO.	11116574	PS Parts insulation	02/01/2024	24.60	02/08/2024	510-840-430	Service-Repair and Maintenance	224
195	WESTERN NEVADA SUPPLY CO.	11119914	PS HSPS parts	02/01/2024	267.82	02/08/2024	510-840-430	Service-Repair and Maintenance	224
195	WESTERN NEVADA SUPPLY CO.	11121652	Sensus 2 inch 1000 gal water meters	02/02/2024	4,135.18	02/08/2024	510-166100	Construction In Progress	224
195	WESTERN NEVADA SUPPLY CO.	11127686	ps parts restock.	02/08/2024	805.38		510-840-430	Service-Repair and Maintenance	224
195	WESTERN NEVADA SUPPLY CO.	11127687	PS hsps analyzer station rebuild parts	02/08/2024	39.50		510-840-430	Service-Repair and Maintenance	224
195	WESTERN NEVADA SUPPLY CO.	11130989	PS hsps parts	02/08/2024	10.41		510-840-430	Service-Repair and Maintenance	224
Total 195:					5,282.89				
WTR ELECTRIC, INC									
8650	WTR ELECTRIC, INC	1036A	power cords and service	02/01/2024	1,173.64	02/08/2024	100-417-428	Contract Services-ELECTRICAL	224
Total 8650:					1,173.64				
XPRESS BILL PAY LLC									
2468	XPRESS BILL PAY LLC	01/2024	CREDIT CARD PROCESSING FEES- SEWER	01/31/2024	2,078.08	01/31/2024	520-810-609	Credit Card Fees	124
2468	XPRESS BILL PAY LLC	01/2024	CREDIT CARD PROCESSING FEES- WATER	01/31/2024	2,078.09	01/31/2024	510-810-609	Credit Card Fees	124
Total 2468:					4,156.17				
Grand Totals:					720,072.49				

Dated: _____

Mayor: _____

City Treasurer: _____

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title	GL Period
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Report Criteria:

Detail report.

Invoice detail records above \$0 included.

Paid and unpaid invoices included.

Vendor.Vendor Number = {<>} 2201

**MINUTES OF THE
FERNLEY CITY COUNCIL MEETING
FEBRUARY 7, 2024**

Mayor Neal E. McIntyre called the Fernley City Council meeting to order at 5:00 pm.

1. INTRODUCTORY ITEMS

1.1. Pledge of Allegiance

1.2. Roll Call

Present: Mayor Neal E. McIntyre, City Manager Ben Marchant, Councilman Ryan Hanan, Councilwoman Felicity Zoberiski, Councilman Stan Lau, Councilman Albert Torres, Councilwoman Fran McKay, City Clerk Kim Swanson, Administrative Specialist I Sandy Harris, City Attorney Aaron Mouritsen, Senior Planner Shay League, Public Works Director Barry Williams, City Treasurer Robert Carson.

1.3 Public Forum

None at this time.

1.4. (For Possible Action) Approval of Agenda

Motion: I MOVE TO APPROVE THE AGENDA WITH ITEM 7.2 PULLED. **Action:** Approved.

Moved by: Councilman Stan Lau, **Seconded by:** Councilman Ryan Hanan. **Vote:** Passed, **Summary:** Yes 5. **Yes:** Councilwoman Zoberiski, 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

City Clerk Kim Swanson read the approved business licenses.

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 Zoberiski, 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 gave an update from the Sheriff's Department. Dispatch Manager Donna Cupp is retiring after 34 years of service to Lyon County Dispatch Center. The School Resource Officer for Fernley is in the process. There are 2 deputies at the academy getting their certifications and will graduate in May. Deputy Mendoza is back in Fernley after his training with the National Guard. There are 4 deputies currently in field training and will be coming to Fernley mid-March. New employee Kayla Harrison was assigned to social media and the website, LyonCountySheriffsOffice.org. She has also opened an Instagram account for people that don't have Facebook or other social media. There were 2 missing persons reports in Fernley, and they were found.

There is no 24-hour waiting period to report a missing person to the department. The State auto-generated stats report is down, so there are no statistics to report.

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

Ben Marchant, City Manager, stated that the Public Scoping meeting is Tuesday, February 13th, from 4:00 - 7:00pm at City Hall. That meeting is for the Nevada Pacific Parkway extension. It is part of the National Environmental Protection Act that requires public hearings for people to give input on the merits of this project. The public is invited to look at the city's website, cityoffernley.org, or Instagram for the new Community Development newsletter. It provides information on all the new developments in town and tracks each stage of what each project is in. There has been great communication with NDOT and they have agreed to enter into a interlocal agreement with the City to do corridor studies. These studies are going to look at the corridors in town, 95A south, Main Street, the roundabout, and perhaps Farm District Road, to analyze the level of traffic and congestion and deficiencies that may need to be addressed in a future construction plan. On Friday, February 2nd the US Department of Agriculture Rural Development Program hosted a partners' network workshop discussing federal funding grants for various projects such as small business, water projects, and safety projects. The needs of Fernley and its future were discussed and what grants could help small businesses and transportation. The next meeting will be in April. The first 8 parcels in the 2014 Lands Bill have completed their final survey review and the BLM has sent out notifications to all the right-of-way owners associated with those parcels to determine the future necessity of the easements that are currently on there and whether those will continue to be needed. Mayor McIntyre and Ben Marchant will be hosting LT Governor Anthony, Assemblyman Koenig and Nevada Department of Transportation Director Thomason and giving them a tour of Fernley to highlight the growth and development. They will be talking about the growth in the north area plan and the southwest area plan and how the growth will impact the current infrastructure and the improvements that are needed for the transportation and roadways through town.

City Clerk Kim Swanson announced that the candidate filing period begins March 4, 2024, and goes on through March 15, 2024. Council seats up for election are Ward 2, 4 and 5. The filing fee is \$25.00.

Mayor Neal E. McIntyre announced that the State of the City is Feb. 28, 2024, at Senior Citizens Center, at 5:30.

Councilman Ryan Hanan thanked NDOT for their work this week on the corridor. He also thanked Ben Marchant for his continued communication with NDOT.

Councilman Stan Lau reported that the wrestling tournament held here in Fernley had 500 wrestlers. There were 3 wrestlers from Fernley that made it to the finals.

Councilman Albert Torres announced that the Senior Citizens Advisory Committee meeting will be February 9, 2024, at 9:00 am at City Hall. On Tuesday, February 13, 2024, the Fernley Chamber Ambassadors meeting will have a representative from Nevada Housing Coalition. On February 21, 2024, Senator Titus and Assemblyman Koenig will be participating in the Fernley Chamber quarterly luncheon at City Hall to give the legislative update.

4. PROCLAMATIONS BY THE MAYOR

None.

5. STAFF REPORTS

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

Motion: I MOVE TO CANCEL THE SECOND CITY COUNCIL MEETING IN JUNE DUE TO THE JUNETEENTH HOLIDAY. **Action:** Approved. **Moved by:** Councilman Stan Lau, **Seconded by:** Councilwoman Fran McKay. **Vote:** Passed, **Summary:** Yes 5. **Yes:** Councilwoman Zoberski, Councilman Lau, Councilman Torres, Councilwoman McKay, Councilman Hanan.

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.

Shay League, Senior Planner, presented first reading for Bill #343. On November 15, 2023, the City Council adopted Resolution #23-015 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 permission to proceed with final approval. Proposed Bill #343 is the next step in the annexation process. The public hearing will be at the next City Council meeting on February 21, 2024.

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)

Councilman Stan Lau stated that he believes this would get the boards more aligned with the City of Fernley.

Councilman Albert Torres stated that he explained to the pool that the agenda item was just to look at the pros and cons, and we were not making any decisions on taking over.

Motion: I MOVE TO DIRECT STAFF TO LOOK TO SEE IF IT IS VIABLE FOR THE CITY AND FINANCIALLY SOMETHING THE CITY CAN DO. **Action:** Approved. **Moved by:** Councilman Stan Lau, **Seconded by:** Councilman Albert Torres. **Vote:** Passed, **Summary:** Yes 4, No 1. **Yes:** Councilwoman Zoberski, Councilman Lau, Councilman Torres, Councilman Hanan, **No:** Councilwoman McKay.

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This item was removed.

8. ADDRESS REQUEST(S) FOR FUTURE AGENDA ITEMS

None

9. PUBLIC FORUM

Cody Wagner, thanked Councilman Lau for bringing item 7.1 forward, stated that the use of the phrase "take over" should be changed to "merge". The pool district currently brings in \$.20 per \$100.00 assessed value on property taxes, and that number just keeps going up as far as their total property income goes.

The next meeting will be February 21, 2024, at 5:00 pm.

10. ADJOURNMENT

There being no further business to come before it, the Fernley City Council meeting adjourned at 5:37 pm.

Approved by the Fernley City Council on February 21, 2024, by a vote of:

AYES _____ NAYS: _____ ABSTENTIONS: _____ ABSENT: _____

Mayor Neal E. McIntyre

ATTEST: City Clerk Kim Swanson

**MINUTES OF THE
FERNLEY CITY COUNCIL MEETING
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Approved by the Fernley City Council on February 21, 2024, by a vote of:

AYES _____ NAYS: _____ ABSTENTIONS: _____ ABSENT: _____

Mayor Neal E. McIntyre

ATTEST: City Clerk Kim Swanson



CITY OF FERNLEY

City Council AGENDA REPORT

Meeting Date: February 21, 2024

REPORT TO: Mayor and City Council

REPORT FROM: Michele Rambo, Planning Director

FINANCIAL IMPACT:

Yes: X

No:

CURRENTLY BUDGETED:

Yes:

No: X

FUND/ACCOUNT:

N/A

ACTION REQUESTED:

AGENDA ITEM:

(For Possible Action) First Reading of Bill # 344, amending Title 2, Chapter 09, Article 1 (Planning Commission) of the Fernley Municipal Code to allow the Mayor to appoint an alternate member to the Planning Commission.

AGENDA ITEM BRIEF:

The Mayor would like to appoint an alternate member to the Planning Commission in order to sit in on meetings when other members are absent or there is a vacant seat. This will aid in the overall efficiency of the Planning Commission especially for more complex projects where a super-majority is required. Staff has prepared a small revision to the Fernley Municipal Code to allow for this option.

RECOMMENDED MOTION:

No motion is required for First Readings

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:

This item is a First Reading only. No alternatives are needed.

BACKGROUND:

During the recruitment to fill the latest vacancy on the Planning Commission, the Mayor expressed interest in appointing an alternate member. This alternate would be available to sit on the Planning Commission when another member is absent from a meeting or in the event that another vacancy occurs. Upon review of NRS 268.110 and the required number of commissioners, the City Attorney determined that there was nothing prohibiting the proposed alternate. However, the Fernley Municipal Code would need to be modified to accommodate this additional member.

Staff has prepared the needed amendment to the Fernley Municipal Code simply adding a statement allowing the Mayor to appoint an alternate. This amendment is the same as the proposed amendment to the Planning Commission bylaws being considered as a separate agenda item.

RELEVANT LAWS, STATUTES, AND REGULATIONS:

NRS Chapter 241 - Meetings of State and Local Agencies

NRS 268.110 - 268.220 - Powers and Duties Common to Cities and Towns - City Planning Commission

NRS 278.030 - 278.265 - Planning and Zoning - Planning Commissions

FMC Chapter 9, Article I - Boards and Commissions - Planning Commission

FINANCIAL IMPLICATIONS:

Additional budget needed for Planning Commission stipend previously approved by the City Council (\$80 per meeting).

ATTACHMENTS:

1. PC Ordinance - Draft
2. Bill 344

ARTICLE I. - PLANNING COMMISSION

Sec. 2.09.01. - Establishment.

The planning commission ("the commission") is hereby established, pursuant to NRS 268.110 and 278.030 et seq.

~~(Prior Code, § 2.01.01)~~

Sec. 2.09.02. - Membership and guidelines for appointment.

Pursuant to NRS 268.120, the commission shall consist of the mayor, the city attorney, the city engineer, ex officio, and seven other members to be appointed by the mayor, not more than two of whom shall be nonresidents of the city. The mayor shall appoint the seven members with the advice and consent of the council, and fill any vacancies, subject to the following guidelines:

- (1) While not strictly limited to wards, precincts or other political districts, the members should be chosen with geographical diversity in mind. They should represent the city as a whole, but may be selected from different portions of the city and (as limited by NRS 268.120) from the unincorporated lands surrounded by the city, to help assure proper consideration of the entire area.

a. The mayor may also appoint an alternate member to sit on the Planning Commission when another member is absent or a vacancy occurs.

- (2) Although no specific education, background or employment is required, the commission should represent diverse interests throughout the city. No one occupation, field or industry should be over-represented or allowed to dominate the commission.
- (3) Pursuant to NRS 278.040, no city or county official or employee shall hold a position on the commission. While there is no specific prohibition of any other public officer or governmental agent or employee holding a position on the commission, the nature of that office and its potential for undue influence and conflicts of interest should be carefully reviewed in the consideration of such an official as a candidate for the commission.

~~(Prior Code, § 2.01.02)~~

Sec. 2.09.03. - Terms of office.

The commissioners' terms shall be staggered four-year terms, as provided in NRS 268.120(2).

~~(Prior Code, § 2.01.03)~~

Sec. 2.09.04. - Removal.

Pursuant to NRS 278.040, a commission member may be removed, after public hearing, by a majority vote of the city council for just cause.

~~(Prior Code, § 2.01.04)~~

Sec. 2.09.05. - Compensation and expenses.

The council may provide by resolution for compensation, expenses and subsistence allowances to the commission members, subject to the limitations of NRS 278.040.

~~(Prior Code, § 2.01.05)~~

Sec. 2.09.06. - Regulations.

The commission may adopt bylaws, rules or regulations for its operations, subject to approval by the city council.

~~(Prior Code, § 2.01.06; Ord. No. 2001-0008)~~

Secs. 2.09.07—2.09.10. - Reserved.

BILL #344
CITY OF FERNLEY
ORDINANCE # _____

AN ORDINANCE AMENDING TITLE 2, CHAPTER 09, ARTICLE 1 (PLANNING COMMISSION) OF THE FERNLEY MUNICIPAL CODE TO ALLOW THE MAYOR TO APPOINT AN ALTERNATE MEMBER TO THE PLANNING COMMISSION, AND OTHER MATTERS RELATED THERETO.

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

Section 1. Title 2, Chapter 09, Article 1 is hereby amended as follows:

ARTICLE I. - PLANNING COMMISSION

Sec. 2.09.01. - Establishment.

The planning commission ("the commission") is hereby established, pursuant to NRS 268.110 and 278.030 et seq.

Sec. 2.09.02. - Membership and guidelines for appointment.

Pursuant to NRS 268.120, the commission shall consist of the mayor, the city attorney, the city engineer, ex officio, and seven other members to be appointed by the mayor, not more than two of whom shall be nonresidents of the city. The mayor shall appoint the seven members with the advice and consent of the council, and fill any vacancies, subject to the following guidelines:

- (1) While not strictly limited to wards, precincts or other political districts, the members should be chosen with geographical diversity in mind. They should represent the city as a whole, but may be selected from different portions of the city and (as limited by NRS 268.120) from the unincorporated lands surrounded by the city, to help assure proper consideration of the entire area.
 - a. The mayor may also appoint an alternate member to sit on the Planning Commission when another member is absent or a vacancy occurs.
- (2) Although no specific education, background or employment is required, the commission should represent diverse interests throughout the city. No one occupation, field or industry should be over-represented or allowed to dominate the commission.
- (3) Pursuant to NRS 278.040, no city or county official or employee shall hold a position on the commission. While there is no specific prohibition of any other public officer or governmental agent or employee holding a position on the commission, the nature of that office and its potential for undue influence and conflicts of interest should be carefully reviewed in the consideration of such an official as a candidate for the commission.

Sec. 2.09.03. - Terms of office.

The commissioners' terms shall be staggered four-year terms, as provided in NRS 268.120(2).

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Sec. 2.09.05. - Compensation and expenses.

The council may provide by resolution for compensation, expenses and subsistence allowances to the commission members, subject to the limitations of NRS 278.040.

Sec. 2.09.06. - Regulations.

The commission may adopt bylaws, rules or regulations for its operations, subject to approval by the city council.

Secs. 2.09.07—2.09.10. - Reserved.

- Section 2.** All ordinances or parts of ordinances in conflict herewith are hereby repealed.
- Section 3.** The City Clerk is instructed and authorized to publish the title of this ordinance as provided by law.
- Section 4.** This ordinance shall become effective upon passage, approval, and publication.
- Section 5.** 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 6.** In any subsection, phrase, sentence, or portion of this ordinance 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 7.** 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 #344 BEING HEREBY PROPOSED on the 21st day of February, 2024.

BILL #344 BEING HEREBY PASSED, APPROVED, and ADOPTED this XX day of XX, 2024, by the following vote of the Council:

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

FERNLEY CITY COUNCIL

By: _____
Neal E. McIntyre, Mayor

Date: _____

Attest By: _____
Kim Swanson, City Clerk

Date: _____



CITY OF FERNLEY

City Council AGENDA REPORT

Meeting Date: February 21, 2024

REPORT TO: Mayor and City Council

REPORT FROM: Shay League

FINANCIAL IMPACT:

Yes: No: X

CURRENTLY BUDGETED:

Yes: No: X

FUND/ACCOUNT:

N/A

ACTION REQUESTED: Ordinance
Motion

AGENDA ITEM:

(For Possible Action) Discussion and possible adoption of Bill # 343 regarding the annexation (ANX23001) of certain lands to the City of Fernley; lands more specifically described as APN: 021-581-07, on a site approximately 155.66-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:

Council passed a resolution of intent to annex this parcel on November 15, 2023. That resolution was forwarded to Lyon County Board of Commissioners; the board did not respond to our resolution. Because this parcel is contiguous with City of Fernley boundaries, staff asked the applicant to submit a petition to annex, which will allow City of Fernley to annex without input from Lyon County.

RECOMMENDED MOTION:

Approval

"I move to adopt the findings related to considerations of approval AX1 through AX4 as presented in the staff report. I further move to adopt Bill # 343 to annex APN: 021-581-07 into the City of Fernley, convert the zoning of said parcel from RR5 to GR20, and prohibit development on this parcel until the North Fernley Area Plan is complete."

or

Denial

"Based on information received in written materials and the public hearing on this matter, I move to deny the

annexation petition associated with ANX23001 and Bill # 343 because I am unable to make the following required findings:"

"I am unable to make finding _____ as it relates to _____. " (Repeat for each applicable finding.)

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:

Note

Though no other specific language has been provided, any motion that complies with City of Fernley Planning Commission parliamentary procedure is appropriate.

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.

City of Fernley Planning Commission voted 5-0 (with one Commissioner absent and one seat open) on October 11, 2023, to recommend City Council adopt the findings related to considerations of approval AX1 through AX4 as presented in the staff report. They further recommended Council adopt a resolution to annex APN: 021-581-07 into City of Fernley, convert the zoning of said parcel from RR5 to GR20, and prohibit development on this parcel until the North Fernley Area Plan is complete.

Planning Commission had the following questions for staff:

Does Lyon County have a say in whether or not City of Fernley may annex this parcel?

Staff answer: Yes. If City Council decides to annex, the item then goes to the Lyon County Board of Commissioners for another public hearing.

How will this affect property taxes?

Staff answer: Lyon County will lose some short-term revenue from property taxes on this parcel; however, Lyon County is likely to benefit more in the long run from allowing the annexation. Annexation into the City of Fernley will allow this parcel to develop, which in turn will generate state sales tax (a portion of which will return to Lyon County through the C-tax).

Following the public hearing at Planning Commission, City Council adopted Resolution #23-015 as a resolution of intent to annex this parcel by a 5-0 vote on November 15, 2023. Staff immediately notified the Lyon County Recorder's Office and Lyon County Community Development Department. Lyon County Staff declined to put this in front of the Lyon County Board of Commissioners. City of Fernley Staff had hoped to obtain buy-in on this annexation from the Commissioners, but because NRS allows Fernley City Council to annex without input from (and against the wishes of) the County Board when a parcel is contiguous to our boundaries, County Staff did not see value in presenting this to the Commission. In the absence of input from Lyon County Board of Commissioners, Fernley City Staff requested a petition of annexation from the applicant. Once the petition of annexation is recorded with Lyon County, and if Council sees fit to pass this ordinance, and once the annexation map is recorded with Lyon County, then the parcel will be annexed into City of Fernley.

At the very least, this project will appear before Planning City Staff one more time for an administrative review before moving to the construction approval phase with Engineering and Building Departments. Should the use require a conditional use permit, it would instead appear again before Planning Commission. Depending on the outcome of the area plan for the North Fernley Future Development Area, this project may also need to come before Council again for master plan and zoning map amendments.

The applicant has since submitted a second annexation application for the parcel directly north of this one. The developer has obtained the ±177.70-acre parcel (APN: 021-581-08) and will also be filing a petition to annex that parcel. Because they are filing a petition, and because it is also contiguous to City of Fernley boundaries, Staff has determined it will not be referred to Lyon County Board of Commissioners via a resolution of intent to annex. Should Council decide to adopt an ordinance to annex, this will roughly double the size of the planned Nevada Pacific Industrial Park. This next annexation is expected to come before Council for final action on April 17, 2024.

CONSIDERATIONS FOR APPROVAL:

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 comprehensive plan.

If City of Fernley converts Lyon County's RR5 zone to GR20 through the annexation process, the property will conform with our current comprehensive planned land use of General Rural (GR). 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. A public hearing will be held during the course of this 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. Planning Department will ensure all links are active and relevant until the November 15, 2023 City Council meeting, but does not guarantee the links will remain accurate or relevant after that date.

FINANCIAL IMPLICATIONS:

N/A

ATTACHMENTS:

1. Bill # 343
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 conduct its purposes in the interest of public health, safety, welfare, and convenience.

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

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

BILL #343 BEING HEREBY PROPOSED on the 7th day of February 2024.

BILL #343 BEING HEREBY PASSED, APPROVED and ADOPTED this 21st day of February 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

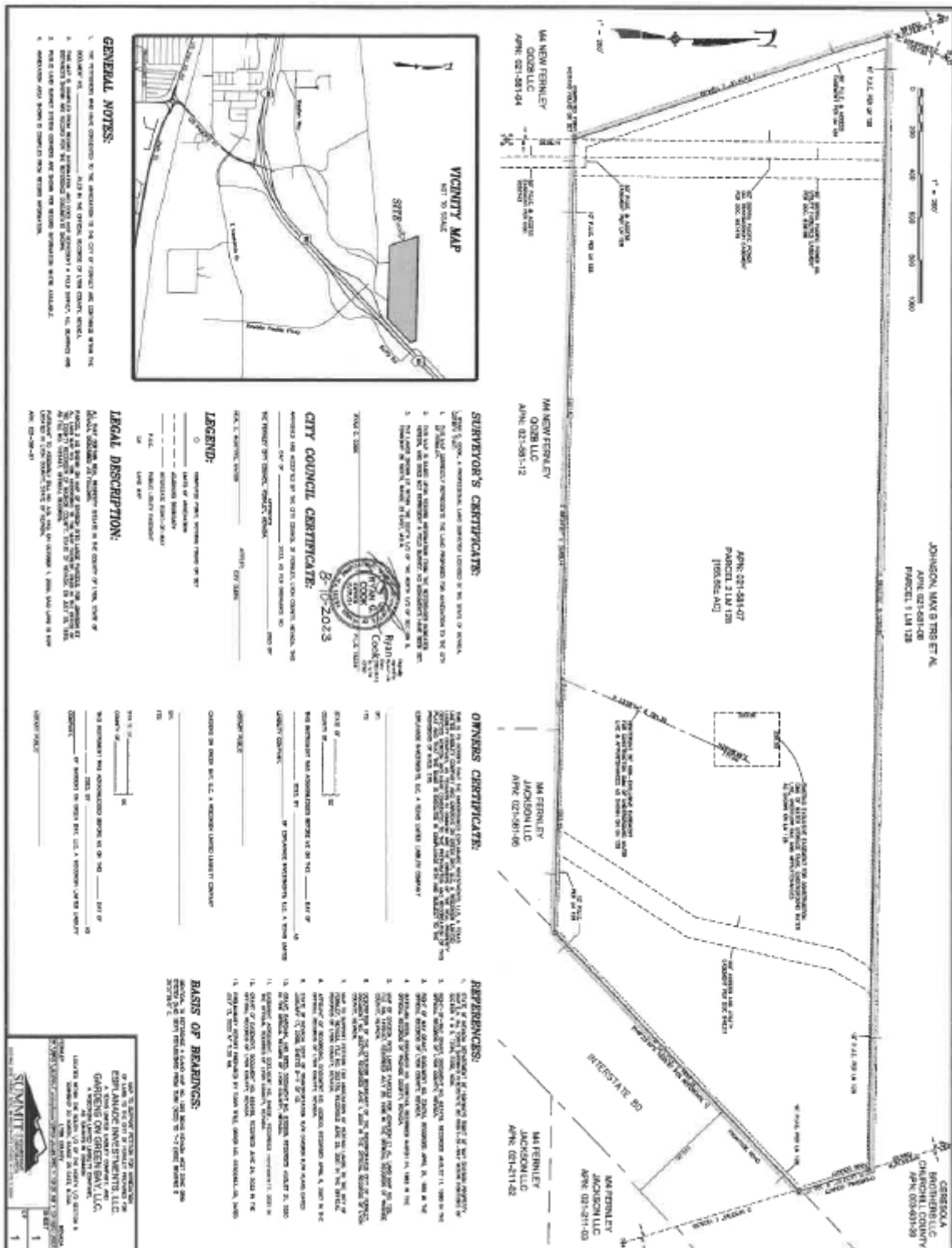
Summit Engineering Corporation

5405 Mae Anne Ave., Reno, NV 89523

775-747-8550



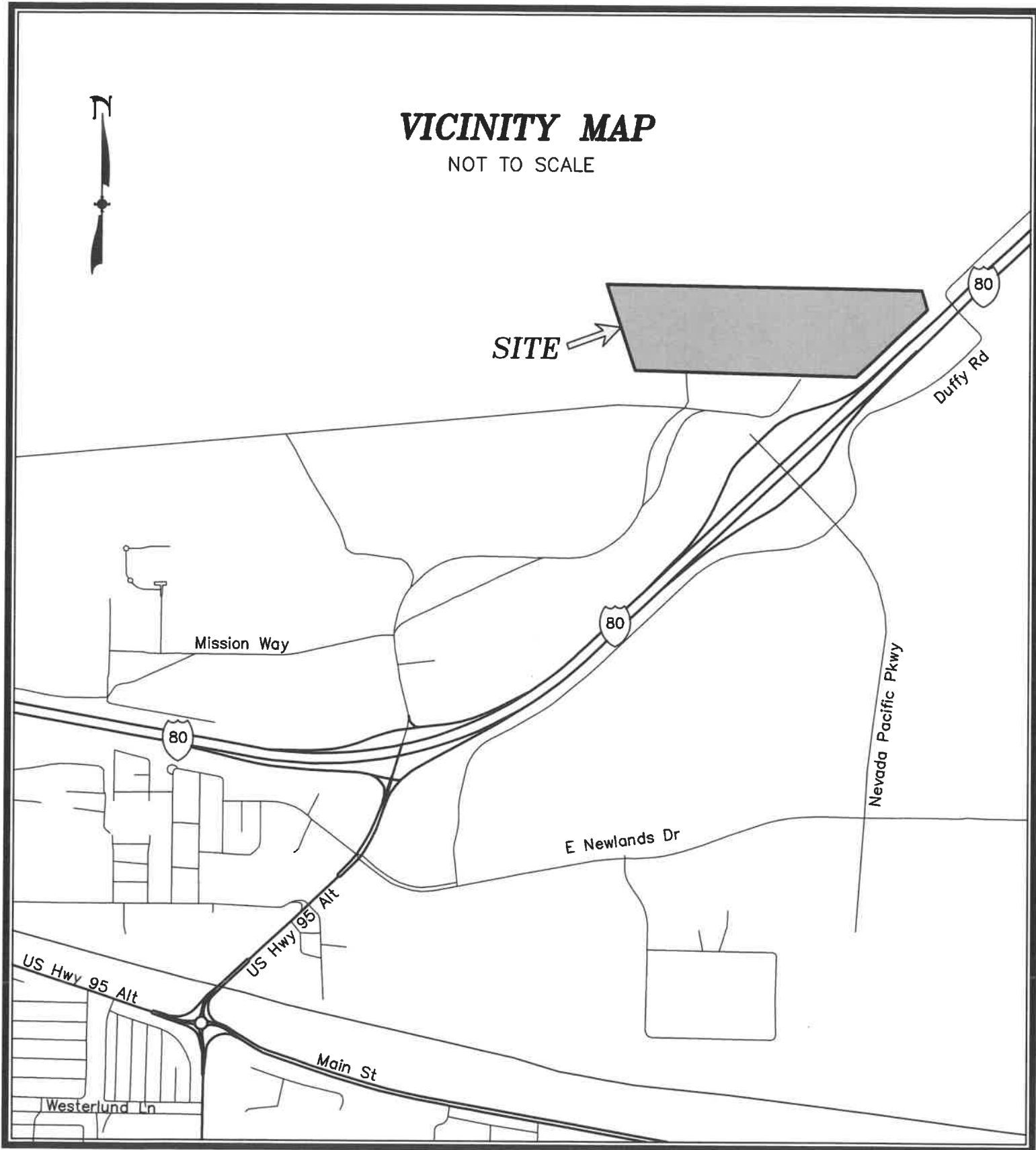
EXHIBIT B



VICINITY MAP

NOT TO SCALE

SITE



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 REGARDING 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

NEVADA PACIFIC INDUSTRIAL PARK

City of Fernley Fiscal Impact Analysis

AUGUST 11, 2023

Prepared by:



EKAY Economic Consultants, Inc.
Economics for the changing world®

550 West Plumb Lane
Suite B459
Reno, NV 89509
(775) 232-7203
www.ekayconsultants.com

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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.

Nevada Pacific Industrial Park-Fiscal Impact Analysis

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

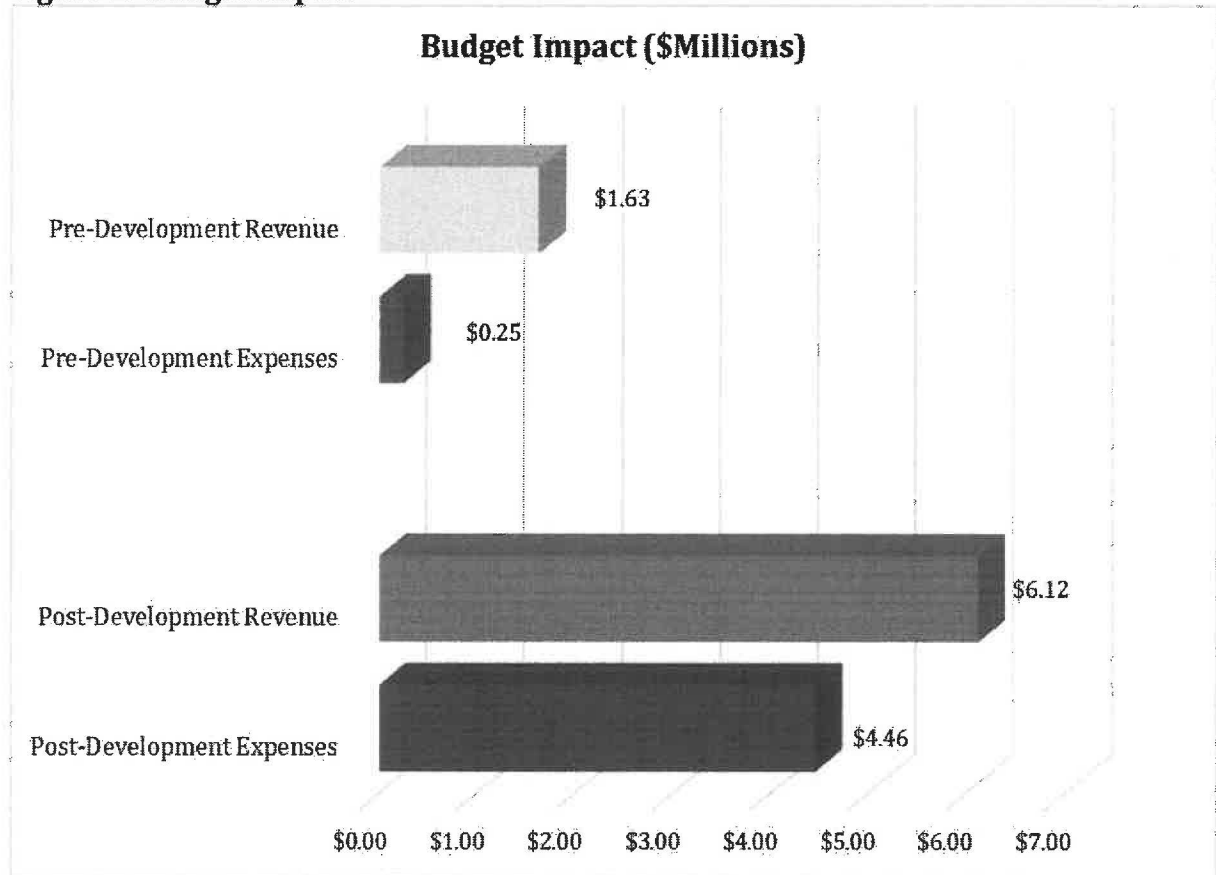
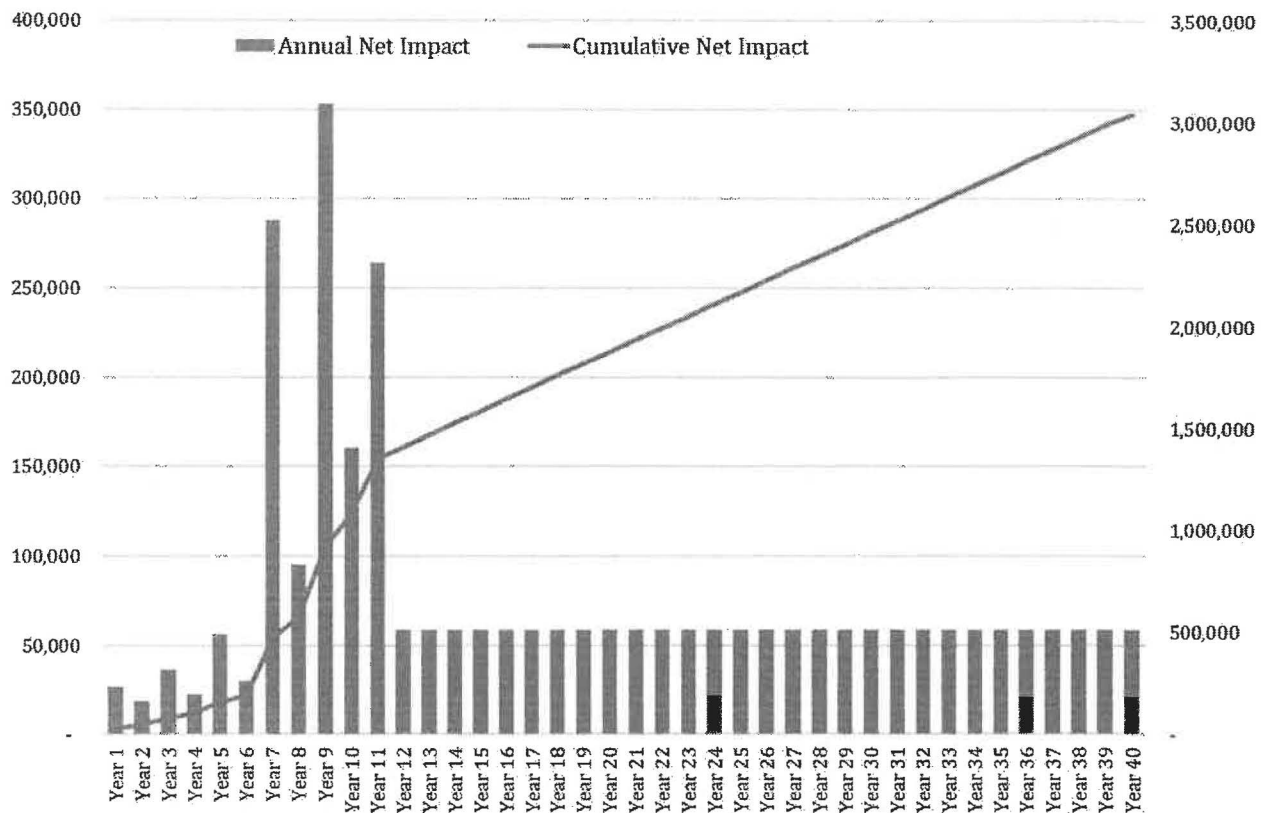


Figure 2. Fiscal Impact Analysis Results



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.
- EEC may amend this report in the event additional documents and/or other material discovered subsequent to the submission of this report and pertinent to the report and/or the conclusions contained herein are made available.
- EEC assumes no responsibility for economic, physical, or demographic factors, which may affect or alter the opinions of this report if said economic, physical, or demographic factors were not present or known as of the date of this report.
- Possession of this report, or a copy of this report, does not carry with it the right of publication. Without the consent of EEC, this report may not be used for any purpose by any person other than the party for whom this report was prepared.

APPENDICES

**APPENDIX I
BUILDOUT ASSUMPTIONS**

<u>YEAR</u>	<u>USE TYPE</u>	<u>SQ.FT. ADDED</u>	<u># OF ACRES</u>	<u>ESTIMATED LAND VALUE</u>	<u>ESTIMATED IMPROV. VALUE</u>	<u>BUILD. PERMIT VALUATION</u>
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**

<u>YEAR</u>	<u>USE TYPE</u>	<u>SQ.FT. ADDED</u>	<u># OF ACRES</u>	<u>ESTIMATED LAND VALUE</u>	<u>ESTIMATED IMPROV. VALUE</u>	<u>BUILD. PERMIT VALUATION</u>
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:

<u>Building</u>	<u>Building Square Feet</u>	<u>Land Acres</u>
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.

<u>Land Use</u>	<u>Land Use Code</u>	<u>Land Value/Acre</u>	<u>Improv. Value/Sq.Ft.</u>
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

<u>YEAR</u>	<u>LAND USE</u>	<u>TOTAL TAXABLE VALUE</u>	<u>CUMULATIVE TOTAL TAX VALUE</u>	<u>BUILDING PERMIT VALUATION</u>	<u>REAL PROP. TAX REVENUE</u>	<u>BUILD. PERMIT & PLAN CHECK REVENUE</u>	<u>TOTAL REVENUE</u>
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**

<u>YEAR</u>	<u>LAND USE</u>	<u>TOTAL TAXABLE VALUE</u>	<u>CUMULATIVE TOTAL TAX VALUE</u>	<u>BUILDING PERMIT VALUATION</u>	<u>REAL PROP. TAX REVENUE</u>	<u>BUILD. PERMIT & PLAN CHECK REVENUE</u>	<u>TOTAL REVENUE</u>
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

<u>YEAR</u>	<u>LAND USE</u>	<u>CUMULATIVE # OF ACRES</u>	<u>ESTIMATED GEN. FUND REVENUE</u>	<u>ESTIMATED GEN. FUND COSTS</u>	<u>ROADS REPLACEMENT COSTS</u>	<u>ESTIMATED REVENUE SURPLUS</u>
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**

<u>YEAR</u>	<u>LAND USE</u>	<u>CUMULATIVE # OF ACRES</u>	<u>ESTIMATED GEN. FUND REVENUE</u>	<u>ESTIMATED GEN. FUND COSTS</u>	<u>ROADS REPLACEMENT COSTS</u>	<u>ESTIMATED REVENUE SURPLUS</u>
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:

- Number of developed acres shown in Appendix 1.
- The project is estimated to add **217,800** square feet of roadways to the City's inventory.
Source: Project developers.
- Revenue estimated in Appendix 2.
- 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.
- 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.
- Estimated Revenue Surplus=Estimated General Fund Revenue-Estimated General Fund Costs-Road Replacement Costs.



CITY OF FERNLEY

City Council AGENDA REPORT

Meeting Date: February 21, 2024

REPORT TO: Mayor and City Council

REPORT FROM: Robert Carson, Finance Director

FINANCIAL IMPACT:

Yes: X

No:

CURRENTLY BUDGETED:

Yes:

No: X

FUND/ACCOUNT:

100-310-100

ACTION REQUESTED: Motion

AGENDA ITEM:

Discussion and Possible Action to approve the City of Fernley's Maximum Allowed Operating Property Tax Rate to be Levied for Fiscal Year 2025 and for Submission to the State Department of Taxation.

AGENDA ITEM BRIEF:

In February of each year, the State Department of Taxation establishes the preliminary maximum allowed property tax rate for all local governments for the following fiscal year. The property tax rate that the governing body proposes to levy must be submitted to the Department of Taxation in writing.

Once notification is submitted to the Department of Taxation, the approved property tax rate will be used to create the final property tax revenue projections, which will also include abatement calculations.

RECOMMENDED MOTION:

"I move to approve the City of Fernley's maximum allowed operating property tax rate of .XXXX to be levied for Fiscal Year 2025 and for submission to the State Department of Taxation."

BUSINESS IMPACT (per NRS Chapter 237):

N/A

See attached report for background, analysis, alternatives.

ALTERNATIVES:

To not increase the tax rate and retain the current tax rate of .6739.

BACKGROUND:

In February of each year, the State Department of Taxation provides a maximum allowed property tax rate and the City must submit in writing the property tax rate the City proposes to levy for the upcoming fiscal year. Upon request by City Council, this information is being brought forward for Council approval prior to budget workshops. The City's current tax rate for FY 2024 is set at .6739. The maximum allowed property tax rate provided by the state for fiscal year 2025 is .XXXX. Staff is required to provide the tax rate for fiscal year 2025 to the department of taxation upon approval of Council.

There is a misconception that the City of Fernley receives all the monies included and paid for on an individual tax bill, but that is not the case. The City only receives .6735 cents for every \$100 of assessed value. For example, for fiscal year 2025, the total assessed value for the City of Fernley is \$1.2B. However, the City will only receive \$4.3M, which is less estimated abatements of 46% ($1,191,828,663/100=11,918,287 \times .6749=8,043,652$ (pre abated amount) $\times 54\%=4.3M$).

RELEVANT LAWS, STATUTES, AND REGULATIONS:

NRS 354.59813

FINANCIAL IMPLICATIONS:

The estimated financial impact to the City going from a .6749 tax rate to a .XXXX tax rate is an increase in property tax revenues of approximately \$9K including estimated abatements of 46%.

ATTACHMENTS:

None



CITY OF FERNLEY

City Council AGENDA REPORT

Meeting Date: February 21, 2024

REPORT TO: Mayor and City Council

REPORT FROM: Robert Carson, Finance Director

FINANCIAL IMPACT:

Yes: X

No:

CURRENTLY BUDGETED:

Yes:

No: X

FUND/ACCOUNT:

100-415-328

ACTION REQUESTED: Motion

AGENDA ITEM:

Discussion and Possible Action to designate Hinton Burdick CPAs & Advisors as the Independent Audit Firm to perform the City's Annual Financial Audit for the Fiscal Year ending June 30, 2024.

AGENDA ITEM BRIEF:

Per NRS 354.624, the governing body of each local government must designate an auditor on an annual basis and shall provide for an annual audit of its financial statements.

The auditor must be designated no later than three months before the close of the fiscal year for which the audit applies. For the City, that is March 30, 2024.

RECOMMENDED MOTION:

"I move to designate Hinton Burdick CPAs & Advisors as the independent audit firm to perform the City's annual financial audit for the fiscal year ending June 30, 2024"

BUSINESS IMPACT (per NRS Chapter 237):

N/A

See attached report for background, analysis, alternatives.

ALTERNATIVES:

To not designate this audit firm.

BACKGROUND:

Per NRS 354.624, each local government shall provide for an annual financial audit. Each year an external auditor must be designated by City Council no later than three months before the close of the fiscal year for which the audit applies and the designation must be provided to the Nevada Department of Taxation. Staff recommends that City Council designate Hinton Burdick CPAs & Advisors as the City's independent audit firm for fiscal year 2024.

RELEVANT LAWS, STATUTES, AND REGULATIONS:

NRS 354.624

FINANCIAL IMPLICATIONS:

This item is budgeted for on an annual basis. The cost for audit services for fiscal years 2024 and 2025 shall be \$59,500 and \$61,285, respectively. The cost for single audit services shall be \$3,500 for up to two major programs and \$1,800 for each additional major program.

ATTACHMENTS:

1. 2023-2025 Audit Engagement Letter



January 5, 2023

Honorable Mayor, Members of the City Council and Management
City of Fernley
595 Silver Lace Blvd.
Fernley, Nevada 89408

You have requested that we audit the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Fernley, NV, for the years ended June 30, 2023; June 30, 2024; and June 30, 2025, and the related notes to the financial statements, which collectively comprise the City of Fernley, NV's basic financial statements as listed in the table of contents.

In addition, we will audit the entity's compliance over major federal award programs for the period ended June 30, 2023; June 30, 2024; and June 30, 2025. We are pleased to confirm our acceptance and our understanding of this audit engagement by means of this letter. Our audits will be conducted with the objectives of our expressing an opinion on each opinion unit and an opinion on compliance regarding the entity's major federal award programs. The objectives of our audit of the financial statements are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with auditing standards generally accepted in the United States of America (GAAS) and in accordance with *Government Auditing Standards*, and/or any state or regulatory audit requirements will always detect a material misstatement when it exists. Misstatements, including omissions, can arise from fraud or error and are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

The objectives of our compliance audit are to obtain sufficient appropriate audit evidence to form an opinion and report at the level specified in the governmental audit requirement about whether the entity complied in all material respects with the applicable compliance requirements and identify audit and reporting requirements specified in the governmental audit requirement that are supplementary to GAAS and *Government Auditing Standards*, if any, and perform procedures to address those requirements.

Accounting principles generally accepted in the United States of America require that certain required supplementary information (RSI) such as management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist primarily of inquiries of management regarding their methods of measurement and presentation, and comparing the information for consistency with management's responses to our inquiries. We will not express an opinion or provide any form of assurance on the RSI. The following RSI is required by accounting principles generally accepted in the United States of America. This RSI will be subjected to certain limited procedures but will not be audited:

- 1) Management's Discussion and Analysis
- 2) Budgetary Comparison Schedules
- 3) GASB Pension Schedules

Supplementary information other than RSI will accompany the City of Fernley, NV's basic financial statements. We will subject the following supplementary information to the auditing procedures applied in our audit of the basic financial statements and certain additional procedures, including comparing and reconciling the supplementary information to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and additional procedures in accordance with auditing standards generally accepted in the United States of America. We intend to provide an opinion on the following supplementary information in relation to the financial statements as a whole:

- 1) Schedule of Expenditures of Federal Awards
- 2) Combining Statements
- 3) Individual Fund Budgetary Comparison Schedules

Schedule of Expenditures of Federal Awards

We will subject the schedule of expenditures of federal awards to the auditing procedures applied in our audit of the basic financial statements and certain additional procedures, including comparing and reconciling the schedule to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and additional procedures in accordance with auditing standards generally accepted in the United States of America. We intend to provide an opinion on whether the schedule of expenditures of federal awards is presented fairly in all material respects in relation to the financial statements as a whole.

Also, the document we submit to you will include the following other additional information that will not be subjected to the auditing procedures applied in our audit of the financial statements:

- 1) Statistical Information
- 2) Letter of Transmittal

Data Collection Form

Prior to the completion of our engagement, we will complete the sections of the Data Collection Form that are our responsibility. The form will summarize our audit findings, amounts and conclusions. It is management's responsibility to submit a reporting package including financial statements, schedule of expenditure of federal awards, summary schedule of prior audit findings and corrective action plan along with the Data Collection Form to the federal audit clearinghouse. The financial reporting package must be text searchable, unencrypted, and unlocked. Otherwise, the reporting package will not be accepted by the federal audit clearinghouse. We will assist you in the electronic submission and certification. You may request from us copies of our report for you to include with the reporting package submitted to pass-through entities.

The Data Collection Form is required to be submitted within the *earlier* of 30 days after receipt of our auditors' reports or nine months after the end of the audit period, unless specifically waived by a federal

cognizant or oversight agency for audits. Data Collection Forms submitted untimely are one of the factors in assessing programs at a higher risk.

Audit of the Financial Statements

We will conduct our audits in accordance GAAS, the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States of America; the audit requirements of Title 2 U.S. Code of Federal Regulations (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance) and, if applicable, in accordance with any state or regulatory audit requirements. As part of an audit of financial statements in accordance with GAAS and, if applicable, in accordance with *Government Auditing Standards*, and/or any state or regulatory audit requirements, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. However, we will communicate to you in writing concerning any significant deficiencies or material weaknesses in internal control relevant to the audit of the financial statements that we have identified during the audit.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Conclude, based on the audit evidence obtained, whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the City of Fernley, NV's ability to continue as a going concern for a reasonable period of time.

Because of the inherent limitations of an audit, together with the inherent limitations of internal control, an unavoidable risk that some material misstatements or noncompliance may not be detected exists, even though the audit is properly planned and performed in accordance with GAAS and *Government Auditing Standards* of the Comptroller General of the United States of America and, if applicable, in accordance with any state or regulatory audit requirements. Please note that the determination of abuse is subjective and *Government Auditing Standards* does not require auditors to detect abuse.

Our responsibility as auditors is limited to the period covered by our audit and does not extend to any other periods.

We will issue a written report upon completion of our audit of the City of Fernley, NV's basic financial statements. Our report will be addressed to City Council and Management of the City of Fernley, NV. Circumstances may arise in which our report may differ from its expected form and content based on the results of our audit. Depending on the nature of these circumstances, it may be necessary for us to modify our opinions, add an emphasis-of-matter or other-matter paragraph(s) to our auditor's report, or if

necessary, withdraw from the engagement. If our opinions on the basic financial statements are other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed opinions, we may decline to express opinions or to issue a report as a result of this engagement.

In accordance with the requirements of *Government Auditing Standards*, we will also issue a written report describing the scope of our testing over internal control over financial reporting and over compliance with laws, regulations, and provisions of grants and contracts, including the results of that testing. However, providing an opinion on internal control and compliance over financial reporting will not be an objective of the audit and, therefore, no such opinion will be expressed.

Audit of Major Program Compliance

Our audit of the City of Fernley, NV's major federal award program(s) compliance will be conducted in accordance with the requirements of the Single Audit Act, as amended; and the Uniform Guidance, and will include tests of accounting records, a determination of major programs in accordance with the Uniform Guidance and other procedures we consider necessary to enable us to express such an opinion on major federal award program compliance and to render the required reports. We cannot provide assurance that an unmodified opinion on compliance will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or withdraw from the engagement.

The Uniform Guidance requires that we also plan and perform the audit to obtain reasonable assurance about whether material noncompliance with applicable laws and regulations, the provisions of contracts and grant agreements applicable to major federal award programs, and the applicable compliance requirements occurred, whether due to fraud or error, and express an opinion on the entity's compliance based on the audit. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS, *Government Auditing Standards*, and the Uniform Guidance will always detect material noncompliance when it exists. The risk of not detecting material noncompliance resulting from fraud is higher than for that resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Noncompliance with the compliance requirements is considered material if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgment made by a reasonable user of the report on compliance about the entity's compliance with the requirements of the federal programs as a whole.

As part of a compliance audit in accordance with GAAS and, if applicable, in accordance with *Government Auditing Standards*, and/or any state or regulatory audit requirements, we exercise professional judgment and maintain professional skepticism throughout the audit. We also identify and assess the risks of material noncompliance, whether due to fraud or error, and design and perform audit procedures responsive to those risks.

Our procedures will consist of determining major federal programs and, performing the applicable procedures described in the U.S. Office of Management and Budget *OMB Compliance Supplement* for the types of compliance requirements that could have a direct and material effect on each of the entity's major programs, and performing such other procedures as we considers necessary in the circumstances. The purpose of those procedures will be to express an opinion on the entity's compliance with requirements applicable to each of its major programs in our report on compliance issued pursuant to the Uniform Guidance.

Also, as required by the Uniform Guidance, we will obtain an understanding of the entity's internal control over compliance relevant to the audit in order to design and perform tests of controls to evaluate the effectiveness of the design and operation of controls that we consider relevant to preventing or detecting material noncompliance with compliance requirements applicable to each of the entity's major federal award programs. Our tests will be less in scope than would be necessary to render an opinion on these controls and, accordingly, no opinion will be expressed in our report. However, we will communicate to you, regarding, among other matters, the planned scope and timing of the audit and any significant deficiencies and material weaknesses in internal control over compliance that we have identified during the audit.

We will issue a report on compliance that will include an opinion or disclaimer of opinion regarding the entity's major federal award programs, and a report on internal controls over compliance that will report any significant deficiencies and material weaknesses identified; however, such report will not express an opinion on internal control.

Management's Responsibilities

Our audit will be conducted on the basis that management and, when appropriate, those charged with governance acknowledge and understand that they have responsibility:

1. For the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America;
2. For the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error;
3. For identifying, in its accounts, all federal awards received and expended during the period and the federal programs under which they were received;
4. For maintaining records that adequately identify the source and application of funds for federally funded activities;
5. For preparing the schedule of expenditures of federal awards (including notes and noncash assistance received) in accordance with the Uniform Guidance;
6. For designing, implementing, and maintaining effective internal control over federal awards that provides reasonable assurance that the entity is managing federal awards in compliance with federal statutes, regulations, and the terms and conditions of the federal awards;
7. For identifying and ensuring that the entity complies with federal laws, statutes, regulations, rules, provisions of contracts or grant agreements, and the terms and conditions of federal award programs, and implementing systems designed to achieve compliance with applicable federal statutes, regulations, and the terms and conditions of federal award programs;
8. For disclosing accurately, currently, and completely the financial results of each federal award in accordance with the requirements of the award;
9. For identifying and providing report copies of previous audits, attestation engagements, or other studies that directly relate to the objectives of the audit, including whether related recommendations have been implemented;
10. For taking prompt action when instances of noncompliance are identified;
11. For addressing the findings and recommendations of auditors, for establishing and maintaining a process to track the status of such findings and recommendations and taking corrective action on reported audit findings from prior periods and preparing a summary schedule of prior audit findings;
12. For following up and taking corrective action on current year audit findings and preparing a corrective action plan for such findings;

13. For submitting the reporting package and data collection form to the appropriate parties;
14. For making the auditor aware of any significant contractor relationships where the contractor is responsible for program compliance;
15. To provide us with:
 - a. Access to all information of which management is aware that is relevant to the preparation and fair presentation of the financial statements including the disclosures, and relevant to federal award programs, such as records, documentation, and other matters;
 - b. Additional information that we may request from management for the purpose of the audit;
 - c. Unrestricted access to persons within the entity from whom we determine it necessary to obtain audit evidence;
 - d. A written acknowledgement of all the documents that management expects to issue that will be included in the annual report and the planned timing and method of issuance of that annual report; and
 - e. A final version of the annual report (including all the documents that, together, comprise the annual report) in a timely manner prior to the date of the auditor's report.
16. For adjusting the financial statements to correct material misstatements and confirming to us in the management representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the current year period(s) under audit are immaterial, both individually and in the aggregate, to the financial statements as a whole;
17. For acceptance of nonattest services, including identifying the proper party to oversee nonattest work;
18. For maintaining adequate records, selecting and applying accounting principles, and safeguarding assets;
19. For informing us of any known or suspected fraud affecting the entity involving management, employees with significant role in internal control and others where fraud could have a material effect on compliance;
20. For the accuracy and completeness of all information provided;
21. For taking reasonable measures to safeguard protected personally identifiable and other sensitive information; and
22. For confirming your understanding of your responsibilities as defined in this letter to us in your management representation letter.

With regard to the schedule of expenditures of federal awards referred to above, you acknowledge and understand your responsibility (a) for the preparation of the schedule of expenditures of federal awards in accordance with the Uniform Guidance, (b) to provide us with the appropriate written representations regarding the schedule of expenditures of federal awards, (c) to include our report on the schedule of expenditures of federal awards in any document that contains the schedule of expenditures of federal awards and that indicates that we have reported on such schedule, and (d) to present the schedule of expenditures of federal awards with the audited financial statements, or if the schedule will not be presented with the audited financial statements, to make the audited financial statements readily available to the intended users of the schedule of expenditures of federal awards no later than the date of issuance by you of the schedule and our report thereon.

As part of our audit process, we will request from management and, when appropriate, those charged with governance, written confirmation concerning representations made to us in connection with the audit.

We understand that your employees will prepare all confirmations we request and will locate any documents or invoices selected by us for testing.

If you intend to publish or otherwise reproduce the financial statements and make reference to our firm, you agree to provide us with printers' proofs or masters for our review and approval before printing. You also agree to provide us with a copy of the final reproduced material for our approval before it is distributed.

Nonattest Services

With respect to any nonattest services we perform we agree to perform the following:

- Prepare the financial statements and related notes.

We will not assume management responsibilities on behalf of the City of Fernley, NV. However, we will provide advice and recommendations to assist management of the City of Fernley, NV in performing its responsibilities.

The City of Fernley, NV's management is responsible for (a) making all management decisions and performing all management functions; (b) assigning a competent individual to oversee the services; (c) evaluating the adequacy of the services performed; (d) evaluating and accepting responsibility for the results of the services performed; and (e) establishing and maintaining internal controls, including monitoring ongoing activities.

Our responsibilities and limitations of the nonattest services are as follows:

- We will perform the services in accordance with applicable professional standards.
- The nonattest services are limited to the financial statements and related notes previously outlined. Our firm, in its sole professional judgment, reserves the right to refuse to do any procedure or take any action that could be construed as making management decisions or assuming management responsibilities, including determining account coding and approving journal entries.

Other

We expect to begin our audit in approximately September of each year and to issue our report no later than December of each year.

R. McKay Hall, CPA is the engagement partner for the audit services specified in this letter. His responsibilities include supervising HintonBurdick, PLLC's services performed as part of this engagement and signing or authorizing another qualified firm representative to sign the audit report.

Our price estimate for the financial audit, including out-of-pocket costs (such as report reproduction, postage, travel, etc.), will not exceed \$57,225 for FY2023; \$59,500 for FY2024; and \$61,285 for FY2025. Our price estimate for the single audit, if applicable, will be \$3,500 for up to two major programs. Our price for any additional major programs over the base amount of two major programs included in the prices above will be \$1,800 per program.

The above prices are based on anticipated cooperation from your personnel, timely receipt of information, and the assumption that unexpected circumstances will not be encountered during the audit.

We will schedule the engagement based in part on deadlines, working conditions, and the availability of your key personnel. We will plan the engagement based on the assumption that your personnel will cooperate and provide assistance by performing tasks such as preparing requested schedules, retrieving supporting documents, and preparing confirmations. If your personnel are unavailable to provide assistance in a timely manner, if your staff are unavailable during our scheduled fieldwork dates or

requested information has not been prepared, it substantially increases the work we have to do to complete the engagement within the established deadlines. The following circumstances will result in additional fees:

- Delivery of the trial balance less than a week before the established fieldwork dates will result in a minimum increase in fees of 10% over our original fee estimate.
- New versions of the trial balance or more than 15 required audit adjustments will result in a minimum increase in fees of 10% over our original fee estimate.
- If the entity is unable to provide requested information before the final day of scheduled fieldwork or a mutually agreed upon date, inconveniences could create additional fees of 10% over our original fee estimate.

Fees requested or required for additional accounting, consultation and non-audit services beyond the above listed circumstances will be billed in addition to the above fees and will be dependent on the level of service provided.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. In accordance with our firm policies, work may be suspended if your account becomes 30 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report(s). You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. Interim billings may be submitted as work progresses and expenses are incurred. In the event any statement or invoice rendered by us to you is not paid within thirty (30) days of the date of the invoice, a late charge shall be accrued on the unpaid balance at the rate of 1.5 percent per month until paid. If billings are not paid within thirty (30) days of the invoice date, at our election, we may stop all work until your account is brought current or we may withdraw from this engagement. You acknowledge and agree that we are not required to continue work in the event of your failure to pay on a timely basis for services rendered as required by this engagement letter. You further acknowledge and agree that in the event we stop work or withdraw from this engagement we shall not be liable to you for any damages that occur as a result of our ceasing to render services.

Our liability as auditors shall be limited to the period covered by our audit and shall not extend to periods for which we are not engaged as auditors.

It is our policy to keep work papers related to this engagement for seven (7) years. Upon the expiration of the seven (7) year period, you agree that we shall be free to destroy our work papers. When records are returned to you, it is your responsibility to retain and protect your records for possible future uses, including potential examination by governmental or regulatory agencies.

In the event of any dispute, claim, question, or disagreement arising from or relating to this Agreement or the breach thereof, the parties hereto shall use their best efforts to settle the dispute, claim, question, or disagreement. To this effect, they shall consult and negotiate with each other in good faith and recognizing their mutual interests, attempt to reach a just and equitable solution satisfactory to both parties. If the dispute cannot be settled through direct discussions, the parties agree to endeavor first to settle the dispute in an amicable manner by mediation administered by the American Arbitration Association under its Commercial Mediation Rules before resorting to other legal remedies. If the parties are unable to resolve the dispute through mediation within sixty (60) days from the date notice is first given, then they may proceed to resolve the matter by arbitration. Such arbitration shall be binding and final. Any dispute over fees will be submitted for resolution by arbitration in accordance with the rules of the American Arbitration Association. In agreeing to arbitration both parties acknowledge that, in the event of a dispute each party is giving up the right to have the dispute decided in a court of law before a judge or jury and

instead are accepting the use of arbitration for resolution. Costs of any mediation proceeding shall be shared equally by all parties. The prevailing party in the arbitration shall be entitled to an award of reasonable attorney's fees and costs incurred in connection with the application of the dispute in an amount to be determined by the arbitrator.

During the course of the engagement, we may communicate with you or your personnel via fax or e-mail, and you should be aware that communication in those mediums contains a risk of misdirected or intercepted communications.

Regarding the electronic dissemination of audited financial statements, including financial statements published electronically on your Internet website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Professional standards prohibit us from being the sole host and/or the sole storage for your financial and non-financial data. As such, it is your responsibility to maintain your original data and records and we cannot be responsible to maintain such original information. By signing this engagement letter, you affirm that you have all the data and records required to make your books and records complete.

The audit documentation for this engagement is the property of HintonBurdick, PLLC and constitutes confidential information. However, we may be requested to make certain audit documentation available to regulators and federal agencies and the U.S. Government Accountability Office pursuant to authority given to it by law or regulation, or to peer reviewers. If requested, access to such audit documentation will be provided under the supervision of HintonBurdick, PLLC's personnel. Furthermore, upon request, we may provide copies of selected audit documentation to these agencies and regulators. The regulators and agencies may intend, or decide, to distribute the copies of information contained therein to others, including other governmental agencies. We agree to retain our audit documentation or work papers for a period of at least seven years from the date of our report.

Further, we will be available during the year to consult with you on financial management and accounting matters of a routine nature.

During the course of the audit, we may observe opportunities for economy in, or improved controls over, your operations. We will bring such matters to the attention of the appropriate level of management, either orally or in writing.

You agree to inform us of facts that may affect the financial statements of which you may become aware during the period from the date of the auditor's report to the date the financial statements are issued.

At the conclusion of our audit engagement, we will communicate to City Council and Management the following significant findings from the audit:

- Our view about the qualitative aspects of the entity's significant accounting practices;
- Significant difficulties, if any, encountered during the audit;
- Uncorrected misstatements, other than those we believe are trivial, if any;
- Disagreements with management, if any;

- Other findings or issues, if any, arising from the audit that are, in our professional judgment, significant and relevant to those charged with governance regarding their oversight of the financial reporting process;
- Material, corrected misstatements that were brought to the attention of management as a result of our audit procedures;
- Representations we requested from management;
- Management's consultations with other accountants, if any; and
- Significant issues, if any, arising from the audit that were discussed, or the subject of correspondence, with management.

In accordance with the requirements of *Government Auditing Standards*, a copy of our latest external peer review report of our firm is available on our website for your consideration and files.

Please sign and return the attached copy of this letter to indicate your acknowledgment of, and agreement with, the arrangements for our audit of the financial statements compliance over major federal award programs including our respective responsibilities.

We appreciate the opportunity to be your financial statement auditors and look forward to working with you and your staff.

Respectfully,

HintonBurdick, PLLC

RESPONSE:

This letter correctly sets forth the understanding of the City of Fernley, NV:

Management Signature (required): _____

Name and Title: _____

Governance Signature (optional): _____

Name and Title: _____