



N E V A D A

AGENDA
Regular Meeting
City Council

Wednesday, March 6, 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

2.4. Possible Action to Approve the Will-Serve Request from ERGS Fernley, LLC for River Ranch Phase 1 for 20.62 ERC's for Water and 55.62 ERC's for Sewer for Lyon County Parcel 021-281-15 located at 501 River Ranch Rd Fernley, NV

2.5. Possible Action to Approve the Will-Serve Request from TREX for 0.35 ERC's for Water and 1.34 for Sewer for Lyon County Parcel 021-241-08 located at 2275 E. Newlands Dr. Drive Fernley, NV 89408.

2.6. (For Possible Action) Discussion and possible action to approve Resolution 24-004, an amendment to Section 2-1 (Membership) of the Planning Commission Bylaws to allow the mayor to appoint an alternate member to the Planning Commission.

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

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

4. PROCLAMATIONS BY THE MAYOR

5. PRESENTATIONS

5.1. Presentation by City Engineer to update the City Council on the completion of recent capital improvement projects.

5.2. Presentation and discussion regarding the City's quarterly financial report.

6. PUBLIC HEARINGS

6.1. (For Possible Action) Discussion and possible to adopt 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. STAFF REPORTS

7.1. Possible action to approve the Mayor's appointment of Tessa Garvin as an alternate member of the Fernley Planning Commission.

8. ADDRESS REQUEST(S) FOR FUTURE AGENDA ITEMS

9. PUBLIC FORUM

10. ADJOURNMENT

Next Meeting: March 20th @ 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	60366	SUPPLEMENTAL INSURANCE	02/25/2024	676.86		100-217400 AFLAC Insurance Payable	224
Total 5690:					676.86			
ALHAMBRA								
4688	ALHAMBRA	7661929021524	Water service	02/15/2024	189.85		510-810-614 Supplies-Plant/Shop/Maint	224
Total 4688:					189.85			
ALLDATA LLC								
8930	ALLDATA LLC	INVC03808639	Fleet Management Software	02/13/2024	45.20	02/22/2024	520-810-610 Supplies-Automotive	224
8930	ALLDATA LLC	INVC03808639	Fleet Management Software	02/13/2024	45.20	02/22/2024	100-417-610 Automotive Supplies	224
8930	ALLDATA LLC	INVC03808639	Fleet Management Software	02/13/2024	45.20	02/22/2024	100-575-610 Automotive Supplies	224
8930	ALLDATA LLC	INVC03808639	Fleet Management Software	02/13/2024	45.20	02/22/2024	100-480-610 AUTOMOTIVE SUPPLIES	224
8930	ALLDATA LLC	INVC03808639	Fleet Management Software	02/13/2024	45.20	02/22/2024	510-840-610 Automotive Supplies	224
8930	ALLDATA LLC	INVC03808639	Fleet Management Software	02/13/2024	45.20	02/22/2024	100-528-610 Automotive Supplies	224
8930	ALLDATA LLC	INVC03808639	Fleet Management Software	02/13/2024	45.20	02/22/2024	510-810-610 Automotive Supplies	224
8930	ALLDATA LLC	INVC03808639	Fleet Management Software	02/13/2024	45.20	02/22/2024	100-475-610 Automotive Supplies	224
Total 8930:					361.60			
APPLIED PAVEMENT TECHNOLOGY, INC.								
8726	APPLIED PAVEMENT TECHNOLOGY, INC.	1052024-1	SIGN MAINTENANCE MANAGEMENT TRAINING	01/05/2024	60.00	01/26/2024	100-475-580 Training	124
8726	APPLIED PAVEMENT TECHNOLOGY, INC.	STR 2.15.24	FLAGGER TRAINING- J. JIMENEZ & M. VOLEK	02/14/2024	170.00	02/15/2024	100-475-580 Training	224
Total 8726:					230.00			
ARAMARK								
1895	ARAMARK	5980174441	shirt contract	02/13/2024	47.44	02/22/2024	100-480-600 GENERAL SUPPLIES/TOOLS	224
1895	ARAMARK	5980174444	uniforms	02/13/2024	43.90	02/22/2024	100-475-616 Supplies-Safety	224
1895	ARAMARK	5980174447	pants service	02/13/2024	92.99	02/22/2024	510-810-614 Supplies-Plant/Shop/Maint	224
1895	ARAMARK	5980176419	PS rags and rugs	02/20/2024	116.77	02/22/2024	510-840-420 Contract Services	224
1895	ARAMARK	5980176425	SHIRT CONTRACT	02/20/2024	47.44	02/22/2024	100-480-600 GENERAL SUPPLIES/TOOLS	224
1895	ARAMARK	5980176426	SHOP MAT SERVICE	02/20/2024	82.27	02/22/2024	510-810-614 Supplies-Plant/Shop/Maint	224
1895	ARAMARK	5980176427	uniforms	02/20/2024	43.90	02/22/2024	100-475-616 Supplies-Safety	224
1895	ARAMARK	5980176428	pants service	02/20/2024	92.99		510-810-614 Supplies-Plant/Shop/Maint	224
1895	ARAMARK	5980176430	mats	02/20/2024	191.58	02/22/2024	100-417-420 Contract Services	224

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title	GL Period
Total 1895:					759.28			
AT&T								
13	AT&T	96145 FEB 24	131 252-8129 614 5	02/02/2024	230.00	02/23/2024	100-417-530 Communications (Internet,Cell)	224
13	AT&T	96145 FEB 24	131 252-7192 857 4	02/02/2024	308.16	02/23/2024	100-417-530 Communications (Internet,Cell)	224
Total 13:					538.16			
AT&T LONG DISTANCE								
448	AT&T LONG DISTANCE	815519343 Jan 24	815519343 Jan -Feb 4 2024	02/04/2024	131.74	02/22/2024	100-417-530 Communications (Internet,Cell)	224
Total 448:					131.74			
BIG R OF FERNLEY								
20	BIG R OF FERNLEY	18705/5	METER TECH SUPPLIES	02/07/2024	43.84	02/22/2024	510-810-614 Supplies-Plant/Shop/Maint	224
20	BIG R OF FERNLEY	18754/5	Parts for well 13 chem tank install	02/12/2024	60.23	02/22/2024	510-810-614 Supplies-Plant/Shop/Maint	224
20	BIG R OF FERNLEY	18756/5	fasteners	02/12/2024	22.92	02/22/2024	100-575-600 General Supplies	224
20	BIG R OF FERNLEY	18759/55	hitch pin	02/12/2024	7.98	02/22/2024	100-575-610 Automotive Supplies	224
20	BIG R OF FERNLEY	18763/55	propane	02/13/2024	52.79	02/22/2024	100-475-623 Propane	224
20	BIG R OF FERNLEY	18764/5	propane	02/13/2024	475.09	02/22/2024	100-475-623 Propane	224
20	BIG R OF FERNLEY	18766/5	misc seat covers	02/13/2024	259.34	02/22/2024	100-475-610 Automotive Supplies	224
20	BIG R OF FERNLEY	18769/5	power strip grass seed	02/13/2024	46.94	02/22/2024	100-575-600 General Supplies	224
20	BIG R OF FERNLEY	18780/5	PS mounting hardware MF Turb holder	02/14/2024	24.32	02/22/2024	510-840-430 Service-Repair and Maintenance	224
20	BIG R OF FERNLEY	18781/5	Pontoon boat cleats and strap	02/14/2024	36.97	02/22/2024	520-810-614 Supplies-Plant/Shop/Maint	224
20	BIG R OF FERNLEY	18785/5	wood shims clamp	02/14/2024	65.82	02/22/2024	100-575-600 General Supplies	224
20	BIG R OF FERNLEY	18786/5	anti freeze and bushing	02/14/2024	43.39	02/22/2024	100-475-610 Automotive Supplies	224
20	BIG R OF FERNLEY	18787/5	antifreeze	02/14/2024	71.82	02/22/2024	100-475-610 Automotive Supplies	224
20	BIG R OF FERNLEY	18794/5	safety gloves	02/15/2024	95.95	02/22/2024	100-475-616 Supplies-Safety	224
20	BIG R OF FERNLEY	18799/:5	fleet cleaning supplies	02/16/2024	27.93	02/22/2024	100-480-610 AUTOMOTIVE SUPPLIES	224
20	BIG R OF FERNLEY	18800/5	seat covers and floor mats for trucks	02/16/2024	329.94	02/22/2024	510-810-614 Supplies-Plant/Shop/Maint	224
20	BIG R OF FERNLEY	18801/5	misc hand tools	02/16/2024	83.73	02/22/2024	100-575-612 Building Maintenance Supplies	224
20	BIG R OF FERNLEY	18818/5	Waterproof boots	02/19/2024	198.95	02/22/2024	520-810-616 Supplies-Safety	224
20	BIG R OF FERNLEY	18842/5	Insulated coveralls	02/21/2024	119.99	02/22/2024	520-810-616 Supplies-Safety	224
20	BIG R OF FERNLEY	18852/5	batteries	02/22/2024	14.98		100-575-600 General Supplies	224
20	BIG R OF FERNLEY	18855/5	bits	02/22/2024	19.99		100-575-612 Building Maintenance Supplies	224
20	BIG R OF FERNLEY	18857/5	screws	02/23/2024	25.98		100-575-600 General Supplies	224
20	BIG R OF FERNLEY	18880/5	scrapers	02/26/2024	37.81		100-475-600 General Supplies	224
20	BIG R OF FERNLEY	18883/5	antifreeze, gloves	02/26/2024	67.87		100-528-610 Automotive Supplies	224
Total 20:					2,234.57			
BOB'S PRINTING AND SIGNAGE								
6970	BOB'S PRINTING AND SIGNAGE	021224-1	PC Nameplate	02/20/2024	28.44	02/22/2024	100-610-600 General Supplies	224

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title		GL Period
6970	BOB'S PRINTING AND SIGNAGE	12624-2	2 Name plates & Bus. cards- R. Carson	02/13/2024	112.40	02/22/2024	100-415-600	General Supplies	224
Total 6970:					140.84				
CARE FLIGHT									
7204	CARE FLIGHT	FEB 2024	HEALTH INSURANCE/CARE FLIGHT	02/16/2024	21.00	02/22/2024	100-217000	HEALTH INSURANCE PAYABLE	224
Total 7204:					21.00				
CEMEX CONSTRUCTION MATERIALS PACIFIC									
154	CEMEX CONSTRUCTION MATERIALS PACIFIC	9449560144	Sand	02/07/2024	239.26	02/22/2024	510-810-431	Repairs & Maintenance-Roads	224
154	CEMEX CONSTRUCTION MATERIALS PACIFIC	9449564669	sand	02/08/2024	753.41	02/22/2024	510-810-431	Repairs & Maintenance-Roads	224
Total 154:					992.67				
CISCO AIR SYSTEMS, INC									
8990	CISCO AIR SYSTEMS, INC	261005-1	PS Compressor Oil	02/16/2024	765.28	02/22/2024	510-840-430	Service-Repair and Maintenance	224
Total 8990:					765.28				
COLONIAL INSURANCE									
3520	COLONIAL INSURANCE	31039340301080	E3103934 SUPPLEMENTAL INSURANC	03/01/2024	361.10		100-218000	COLONIAL INSURANCE PAYABL	324
Total 3520:					361.10				
CONSTRUCTION MATERIALS ENGINEERS									
5587	CONSTRUCTION MATERIALS ENGINEERS	15241	Villa Park Reconstruction project inspection services	02/01/2024	907.50	02/22/2024	100-475-730	Improve other than Buildings	224
Total 5587:					907.50				
CUMMING MANAGEMENT GROUP, INC									
8889	CUMMING MANAGEMENT GROUP, INC	140057	CRRC Services Jan 1 Jan 31 2024	01/01/2024	9,688.00		220-480-810	ARPA	124
Total 8889:					9,688.00				
DENISON AUTO INTERIORS									
6158	DENISON AUTO INTERIORS	176307	seat repair for water truck	02/13/2024	450.00	02/22/2024	100-575-610	Automotive Supplies	224
Total 6158:					450.00				
DOWL, LLC									
8931	DOWL, LLC	7363.30292.01-3	On call GIS support services	02/02/2024	146.50	02/22/2024	510-810-320	Prof Serv-Engineering	224
8931	DOWL, LLC	7363.30292.01-3	On call GIS support services	02/02/2024	146.50	02/22/2024	100-475-320	Prof Serv-Engineering	224
8931	DOWL, LLC	7363.30292.01-3	On call GIS support services	02/02/2024	146.50	02/22/2024	100-417-320	PROF SEV-ENGINEERING	224

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title	GL Period
8931	DOWL, LLC	7363.30292.01-3	On call GIS support services	02/02/2024	146.50	02/22/2024	520-810-320 Prof Serv-Engineering	224
8931	DOWL, LLC	7363.30292.01-3	On call GIS support services	02/02/2024	146.50	02/22/2024	100-575-320 Prof Serv-Engineering	224
Total 8931:					732.50			
EMPLOYEES, CITY OF FERNLEY								
8639	EMPLOYEES, CITY OF FERNLEY	22124	REIMB FOR PARKING	02/21/2024	7.00		100-413-582 Travel	224
8639	EMPLOYEES, CITY OF FERNLEY	22124	REIMB FOR GAS- TRAVEL NHC MTG 2/20	02/21/2024	60.79		100-413-626 Gasoline	224
8639	EMPLOYEES, CITY OF FERNLEY	22324	REIMB FOR AMAZON-SOC SUPPLIES 2/28 PAPER & PENS	02/23/2024	56.65		100-412-650 Community Support	224
8639	EMPLOYEES, CITY OF FERNLEY	22724	REIMB FOR AG CERTIFICATE	02/27/2024	50.00		100-475-580 Training	224
8639	EMPLOYEES, CITY OF FERNLEY	FEB 2024	REIMB FOR ANNUAL MEMBERSHIP ICMA	02/15/2024	1,004.00	02/22/2024	100-413-581 Dues and Memberships	224
Total 8639:					1,178.44			
FLYERS ENERGY, LLC								
18	FLYERS ENERGY, LLC	CFS-3726818	GASOLINE-WTP	01/31/2024	32.49		510-840-626 Gasoline	124
18	FLYERS ENERGY, LLC	CFS-3726818	GASOLINE-VECTOR	01/31/2024	34.71		100-528-626 Gasoline	124
18	FLYERS ENERGY, LLC	CFS-3726818	GASOLINE-STREETS	01/31/2024	1,526.19		100-475-626 Gasoline	124
18	FLYERS ENERGY, LLC	CFS-3726818	GASOLINE-BUILDING	01/31/2024	103.04		100-605-626 Gasoline	124
18	FLYERS ENERGY, LLC	CFS-3726818	GASOLINE-PARKS	01/31/2024	375.38		100-575-626 Gasoline	124
18	FLYERS ENERGY, LLC	CFS-3726818	GASOLINE-WW	01/31/2024	1,527.77		520-810-626 Gasoline	124
18	FLYERS ENERGY, LLC	CFS-3726818	GASOLINE-ANIMAL CONTROL	01/31/2024	203.03		100-525-626 Gasoline	124
18	FLYERS ENERGY, LLC	CFS-3726818	GASOLINE-COURT	01/31/2024	87.54		100-425-626 Gasoline	124
18	FLYERS ENERGY, LLC	CFS-3726818	GASOLINE-ENGINEERING	01/31/2024	9.84		100-529-626 Gasoline	124
18	FLYERS ENERGY, LLC	CFS-3726818	GASOLINE-WD	01/31/2024	1,372.94		510-810-260 Other Benefits	124
18	FLYERS ENERGY, LLC	CFS-3726818	GASOLINE-FLEET	01/31/2024	271.19		100-480-626 GASOLINE	124
18	FLYERS ENERGY, LLC	CFS-3726818	GASOLINE-FACILITIES	01/31/2024	205.79		100-417-626 Gasoline	124
18	FLYERS ENERGY, LLC	CFS-3747520	GASOLINE- PARKS	02/15/2024	397.93		100-575-626 Gasoline	224
18	FLYERS ENERGY, LLC	CFS-3747520	GASOLINE- STREETS	02/15/2024	2,008.64		100-475-626 Gasoline	224
18	FLYERS ENERGY, LLC	CFS-3747520	GASOLINE- FACILITIES	02/15/2024	218.15		100-417-626 Gasoline	224
18	FLYERS ENERGY, LLC	CFS-3747520	GASOLINE- ANIMAL CONTROL	02/15/2024	301.57		100-525-626 Gasoline	224
18	FLYERS ENERGY, LLC	CFS-3747520	GASOLINE- VECTOR	02/15/2024	58.79		100-528-626 Gasoline	224
18	FLYERS ENERGY, LLC	CFS-3747520	GASOLINE- WW	02/15/2024	1,561.82		520-810-626 Gasoline	224
18	FLYERS ENERGY, LLC	CFS-3747520	GASOLINE- BUILDING	02/15/2024	190.79		100-605-626 Gasoline	224
18	FLYERS ENERGY, LLC	CFS-3747520	GASOLINE- WD	02/15/2024	1,254.03		510-810-626 Gasoline	224
18	FLYERS ENERGY, LLC	CFS-3747520	GASOLINE- FLEET	02/15/2024	247.20		100-480-626 GASOLINE	224
Total 18:					11,988.83			
GRANITE CONSTRUCTION CO								
64	GRANITE CONSTRUCTION CO	2659189	hot mix	02/22/2024	808.00		100-475-600 General Supplies	224
Total 64:					808.00			

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title		GL Period
GRANITE PROPANE SERVICE									
647	GRANITE PROPANE SERVICE	A508585	parts fittings wand hose tank	02/21/2024	570.77	02/22/2024	100-475-623	Propane	224
Total 647:					570.77				
H&H INVESTMENTS & TOOL SUPPLY									
8987	H&H INVESTMENTS & TOOL SUPPLY	52076	allen wrenches for shop	02/14/2024	86.97	02/22/2024	100-480-600	GENERAL SUPPLIES/TOOLS	224
Total 8987:					86.97				
HANNEMAN SERVICE									
70	HANNEMAN SERVICE	111773	Misc. Service Labor	02/06/2024	145.00	02/22/2024	100-605-322	Prof Serv-Other	224
70	HANNEMAN SERVICE	111776	Misc. Service Labor	02/09/2024	145.00	02/22/2024	100-605-322	Prof Serv-Other	224
70	HANNEMAN SERVICE	111777	Misc. Service Labor	02/10/2024	145.00	02/22/2024	100-605-322	Prof Serv-Other	224
70	HANNEMAN SERVICE	111778	Misc. Service Labor	02/09/2024	145.00	02/22/2024	100-605-322	Prof Serv-Other	224
70	HANNEMAN SERVICE	111779	Misc Service Labor	02/09/2024	145.00	02/22/2024	100-605-322	Prof Serv-Other	224
70	HANNEMAN SERVICE	111780	Misc. Service Labor	02/09/2024	145.00	02/22/2024	100-605-322	Prof Serv-Other	224
70	HANNEMAN SERVICE	111782	Misc. Service Labor	02/09/2024	145.00	02/22/2024	100-605-322	Prof Serv-Other	224
70	HANNEMAN SERVICE	13612	1998 Isuzu Trooper Green, No Plates 75 A Front Street	02/06/2024	55.00	02/22/2024	100-605-322	Prof Serv-Other	224
70	HANNEMAN SERVICE	13653	2004 Silver Audi AG 227 Jenny's Lane NV 430.U25	02/09/2024	55.00	02/22/2024	100-605-322	Prof Serv-Other	224
70	HANNEMAN SERVICE	13657	Silver 2006 Pontiac G6 35 Front St	02/09/2024	55.00	02/22/2024	100-605-322	Prof Serv-Other	224
70	HANNEMAN SERVICE	13658	Black Chevrolet Suburban No vin or plate 35 Front St	02/09/2024	55.00	02/22/2024	100-605-322	Prof Serv-Other	224
70	HANNEMAN SERVICE	13659	2002 Ford F150 Plate 097 A68 1260 Newlands Drive	02/09/2024	55.00	02/22/2024	100-605-322	Prof Serv-Other	224
70	HANNEMAN SERVICE	13664	1999 Silver Mercury Cougar No Plates 75 A Front St	02/09/2024	55.00	02/22/2024	100-605-322	Prof Serv-Other	224
70	HANNEMAN SERVICE	13665	1996 Beige Ford Thunderbird No plates 35 Front St	02/09/2024	55.00	02/22/2024	100-605-322	Prof Serv-Other	224
Total 70:					1,400.00				
HINTON BURDICK, PLLC									
8486	HINTON BURDICK, PLLC	298682	FY23 AUDIT SERVICES	01/31/2024	10,800.00	02/22/2024	100-415-328	Prof Serv-Auditing	124
Total 8486:					10,800.00				
HOMETOWN HEALTH									
4842	HOMETOWN HEALTH	24901-033	3721P GROUP HEALTH INSURANCE	02/23/2024	78,081.75		100-217000	HEALTH INSURANCE PAYABLE	224
Total 4842:					78,081.75				
IBEW Local 1245									
83	IBEW Local 1245	FEB 2024-2	UNION DUES, ONE HALF OF MONTH	02/23/2024	847.50	02/23/2024	100-219900	OTHER PAYROLL PAYABLES	224
Total 83:					847.50				

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title		GL Period
INTERNAL REVENUE SERVICE									
7879	INTERNAL REVENUE SERVICE	FEB 2024-2	FICA TAX PAYABLE, PAYROLL	02/23/2024	280.90	02/23/2024	100-211000	FICA PAYABLE	224
7879	INTERNAL REVENUE SERVICE	FEB 2024-2	W/HOLD TAX PAYABLE, PAYROLL	02/23/2024	19,186.25	02/23/2024	100-212000	FEDERAL WITHHOLDING PAYAB	224
7879	INTERNAL REVENUE SERVICE	FEB 2024-2	MED TAX PAYABLE, PAYROLL	02/23/2024	5,945.64	02/23/2024	100-211000	FICA PAYABLE	224
Total 7879:					25,412.79				
JOHNSON CONTROLS									
8907	JOHNSON CONTROLS	1-132231245054	PS MF HVAC Software/Computer interface	02/20/2024	3,978.00		510-840-424	Contract Services-HVAC	224
Total 8907:					3,978.00				
JUB ENGINEERS, INC									
8846	JUB ENGINEERS, INC	169499	NDOT waterline relocaiton project engineering services	01/29/2024	1,135.50	02/22/2024	510-166100	Construction In Progress	124
Total 8846:					1,135.50				
KIMLEY-HORN AND ASSOCIATES, INC.									
8715	KIMLEY-HORN AND ASSOCIATES, INC.	196874000-0124	North Fernley Area Plan	01/31/2024	24,403.25	02/22/2024	100-610-322	Prof Serv-Other	124
8715	KIMLEY-HORN AND ASSOCIATES, INC.	27038369	SW Fernley Area Plan	01/31/2024	4,374.50	02/22/2024	100-610-322	Prof Serv-Other	124
Total 8715:					28,777.75				
LOWES CREDIT SERVICES									
7650	LOWES CREDIT SERVICES	1023	back pack sprayers	02/13/2024	189.05	02/22/2024	100-475-600	General Supplies	224
7650	LOWES CREDIT SERVICES	1081	Field Supplies	02/16/2024	69.26	02/22/2024	510-166100	Construction In Progress	224
7650	LOWES CREDIT SERVICES	61074	misc wood	02/22/2024	398.37		100-575-612	Building Maintenance Supplies	224
7650	LOWES CREDIT SERVICES	73247	PS HSPS Parts	02/08/2024	85.99	02/22/2024	510-840-430	Service-Repair and Maintenance	224
7650	LOWES CREDIT SERVICES	90535	glue	02/20/2024	18.98		100-575-612	Building Maintenance Supplies	224
7650	LOWES CREDIT SERVICES	90922	bits and buckets	02/20/2024	119.86	02/22/2024	100-475-612	Supplies-Building Maintenance	224
7650	LOWES CREDIT SERVICES	92970	roofing material for dugouts at OTP softball.	02/22/2024	736.64		100-575-600	General Supplies	224
7650	LOWES CREDIT SERVICES	980587-mjucyi	floor paint and painting supplies	01/22/2024	221.42	02/22/2024	510-810-614	Supplies-Plant/Shop/Maint	124
7650	LOWES CREDIT SERVICES	990605-mktfax	shop and painting supplies	01/29/2024	260.24	02/22/2024	510-810-614	Supplies-Plant/Shop/Maint	124
7650	LOWES CREDIT SERVICES	993214	misc. scrub brushes	01/09/2024	51.59	02/22/2024	100-417-600	General Supplies	124
7650	LOWES CREDIT SERVICES	994077	wall paint for wells	02/01/2024	260.70	02/22/2024	510-810-614	Supplies-Plant/Shop/Maint	224
Total 7650:					2,412.10				
LUMOS & ASSOCIATES INC									
370	LUMOS & ASSOCIATES INC	121320	FY23/24 PMP Maintenance project engineering services	01/31/2024	7,075.00	02/22/2024	100-475-430	Service-Repair and Maintenance	124
370	LUMOS & ASSOCIATES INC	121463	Cottonwood Lane project final testing and inspection packets	12/30/2023	8,501.60	02/22/2024	100-475-745	RTC REIMBURSABLE EXPENDI	1223
Total 370:					15,576.60				

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title	GL Period
LYON COUNTY								
1126	LYON COUNTY	MARCH 2024	PUBLIC DEFENDER - MARCH 2024	03/01/2024	10,000.00		100-413-322 Prof Serv-Other	324
Total 1126:					10,000.00			
LYON COUNTY HUMAN SERVICES								
3266	LYON COUNTY HUMAN SERVICES	FEARPA2024-01	Fernley ARPA JAN 2024	01/31/2024	5,098.29	02/22/2024	220-480-810 ARPA	124
Total 3266:					5,098.29			
MATHEUS, SENIOR JUDGE LORI								
8042	MATHEUS, SENIOR JUDGE LORI	FEB 2024	MUNICIPAL COURT JUDGE	02/29/2024	3,750.00		100-425-322 Prof Serv-Other	224
Total 8042:					3,750.00			
METLIFE SMALL BUSINESS CENTER								
5387	METLIFE SMALL BUSINESS CENTER	MARCH 2024	5952725 GROUP DENTAL INSURANCE	03/01/2024	9,880.29	02/22/2024	100-217100 Dental Insurance Payable MetL	324
Total 5387:					9,880.29			
MISCELLANEOUS ONE TIME VENDOR								
1111	MISCELLANEOUS ONE TIME VENDOR	21424	PERMIT FEE REFUND BP24-061	02/14/2024	338.30	02/22/2024	100-320-200 Building and Civil Permit Fees	224
Total 1111:					338.30			
MOBO LAW, LLP								
8906	MOBO LAW, LLP	142156	outside legal criminal	01/31/2024	72.50	02/22/2024	100-414-310 Prof Serv-Legal	124
Total 8906:					72.50			
MOSS & SONS LANDSCAPING & CONCRETE LLC								
8948	MOSS & SONS LANDSCAPING & CONCRETE LLC	1751	cemetery walk ways	02/19/2024	4,082.00	02/22/2024	100-576-430 Service Repair & Maintenance	224
8948	MOSS & SONS LANDSCAPING & CONCRETE LLC	1752	head stone curbing	02/19/2024	3,152.00	02/22/2024	100-576-600 General Supplies	224
Total 8948:					7,234.00			
MOUNTAIN ALARM								
8814	MOUNTAIN ALARM	4364580	monitoring	03/01/2024	1,872.00		100-417-420 Contract Services	324
Total 8814:					1,872.00			
NAPA AUTO & TRUCK PARTS								
58	NAPA AUTO & TRUCK PARTS	113023	LATE FEE	11/30/2023	.50	02/22/2024	510-810-614 Supplies-Plant/Shop/Maint	1123
58	NAPA AUTO & TRUCK PARTS	123023	LATE FEE	12/30/2023	.50	02/22/2024	510-810-614 Supplies-Plant/Shop/Maint	1223

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title	GL Period
58	NAPA AUTO & TRUCK PARTS	13124	LATE FEE	01/31/2024	.50	02/22/2024	510-810-614 Supplies-Plant/Shop/Maint	124
58	NAPA AUTO & TRUCK PARTS	400183	mechanical seal replacement	10/25/2023	25.86	02/22/2024	510-810-614 Supplies-Plant/Shop/Maint	1023
58	NAPA AUTO & TRUCK PARTS	403620	PS Battery charger	01/08/2024	199.16	02/22/2024	510-840-614 Plant/Shop/Maint. Supplies	124
58	NAPA AUTO & TRUCK PARTS	404025	ps belts	01/17/2024	79.14	02/22/2024	510-840-430 Service-Repair and Maintenance	124
58	NAPA AUTO & TRUCK PARTS	404027	PS Adapter	01/17/2024	27.88	02/22/2024	510-840-614 Plant/Shop/Maint. Supplies	124
58	NAPA AUTO & TRUCK PARTS	404752	heat shrink tubing battery cable	01/31/2024	20.56	02/22/2024	100-475-610 Automotive Supplies	124
58	NAPA AUTO & TRUCK PARTS	405085	cleaner for motor ratchet gears	02/06/2024	53.56	02/22/2024	510-810-614 Supplies-Plant/Shop/Maint	224
58	NAPA AUTO & TRUCK PARTS	405334	antifreeze	02/12/2024	119.88	02/22/2024	100-528-610 Automotive Supplies	224
58	NAPA AUTO & TRUCK PARTS	405480	antifreeze	02/14/2024	119.88	02/22/2024	100-528-610 Automotive Supplies	224
58	NAPA AUTO & TRUCK PARTS	405534	PARTS FOR PARKS TRACTOR	02/15/2024	26.88	02/22/2024	100-475-430 Service-Repair and Maintenance	224
58	NAPA AUTO & TRUCK PARTS	405848	FUEL FILTER FOR LOADER	02/21/2024	11.98	02/22/2024	100-475-430 Service-Repair and Maintenance	224
58	NAPA AUTO & TRUCK PARTS	405868	PARTS FOR DUMP TRUCK	02/21/2024	10.79		100-475-430 Service-Repair and Maintenance	224
58	NAPA AUTO & TRUCK PARTS	405939	FEUL PUMP	02/22/2024	15.99		100-480-610 AUTOMOTIVE SUPPLIES	224
58	NAPA AUTO & TRUCK PARTS	406015	antifreze	02/23/2024	119.88		100-528-610 Automotive Supplies	224
Total 58:					832.94			
NCE								
7617	NCE	675222515	On call development inspeciton services	01/29/2024	6,094.75	02/22/2024	100-529-320 Prof Serv-Engineering	124
Total 7617:					6,094.75			
NEVADA POWER PRODUCTS, INC								
124	NEVADA POWER PRODUCTS, INC	228836	fix chain saw	02/13/2024	104.44	02/22/2024	100-475-600 General Supplies	224
Total 124:					104.44			
NOBO; NV ORG OF BUILDING OFFICIALS								
8535	NOBO; NV ORG OF BUILDING OFFICIALS	147	NOBO Membership	02/23/2024	150.00		100-605-581 Dues and Memberships	224
Total 8535:					150.00			
NORTHERN TOOL & EQUIPMENT								
4481	NORTHERN TOOL & EQUIPMENT	53172875	honda motor for streets pavement grinder	01/09/2024	1,129.99	02/22/2024	100-475-430 Service-Repair and Maintenance	124
Total 4481:					1,129.99			
NV ENERGY								
167	NV ENERGY	13050 FEB 24	48768103613050 ACH	02/09/2024	2,022.29	02/29/2024	100-417-622 Electricity	224
167	NV ENERGY	14319 FEB 24	34596405214319 ACH	02/09/2024	116.36	02/29/2024	100-575-622 Electricity	224
167	NV ENERGY	34991 FEB 24	34596407734991 ACH	02/10/2024	33.92	03/01/2024	510-810-622 Electricity	224
167	NV ENERGY	37594 FEB 24	80865904937594 ACH	02/10/2024	33.92	03/01/2024	100-475-622 Electricity	224
167	NV ENERGY	41110 FEB 24	82190403641110 ACH	02/07/2024	38.12	02/27/2024	520-810-622 Electricity	224
167	NV ENERGY	65197 FEB 24	34596407565197 ACH	02/09/2024	33.92	02/29/2024	510-810-622 Electricity	224

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title	GL Period
167	NV ENERGY	67463 FEB 24	34596404867463 ACH	02/10/2024	159.73	03/01/2024	100-575-622 Electricity	224
167	NV ENERGY	68387 FEB 24	345964082-68387	02/10/2024	33.92	03/01/2024	100-475-622 Electricity	224
167	NV ENERGY	84389 FEB 24	34596503684389 ACH	02/09/2024	106.88	02/29/2024	100-417-622 Electricity	224
167	NV ENERGY	98954 FEB 24	82190405098954 ACH	02/07/2024	3,694.70	02/27/2024	520-810-622 Electricity	224
Total 167:					6,273.76			
OFFICE DEPOT								
133	OFFICE DEPOT	347363548001	Rulers and Highlighters	02/01/2024	35.34	02/22/2024	100-425-600 General Supplies	224
133	OFFICE DEPOT	347882294001	Pens and Court Service Files.	02/01/2024	304.96	02/22/2024	100-425-600 General Supplies	224
133	OFFICE DEPOT	347882309001	Rubber Bands, Moisteners and Copy Paper	02/01/2024	156.63	02/22/2024	100-425-600 General Supplies	224
133	OFFICE DEPOT	350897510001	Office Supplies-duster, folders	02/15/2024	63.32	02/22/2024	100-610-601 Office Supplies	224
133	OFFICE DEPOT	350935055001	Office Supplies- labels	02/15/2024	9.59	02/22/2024	100-610-601 Office Supplies	224
133	OFFICE DEPOT	353691845001	Folders and gel pens	02/09/2024	39.71	02/22/2024	100-415-600 General Supplies	224
133	OFFICE DEPOT	353692788001	Pens and pencils	02/09/2024	35.72	02/22/2024	100-415-600 General Supplies	224
133	OFFICE DEPOT	355117405001	Office Supplies-folders, folder tabs, tape, pens	02/21/2024	64.70		100-605-601 Office Supplies	224
Total 133:					709.97			
O'REILLY AUTO PARTS								
6230	O'REILLY AUTO PARTS	3599-286008	floor mats for W/D	02/16/2024	160.58		510-810-610 Automotive Supplies	224
6230	O'REILLY AUTO PARTS	3599-286009	GAS CAP	02/16/2024	12.21	02/22/2024	510-810-610 Automotive Supplies	224
6230	O'REILLY AUTO PARTS	3599-286642	FUEL PARTS FOR 9004	02/21/2024	70.98		100-480-610 AUTOMOTIVE SUPPLIES	224
Total 6230:					243.77			
PACIFIC STATES COMMUNICATIONS								
1325	PACIFIC STATES COMMUNICATIONS	504447	Agreement HW / SW Phones Only - 2024-25	02/14/2024	8,983.00	02/22/2024	100-418-342 Tech Services-Other	224
Total 1325:					8,983.00			
PACIFIC STORAGE COMPANY								
8876	PACIFIC STORAGE COMPANY	5195406	Shred services	02/07/2024	66.00	02/22/2024	100-416-420 Contract Services	224
Total 8876:					66.00			
PAPE KENWORTH								
3097	PAPE KENWORTH	15080467	credit memo	02/22/2024	856.54-		100-475-430 Service-Repair and Maintenance	224
Total 3097:					856.54-			
PK ELECTRICAL, INC.								
8719	PK ELECTRICAL, INC.	2320701	Camille Lift Station generator upgrade engineering services	02/05/2024	3,150.00	02/22/2024	520-166100 Construction In Progress	224

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title	GL Period
Total 8719:					3,150.00			
PUBLIC EMPLOYEES RETIREMENT SYSTEM								
144	PUBLIC EMPLOYEES RETIREMENT SYSTEM	JAN 2024	#621 RETIREMENT CONTRIBUTIONS	01/31/2024	136,704.41	02/15/2024	100-216000 RETIREMENT PAYABLE	124
Total 144:					136,704.41			
RED FLAG REPORTING								
8644	RED FLAG REPORTING	196191	Red Flag Reporting	02/16/2024	76.71	02/22/2024	100-415-322 Prof Serv-Other	224
Total 8644:					76.71			
RENOWN HEALTH								
190	RENOWN HEALTH	2612740	MRN:4068158	02/12/2024	10.00	02/22/2024	100-413-315 Prof Serv-Personnel	224
190	RENOWN HEALTH	2612740	MRN: 4455808	02/12/2024	60.00	02/22/2024	510-840-322 Prof Serv-Other	224
Total 190:					70.00			
SANDERSON FORD								
8991	SANDERSON FORD	CM991571S	CREDIT MEMO FOR TURBO CHARGER CORE. FIRE DE	02/20/2024	250.00-		100-126000 Intergovernmental Receivable	224
Total 8991:					250.00-			
SECTRAN SECURITY, INC.								
8629	SECTRAN SECURITY, INC.	24020582	ARMORED SERVICES- WATER	02/12/2024	202.16	02/22/2024	510-810-342 Tech Services-Other	224
8629	SECTRAN SECURITY, INC.	24020582	ARMORED SERVICES- SEWER	02/12/2024	202.17	02/22/2024	520-810-342 Tech Services-Other	224
8629	SECTRAN SECURITY, INC.	24020582	ARMORED SERVICES- GF	02/12/2024	202.16	02/22/2024	100-415-322 Prof Serv-Other	224
Total 8629:					606.49			
SHAW ENGINEERING								
1897	SHAW ENGINEERING	185356	South Arm interceptor project design services	02/12/2024	5,268.75	02/22/2024	520-166100 Construction In Progress	224
1897	SHAW ENGINEERING	185367	Additional 1.5MG Treated water reservoir design services	02/12/2024	730.00	02/22/2024	510-166100 Construction In Progress	224
1897	SHAW ENGINEERING	185410	On call water and sewer modeling Fernwood Village TSM	01/31/2024	4,540.00	02/22/2024	100-529-320 Prof Serv-Engineering	124
1897	SHAW ENGINEERING	185411	On call development review services CP2023-012 River Ranc	01/31/2024	3,500.00	02/22/2024	100-529-320 Prof Serv-Engineering	124
Total 1897:					14,038.75			
SIGNA MECHANICAL								
6530	SIGNA MECHANICAL	240160	E-One supply cable	02/15/2024	492.80	02/22/2024	520-810-615 E-One R & M	224
Total 6530:					492.80			

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title		GL Period
SILVER STATE ANALYTICAL LABORATORIES									
7856	SILVER STATE ANALYTICAL LABORATORIES	RN311073	Samples for new gym	02/09/2024	22.00	02/22/2024	510-810-423	Contract Services-ANALYTICAL	224
7856	SILVER STATE ANALYTICAL LABORATORIES	RN311121	samples for new gym	02/13/2024	22.00	02/22/2024	510-810-423	Contract Services-ANALYTICAL	224
7856	SILVER STATE ANALYTICAL LABORATORIES	RN311213	first round monthly coliform sampling	02/14/2024	286.00	02/22/2024	510-810-423	Contract Services-ANALYTICAL	224
Total 7856:					330.00				
SILVER STATE BARRICADE									
170	SILVER STATE BARRICADE	31622	light bars for parks dept.	02/13/2024	776.00	02/22/2024	100-475-610	Automotive Supplies	224
Total 170:					776.00				
SIPPOLA, REENA G.									
8878	SIPPOLA, REENA G.	FMC24-0112	Sushil Kumar 23TR0241	11/16/2023	800.00	02/22/2024	100-425-330	PROF SERV-INTERPRETER	1123
Total 8878:					800.00				
SMITH & LOVELESS, INC									
213	SMITH & LOVELESS, INC	175016	Pump Mechanical Seals	02/09/2024	316.22	02/22/2024	520-810-430	Service-Repair and Maintenance	224
Total 213:					316.22				
SOUTHERN TIRE MART LLC									
8964	SOUTHERN TIRE MART LLC	7590024704	TIRES FOR WATER TRUCK	02/12/2024	433.40	02/22/2024	100-575-430	Service-Repair and Maintenance	224
8964	SOUTHERN TIRE MART LLC	7590024704	TIRES FOR WATER TRUCK	02/12/2024	433.41	02/22/2024	520-810-430	Service-Repair and Maintenance	224
8964	SOUTHERN TIRE MART LLC	7590024704	TIRES FOR FRONT OF WATER TRUCK	02/12/2024	433.41	02/22/2024	510-810-430	Repairs & Maintenance	224
8964	SOUTHERN TIRE MART LLC	7590024704	TIRES FOR WATER TRUCK	02/12/2024	433.40	02/22/2024	100-475-430	Service-Repair and Maintenance	224
8964	SOUTHERN TIRE MART LLC	7590025298	grader tires	02/23/2024	781.45		520-810-430	Service-Repair and Maintenance	224
8964	SOUTHERN TIRE MART LLC	7590025298	grader tires	02/23/2024	781.44		510-810-430	Repairs & Maintenance	224
8964	SOUTHERN TIRE MART LLC	7590025298	grader tires	02/23/2024	781.45		100-475-430	Service-Repair and Maintenance	224
8964	SOUTHERN TIRE MART LLC	7590025298	grader tires	02/23/2024	781.44		100-575-430	Service-Repair and Maintenance	224
Total 8964:					4,859.40				
SOUTHWEST GAS CORP									
204	SOUTHWEST GAS CORP	18971 FEB 24	910000818971 ACH	02/16/2024	30.24	03/06/2024	520-810-621	Natural Gas	224
204	SOUTHWEST GAS CORP	86744 FEB 24	910001086744 WTP	02/13/2024	6,290.23	03/04/2024	510-840-621	Natural Gas	224
Total 204:					6,320.47				
STATE COLLECTION & DISB. UNIT (SCaDU)									
176	STATE COLLECTION & DISB. UNIT (SCaDU)	FEB 2024-2	CHILD SUPPORT	02/23/2024	319.84	02/22/2024	100-219900	OTHER PAYROLL PAYABLES	224

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title	GL Period
Total 176:					319.84			
THATCHER COMPANY, INC.								
8646	THATCHER COMPANY, INC.	2024400100806	PS Citric Acid	02/26/2024	39,476.00		510-840-617 Chemicals	224
Total 8646:					39,476.00			
U S POSTAL SERVICE								
7344	U S POSTAL SERVICE	MARCH 2024	PREPAID POSTAGE FOR IN-HOUSE BILLING	03/01/2024	1,900.00		520-810-550 Printing and Postage	324
7344	U S POSTAL SERVICE	MARCH 2024	PREPAID POSTAGE FOR IN-HOUSE BILLING	03/01/2024	1,900.00		510-810-550 Printing and Postage	324
Total 7344:					3,800.00			
USA BLUEBOOK								
464	USA BLUEBOOK	INV00279359	PS chem pipe clamps	02/16/2024	20.98	02/22/2024	510-840-430 Service-Repair and Maintenance	224
464	USA BLUEBOOK	INV00288292	PS Alkalinity test equipment	02/26/2024	649.33		510-840-430 Service-Repair and Maintenance	224
Total 464:					670.31			
VERIZON WIRELESS								
8495	VERIZON WIRELESS	9955520416	WTP	02/22/2024	447.17	02/22/2024	510-840-530 Communications	224
8495	VERIZON WIRELESS	9955520416	Council	02/22/2024	167.07	02/22/2024	100-412-530 Communications (Internet,Cell)	224
8495	VERIZON WIRELESS	9955520416	IT	02/22/2024	56.04	02/22/2024	100-418-530 Communications (Internet,Cell)	224
8495	VERIZON WIRELESS	9955520416	WWRouter	02/22/2024	91.90	02/22/2024	520-810-530 Communications	224
8495	VERIZON WIRELESS	9955520416	CMO	02/22/2024	56.04	02/22/2024	100-413-550 Printing and Postage	224
8495	VERIZON WIRELESS	9955520416	City Hall/Facilities	02/22/2024	644.17	02/22/2024	100-417-530 Communications (Internet,Cell)	224
8495	VERIZON WIRELESS	9955520416	WW	02/22/2024	367.98	02/22/2024	520-810-530 Communications	224
8495	VERIZON WIRELESS	9955520416	CAO	02/22/2024	140.03	02/22/2024	100-414-530 Communications (Internet,Cell)	224
8495	VERIZON WIRELESS	9955520416	WDist.	02/22/2024	255.66	02/22/2024	510-810-530 Communications	224
8495	VERIZON WIRELESS	9955520416	Bldg. & Safety	02/22/2024	333.25	02/22/2024	100-417-530 Communications (Internet,Cell)	224
8495	VERIZON WIRELESS	9955520416	FMC	02/22/2024	56.04	02/22/2024	100-425-530 Communications (Internet,Cell)	224
8495	VERIZON WIRELESS	9955611067	52267 Jan 2-Feb 01 24	02/01/2024	40.01	02/22/2024	520-810-530 Communications	224
Total 8495:					2,655.36			
VOYA FINANCIAL								
8591	VOYA FINANCIAL	FEB 2024-2	DEFERRED COMPENSATION, 457	02/23/2024	2,567.50	02/23/2024	100-215000 457 PAYABLE	224
8591	VOYA FINANCIAL	FEB 2024-2	ROTH IRA	02/23/2024	210.00	02/23/2024	100-215000 457 PAYABLE	224
Total 8591:					2,777.50			
WESTERN NEVADA SUPPLY CO.								
195	WESTERN NEVADA SUPPLY CO.	11127686-1	PS Bin Stock	02/22/2024	39.92		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
195	WESTERN NEVADA SUPPLY CO.	11132492	PS Shop supplies	02/15/2024	29.78	02/22/2024	510-840-614 Plant/Shop/Maint. Supplies	224
195	WESTERN NEVADA SUPPLY CO.	11132887	PS Chem softener fittings	02/15/2024	49.47	02/22/2024	510-840-430 Service-Repair and Maintenance	224
195	WESTERN NEVADA SUPPLY CO.	11132888	ps chem softener fittings	02/15/2024	5.43	02/22/2024	510-840-430 Service-Repair and Maintenance	224
195	WESTERN NEVADA SUPPLY CO.	11133889	Storz fittings for hydrants	02/12/2024	2,019.78	02/22/2024	510-810-613 Supplies-Meter Service	224
195	WESTERN NEVADA SUPPLY CO.	11140666	PS shop supplies	02/22/2024	45.10		510-840-614 Plant/Shop/Maint. Supplies	224
195	WESTERN NEVADA SUPPLY CO.	11141526	sprinklers	02/20/2024	1,482.36	02/22/2024	100-575-600 General Supplies	224
195	WESTERN NEVADA SUPPLY CO.	19951978	bin stock	02/09/2024	269.80	02/22/2024	510-810-613 Supplies-Meter Service	224
Total 195:					3,941.64			
WOOD RODGERS, INC.								
2454	WOOD RODGERS, INC.	177890	Main Street beautification project design services	01/31/2024	4,927.50	02/22/2024	220-480-684 Main Street Beautification	124
2454	WOOD RODGERS, INC.	178198	Federal Lands Bill Services thru 1/31/2024	01/31/2024	1,707.50	02/22/2024	100-413-322 Prof Serv-Other	124
Total 2454:					6,635.00			
YESCO, LLC								
6806	YESCO, LLC	INY-0487947	PD for Year 7-20-23 (July23-June23)	03/01/2024	.00		225-575-320 PROFESSIONAL SERVICES	324
Total 6806:					.00			
Grand Totals:					492,780.31			

Dated: _____

Mayor: _____

City Treasurer: _____

Report Criteria:

Detail report.

Invoice detail records above \$0 included.

Paid and unpaid invoices included.

Vendor.Vendor Number = {<>} 2201

**MINUTES OF THE
FERNLEY CITY COUNCIL MEETING
FEBRUARY 21, 2024**

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

1. INTRODUCTORY ITEMS

1.1. Pledge of Allegiance

1.2. Roll Call

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

1.3. Public Forum

Tammy Dittman, city of Fernley resident, requested that Chisholm Trail be stripped due to traffic issues.

Christopher Baughman, Fernley BMX Track President and Track Operator, introduced the current board members. He explained what BMX is and what it means to the City of Fernley. The current location is maxed out on the size of the events that they can bring in, which limits the amount of revenue brought to the city. He would like a meeting with the mayor and other members of the city.

Mary Bonno (Zoom) stated there should be no reason to increase the tax base, and there should be no annexation unless the city can provide services for all the residents, and that means water, sewer, fire, and police. There should be no annexation of any additional parcels. There should be no new construction unless the services covered for the current citizens first and also have services required for whatever new things are added before the council approves them. She inquired why comments that are received by 4pm cannot be read aloud.

1.4. (For Possible Action) Approval of Agenda

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

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 new business licenses.

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

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

Chief Deputy Mitch Brantingham, Lyon County Sheriff's Department, reported that there are a couple of process additions. Our citizens can now access sheriff's records on-line, for obtaining reports or other information which they would have to come to the office and request it. The request can be made through LCSONV.com/records-request. Crash reports can be obtained through crashdocs.org. School Resource Officer (SRO) Deputy Eric Mendoza started at the schools. The deputies will be attending an officer's wellness training. The Department is running a program where members of the Sheriff's command staff work swing shifts in different parts of the county.

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

City Manager Marchant, reported on the tour of the city with LT Governor Anthony, NDOT Director Thomason and Assemblyman Koenig. They had discussions about the growth interest, public hearings the city has had for taking input on how the citizens what to see the city grow, and the areas north of the interstate and south and west of Sage and 95A. One of the major problems impacting the ability to grow is the traffic problems. It was a very productive use of time and grateful for the attention received from the representative at the state level to become more familiar with Fernley's challenges and opportunities. He also reported on the Governor's Round Table on affordable housing. Public transportation was discussed and how it could greatly enhance the affordability of places. The Fernley Chamber of Commerce hosted their first quarterly luncheon where Senator Titus and Assemblyman Koenig spoke about their experiences in the legislature.

City Clerk, Kim Swanson, reported that the candidate filing period begins March 4th and runs through March 15th. It is a completely on-line process. The seats open are Ward 2, 4 and 5.

Council woman Felicity Zoberski congratulated the Fernley High School boys for the season they have had and also the girls and wished them good luck. The new gym at the high school is phenomenal.

Councilman Torres thanked the staff for the birthday party for everyone who had a birthday in February. John Picetti passed away and his service will be March 9th at 11:00 am at the Fire Department.

Mayor Neal E. McIntyre stated that the high school gym is beautiful. He attended the regionals that the Fernley boys and girls were playing in. The meeting with the LT Governor went well. The Mayor is asking all our top politicians to come to Fernley and see our situation, see where we need help and see what they can do to help us. The Mayor has a meeting with the Governor next week. The State of the City will be Wednesday, February 28th, at 5:30 pm at Senior Center.

4. PROCLAMATIONS BY THE MAYOR

Mayor Neal E. McIntyre read the proclamation acknowledging the 2023 Pop Warner 12U Cheerleading Squad.

5. PRESENTATIONS

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

City Attorney, Mouritsen, gave a presentation on some of the options for how the City can spend the Opioid Settlement Funds: (1) Join with the North Lyon County Fire Protection District's Narcan purchase program; (2) Educational Programs to local schools on drug/alcohol abuse; (3) Purchase a billboard on opioid addiction/resources; or (4) Join with Lyon County Human Services and contribute

to their Opioid Settlement Fund Use Program. These are not the only 4 options that the city is limited to. He will reach out to Community Chest and some other local providers to see if they can come in and give a presentation as to what kind of educational programs they provide. He will reach out to Lyon County Human Services and the fire district to give presentations.

Councilman Torres stated that we have to make sure we don't over commit ourselves and does not want to duplicate what the county is doing and keep it local in Fernley.

Councilwoman Zoberski would like to create something long-term. A Community Healing Fund so that we would be able to go get grants and partner with Rural Nevada or Community Chest.

Councilwoman Fran McKay would like to keep it local and split funding/programs between the schools and the fire department.

Councilman Ryan Hanan stated that he is in favor of option 2 and option 4.

Public input:

Bill Snyder, fire department employee appreciated the sentiment of helping the fire department off-set the cost of Narcan. The department responds to overdoses regularly. In his opinion he thinks more prevention needs to be done to get in front of the problem and more human resources.

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.

Michele Rambo, Planning Director, reported that 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 when 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. The staff has prepared the needed amendment to the Fernley Municipal Code by 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.

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.

Shay League, Senior Planner, presented this item. The council passed a resolution of intent to annex this parcel on November 15, 2023. That resolution was forwarded to the Lyon County Board of Commissioners; the board did not respond to our resolution. Because this parcel is contiguous with the City of Fernley boundaries, staff asked the applicant to submit a petition to annex, which will allow Fernley to annex without input from Lyon County. Once the petition of annexation is recorded with Lyon County, and if Council passes this ordinance, and once the annexation map is recorded with Lyon County, then the parcel will be annexed into the City of Fernley.

Councilman Albert Torres wanted it clarified that once a developer comes in, they have to bring their own water rights. We would not be approving an additional draw on the water we have; it would be water that is available for purchase to the public.

City Engineer Derek Starkey reported that we are not maxed out on water treatment facility. When we do get new developments, we must show to the State of Nevada, Department of Environmental Protection Agency (EPA), through water and sewer modeling, that we have a system that is adequate to support it. The EPA will not allow us to approve and construct projects that we can't serve safe water to.

Barry Williams, Public Works Director, stated that the city averages 3 to 3 1/2 million gallons per day in the winter months, an average 7 million gallons per day in the summer months. The current maximum capacity of the plant is 20 million gallons per day.

Public input:

Mary Bonno (Zoom) felt that our water plant cannot handle additional growth. There will be additional pulls on electricity, for the sheriff, the fire department, the schools, and additional pulls on the roads.

Motion: 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. **Action:** Approved. **Moved by:** Councilman Ryan Hanan, **Seconded by:** Councilman Stan Lau. **Vote:** Passed. **Summary:** Yes 5. **Yes:** Councilman Hanan, Councilwoman Zoberski, Councilman Lau, Councilman Torres, Councilwoman McKay.

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.

Robert Carson, City Treasurer, presented this item. 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. The City's current tax rate for FY 2024 is set at .6748. The maximum allowed property tax rate provided by the state for fiscal year 2025 is .6757. Staff is required to provide the tax rate for fiscal year 2025 to the department of taxation upon approval of Council.

Motion: I MOVE TO APPROVE THE CITY OF FERNLEY'S MAXIMUM ALLOWED OPERATING PROPERTY TAX RATE OF .6757 TO BE LEVIED FOR FISCAL YEAR 2025 AND FOR SUBMISSION TO THE STATE DEPARTMENT OF TAXATION. **Action:** Approved. **Moved by:** Councilwoman Fran McKay, **Seconded by:** Councilman Stan Lau. **Vote:** Passed. **Summary:** Yes 5. **Yes:** Councilman Hanan, Councilwoman Zoberski, Councilman La, Councilman Torres, Councilwoman McKay.

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.

Robert Carson, City Treasurer, presented that per NRS 354.624, the governing body of each local government must designate an auditor on an annual basis and shall provide 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. We still have two years on the contract with Hinton Burdick CPAs & Advisors.

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

9. ITEMS REQUESTED BY MAYOR OR CITY COUNCIL MEMBERS

None at this time.

10. ADDRESS REQUEST(S) FOR FUTURE AGENDA ITEMS

Councilman Torres would like to have a signed letter of commitment from the Main Street Group. If we don't have a letter of commitment, request that it is added to the agenda.

11. PUBLIC FORUM

Mike Moore, Fernley BMX, requested to have a meeting with the city to get the track up and running. The property is owned by the City and was very thankful for the help. They need some dirt moved. They are not asking for money. They would like to make the track bigger, and it needs some work to be competitive with other tracks.

The next meeting will be March 6, 2024, at 5:00 pm.

12. ADJOURNMENT

There being no further business to come before it, the Fernley City Council meeting adjourned at 6:25 pm.

Approved by the Fernley City Council on March 6, 2024, by a vote of:

AYES _____ NAYS: _____ ABSTENTIONS: _____ ABSENT: _____

Mayor Neal E. McIntyre

City Clerk Kim Swanson

Report Criteria:

License.Status = "Active"

Business.Orignation date = 2/15/2024-2/28/2024

Business Name	Name	Location	Location City	Location State	Location Zip	Business Tel	Description	Occupation
Openshaw Construction	Joe Openshaw	25 S Crook Rd	Fallon	NV	89406	775-217-0963	Contractor	General Engineering Contracto
PF Picetti Construction	Peter Picetti	1690 Royal Dr	Reno	NV	89503	775-629-6677	Contractor	General Contractor #87539
Christy's Facepainting	Christine Lamphear	1618 Johns Circle	Fernley	NV	89408	510-872-2878	Business Specific Profes	Face painting for parties & festi
Capones Home Maintenance and	Kevin John Capone	465 Country Drive	Fernley	NV	89408	775-445-0724	Handyman	Handyman
Water Heater Mafia LLC	Victoria Solber & Kev	814 G Street	Fernley	NV	89408	775-440-9898	Contractor	Water Heater Contractor #916
Scott and Karen Mann	Scott and Karen Man	135 Hardie Lane	Fernley	NV	89408	925-628-2710	Residential Dwelling Rent	Apartment Complex
Leading Edge Aerial Technologies I	William H Reynolds J	3310 E Locanda Cir	New Smyrna Beach	FL	32168	828-246-2111	Business Specific Profes	UAS Aerial Applications Servic
Kurtis Padilla, LLC	Kurtis Padilla	1285 Camille Drive	Fernley	NV	89408	702-885-1476	Handyman	Handyman
Fernley Candle Company	Jean K Banks	389 Crimson Rd	Fernley	NV	89408		Hobby/Crafter, Sewing, J	Crafter: candles and crafts
Buyten Electric Inc	Adrian Buyten	2112 Ponderosa Dr	Sparks	NV	89431	775-354-9310	Contractor	Electrical Contractor #77004 A
The Bin Trash Spa LLC	Casey Dake	542 Lander St.	Reno	NV	89509	702-279-2580	Business Specific Profes	Commercial day porter serv &
Found Essentials LLC	Tommie Lee Andrus	565 Aspen Way	Fernley	NV	89408	775-233-1111	Business Specific Profes	Home made lotions, hydrosol
Superior Stucco LLC	Erick & Erin Alcantar	1780 Timberland Dr.	Fernley	NV	89408	775-980-7609	Contractor	Plastering & Stucco Contractor
Grand Totals:								
13								

Report Criteria:

License.Status = "Active"

Business.Orignation date = 2/15/2024-2/28/2024



CITY OF FERNLEY

City Council AGENDA REPORT

Meeting Date: March 6, 2024

REPORT TO: Mayor and City Council

REPORT FROM: Kari Weitzel

FINANCIAL IMPACT:

Yes:X

No:

CURRENTLY BUDGETED:

Yes:X

No:

FUND/ACCOUNT:

510-395-910, 520-395-910

ACTION REQUESTED: Consent

AGENDA ITEM:

Possible Action to Approve the Will-Serve Request from ERGS Fernley, LLC for River Ranch Phase 1 for 20.62 ERC's for Water and 55.62 ERC's for Sewer for Lyon County Parcel 021-281-15 located at 501 River Ranch Rd Fernley, NV

AGENDA ITEM BRIEF:

1. ERGS Fernley, LLC is seeking a Will-Serve at 501 River Ranch Rd.
2. This project requires 20.62 ERC's for Water (22.82 ac/ft water) and 55.62 ERC's for Sewer.
3. ERGS Fernley, LLC has 125.5 -acre feet of beneficial interest in water rights. A portion of that will be applied towards this Will- Serve.

RECOMMENDED MOTION:

"I move to approve the Will-Serve request from ERGS Fernley, LLC (River Ranch Apts Ph1) for 20.62 ERC's for Water and 55.62 ERC's for Sewer Lyon County Parcel 021-281-15 located at 501 River Ranch Rd. Fernley, NV 89408"

BUSINESS IMPACT (per NRS Chapter 237):

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

See attached report for background, analysis, alternatives.

ALTERNATIVES:

N/A

BACKGROUND:

ERGS Fernley, LLC is seeking a will-serve for 20.62 ERC's for Water and 55.62 ERC's for sewer on Lyon County Parcel 021-281-15 located at 501 River Ranch Rd. Fernley, NV 89408.

Water and sewer connection fees will be paid at the time of building permit issuance.
Water: \$26,733.60 Sewer: \$58,408.05

Any additions to this building after the issuance of this will serve will require additional water rights.

Accordingly, prior to the issuance of this will-serve request, ERGS Fernley, LLC has 125.5 acre-feet of uncommitted water remaining under the banking agreement prior to the issuance of this will serve.

After the issuance of this will serve the Meadows at Inglewood will have 102.68 of water remaining under the banking agreement.

RELEVANT LAWS, STATUTES, AND REGULATIONS:

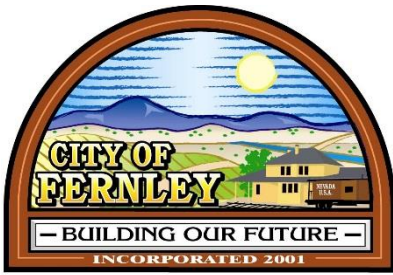
The water needed for this project has been previously dedicated under a prior banking agreement. City staff has determined that the City has adequate water and sewer resources to support the requested will-serve commitment.

FINANCIAL IMPLICATIONS:

N/A

ATTACHMENTS:

1. 2024.03.06 River Ranch Ph1 Will Serve
2. Assignment to Will Serve - ERGS LLC



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

The City of Fernley hereby certifies that it has adequate water distribution capability and wastewater treatment plant capacity to serve and will serve: ERGS Fernley, LLC (Phase 1) (Development/ project or property located at 501 River Ranch Road Fernley, Nevada with 20.62 water connections and/or 55.62 sewer connections for Service to 1 unit, upon the following terms and conditions:

1. All applicable fees and costs must be paid, including the utility connection fees in effect at the time of this will-serve certification, currently \$7,426 per unit for water and \$5,305 per Equivalent Residential Capacity (ERC) unit for sewer.
2. Applicant must comply with all applicable laws, statutes, ordinances and regulations.
3. Said fees and costs must be paid in full before connections to water/sewer services. **Connections to utility service shall be completed within a reasonable time from the date of original approval of this Will-Serve by the Fernley City Council. Failure to diligently pursue connection to utility service may render this Will-Serve null and void.** Public Works, at its sole discretion, shall have authority to determine whether connection to utility service is being diligently pursued and, with sixty (60) days written notice to the party who requested this Will-Serve, may cancel this Will-Serve for failure to connect to utility service within a reasonable time.
4. Service shall be provided only to the project or site identified above. **This Will-Serve is limited to the project or property described above and is not transferable to any other project or property.**
5. Service shall be provided pursuant to the plans and specifications submitted to and approved by Public Works. Service shall not be provided pursuant to any alterations to or deviation from the same without the express written approval of Public Works Department. **This will-serve is to be considered conditional unless public improvement plans have been approved by Public Works.**
6. This Will-Serve applies to: APN# 021-281-15

Fernley City Council Approved Will-Serve on March 6th, 2024

Public Works Director

Mayor – City of Fernley

Applicant

Date

APN: 021-281-15
When Recorded mail to:
City of Fernley
595 Silver Lace Blvd.
Fernley, NV 89408

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

This Assignment of Beneficial Interest in Water Rights to Will Serve Commitments is executed this 1 day of FEBRUARY, 2024, by ERGS, INC. (hereinafter "Assignor").

1. Assignor is the holder of the beneficial interest in that certain Water Rights Dedication and Banking Agreement (hereinafter the "Banking Agreement") by and between ERGS, INC. and the City of Fernley executed on the ____ day of _____.
2. Assignor desires to assign a portion of its beneficial interest in and to 22.82 acre-feet of water dedicated pursuant to the Banking Agreement to the City of Fernley in exchange for 20.62 Equivalent Residential Credits (hereinafter "ERC's") of water utility will-serve commitments for the development of the RIVER RANCH APARTMENTS project located at 501 RIVER RANCH (hereinafter the "Project").
3. Assignor acknowledges and agrees that the assignment of the beneficial interest transferred herein is for the benefit of the Project. Assignor also acknowledges and agrees that the will-serve commitments issued pursuant to this Agreement shall be an appurtenance to the parcel(s), lot(s), or portion of the Project that will receive water service under said will-serve commitment. In the event that said parcel(s), lot(s), or portion of the project is encumbered by a mortgage, deed of trust, or other similar encumbrance, Assignor agrees that said mortgage, deed of trust, or other similar encumbrance shall also encumber the will-serve commitments issued pursuant to this Agreement in the same manner and to the same extent as it encumbers the parcel(s), lot(s), or portion of the project.
4. Assignor acknowledges and agrees that by assigning its beneficial interest in the water rights under this Agreement in exchange for the will-serves commitments described in Section 2 herein, that Assignor is forever relinquishing all of its right, title, and interest in and to the beneficial interest assigned herein and that the terms of this Agreement shall, to the extent applicable, replace and supersede the terms of the Banking Agreement identified in Section 1 herein, as well as any amendments or assignments of said Banking Agreement, with respect to the assigned water rights. Assignor further acknowledges and agrees that upon execution of this Agreement it shall have no further claim, right, title, or interest in or to the beneficial interest assigned herein.

5. Assignor agrees to indemnify and hold harmless the City of Fernley from any with respect to any claims, damages, or losses (including, without limitation, attorney's fees and costs), whether known or unknown, disclosed or undisclosed arising from, by reason of, or in connection with any part or portion of this Agreement.
6. Assignor hereby represents and warrants it has not sold, assigned, transferred, conveyed, hypothecated, pledged, or otherwise disposed of or encumbered the beneficial interest transferred herein, or the water right underlying said beneficial interest, except as provided in this Agreement, the Banking Agreement, or any amendments or assignments of the Banking Agreement. Assignee acknowledges and agrees that the City makes no representation or warranty as to the title of the water rights underlying the beneficial interest transferred herein, and that in the event that any claim or dispute relating to said title renders such water rights unusable within, or unavailable to, the City's water delivery system, the City may, at its sole discretion and in addition to any other remedies provided for by law, rescind the Banking Agreement and withhold the will-serve commitments provided for therein. In the event that such will-serve commitments have already been issued, the City, in addition to any other remedies provided by law, may require Assignor to immediately acquire and dedicate to the City the same quantity and quality of water rights as the water rights rendered unusable within, or unavailable to, the City's water delivery system and/or the City may assign any other banked or reserved water rights in which Assignor has a beneficial interest, and that remain uncommitted to will-serve commitments, to the will-serve commitments already issued pursuant to this Agreement or the Banking Agreement.
7. This Agreement shall be governed, interpreted and construed by, through and under the laws of the State of Nevada in the district courts of Lyon County, Nevada.
8. All costs incurred by the City of Fernley in enforcing this Agreement including, without limitation, reasonable attorneys' fees through any court proceedings shall be paid by Assignee.
9. This Agreement shall inure to the benefit of and be binding upon the parties hereto as well as their successors and assigns, heirs and personal representatives.

[Signature pages follow]

ASSIGNOR.

Company Name ERGS, INC.

G. F. Peek
Signatory Name and Title

Date: FEB. 1, 2024

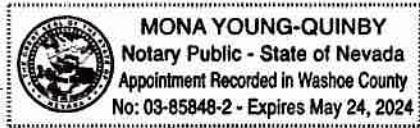
STATE OF Nevada)

) ss.

COUNTY OF Washoe)

This instrument was acknowledged before me on the 1st day of February,
2024, by Gregory F. Peek.

Mona Young-Quinby
NOTARY PUBLIC





CITY OF FERNLEY

City Council AGENDA REPORT

Meeting Date: March 6, 2024

REPORT TO: Mayor and City Council

REPORT FROM: Kari Weitzel

FINANCIAL IMPACT:

Yes:X

No:

CURRENTLY BUDGETED:

Yes:X

No:

FUND/ACCOUNT:

510-395-910, 520-395-910

ACTION REQUESTED: Consent

AGENDA ITEM:

Possible Action to Approve the Will-Serve Request from TREX for 0.35 ERC's for Water and 1.34 for Sewer for Lyon County Parcel 021-241-08 located at 2275 E. Newlands Dr. Drive Fernley, NV 89408.

AGENDA ITEM BRIEF:

1. TREX is seeking a Will-Serve at 2275 E. Newlands Dr.
2. This project requires 0.35 ERC's for water and 1.34 ERC's for sewer.
3. The project qualifies to pay a fee in lieu of dedication of water rights pursuant to FMC 32.39.060(a).

RECOMMENDED MOTION:

"I move to approve the Will-Serve Request from TREX for 0.12 ERC's for Water Lyon County Parcel 021-232-68 located at 153 E. Newlands Dr., NV 89408"

BUSINESS IMPACT (per NRS Chapter 237):

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

See attached report for background, analysis, alternatives.

ALTERNATIVES:

N/A

BACKGROUND:

TREX is seeking a will-serve for .0.35 ERC's for water and 1.34 ERC's for Sewer on Lyon County Parcel 021-241-08 located at 2275 E. Newlands Drive. Fernley, NV 89408.

Water and sewer connection fees will be paid at the time of building permit issuance.

Water: \$2,599.10

Sewer: \$7,108.70

Any additions to this building after the issuance of this will serve will require additional water rights

RELEVANT LAWS, STATUTES, AND REGULATIONS:

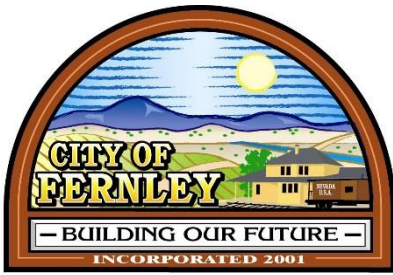
Pursuant to FMC 32.39.060(a), commercial properties where the calculated ERC is less than 0.5 may pay a fee in lieu of dedication of a water right. The in lieu of fee is currently \$7,700 per acre-foot. Accordingly, the fee for the requested will-serve is \$3,003.00. The water connection fee for this project is \$2,599.10 of which will be required to be paid before issuance of the will serve commitment.

FINANCIAL IMPLICATIONS:

N/A

ATTACHMENTS:

1. 2024.03.06 TREX (office) Will Serve



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

The City of Fernley hereby certifies that it has adequate water distribution capability and wastewater treatment plant capacity to serve and will serve: TREX Office Expansion (Development/ project or property located at 2275 E. Newlands Fernley, Nevada with .35 water connections and/or 1.34 sewer connections for Service to 1 unit, upon the following terms and conditions:

1. All applicable fees and costs must be paid, including the utility connection fees in effect at the time of this will-serve certification, currently \$7,426 per unit for water and \$5,305 per Equivalent Residential Capacity (ERC) unit for sewer.
2. Applicant must comply with all applicable laws, statutes, ordinances and regulations.
3. Said fees and costs must be paid in full before connections to water/sewer services. **Connections to utility service shall be completed within a reasonable time from the date of original approval of this Will-Serve by the Fernley City Council. Failure to diligently pursue connection to utility service may render this Will-Serve null and void.** Public Works, at its sole discretion, shall have authority to determine whether connection to utility service is being diligently pursued and, with sixty (60) days written notice to the party who requested this Will-Serve, may cancel this Will-Serve for failure to connect to utility service within a reasonable time.
4. Service shall be provided only to the project or site identified above. **This Will-Serve is limited to the project or property described above and is not transferable to any other project or property.**
5. Service shall be provided pursuant to the plans and specifications submitted to and approved by Public Works. Service shall not be provided pursuant to any alterations to or deviation from the same without the express written approval of Public Works Department. **This will-serve is to be considered conditional unless public improvement plans have been approved by Public Works.**
6. This Will-Serve applies to: APN# 021-241-08

Fernley City Council Approved Will-Serve on March 6th, 2024

Public Works Director

Mayor – City of Fernley

Applicant

Date



CITY OF FERNLEY

City Council AGENDA REPORT

Meeting Date: March 6, 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: Consent

AGENDA ITEM:

(For Possible Action) Discussion and possible action to approve Resolution 24-004, an amendment to Section 2-1 (Membership) of the Planning Commission Bylaws 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 bylaws to allow for this option.

RECOMMENDED MOTION:

I move to approve the consent agenda.

BUSINESS IMPACT (per NRS Chapter 237):

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

See attached report for background, analysis, alternatives.

ALTERNATIVES:

The alternatives would be to either table this item to a future meeting or deny the request.

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 existing bylaws would need to be modified to accommodate this additional member.

Staff has prepared the needed amendment to the Planning Commission bylaws simply adding a statement allowing the Mayor to appoint an alternate. An amendment will also need to be made to FMC Section 2.09.02, which is also on this agenda for your consideration in conjunction with the bylaws.

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 Bylaws with Proposed Changes
2. Resolution 24-004

City of Fernley Planning Commission Bylaws

SECTION 1 – CREATION OF THE PLANNING COMMISSION

1-1. Authorization

Pursuant to Nevada Revised Statutes (NRS) 268.110, the Planning Commission is hereby created and appointed by the City Council. There shall be seven voting members.

SECTION 2 – PLANNING COMMISSION COMPOSITION

2-1. Membership

A. The mayor shall appoint, subject to advice and consent by the City Council, seven members of the Commission, not more than two of whom shall be nonresidents of the city (NRS 268.120). The term “resident” is defined in accordance with the guidelines established in NRS 281.050 for the purposes of eligibility for office. The Mayor, City Attorney, and City Engineer, or designees of these parties, shall be ex-officio members of the Commission.

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

B. The City Attorney’s Office shall be the legal counsel for the Commission.

2-2. Compensation, Term of Office, Absences, and Vacancies

A. **Compensation.** The City Council may provide by resolution for compensation, expenses, and subsistence allowances to Commission members, subject to limitation of NRS 278.040.

B. **Term of Office.** The term of each appointed member shall be four years, or until a successor takes office. Terms of the Commission shall be staggered pursuant to NRS 268.120(2).

C. **Absences.** The Planning Director may recommend to the Mayor removal of a Commissioner when they miss 33 percent or greater of regularly scheduled meetings per annum due to unexcused absences. An absence is excused if:

1. It is due to personal emergency of the Commissioner or a family member; or
2. It is otherwise unavoidable, and the Commissioner provides 24-hour advance notice to the Planning Director at planning@cityoffernley.org or 775-784-9810.

D. **Vacancies.** All vacancies shall be filled by the mayor for the unexpired term.

SECTION 3 – ELECTION OF OFFICERS AND POWERS AND DUTIES

3-1. Election of Officers

A. The Commission shall, at its first regular meeting in January, unless the January meeting is cancelled, in which case at the next regularly scheduled meeting, elect from its membership a Chair and Vice-Chair.

B. Each shall serve for a term of one year or until their successor(s) are elected.

- C. Any office may be re-elected but may not serve more than two consecutive terms in a single office.
- D. Following the election, the gavel shall be passed to the officers at the existing meeting of the Commission.
- E. Should a permanent vacancy occur in the position of Chair or Vice-Chair, the Commission, at its next meeting, shall fill the vacancy by electing a new Chair and/or Vice-Chair from its remaining membership. The term of such election shall expire at the next January meeting, or the next regularly scheduled meeting if the January meeting is cancelled. If a Chair or Vice-Chair serves in the position for six months or less, that individual shall be eligible for two additional one-year terms.

3-2. Powers and Duties

A. Chair

- 1. Serve as Presiding Officer
- 2. Ensure meetings are held in compliance with "City of Fernley Planning Commission Rules of Procedure", hereafter referred to as Rules of Procedure.

B. Vice-Chair

- 1. Serve as Presiding Officer when the Chair is absent and follow Rules of Procedure when presiding.
- 2. In the event of the resignation or permanent vacancy of the Chair, the Vice-Chair will perform such duties as are imposed of the Chair until the Commission elects a new Chair.
- 3. Should the Chair nor Vice-Chair be present, a temporary Chair shall be elected by a vote of the members present.

C. Planning Commissioners

- 1. Arrive on time for all meetings.
- 2. Review all meeting material in preparation for Commission meetings and be properly prepared to discuss the items that are on the agenda.
- 3. Notify the Planning Director when unable to attend a meeting.
- 4. Wait to speak until acknowledged by the Chair.

SECTION 4 - MEETINGS AND CONDUCT

4-1. Meetings

- A. All meetings will be held in the Council Chambers at Fernley City Hall, 595 Silver Lace Boulevard. Meetings will be called to order at 5:00 PM, unless advertised otherwise, canceled, or rescheduled.

- B. Regular meetings of the Commission shall be held on the second Wednesday of each month. If the regular meeting date falls on a holiday, the meeting shall then be held on the next business day.
- C. Special meetings may be called by the Chair when deemed necessary. Members of the Commission shall be notified at least three days prior to the special meeting. Special meetings shall be noticed and agendized pursuant to NRS Chapter 241, hereafter referred to as "Nevada Open Meeting Law".
- D. In the event there is no business to conduct, a notice shall be emailed to the Commissioners and posted as required by Nevada Open Meeting Law.
- E. Noticing and posting of the agenda shall follow the Nevada Open Meeting Law as set forth by NRS.
- F. The Chair shall have the authority to eject or cause to be ejected any person(s) whose behavior disturbs or causes unreasonable interruptions to the proceedings of the Commission.
- G. All rules of order not herein provided for shall be determined in accordance with Fernley Planning Commission Rules of Procedure and Nevada Open Meeting Law.

4-2. Public Rights

- A. Public hearings shall be conducted in accordance with subsection 5-5 of the Rules of Procedure.
- B. Any person engaging in prohibited conduct in accordance with subsection 5-4 of the Rules of Procedure be requested to leave the meeting. The presiding officer may call for a break to notify Lyon County Sheriff's Department to remove any disruptive person(s).
- C. Interested persons, or their authorized representatives, may address the Commission for the presentation of protest, petitions, or communications relating to any matter over which the Commission has control when the item is under consideration by the Commission.
- D. Written information and materials provided by the project proponent, including graphics, photographs, and records of verbal statements, which pertain to Commission meetings, may be submitted to the Commission staff. All such information and materials shall be received a minimum of three working days in advance of the meeting for distribution to all Commission members and the public.

4-3. Rules for Voting

- A. Approval of any motion brought before the Commission shall require the affirmative vote of a majority of the members present, unless otherwise specified by law.

Note: The adoption of the master plan, or of any amendment, extension, or addition thereof, as required by NRS 278.210, must be by resolution of the Commission carried by the affirmative votes of not less than two-thirds (five members) of the total membership of the Commission (seven members).

- B. A tie vote results in a failed motion. A tie vote is neither denial nor approval of the motion. A denial and an approval are both "actions": requiring a majority vote. If there is a tie vote, and there are less than seven Commissioners present, upon consent of the applicant, the matter shall be continued to the next regular meeting of the Commission to allow absent members to vote on the matter.

If the applicant does not consent, and the Commission is not sitting as an appellate body, the Commission may make subsequent motions. If the matter involves an appeal and an affirmative vote does not occur, the result is that the decision appealed stands as decided by the decision-maker from which the appeal was taken.

- C. Planning Commissioners desiring to abstain on a question shall do so at the time the agenda item is called and shall state the reason for the abstention. With respect to the item, the Commissioner shall move to the public area during the duration of the agenda item's discussion.

SECTION 5 – ETHICS AND RESPONSIBILITIES

5-1. Conflicts of Interest

- A. Planning Commissioners shall comply with state and local regulations related to conflict of interest.
- B. In connection with matters coming before the Commission, NRS 281A.420, as amended, discusses three circumstances where disclosure and abstention may be required. These three circumstances include when a member of the Commission:
 - 1. Has received a gift or loan;
 - 2. Has a pecuniary interest; or
 - 3. Has a commitment in a private capacity to others in connection with the matter, (i.e.: familial relationship, business relationship or close personal friendship).
- C. If a member of the Commission has an ownership interest in property or a project being considered individually for a master plan amendment, re-zoning, special use permit, variance, tentative map or an entitlement, the member must abstain, but may address the Commission to discuss the facts about the property. Said Commissioner must not ask, advocate, or give any reason for or against a vote.
- D. The legislature encourages appointed or elected members of public bodies to vote, not abstain. NRS 420(4)(b) states: "Because abstention by a public officer disrupts the normal course of representative government and deprives the public and the public officer's constituents of a voice in governmental affairs, the provisions of this section are intended to require abstention only in clear cases where the independence of judgment of a reasonable person in the public officer's situation would be materially affected by the public officer's acceptance of a gift or loan, significant pecuniary interest or commitment in a private capacity to the interests of another person."
- E. Planning Commissioners should not accept any gifts from applicants, representatives of applicants, or other people, institutions, associations, or organizations concerned with matters which have either been or are before the Commission. Even a well-intentioned and innocent action has the appearance of a conflict of interest.

SECTION 6 – OPEN MEETING LAW CONSIDERATIONS

6-1. On-site Inspections and Neighborhood Meetings

- A. NRS 278.190(3) permits the Commissioners to conduct site visitations in the performance of their functions.

- B. If the applicant arranges a tour of the property, it is strongly recommended that two or three Commissioners attend jointly.
- C. An applicant may hold neighborhood meetings to solicit neighborhood input, provide information to the neighborhood, and attempt to resolve disputes prior to the presentation of their applications. Should the Commissioners wish to attend, they shall ensure that the requirements of the Nevada Open Meeting Law are met. The Commissioners must also disclose their attendance at the meeting.

6-2. Attendance at City Council Meetings

- A. Members of the Commission may attend the City Council meetings provided that all requirements of the Nevada Open Meeting Law are met.
- B. A member of the Commission shall not comment or express the opinion of the Commission on planning items being considered by the City Council.

SECTION 7 – AMENDMENTS TO BYLAWS

7-1. Procedure

- A. The Commission Bylaws may be amended by the Commission by resolution as deemed necessary by a majority vote of the Commission members.
- B. The resolution to amend Planning Commission Bylaws must also be adopted by a majority vote of City Council members.
- C. An amendment to the Bylaws shall become effective immediately upon adoption unless the motion to adopt specifies another time for becoming effective.

RESOLUTION # 24-004

A JOINT RESOLUTION OF THE FERNLEY CITY COUNCIL AND FERNLEY PLANNING COMMISSION, STATE OF NEVADA, AMENDING THE BYLAWS FOR THE FERNLEY PLANNING COMMISSION TO ALLOW FOR THE APPOINTMENT OF AN ALTERNATE MEMBER

WHEREAS, in accordance with Nevada Revised Statutes (NRS) 278.050, the Fernley Planning Commission shall adopt rules for transaction of business; and

WHEREAS, in accordance with Fernley City Council "Rules of Procedure", adopted by Resolution # 17-011 on June 7, 2017, the roles and operating guidelines for the various Fernley City Council advisory boards shall be adopted by a majority of the Council; and

WHEREAS, the Fernley Planning Commission recognizes and agrees that their bylaws need to be amended to update them as a matter of order; and

WHEREAS, the Fernley Planning Commission believes amending their bylaws to allow for the appointment of an alternate member will help the Commission to conduct its affairs in a timely and efficient manner; and

WHEREAS, the bylaws do not create substantive rights for third parties or participants in proceedings before the Commission; and now therefore,

BE IT RESOLVED BY FERNLEY CITY COUNCIL AND FERNLEY PLANNING COMMISSION, that attached "Exhibit A" is hereby adopted for the City of Fernley, Nevada.

RESOLUTION PASSED, APPROVED, AND ADOPTED the 14th day of February, 2024 by the Fernley Planning Commission, City of Fernley, State of Nevada.

Aye: _____ Nay: _____ Abstention: _____ Absent: _____

ACKNOWLEDGED AND APPROVED:

DATED:

Jenni McCullar, Chairwoman

ATTEST:

Brenda Gosser, Deputy City Clerk

RESOLUTION PASSED, APPROVED, AND ADOPTED the 3rd day of March, 2024 by the Fernley City Council, City of Fernley, State of Nevada.

Aye: _____ Nay: _____ Abstention: _____ Absent: _____

ACKNOWLEDGED AND APPROVED:

DATED:

Neal E. McIntyre, Mayor

ATTEST:

Kim Swanson, City Clerk

4TH QUARTER CIP PROJECT UPDATE

Engineering Department



AGENDA

- Main St Beautification
- Shadow Lane Reconstruction
- Green Valley All-Abilities Park
- Villa Park Reconstruction
- Water Treatment Plant
- Community Response and Resource Center



MAIN STREET BEAUTIFICATION & ADA RESTROOM FACILITY

This project is in the design phase with Wood Rodgers to complete a plaza/community gathering space for the Fernley Depot and future community resource and response center. This entails using conceptual plans to focus on a landscape plan along Main Street, near the depot and around Polaris Plaza.

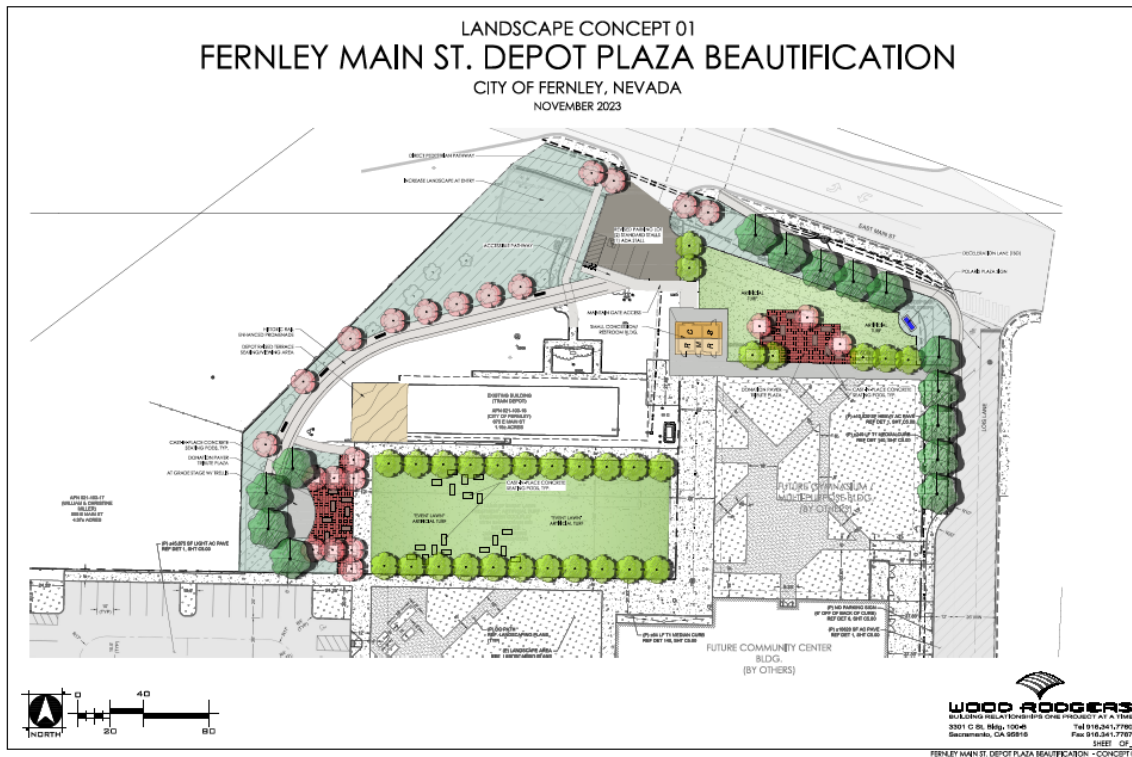
The other half of this project is to install an ADA restroom facility near the Fernley Depot.

Design Firm Contract: \$78,500

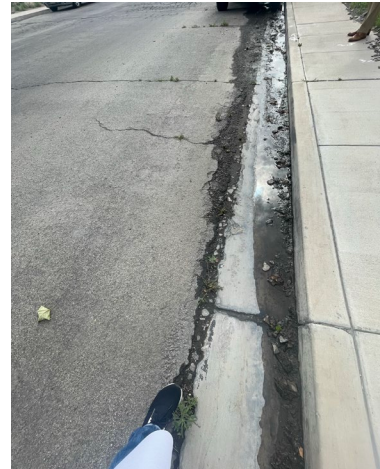
Grant for Main St Beautification: \$100,000

Grant for ADA Restroom: \$395,000

+ a \$45,000k match.



SHADOW LANE RECONSTRUCTION



In the Design Phase

Shadow Lane project includes the reconstruction of Shadow Lane between US50A/95A and Farm District Rd (SR828). This road is currently in a state of disrepair with a PCI range between 0 and 50. The road also has areas of missing curb, gutter and sidewalk and drainage issues that will need to be addressed to prevent future deterioration of the roadway. Sanitary sewer and water infrastructure is being evaluated for replacement and/or upsizing within the Project area.

Engineering / Design Firm: \$600,000
Estimated Construction: \$5M

GREEN VALLEY ALL-ABILITIES PARK

Green Valley All-Abilities park is very close in being complete. The playground equipment has been installed. The last thing needed to be done before completion is having the pour-in-tile installed. At this time, we are waiting for the weather to hold a temperature of 50 degrees and above for several days before installing.



VILLA PARK RECONSTRUCTION



This project is currently in construction. The City of Fernley has contracted with FW Carson to replace the water and sewer mains along Villa Way, Parkland Way, and Randon Court. Once utility work is complete, they will repave the mentioned streets.

Construction: \$2,988,647.10

Inspections: \$57,830.00

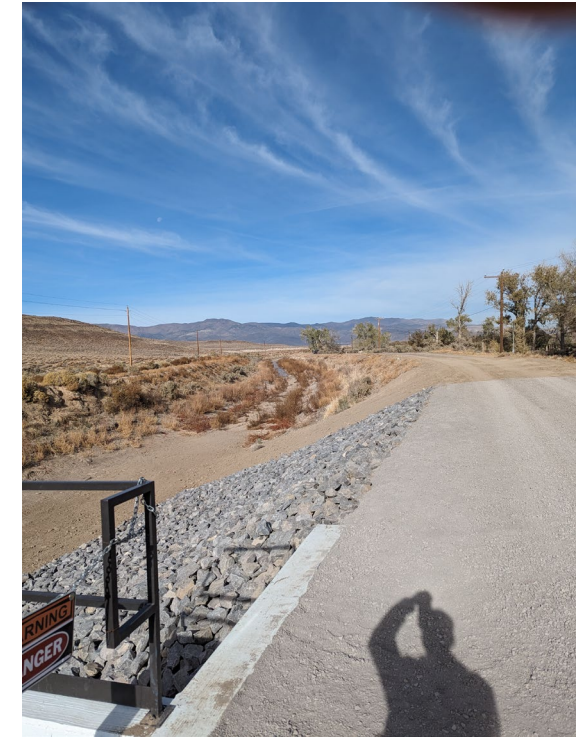
Design: \$143,400

WATER TREATMENT PLANT UPDATE

Phase 1 of the project designed and constructed: the outtake structure, pipeline to the plant, and pumphouse at the plant. Construction is substantially complete, and the project is currently going through final testing and commissioning.

Phase 2 of the project is the design and construction of an additional treatment water reservoir. The 1.5 MG tank has been designed and is currently being permitted with the NDEP. Construction will begin Spring/Summer of 2024.

Phase 3 of the project is the analysis and design of the infrastructure needed at the plant in order to treat and serve surface water. The design contract was awarded to CDM Smith in December of 2023 and work has started.





COMMUNITY RESPONSE & RESOURCE CENTER

The Community Response and Resource Center, CRRC, project design process started in 2021 with TSK Architects. Phase one of the project, also known as the Base Bid of the CRRC project, is an approximately 17,900 square foot building to be located at 695 East Main Street. In addition to constructing the CRRC building, phase one will construct improvements to Lois Lane, an additional parking lot for the CRRC, and a multipurpose event lawn to the south of the existing Train Depot. The CRRC building will include a multipurpose room, teen center, kitchen with a walk-in cooler, a walk-in freezer and dry storage, a youth game room, and four classroom spaces.

This project is expected to break ground April 2024!

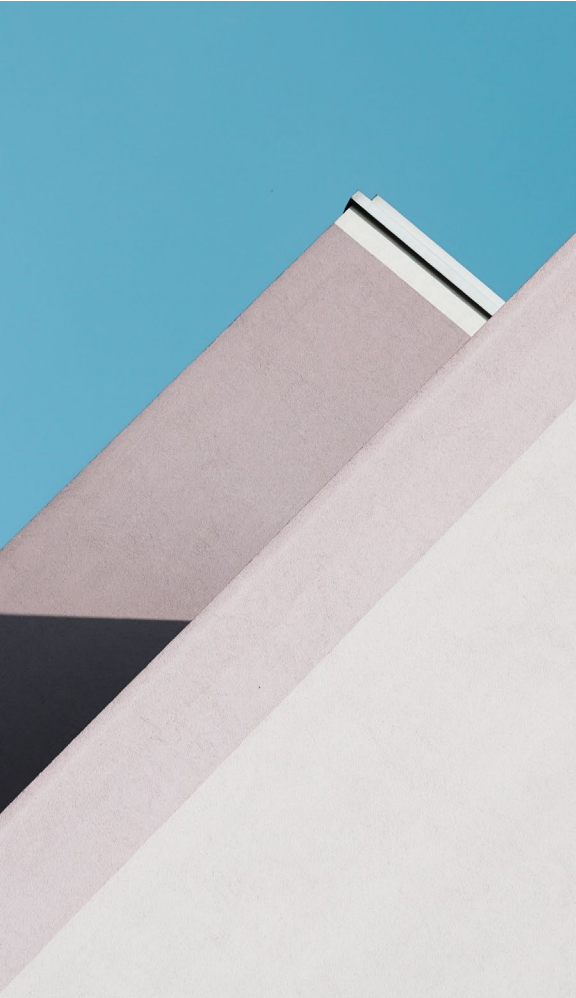
HOW WE GET THERE

SUMMARY

The new year brings us the progression of a lot of projects, but also the start of some news ones!

- FDR Walking Path phase 3
- In Town Park Improvements
- Fernley Industrial Rehab
- FY 23/24 PMP

And more!

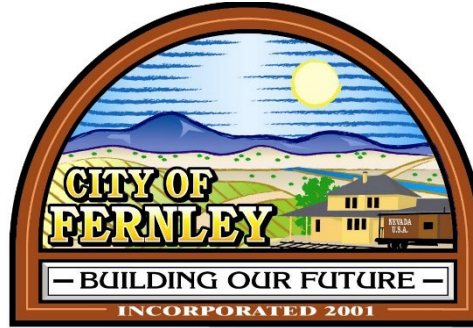


THANK YOU

Derek Starkey

Engineering Department

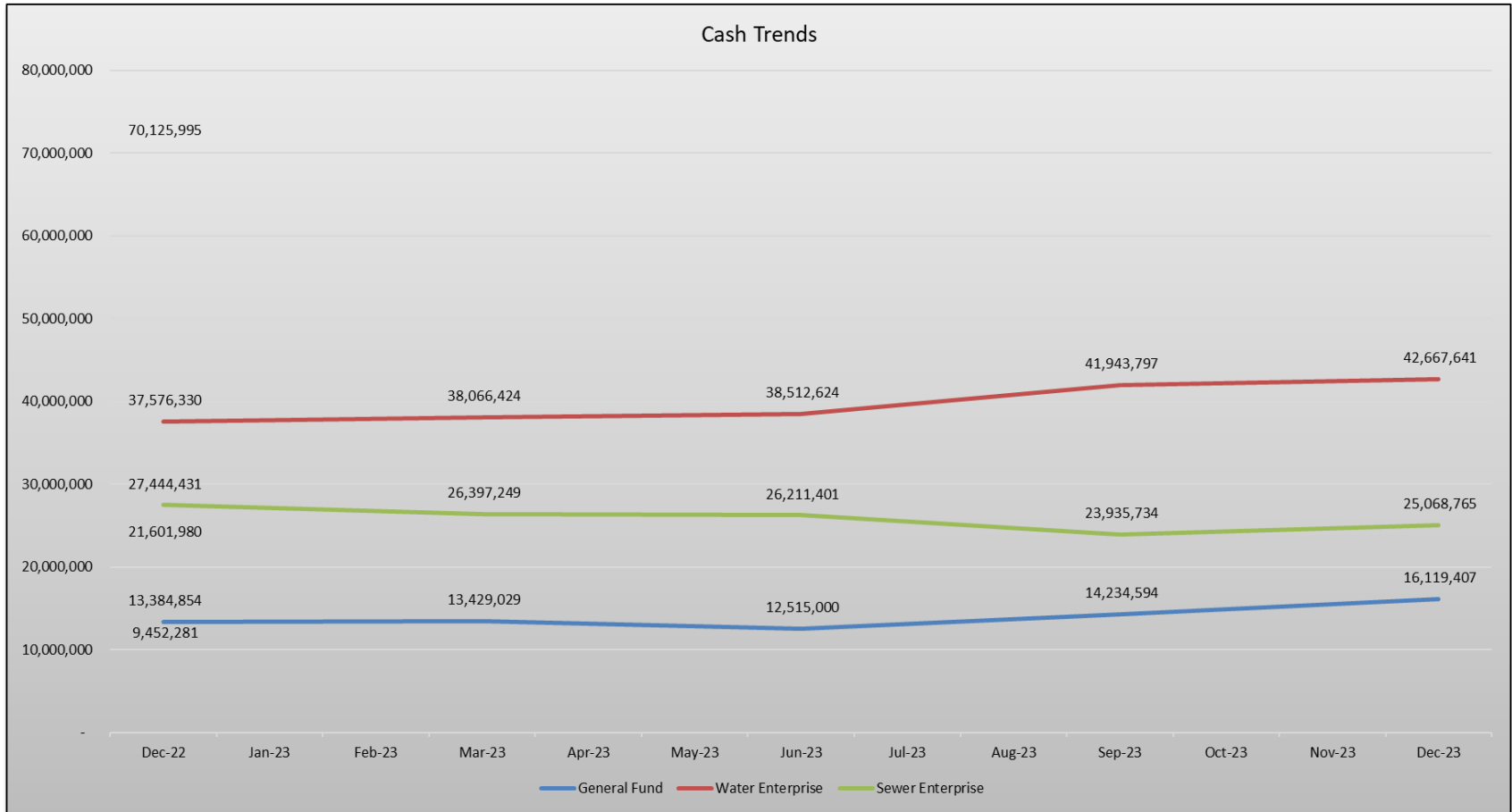




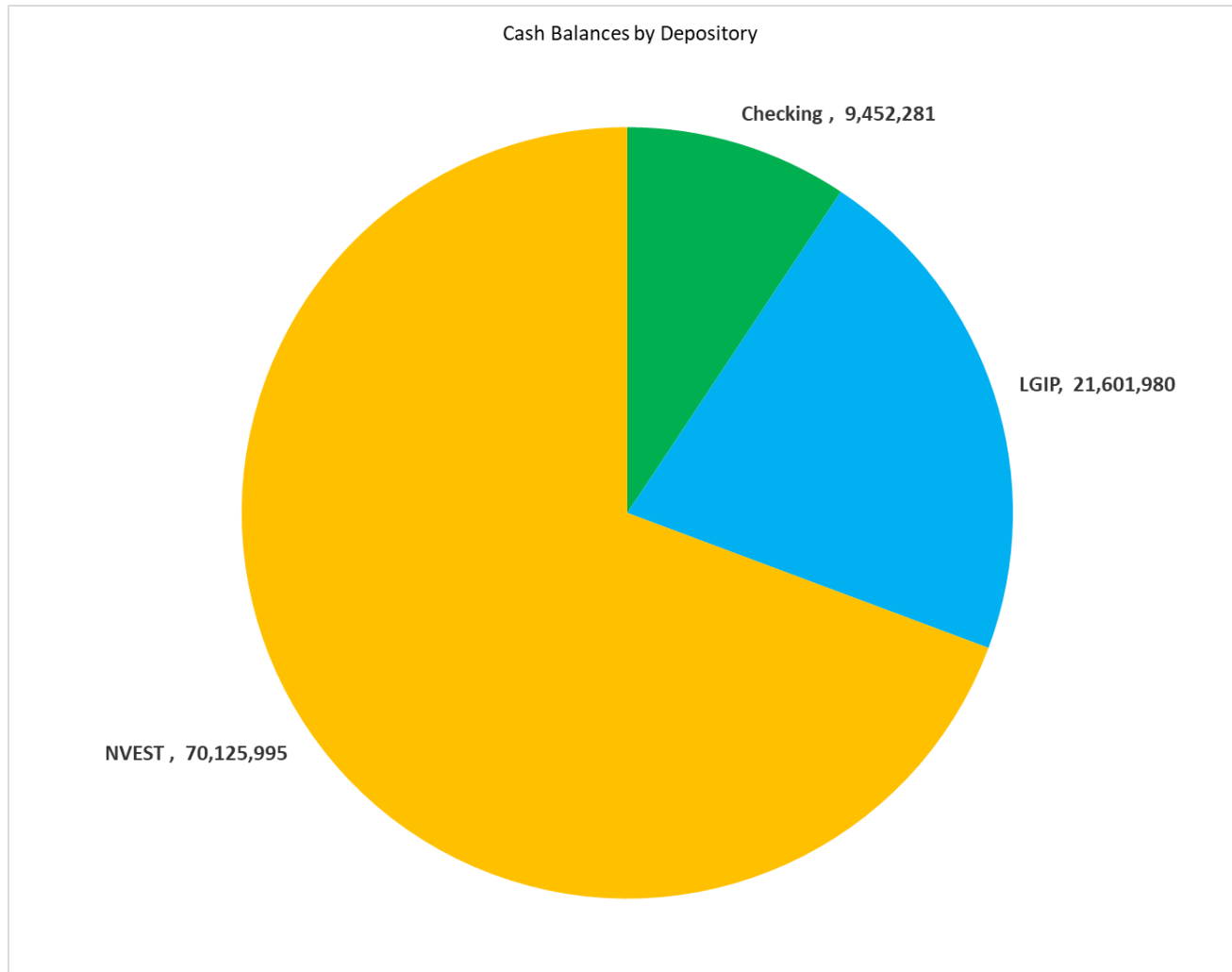
CITY OF FERNLEY

Quarterly Financial Presentation
December 31, 2023 (Unaudited)

Cash Trends For General Fund and Enterprise Funds



Cash & Investment Breakdown



City of Fernley

Budget vs Actual – General Fund

As of December 31, 2023

	Fiscal Year 2024 Budget	Fiscal Year 2024 Actual	Fiscal Year 2024 Remaining Budget	Percente of Budget
GENERAL FUND				
Taxes	4,761,597	2,676,103	(2,085,494)	56.2%
Licenses and Permits	3,899,500	1,951,603	(1,947,897)	50.0%
Intergovernmental Revenue	7,268,649	701,386	(6,567,263)	9.6%
Charges for Services	13,500	1,501	(11,999)	11.1%
Fines and Forfeitures	201,600	53,957	(147,643)	26.8%
Miscellaneous Revenue	71,250	926,891	855,641	1300.9%
Total Revenue	16,216,096	6,311,441	(9,904,655)	
Mayor/City Council	153,525	91,996	61,529	59.9%
Office of City Manager	866,478	364,875	501,603	42.1%
Office of City Attorney	703,743	277,976	425,767	39.5%
*Finance	710,500	141,325	569,175	19.9%
Office of City Clerk	345,712	173,275	172,437	50.1%
*Facilities and General Exp	547,249	418,997	128,252	76.6%
*Information Technology	199,302	162,724	36,578	81.6%
Municipal Court	614,326	239,811	374,515	39.0%
Streets and Storm Drains	11,799,694	1,046,768	10,752,926	8.9%
Fleet	173,440	85,250	88,190	49.2%
Animal Control	135,474	57,731	77,743	42.6%
*Vector Control	119,557	29,737	89,820	24.9%
Engineering	797,415	408,265	389,150	51.2%
**Parks	1,368,795	580,979	787,816	42.4%
Cemetery	82,000	41,416	40,584	50.5%
Building Services	490,542	207,636	282,906	42.3%
Planning/Community Develop	780,223	259,859	520,364	33.3%
Total Expenditures	19,887,975	4,588,620	15,299,355	
Net Revenues over/(under) Expenditures	(3,671,879)	1,722,821		

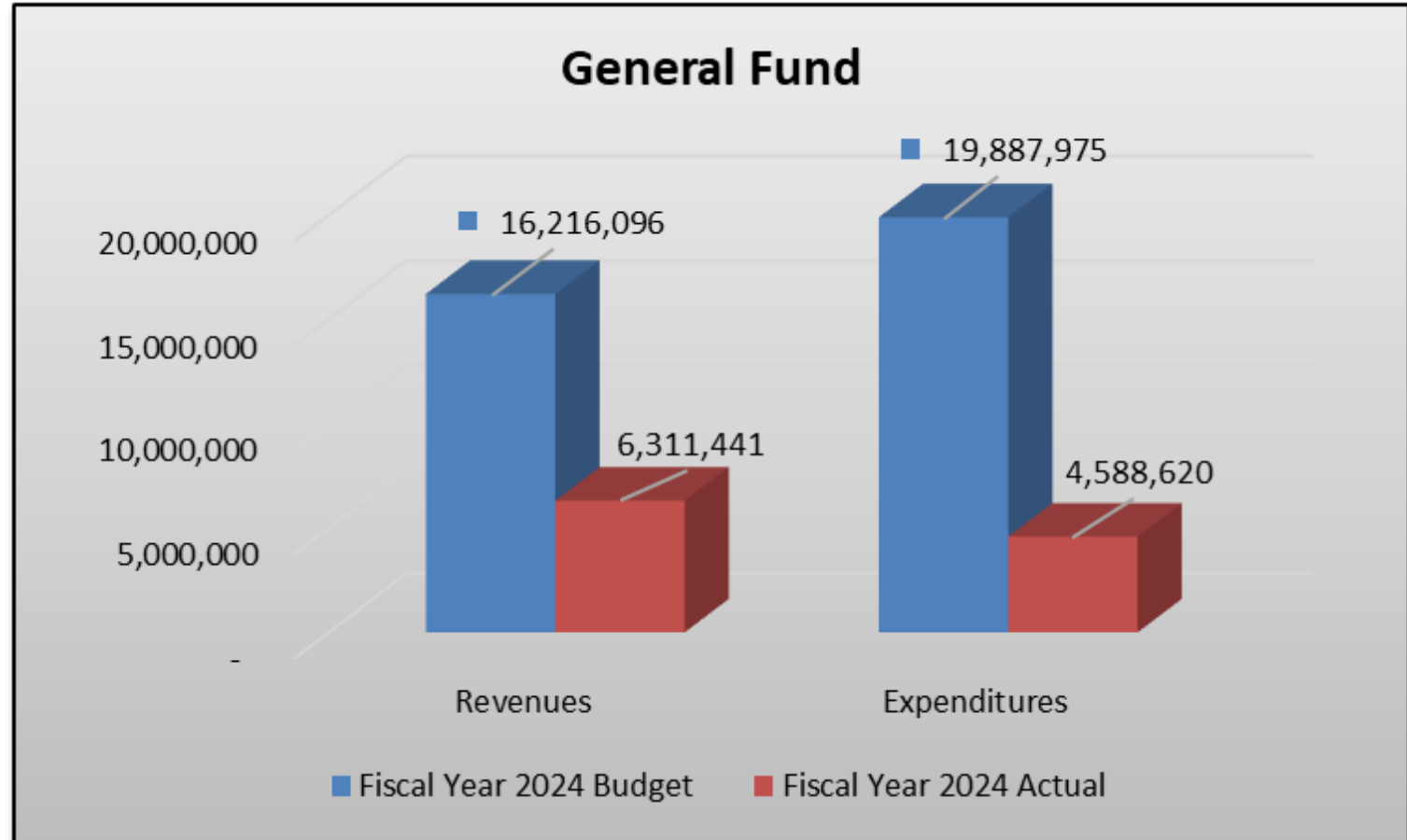
*Note these departments/functions included shared costs that are not recorded until year end

**Please note that RCT Fund and Parks and Facilities Fund transactions are a part of general fund activities.

City of Fernley

Budget vs Actual – General Fund

As of December 31, 2023



City of Fernley

Budget vs Actual – Water Enterprise Fund

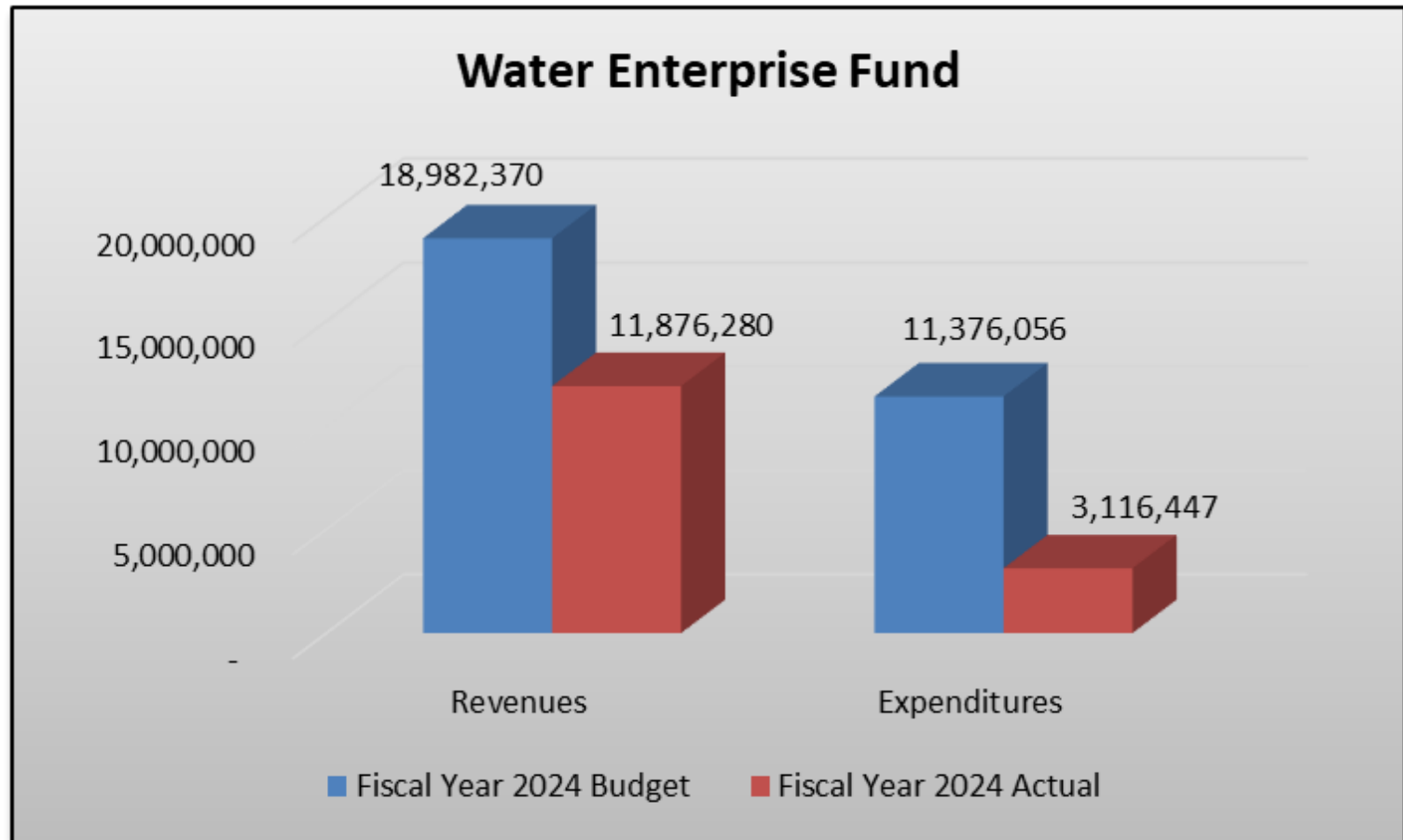
As of December 31, 2023

	Fiscal Year 2024 Budget	Fiscal Year 2024 Actual	Fiscal Year 2024 Remaining Budget
WATER ENTERPRISE FUND			
Operating Revenue	11,545,850	5,879,056	(5,666,794)
Non-Operating Revenue	4,337,140	5,388,577	1,051,437
Capital Contributions	3,099,380	608,647	(2,490,733)
Total Revenues	18,982,370	11,876,280	(7,106,090)
 WD Non-Operating Expense	 1,515,166	 757,583	 757,583
WD Operating Expense	8,016,917	1,584,889	6,432,028
WTP Operating Expenses	1,843,973	773,975	1,069,998
Total Expenses	11,376,056	3,116,447	8,259,609
 Increase (Decrease) Net Position	 7,606,314	 8,759,833	 1,153,519

City of Fernley

Budget vs Actual – Water Enterprise Fund

As of December 31, 2023



City of Fernley

Budget vs Actual – Sewer Enterprise Fund

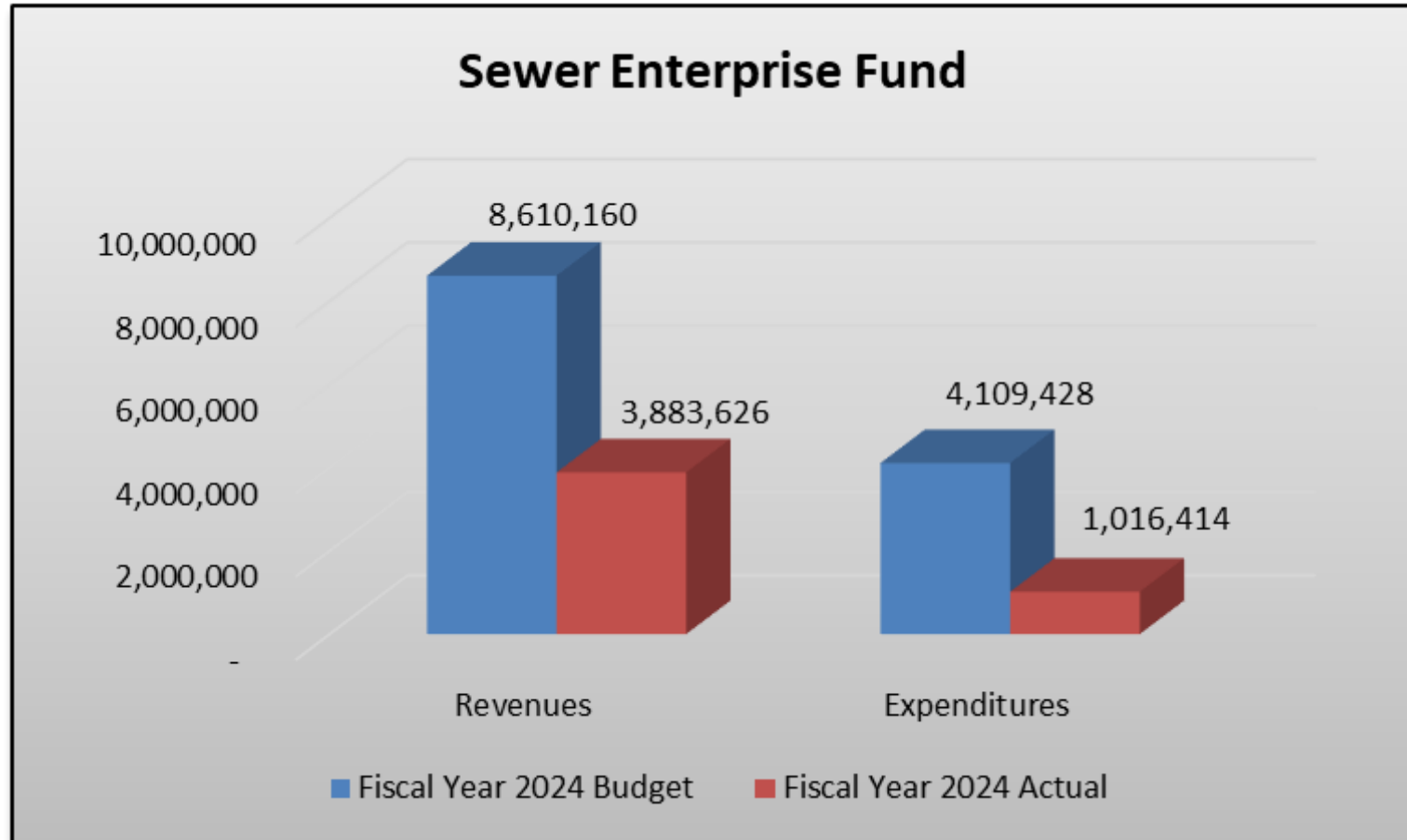
As of December 31, 2023

	Fiscal Year 2024 Budget	Fiscal Year 2024 Actual	Fiscal Year 2024 Remaining Budget
SEWER ENTERPRISE FUND			
Operating Revenue	5,080,160	2,647,508	(2,432,652)
Non-Operating Revenue	80,000	785,624	705,624
Other Financing Sources	2,000,000	-	(2,000,000)
Capital Contributions	1,450,000	450,491	(999,509)
Total Revenues	8,610,160	3,883,623	(4,726,537)
Non-Operating Expenses	142,627	71,634	70,993
Operating Expenses	3,966,801	944,780	3,022,021
Total Expenses	4,109,428	1,016,414	3,093,014
Increase (Decrease) Net Position	4,500,732	2,867,209	(1,633,523)

City of Fernley

Budget vs Actual – Sewer Enterprise Fund

As of December 31, 2023





CITY OF FERNLEY

City Council AGENDA REPORT

Meeting Date: March 6, 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: Motion
Ordinance

AGENDA ITEM:

(For Possible Action) Discussion and possible to adopt 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:

I move to adopt Bill #344, an amendment to Title 2, Chapter 09, Article 1 of the Fernley Municipal Code as presented by staff.

BUSINESS IMPACT (per NRS Chapter 237):

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

See attached report for background, analysis, alternatives.

ALTERNATIVES:

Denial

Table

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).

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.

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 6th day of March, 2024, by the following vote of the Council:

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

FERNLEY CITY COUNCIL

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

Attest By: _____
Kim Swanson, City Clerk

Date: _____



CITY OF FERNLEY

City Council AGENDA REPORT

Meeting Date: March 6, 2024

REPORT TO: Mayor and City Council

REPORT FROM: Michele Rambo, Planning Director

FINANCIAL IMPACT:

Yes: No:

CURRENTLY BUDGETED:

Yes: No:

FUND/ACCOUNT:

ACTION REQUESTED:

AGENDA ITEM:

Possible action to approve the Mayor's appointment of Tessa Garvin as an alternate member of the Fernley Planning Commission.

AGENDA ITEM BRIEF:

RECOMMENDED MOTION:

" I MOVE TO APPROVE THE MAYOR'S APPOINTMENT OF TESSA GARVIN AS AN ALTERNATE MEMBER OF THE FERNLEY PLANNING COMMISSION."

BUSINESS IMPACT (per NRS Chapter 237):

See attached report for background, analysis, alternatives.

ALTERNATIVES:

BACKGROUND:

RELEVANT LAWS, STATUTES, AND REGULATIONS:

FINANCIAL IMPLICATIONS:

ATTACHMENTS:

None