

CITY OF FERNLEY NEWSLETTER

Winter 2019

CITY OF FERNLEY REDEVELOPMENT PLAN

City of Fernley Web Site:

Agendas and staff reports can be easily accessed on the City's website cityoffernley.org.

The City of Fernley has several regularly scheduled monthly meetings we highly encourage you to attend, be informed and get involved.

Regular Council Meetings are the first and third Wednesday of each month at 5:00 pm.

Fernley Planning Commission meets the second Wednesday of each month 5:00 pm at Council Chambers.

Neighborhood Watch Meetings are the fourth Thursday of each month.

Fernley Convention & Tourism Authority Board meets twice a year, once in June and again in December.

The City of Fernley has been working on the Redevelopment Plan for a couple of years. In October 2016, the City of Fernley adopted a new Strategic Plan. The first community goal of the new Strategic Plan, developed by members of the community who attended the community strategic planning workshops, asked the City to explore new economic development and redevelopment opportunities. The City of Fernley Redevelopment Study was started on June 21st, 2017 at the request of the City of Fernley City Council.

Redevelopment is a primary tool used by cities and counties to keep local taxes at home to revitalize areas of neighborhoods and business districts that are run-down or unsafe, or have low property values, or high vacancy rates. The Redevelopment Agency governs the Redevelopment Area. The Redevelopment Agency has the power to:

- buy private property for resale to another private person or organization,
- reallocate property tax "increment" in order to finance the redevelopment program of the community, and
- use eminent domain (condemnation) to acquire property.

Redevelopment is one of the most effective ways to breathe new life into older areas with social, physical, environmental, or economic conditions that prevent new investment by private companies. The basic reason for establishing redevelopment projects is to get funding that can be used to attract commercial, industrial and residential development in order to improve an area. Through redevelopment, a project area may receive help in any of the following ways:

- improving buildings that are unsafe or unhealthy;
- bringing necessary commercial businesses by assembling parcels large enough to develop;
- improving public utilities, and
- convincing new business to relocate to vacant redevelopment property. All the help is intended to increase property values throughout the redevelopment area.

The Redevelopment Study Area consists of approximately 3,886 total parcels and includes five contiguous and non-contiguous areas including the Historical Downtown Area, the Industrial Area, the West Development Area, the Residential Area, and the East Development Area.

Will property taxes increase in the Redevelopment areas? Only if property values increase. It is important to note that higher taxes from the sale, development or rehabilitation of property reflects a rise in property value and not an increase in tax rate. As improvements to properties are made and the value of a property is raised, taxes naturally increase – just as they do throughout the rest of the City. How will this affect city, county and other taxing agencies in regard to tax revenue loss? Other taxing agencies will lose part of the new property taxes generated by redevelopment, but will continue receiving the base revenues. However, in older, inactive areas, the property values would not increase without redevelopment activities. Other taxing agencies will receive non-property tax revenues and revenues generated outside the project area as a direct result of redevelopment activities for example sales taxes, hotel room taxes, and property taxes. The Redevelopment Agency and Redevelopment District will exist for an initial 30 years with the option to extend to a total of 50 years. However, the Redevelopment District must terminate, per state law, at a maximum of 50 years.

City of Fernley
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Fernley NV 89408
775-784-9800
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Department numbers:

City Manager's Office - 775-784-9858
City Attorney - 775-784-9860
Building/Code Enforcement - 775-784-9900
Animal Control - 775-784-9901
Planning - 775-784-9810
City Clerk's Office - 775-784-9830
Public Works/Engineering - 775-784-9910
Utility Billing - 775-784-9930
Municipal Court - 775-784-9870

2019-20 CITY OF FERNLEY BUDGET SCHEDULE

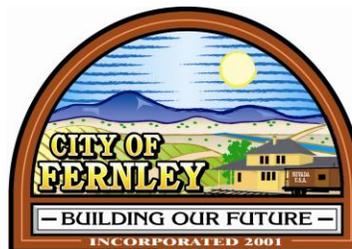
Date	Action
12/5/2018	Regular City Council Meeting – City Council to review priorities
12/5/2018	Regular City Council Meeting – City Council to approve budget calendar for FY 2018-2019 Budget
12/21/2018	City Manager review and approval of budget instruction manual
1/4/2019	Distribution of Budget Request Instruction Manual to Dept. Heads.
1/18/2019	Deadline for submission of Budget Requests
1/21-25/2019	City Manager and City Treasurer read all submissions and prepare outline for a recommended budget and prepare for meetings with departments.
2/15/2019	Receipt of maximum tax rate letter from Dept. of Taxation
2/4-5/2019 & 2/8/2019	City Manager and City Treasurer meet with departments to review and make determinations for inclusion in the recommended budget.
2/15/2019	Department of Taxation provides Preliminary Revenue Projections package, to be reviewed by City Manager and City Treasurer.
2/22/2019	Last day for local government entities to notify Department of Taxation about proposed tax rate changes.
2/20/2019	Presentation and Budget Workshop for Special Funds to City Council including Grants Fund, Transient Lodging Tax, and Court Administrative Fee Fund.
2/18-22/2019	City Manager and City Treasurer meet with departments for any revisions necessitate by Preliminary Revenue Projections.
3/1/2019	Governor certifies population for distribution of Cigarette, Liquor, Basic City/County Relief Tax and Gasoline Tax (NRS 370.260; 369.173; 377.055(3), and 360.285).
3/6/2019	Regular City Council meeting. Designation of auditor or auditing firm must be made no later than three months prior to the close of the fiscal year. Department of Taxation is to be notified of the designation (NRS 354.624).
3/15/2019	Department of Taxation provides Final Revenue Projections, specifically for Motor Vehicle Fuel tax and Consolidated tax for non-school entities for use in preparing the tentative budget document. The final estimates of net proceeds of minerals for calendar year 2019 are also included.
3/25/2019	Department of Taxation provides Final Abated Revenue Projections (pro-forma) package for property taxes. (NRS 361.4535(2)).
3/25-29/2019	City Manager and City Treasurer meet with department heads after receipt of final property tax revenue projections
3/29/2019	Issuance of tentative budget and recommended Five-Year Capital Improvement Program to Mayor, City Council and any other interested parties.
4/3/2019	Regular city Council Meeting
4/4-5/2019	City Council Budget Workshop
4/8/2019	City Council Budget Workshop
4/9-11/2019	Treasurer to prepare dept. of taxation tentative budget document
4/1/2019	Tentative Budget submitted to Department of Taxation (NRS 354.596).
5/8/2019	Notice of Public Hearing published (NRS 354.596).
5/14/2019	City Council Budget Workshop
5/16/2019	City Council Budget Workshop
5/22/2019	Public Hearing on Tentative City Budget (NRS 354.596). New Legislation states the public hearing on the tentative budget must be held by the governing body not sooner than the third Monday in May and not later than the last day in May.
5/28/2019	City Council Budget Workshop – Final Budget/Adoption
6/3/2019	The final budget for all local government shall be adopted on or before this date and shall be filed with the county clerk and the Department of Taxation (NRS 354.598).

CITY OF FERNLEY BUDGET

The City Council's priorities are used as a tool to guide policy and budget decisions making, and outline strategies to work forward desired outcomes for a wide range of major projects, initiatives, and ongoing activities. The process begins with establishing Council Priorities. On December 19, 2018, City Council directed staff to continue the priorities of planning, plan implementation and revenue generation. **Mark Your Calendar:** In preparation for the 2019/2020 budget, the City will conduct several City Council Budget Workshops and Public Hearings. The workshops and public hearings start at 5:00 pm in City Hall. To the left is the City's 2019-2020 Budget Schedule. The workshops and public hearings follow the Open Meeting law and the City encourages public comment.

CITY INFRASTRUCTURE IMPROVEMENTS

Peach Tank Demolition: When the Ricci Potable Water Storage Tank was installed and incorporated into the Water Distribution System, storage provided by the 500,000-gallon capacity Peach Tank was no longer necessary and was taken offline. When the tank was taken offline, the isolation completed was the closure of valves. As such, the Nevada Division of Environmental Protection, Bureau of Safe Drinking Water (BSDW) requires the tank be flushed and sampled (typical maintenance), since the tank is physically connected to the Water Distribution System. The monthly and quarterly inspection and testing performed by the department are not very costly, however the condition of the tank is beginning to be a concern. During the last inspection of the tank interior, the interior elements of the reservoir were assessed at a consistent Rust Grade of 4, which translates to rusting to the extent of 3% to 10% of surface rusted. The lid of the tank has also begun to corrode and separate from the walls allowing the body of the tank to collapse. This project will pay for the demolition and removal of the tank as well as capping all inlet and outlets to the City water system following BSDW requirements. The City has awarded a contract to Resource Development Company for the Peach Tank Demolition in an amount not to exceed \$30,500.00 plus a 5% contingency of \$1,525.00 for a total amount of \$32,025.00. The work will take place December 2018 through March 2019.



Email newsletter comments, suggestions, and questions to customerserviceteam@cityoffernley.org.