



CITY OF FERNLEY

CITY COUNCIL AGENDA REPORT

Meeting Date: March 17, 2021

REPORT TO:	Mayor & City Council
REPORT THRU:	Daphne Hooper, City Manager
REPORT BY:	Tim Thompson, Planning Director
REVIEWED BY:	Brandi Jensen, City Attorney
REVIEWED BY:	Denise Lewis, Finance Director

FINANCIAL IMPACT: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	CURRENTLY BUDGETED: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> N/A	FUND/ACCOUNT: <u>100-415-900</u>
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ACTION REQUESTED:	<input type="checkbox"/> Consent	<input checked="" type="checkbox"/> Motion	<input type="checkbox"/> Ordinance
	<input type="checkbox"/> Presentation	<input type="checkbox"/> Receive/File	<input type="checkbox"/> Resolution

AGENDA ITEM: Consideration and Possible Action to approve a Professional Services Contract with Verdunity, Inc. in an amount not to exceed \$44,710 for the purpose of developing criteria for Fiscal Impact Analyses and a Fiscal Impact Analysis (FIA) tool to evaluate proposed development projects within the City of Fernley.

AGENDA ITEM BRIEF: Certain development projects require applicants to submit a Fiscal Impact Analysis (FIA). A Fiscal impact analysis is a tool that compares, for a given project or policy change, changes in governmental costs against changes in governmental revenues. In the case of development, the fiscal impact analysis would compare the total expected costs to the total expected revenues to determine the net fiscal impact of the proposed development on the City.

Establishing criteria for Fiscal Impact Analyses and a Fiscal Impact Analysis (FIA) tool to evaluate proposed development projects within the City of Fernley is identified in the recently adopted strategic plan.

RECOMMENDED MOTION:
"I move to approve the Professional Services Contract with VERDUNITY, Inc. in an amount not to exceed \$44,710 as presented."

Business Impact (per NRS Chapter 237):

A Business Impact Statement is Attached.

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.

POLICY REFERENCE

<i>Nevada Statutes:</i>	<i>NRS 268 & NRS 332</i>
<i>Fernley Municipal Code:</i>	<i>N/A</i>
<i>Policies & Procedure Manual:</i>	<i>N/A</i>
<i>Community Assessment:</i>	<i>N/A</i>
<i>City of Fernley Development Code:</i>	<i>N/A</i>

ANALYSIS

Like many communities, the City of Fernley (CLIENT/City) is struggling to keep up with growing infrastructure and service demands with limited resources. Yet, development decisions often prioritize growth and near-term revenue boosts without fully considering long-term costs and impacts. When fiscal impact analyses are provided by developers, they are inconsistent and incomplete.

The City has requested Verdunity's assistance to develop and implement a standardized process to quantify its resource gap and evaluate the fiscal impact of proposed development projects so that more informed decisions can be made. A standardized and integrated process within the City and with developer partners will help staff and Council make more informed decisions that balance the needs of today with future impacts while maximizing return on taxpayer dollars.

Specifically, this item involves the development of Criteria and Fiscal Impact Analysis (FIA) tool to evaluate proposed development projects. The FIA will encompass a long-term analysis that considers the first full life cycle of infrastructure (20+ years) and includes guidance for assumptions, parameters, and other requirements.

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The work outlined in the Scope of Services is proposed to be completed within 3-4 months, no later than June 30, 2021. A detailed schedule outlining key meeting and deliverable dates will be presented and discussed as part of the kickoff meeting.

ATTACHMENTS

1. Contract for Professional Services – Verdunity, Inc.
2. Attachment A – Scope of Services