

Roy Edgington, Mayor  
Raymond Lacy, Ward 1  
Shellie Severa, Ward 2  
Stan Lau, Ward 3  
Albert Torres, Ward 4  
Fran McKay, Ward 5

## FERNLEY CITY COUNCIL MEETING AGENDA

Fernley City Hall  
595 Silver Lace Blvd. • Fernley, NV 89408  
Phone: (775) 784-9830 • Fax (775) 784-9839

### FCC Meeting: March 4, 2020

The Mayor reserves the right to hear agenda items out of order, combine two or more agenda items for consideration, or 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.

**Time Certain:** Time certain designates a definite time for the start time of that item. The time certain item may NOT begin earlier than the designated time certain. It may begin later than the designated time, but not earlier.

#### 5:00 p.m. OPEN MEETING – PLEDGE OF ALLEGIANCE

**Mayor's statement:** "To avoid meeting disruptions, please place cell phones in the silent mode or turn them off during the meeting. All meetings are recorded. When addressing the Council please state your name and speak clearly into the microphone. Thank you for your understanding."

#### 1. INTRODUCTORY ITEMS

##### 1.1. Roll Call

##### 1.2. Public Forum

This is the first of two portions of the meeting devoted to the Public. The Public may comment on any matter that is not specifically included on the agenda as an action item. Items not specifically included on this agenda cannot be acted upon other than to place them on a future agenda. After completing and submitting a Public Comment card, the Mayor will call upon you to come forward to the podium. Please state your name and address for the record. In consideration of other citizens, we ask that you please limit your comments to three (3) minutes and that repetition be avoided. The Mayor may, at his discretion, hold the cards until the second Public Forum at the end of the meeting.

##### 1.3. (For Possible Action) Approval of the Agenda

#### 2. OATH OF OFFICE FOR NEWLY APPOINTED COUNCILWOMAN SHELLIE SEVERA

#### 3. 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.)

**3.1. (For Possible Action) Approval of Voucher Report.**

Documents:

[VOUCHERS FOR FCC MEETING 03042020.PDF](#)

**3.2. (Possible Action) Approval of Business Licenses**

Category

Consent

Documents:

[NEW FEB 2020\\_2.PDF](#)

**3.3. (For Possible Action) Approval of Minutes from February 5th and February 11th.**

Category

Consent

Documents:

[2020.02.05 FCC MINUTES.PDF](#)

[2020.02.11 FCC SPECIAL MEETING MINUTES.PDF](#)

**3.4. (For Possible Action) Contract award for Construction of the FY 19/20 Donner Trails Lift Station Generator Upgrade and Construction, to Merit Electric, Inc. (Merit) in an amount not to exceed \$82,600, plus a 10% contingency of \$8,260 for a Total of \$90,860.**

Category

Consent

Documents:

[2020.03.04 STAFF REPORT DONNERTRAIL  
GENERATORUPGRADE.PDF](#)

[RECOMMENDATION OF AWARD.PDF](#)

[BID TABULATION.PDF](#)

[AGREEMENT\\_FORM \(002\).PDF](#)

**3.5. (Possible Action) Approve the Will-Serve for Kassandra King for 1 ERC's for Water and 0 ERC's for Sewer for Lyon County Parcel 021-331-05 located at 2040 Farm District Rd. Fernley, NV.**

Category

Consent

Documents:

[2020.03.04 STAFF REPORT 2040 FARM DIST RD \(DHR  
EDITS\).PDF](#)

[2020.03.04 WILL SERVE FOR 2040 FARM DIST RD. .PDF](#)

[2020.02.12 FE AANDA KING FAMILY TRUST TO KASSANDRA](#)

**4. REPORTS** This item is for various public entity representatives to provide general information to the Council and public. No action will be taken.

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

**5. PROCLAMATIONS BY THE MAYOR**

**6. PRESENTATIONS**

**6.1. Presentation by Atlanta Capital Investment Managers regarding the City's NVEST (Nevada Enhanced Savings Term) investment account.**

Category Presentation

Documents:

[STAFF REPORT - NVEST PRESENTATION.PDF](#)  
[ATLANTA CAPITAL NVEST PRESENTATION.PDF](#)  
[RESOLUTION 05-005 NVEST.PDF](#)

**6.2. Western Nevada Development District CEDS Presentation - Presentation Only**

Category Presentation

**6.3. Presentation and discussion regarding the City's quarterly financials.**

Category Presentation

Documents:

[STAFF REPORT - DEC 2019 QUARTERLY FINANCIALS.PDF](#)  
[QUARTELY FINANCIAL PRESENTATION 12-31-19.PDF](#)

**7. STAFF REPORTS**

**7.1. Discussion and Possible Action to Approve the City of Fernley's Maximum Allowed Operating Property Tax Rate of .6734 to be Levied for Fiscal Year 2020 and for Submission to the Department of Taxation.**

Category Staff Report

Documents:

[STAFF REPORT - PROPERTY TAX RATE.PDF](#)  
[2021 PROPERTY TAX RATE.PDF](#)

## **8. ORDINANCES - ADOPTION**

- a. Discussion with City Council & Staff
- b. Public Input
- c. Additional Discussion with City Council & Staff
- d. Council Action or Direction to Staff

### **8.1. Second Reading & Public Hearing Bill #284 (DA 2020-001) - (FOR POSSIBLE ACTION)**

Discussion and possible action to adopt Bill #284 as an ordinance authorizing the City of Fernley to enter into a Development Agreement (DA 2020-001) with Jenuane Communities Onda Verde, LLC, to extend the period of time for the Friendly 5 Ranch final map approval of (TSM 2016-003), located north and south sides of Farm District Road approximately 500 lineal feet east of its intersection with Jessica Lane, APN(s): 021-303-09, 47, 49, 52 & 54.

Category Public Hearing, Ordinance - Adoption

Documents:

[CC STAFF REPORT - ADOPTION.PDF](#)  
[ORDINANCE.PDF](#)  
[2020-02-19 DEVAGMT-F5-ONDAVERDE \[SIGNED\].PDF](#)  
[EXHIBIT A.PDF](#)  
[EXHIBIT A-1.PDF](#)

### **8.2. Second Reading, Public Hearing Bill #283 (CA 2020-001) - (FOR POSSIBLE ACTION)**

Consideration and possible action to adopt Bill #283, An Ordinance amending Title 32 - Zoning of the Fernley Municipal Code in its entirety and providing other matters properly relating thereto.

Category Public Hearing, Ordinance - Adoption

Documents:

[CC STAFF REPORT - ADOPTION.PDF](#)  
[ATTACHMENT 1 - ORDINANCE - TITLE 32 - UPDATE.PDF](#)  
[ATTACHMENT 2 - TITLE 32 - ZONING - CC FINAL DRAFT - MARCH 2020.PDF](#)  
[ATTACHMENT 3 - ZONING\\_MAP \(1\).PDF](#)

## **9. PUBLIC HEARINGS**

- a. Discussion with City Council & Staff
- b. Public Input
- c. Additional Discussion with City Council & Staff
- d. Council Action or Direction to Staff

### **9.1. Public Hearing, MPA 2019-002 - (FOR POSSIBLE ACTION)**

Consideration and possible action to Adopt Resolution 20-002, Master Plan Amendment to modify the land use tables within Chapter 3 – Land Use Element within the City of Fernley Comprehensive Master Plan.

Specifically, updates to the Uses and Density, Characteristics and Location, and the Equivalent Zoning Categories within the land use tables to provide consistency with the City's updated Development Code as required by NRS 278.

Category Public Hearing, Resolution

Documents:

**MPA 2019-002 - CC STAFF REPORT - MASTER PLAN UPDATE.PDF**  
**ATTACHMENT 1 - COMPARISON OUTLINE.PDF**  
**ATTACHMENT 2 - RESOLUTION 20-002.PDF**  
**ATTACHMENT 3 - CHAPER 3 - LAND USE ELEMENT - REVISED MARCH 2020.PDF**

## **9.2. Public Hearing (TSM 2019-002) – Donner Trails Estates Phase 12 (FOR POSSIBLE ACTION)**

Consideration and possible action on a Tentative Subdivision Map (Donner Trails Estates Phase 12) request from Genica Nevada, LLC to allow for a 105-lot single family residential development on a site approximately 20.88 acres, generally located east of Spur Way, south of Rutledge Street, and west of Endeavor Lane, Fernley, NV. (APN: 021-201-51)

Category Public Hearing

Documents:

**TSM 2019-002 - CC STAFF REPORT.PDF**  
**ATTACHMENT 1 - TSM 2019-002 CONDITIONS OF APPROVAL.PDF**  
**ATTACHMENT 2 - VICINITY MAP.PDF**  
**ATTACHMENT 3 - TENTATIVE SUBDIVISION MAP.PDF**  
**ATTACHMENT 4 - CIVIL IMPROVEMENT PLANS.PDF**

## **10. ADDRESS REQUEST(S) FOR FUTURE AGENDA ITEMS.**

## **11. PUBLIC FORUM**

This is the portion of the meeting devoted to the Public. The Public may comment on any matter that is not specifically included on the agenda as an action item. Items not specifically included on this agenda cannot be acted upon other than to place them on a future agenda. After completing and submitting a Public Comment card, the Mayor will call upon you to come forward to the podium. Please state your name and address for the record. In consideration of other citizens, we ask that you please limit your comments to three (3) minutes and that repetition be avoided.

**Next scheduled meeting: March 18, 2020**

**ADJOURNMENT**

This notice and agenda is being posted before 9:00 a.m., 2/28/2020 in accordance with NRS 241.020 at the following locations: [www.cityoffernley.org](http://www.cityoffernley.org), <https://notice.nv.gov>; North Lyon County Fire Protection District, 195 E Main Street; Senior Citizen's Center, 1170 W. Newlands Drive; Fernley Post Office 315 E Main Street; and Fernley City Hall, 595 Silver Lace Blvd. To obtain supporting material for this agenda please visit the City of Fernley website at [www.cityoffernley.org](http://www.cityoffernley.org) or contact Kim Swanson, City Clerk, inside City Hall at 595 Silver Lace Blvd, Fernley, NV 89408, email [cityclerk@cityoffernley.org](mailto:cityclerk@cityoffernley.org) or call (775) 784-9830. Notice to persons with disabilities: Members of the public who are disabled and require special assistance or accommodations at the meeting are requested to notify Fernley City Hall, at least 24 hours in advance at (775) 784-9830 or email [cityclerk@cityoffernley.org](mailto:cityclerk@cityoffernley.org)