

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: August 19, 2020

Zoom webinar information

Topic: City Council Meeting August 19, 2020

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/84298921950>

Or iPhone one-tap: US: +12532158782, 84298921950# or +13462487799, 84298921950#

Or Telephone: Dial (for higher quality, dial a number based on your current location):

1 669 900 9128, Webinar ID: 842 9892 1950

International numbers available: <https://us02web.zoom.us/j/84298921950>

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

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.

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.

Public Comments can be submitted by phone prior to 4:00 pm the day of the meeting. Public Comments can also be submitted prior to, and during the meeting at **CITYCLERK@CITYOFFERNLEY.ORG**. All comments received prior to adjournment will be considered and read into record unless City Council has already taken action on the item. All comments received are public record and will be included as part of the permanent record.

1.3. (For Possible Action) Approval of the 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

Documents:

[VOUCHERS FOR FCC MEETING 08192020.PDF](#)

2.2. (Possible Action) Approval of Minutes from August 5th.

Documents:

[2020.08.05 FCC MINUTES.PDF](#)

2.3. (Possible Action) Approval of Business Licenses

Documents:

[NEW AUG_2020_1.PDF](#)

2.4. Possible Action to Approve the Will-Serve Request from The Meadows at Inglewood, Building-H for 0.79 ERC's for Water and 2.72 ERC's for Sewer for Lyon County Parcel 020-341-10 located at the at 1044 Inglewood Drive, Fernley, NV 89408

Category

Consent

Documents:

[2020.08.19 WILL SERVE - TMAI BUILDING H - SR.PDF](#)

**2020.08.19 WILL SERVE FOR THE MEADOWS AT INGLEWOOD
- BUILDING H.PDF**

- 2.5. Possible Action to award a Contract for Construction for the FY 19/20 Well No. 4 New Generator and Electrical System Upgrade and Construction, to Nelson Electric, Inc. in an amount not to exceed \$141,600, plus a 10% contingency of \$14,160 for a Total of \$155,760.**

Documents:

**2020.08.19 STAFF REPORTWELLNO4-NEW GENERATOR.PDF
WELL NO. 4_AGREEMENT_FORM.PDF
RECOMMENDATION OF AWARD.PDF
BID FORM AND BOND.PDF
BID TABULATION_PDF.PDF**

- 2.6. Discussion and Possible Action to Approve a Litigation Settlement and Direct Legal counsel to finalize the terms with Lyon County, LCSD, and other parties in the Redevelopment Lawsuit.**

Category Consent

Documents:

REDEVELOPMENT SETTLEMENT AGENDA REPORT.PDF

- 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. ORDINANCES - INTRODUCTION ONLY

There is no public comment for these items and no action will be taken by the Council at this time. If you wish to speak on these items, please attend the meeting where the Final Action will be determined and submit a Public Comment Card to the Clerk.

- 4.1. Introduction, First reading consideration Bill #288 modifying building code ordinance adopting the 2018 Uniform Plumbing and Mechanical Code, 2018 International Swimming Pool & Spa Code, and delete standard 2017 Accessibility ANSI A117.1.**

Category Ordinance - Introduction

Documents:

**2018 STAFF REPORT CODE MODIFICATION.PDF
BILL 288 MODIFYING EXISTING CODES.PDF
ADOPTED CODES NOVEMBER 2018.PDF
2018 NNICC AMENDMENTS PACKAGE.PDF**

5. 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

5.1. Second Reading, Public Hearing on Bill #286 - ZMA20002 (FOR POSSIBLE ACTION)

Consideration and possible action to adopt Bill # 286 as an ordinance for a Zoning Map Amendment request from Lyon County School District, to change the zoning from GR20 (General Rural 20 Acres) to PF (Public Facility) on a site comprised of two parcels totaling ± 15.46 acres in size located at 4170 Farm District Road (APN: 021-351-11) and 4180 Farm District Road (APN: 021-351-12), Fernley, Nevada.

Category Ordinance - Adoption

Documents:

[ZMA20002 - CC STAFF REPORT - ADOPTION.PDF](#)
[ATTACHMENT 1 - VICINITY MAP.PDF](#)
[ATTACHMENT 2 - EXISTING-PROPOSED ZONING MAP.PDF](#)
[ATTACHMENT 3 - ORDINANCE.PDF](#)
[ATTACHMENT 4 - EXHIBIT A.PDF](#)
[ATTACHMENT 5 - EXHIBIT B.PDF](#)
[ATTACHMENT 6 - EXHIBIT C.PDF](#)

5.2. Second Reading, Public Hearing on Bill #289 - ZMA20001 (FOR POSSIBLE ACTION)

Consideration and possible action to adopt Bill #289 as an ordinance for a Zoning Map Amendment request from Relief Springs, LLC Series C for a site consisting of three parcels totaling ±129.94 acres in size generally located south of Main Street, east of Stock Lane, west of Miller Lane, and north of the existing Miller Meadows Subdivision, Fernley, NV.

1. To change the zoning on two parcels totaling ±95.30 acres from SF12 (Single-Family Residential, 12,000 sq. ft minimum lot size) to SF6 (Single-Family Residential, 6,000 sq. ft minimum lot size). (APN's 021-041-07 and 021-041-10)
2. To change the zoning on a ±34.64-acre parcel from SF12 and C1 to MDR14 (Medium Density Residential, 14 dwelling units per acre). (APN 021-041-08)

Category Ordinance - Adoption

Documents:

[ZMA20001 - CC STAFF REPORT - ADOPTION.PDF](#)
[ATTACHMENT 1 - VICINITY MAP.PDF](#)
[ATTACHMENT 2 - EXISTING-PROPOSED ZONING.PDF](#)
[ATTACHMENT 3 - BILL 289 - ORDINANCE FOR ZONING MAP AMENDMENT.PDF](#)
[PUBLIC COMMENT.PDF](#)

6. RESOLUTIONS

- 6.1. Discussion and possible action to approve resolution 20-013 to accept the public improvements including roadway, water, sewer and storm drain infrastructure for the Silverland Estates PH 2, Windrow Drive.

Category

Resolution, Staff Report

Documents:

[2020.08.19 SILVERLAND ESTATES PH 2, WINDROW DRIVE ACCEPTANCE RESOLUTION SR.PDF](#)
[20-013 SILVERLAND ESTATES PH 2, WINDROW DRIVE INFRASTRUCTURE ACCEPTANCE.PDF](#)
[2020.08.19 WINDROW DRIVE PUBLIC IMPROVEMENTS ACCEPTANCE MEMO TO FINANCE.PDF](#)

7. ADDRESS REQUEST(S) FOR FUTURE AGENDA ITEMS.

8. PUBLIC FORUM

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Next meeting September 2nd @ 5:00 pm

ADJOURNMENT

This notice and agenda is being posted before 9:00 a.m., 8/14/2020 in accordance with NRS 241.020 at the following locations: 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 or contact Kim Swanson, City Clerk, inside City Hall at 595 Silver Lace Blvd, Fernley, NV 89408, email 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