

Roy Edgington, Mayor  
Raymond Lacy, Ward 1  
Daniel McCassie, Ward 2  
Stan Lau, Ward 3  
Susan Seidl, 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: December 5, 2018

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 Comment

Public comment is limited to five (5) minutes per person however, the Mayor has discretion to limit public input that is not at the beginning or the end to a lesser time. Items not agendized for this meeting cannot be acted upon other than to place them on future agendas. Public input is prohibited regarding comments, which are not relevant to, or within the authority of, the public body, or if the content of the comments is willfully disruptive of the meeting by being irrelevant, repetitious, slanderous, offensive, inflammatory, irrational or amounting to personal attacks or interfering, with the rights of other speakers.

##### 1.3. Approval of the Agenda

##### 1.4. SPECIAL PRESENTATIONS: Recognition of outgoing City Council.

##### 1.5. OATH OF OFFICE TO NEWLY ELECTED AND SEATING OF NEWLY ELECTED OFFICIALS.

##### 1.6. RECESS & RECEPTION

##### 1.7. NEW COUNCIL ROLL CALL

#### 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 12052018.PDF](#)

**2.2. (Possible Action) Approval of Minutes from November 7, 2018**

Documents:

[20181107 FCC MINUTES1.PDF](#)

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

Documents:

[NEW NOV 2018.PDF](#)

**2.4. Possible Action to approve Amendment A to the contract for employment services between the City of Fernley and Brandi Jensen.**

Documents:

[2018.12.05 CA CONTRACT AMENDMENT.PDF](#)  
[ORIGINAL JENSEN CONTRACT 2010.03.10.PDF](#)  
[2018.11 JENSEN CONTRACT AMENDMENT A.PDF](#)

**2.5. Possible Action to approve the cancellation of a Will-Serve commitment for 5 lots in Silverland Estates Phase 2 Subdivision, approve the banking of the water credits with Silverland 2015, LLC and to apply 3 ERC's of water credits for the re-subdividing of the original 5 lots into 3 lots.**

Documents:

[2018.12.05 STAFF REPORT FOR SILVERLAND 2015 LLC PARCEL MAP WILL SERVE.PDF](#)  
[2018.11.16 WILL SERVE FOR SILVERLAND 2015 LLC PARCEL MAP WILL SERVE.PDF](#)

**2.6. Possible Action to award 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.**

Documents:

[2018.12.05 PEACH TANK DEMOLITION STAFF REPORT.PDF](#)  
[2018.12.05 PEACH TANK DEMOLITION CONTRACT ITEM 2.PDF](#)  
[PEACH TANK DEMO BID ITEM 1.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. 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

**4.1. Public Hearing - City of Fernley Redevelopment Agency**

This item is submitted on behalf of the City of Fernley Redevelopment Agency in compliance with NRS Chapter 279 Section 528 and NRS Chapter 279 Section 578. Discussion and possible action regarding the Rules Governing Participation and Assistance by Property Owners in City of Fernley Redevelopment Project Area No. 1 (UCED Technical Report 2018/19-01) and the City of Fernley Redevelopment Agency, Redevelopment Plan for Redevelopment Project Area No. 1 (UCED Technical Report 2017/18-13).

Documents:

**[CC STAFF REPORT - REDEVELOPMENT PLAN AND OWNER PARTICIPATION RULES 12-05-18.PDF](#)**  
**[PRESENTATION TO THE CITY OF FERNLEY CITY COUNCIL - 120518.PDF](#)**  
**[CITY OF FERNLEY REDEVELOPMENT AGENCY, REDEVELOPMENT PLAN FOR REDEVELOPMENT PROJECT AREA NO. 1 - UCED 2017-18-23 DRAFT.PDF](#)**  
**[RULES GOVERNING PARTICIPATION AND ASSISTANCE BY PROPERTY OWNERS IN CITY OF FERNLEY RDA NO. 1 - UCED 2018-19-01 DRAFT.PDF](#)**

**4.2. Introduction Bill #268, ZMA 2018-004**

First Reading, Discussion and Possible Action to introduce Bill #268 as an ordinance for a zoning map amendment associated with ZMA 2018-004, to change the zoning on real property owned by Granite Ridge Developments LLC to incorporate the planned development overlay zoning district on approximately 269 acres generally located north and south of farm district road, west of the country ranch estates subdivision and Truckee River Ranch (Autumn Winds) subdivision, and east of Jessica lane Fernley, NV. (APN(s): 021-303-09, 47, 49, 52 & 54).

Documents:

**[ZMA 2018-004 - CC STAFF REPORT - INTRODUCE WITH ATTACHMENTS.PDF](#)**

**4.3. Discussion and Possible Action to adopt Bill #269**

**Discussion and Possible Action to adopt** Bill #269 as an ordinance adopting the

2018 International Code Council (ICC) International Building Code, and the most recent specialized codes available and modifying the City of Fernley Municipal Code Title 8 Chapter 2 replacing the current Building Code series list as attached.

Documents:

[BILL 269 2018 BUILDING CODES.PDF](#)  
[2018 CODE ADOPTION STAFF REPORT - 2ND READING.PDF](#)  
[2012 CITY-OF-FERNLEY-ADOPED-CODES.PDF](#)

## **5. STAFF REPORTS**

### **5.1. Discussion and possible action to approve the preparation calendar for the FY 2019-2020 budget**

Documents:

[STAFF REPORT - BUDGET PREPARATION CALENDAR FY2019-2020.PDF](#)  
[2019-2020 BUDGET PREPARATION CALENDAR.PDF](#)

### **5.2. Discussion and possible action to establish City Council priorities for FY 2019-2020**

Documents:

[STAFF REPORT - COUNCIL PRIORITIES FY19-20.PDF](#)

## **6. RESOLUTIONS**

### **6.1. Discussion and possible action to adopt Resolution 18-014 amending the City of Fernley Personnel Policy Manual.**

Documents:

[2018.12.05 PERSONNEL POLICY UPDATES.PDF](#)  
[2018.12.05 RESOLUTION 2018-014 PERSONNEL POLICIES.PDF](#)  
[2018.11 DRAFT UPDATE PERSONNEL POLICIES.PDF](#)

## **7. ITEMS REQUESTED BY MAYOR OR CITY COUNCIL MEMBERS:**

These items will be discussed by Mayor and City Council to possibly be placed on a future agenda.

### **7.1. Discussion and possible action to request a future agenda item regarding staff reports to City Council. (Councilwoman Seidl's request).**

### **7.2. Discussion and possible action to request a future agenda item to discuss the current list of approved future agenda items. (Councilwoman Seidl's request)**

### **7.3. Discussion and possible action to request a future agenda item**

regarding tenant water deposits. (Councilwoman McKay's request)

**8. ADDRESS REQUEST(S) FOR FUTURE AGENDA ITEMS.**

**9. PUBLIC COMMENT**

Public comment is limited to five (5) minutes per person however, the Mayor has discretion to limit public input that is not at the beginning or the end to a lesser time. Items not agendized for this meeting cannot be acted upon other than to place them on future agendas. Public input is prohibited regarding comments, which are not relevant to, or within the authority of, the public body, or if the content of the comments is willfully disruptive of the meeting by being irrelevant, repetitious, slanderous, offensive, inflammatory, irrational or amounting to personal attacks or interfering, with the rights of other speakers.

**ADJOURNMENT**

**This notice and agenda is being posted before 9:00 a.m., 11/30/2018 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)**