

**MINUTES OF THE  
FERNLEY CITY COUNCIL MEETING  
FEBRUARY 21, 2018**

Mayor Edgington called the meeting to order at 5:02 pm at Fernley City Hall, 595 Silver Lace Blvd, Fernley, NV.

**1. INTRODUCTORY ITEMS**

**1.1. Roll Call.**

**Present:** Mayor Roy Edgington, Councilwoman Sue Seidl, Councilwoman Shari Whalen, Councilman Stan Lau, Councilwoman Fran McKay. City Manager Daphne Hooper, City Attorney Brandi Jensen, Public Works Director Dave Whalen, City Engineer Derek Starkey, Deputy City Attorney Brent Kolvet, City Treasurer Denise Lewis, City Clerk Kim Swanson, Planning Director Tim Thompson, Building Official Rick Kabele, Deputy Public Works Director Barry Williams, Councilman Dan McCassie arrived at 5:20.

**1.2. Public Comment**

Tammy Roseberry with Fernley Stem Council, thanked the City for their support and participation over the last five years. She invited City Council to attend the 2018 Stem Festival on March 1<sup>st</sup> from 5 - 8 pm.

**1.3. Approval of the Agenda**

**Motion:** MOVE TO APPROVE THE AGENDA, **Moved by** Councilwoman Sue Seidl, **Seconded by** Councilman Stan Lau. **Vote:** Motion carried by unanimous roll call vote (summary: Yes = 4). **Yes:** Councilwoman Fran McKay Councilman Stan Lau, Councilwoman Shari Whalen, Councilwoman Sue Seidl. **Action:** Approve.

**2. CONSENT AGENDA:**

**2.1. (Possible Action) Approval Of Voucher Report**

**2.2. (Possible Action) Approval of Minutes for January 17th and February 7, 2018**

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

**2.4. Possible Action to approve additional funds for a contract for construction management, inspection and materials testing services for the construction of the Donner Trails Lift Station Project (PWP-LY-2016-136) with Lumos and Associates, in an amount not to exceed \$51,973.00.**

**Motion:** MOVE TO APPROVE THE CONSENT AGENDA AS PRESENTED. **Moved by** Councilman Stan Lau, **Seconded by** Councilwoman Sue Seidl.

Councilwoman Whalen disclosed that she is married to Public Works Director Dave Whalen.

**Vote:** Motion carried by unanimous roll call vote (summary: Yes = 4). **Yes:** Councilwoman Fran McKay, Councilman Stan Lau, Councilwoman Shari Whalen, Councilwoman Sue Seidl. **Action:** Approve

**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.**

City Attorney Jensen and Lyon County District Attorney Steve Rye presented a power point giving facts about Teen Dating Violence Awareness month (see attachment).

City Manager Hooper announced the Citizens Academy graduation is on Thursday, 22<sup>nd</sup>. She announced the City's new budget process has started. The City Manager's office will have a new Administrative Specialist III starting on Monday.

Building Official Kabele announced he is retiring March 16<sup>th</sup>.

Councilwoman Whalen reported recent activities from Fernley schools. She announced the Safe voice anonymous hotline is active for students.

Mayor Edgington reported there is a lot of building coming our way.

#### **4. PRESENTATIONS**

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

City Treasurer Lewis reported the quarterly financial report (see attached).

## 5. 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

**5.1. Public Hearing: A request for a Master Plan Amendment and a Zoning Map Amendment from D. Fred Altmann on a site 1.71 ± acres in size located at 660 Westerlund Ln., Fernley, NV. (APN: 021-103-14).**

**A. Discussion and possible action to certify Master Plan Amendment Resolution # 18-002 associated with MPA 2017-001, to change the land use classification from Residential High Density to Residential Multi-Family.**

**B. Discussion and possible action to adopt Bill # 264 as an ordinance authorizing the City to enact a Zoning Map Amendment, ZMA 2017-003, to change the zoning from RR-1 (Rural Residential, 1 Acre Minimum Parcel Size) to NR-2 (Multiple Residence 8,000 Square Feet Minimum Parcel Size).**

Planning Director Thompson explained the Master Plan Amendment and the rezoning, stating two motions would be needed. The first is to adopt the resolution and the second is to adopt the ordinance. He explained the proposed change of land use designation to multi-family, and a rezone of the property to NR-2. The applicant is wanting to build a 260 unit apartment complex. Mr. Thompson explained the proposal is to change the land use to multifamily use and rezone the property to a NR-2. This change will make the entire property in conformance with our code.

Mayor Edgington opened public comment.

There was none.

Councilwoman Whalen stated this is the perfect location, and was excited about the benefit to the community while improving that area of the City. She wanted diversified housing opportunities for our community. Councilwoman Seidl stated she was also very excited about this development.

**Motion: I MOVE TO CERTIFY MASTER PLAN AMENDMENT RESOLUTION # 18-002 ASSOCIATED WITH MPA 2017-001, TO CHANGE THE LAND USE CLASSIFICATION FROM RESIDENTIAL HIGH DENSITY TO RESIDENTIAL MULTI-FAMILY, Action: Approve, Moved by Councilwoman Sue Seidl, Seconded by Councilman Stan Lau.**

**Vote:** Motion carried by unanimous roll call vote (summary: Yes = 5). Yes: Councilman Dan McCassie, Councilman Stan Lau, Councilwoman Fran McKay, Councilwoman Shari Whalen, Councilwoman Sue Seidl.

**Motion:** I MOVE TO ADOPT BILL #264 AS AN ORDINANCE AUTHORIZING THE CITY TO ENACT A ZONING MAP AMENDMENT, ZMA 2017-003, TO CHANGE THE ZONING FROM RR-1 (RURAL RESIDENTIAL, 1 ACRE MINIMUM PARCEL SIZE) TO NR-2 (MULTIPLE RESIDENCE 8,000 SQUARE FEET MINIMUM PARCEL SIZE, **Action:** Approve, **Moved by** Councilwoman Sue Seidl, **Seconded by** Councilman Stan Lau.

**Vote:** Motion carried by unanimous roll call vote (summary: Yes = 5). **Yes:** Councilman Dan McCassie, Councilman Stan Lau, Councilwoman Fran McKay, Councilwoman Shari Whalen, Councilwoman Sue Seidl.

**5.2. Public Hearing: A request for a Master Plan Amendment and a Zoning Map Amendment from the City of Fernley on a site approximately 8.49 acres in size located at 695 E. Main Street, Parcel – 1 and Lois Lane, Parcel – 2, Fernley, NV. (APN(s): 021-103-42 & 43).**

**A. Discussion and possible action to certify Master Plan Amendment Resolution # 18-003 associated with MPA 2017-002, to change the land use classification from Residential High Density to Public Facility.**

**B. Discussion and possible action to adopt Bill # 265 as an ordinance authorizing the City to enact a Zoning Map Amendment, ZMA 2017-004, to change the zoning from NR-2 (Multiple Residence 8,000 Square Feet Minimum Parcel Size) to PF (Public Facility).**

Planning Director Tim Thompson presented a Master Plan Amendment and Rezoning amendment. He explained the two parcels are located next to the Fernley Depot. There were purchased by the City of Fernley with the intent to construct a Community Center. The site is currently Master Planned Residential High Density, and a Zoning of NR-2. The proposal is to change the land use and zoning to PF (Public Facility). Staff and the Planning Commission Board is recommending approval.

Mayor Edgington called for Public Input. There was none.

Councilwoman Whalen thanked Councilwoman Seidl for fighting for this item.

**Motion:** I MOVE TO CERTIFY MASTER PLAN AMENDMENT RESOLUTION # 18-003 ASSOCIATED WITH MPA 2017-002, TO CHANGE THE LAND USE CLASSIFICATION FROM RESIDENTIAL HIGH DENSITY TO PUBLIC FACILITY. **Action:** Approve, **Moved by** Councilwoman Sue Seidl, **Seconded by** Councilman Stan Lau. **Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 5). **Yes:** Councilman Dan McCassie, Councilman Stan Lau, Councilwoman Fran McKay, Councilwoman Shari Whalen, Councilwoman Sue Seidl.

**Motion:** I MOVE TO ADOPT BILL # 265 AS AN ORDINANCE AUTHORIZING THE CITY TO ENACT A ZONING MAP AMENDMENT, ZMA 2017- 004, TO CHANGE THE ZONING FROM NR-2 (MULTIPLE RESIDENCE 8,000 SQ. FT. MINIMUM PARCEL SIZE) TO PF (PUBLIC FACILITY)., **Action:** Approve, **Moved by** Councilwoman Sue Seidl, **Seconded by** Councilman Stan Lau. **Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 5). **Yes:** Councilman Dan McCassie, Councilman Stan Lau, Councilwoman Fran McKay, Councilwoman Shari Whalen, Councilwoman Sue Seidl.

## **6. STAFF REPORTS**

### **6.1. Discussion and Possible Action to Approve the City's FY 2019 Property Tax Rate for submission to the Department of Taxation.**

City Treasurer Lewis addressed the Council regarding the Property Tax projections. She explained every year she needs to submit the rate that council would like for the next year.

**Motion:** MOVE TO APPROVE THE CITY OF FERNLEY MAXIMUM ALLOWED OPERATING PROPERTY TAX RATE FOR SUBMISSION TO THE DEPARTMENT OF TAXATION., **Moved by** Councilman Stan Lau, **Seconded by** Councilwoman Fran McKay, Councilwoman Whalen inquired about the assessed value revenues increase current assessed value. **Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 5). **Yes:** Councilman Dan McCassie, Councilman Stan Lau, Councilwoman Fran McKay, Councilwoman Shari Whalen, Councilwoman Sue Seidl.

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

**7.1. Discussion and Possible Action to request a future agenda item regarding hiring a consultant to look at the structure, ordinance and funding mechanism for the Storm Drain Enterprise Fund. (Councilwoman Whalen's Request)**

Councilwoman Whalen explained it's been an ongoing issue to operate & maintain the City's storm drain infrastructure. The City does not have a long-term plan for how new developments are going to connect to the regional storm drain system.

Councilman McCassie stated he was in support of a study plan and moving forward for the future.

Councilman Lau agreed and was also in support of a funding mechanism.

Councilwoman Whalen asked the Council to have a conversation on how to get a financial mechanism in place. She also explained it is not an easy task for staff nor do they have the time to prepare.

**Motion:** MOVE TO HAVE A FUTURE AGENDA ITEM INCLUDING THE POSSIBILITY OF HIRING A CONSULTANT TO LOOK IN THE STRUCTURE, ORDINANCE, AND FUNDING MECHANISM FOR THE STROM DRAIN ENTERPRISE FUND. **Action:** Approve, **Moved by** Councilwoman Shari Whalen, **Seconded by** Councilman Dan McCassie. Mayor Edgington expressed he is in favor of an open discussion where are all the problems. **Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 5). **Yes:** Councilman Dan McCassie, Councilman Stan Lau, Councilwoman Fran McKay, Councilwoman Shari Whalen, Councilwoman Sue Seidl.

**8. Public Comment**

There was none.

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

Councilwoman Seidl requested a future agenda item regarding changing the minimum lot size from 8,000 sq. ft. to 6,000 sq. ft.

Mayor Edgington requested a future agenda item to discuss putting an advisory question on this year's election ballot regarding fuel tax on diesel fuel.

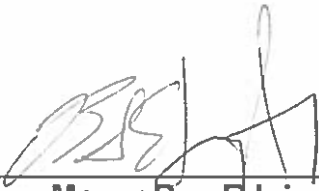
**ADJOURNMENT**

There being no further business to come before it, the Fernley City Council meeting adjourned at 6:15 pm.

Approved by the Fernley City Council on March 7, 2018 by a vote of:

AYES: 5      NAYS: 0      ABSTENTIONS: 0      ABSENT: 0

  
\_\_\_\_\_  
**ATTEST: City Clerk Kim Swanson**

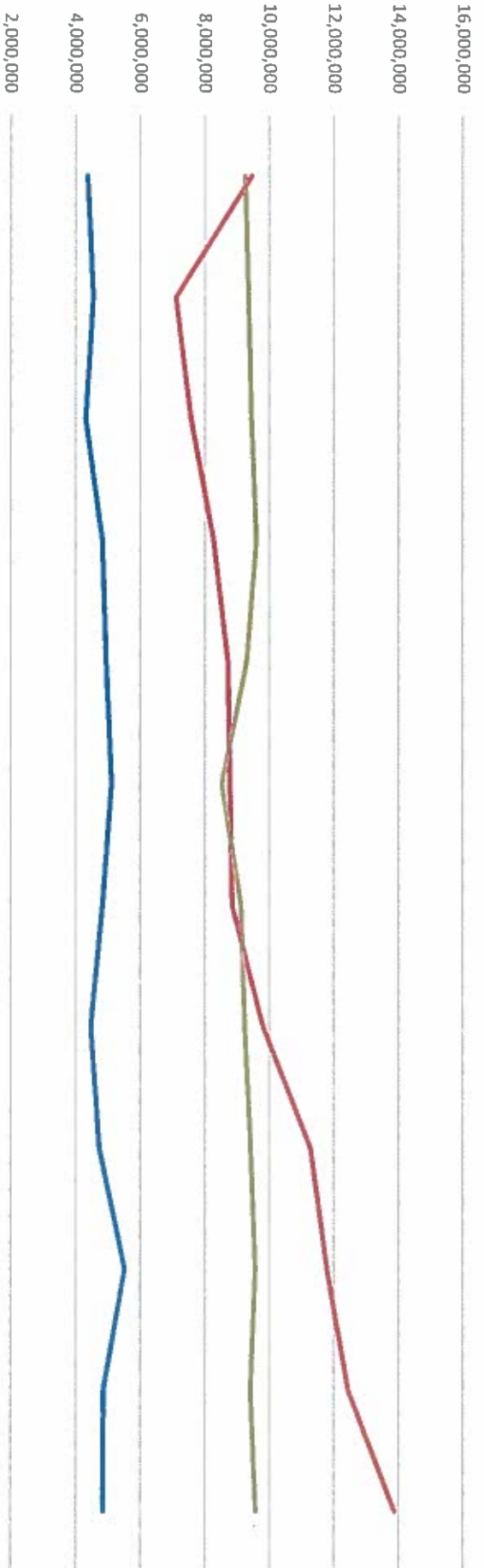
  
\_\_\_\_\_  
**Mayor Roy Edgington**

### Cash Balances by Depository





City of Fernley  
Cash Trends  
Balances by Fund and Depository



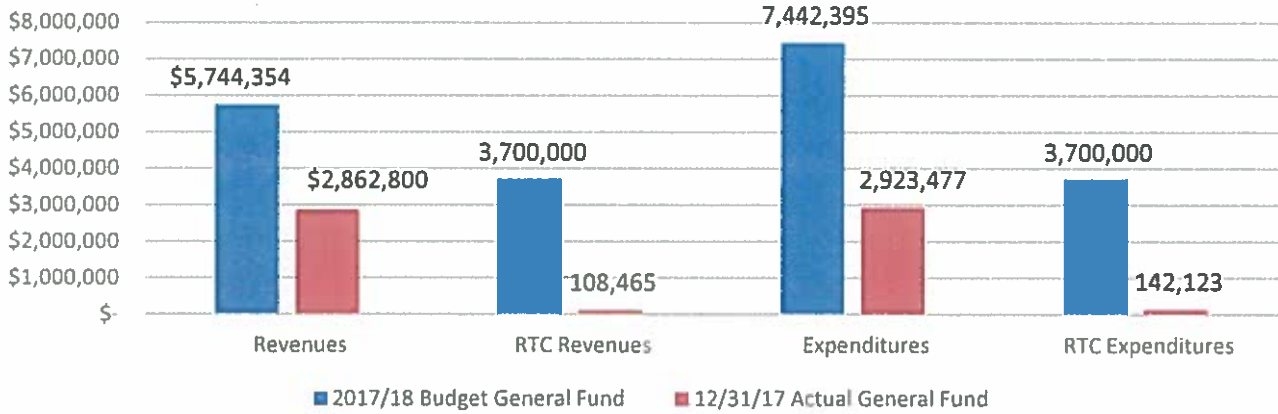
	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17
General Fund	4,372,923	4,548,016	4,313,320	4,825,716	4,948,020	5,115,133	4,836,787	4,472,776	4,734,379	5,514,615	4,861,682	4,846,628
**Water	9,462,488	7,110,355	7,576,510	8,273,491	8,720,232	8,779,095	8,844,091	9,806,743	11,274,154	11,790,233	12,447,582	13,876,935
Sewer	9,247,893	9,354,938	9,444,919	9,595,790	9,296,120	8,528,632	9,111,763	9,237,423	9,417,000	9,563,226	9,411,747	9,572,618

Balances as of 12/31/17:

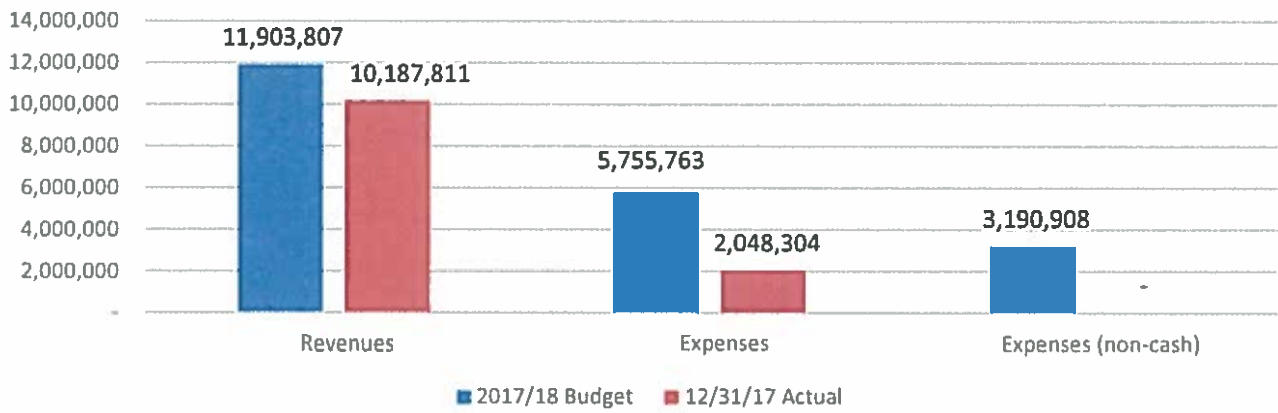
Checking 9,416,136  
 LGIP 5,816,697  
 NVEST 14,177,279  
 29,410,112 equals total cash of all governmental and enterprise funds combined

\*\*Water balances include \$4,175,186 of in lieu of fees collected to date. City has collected \$1.1M for this fiscal year.

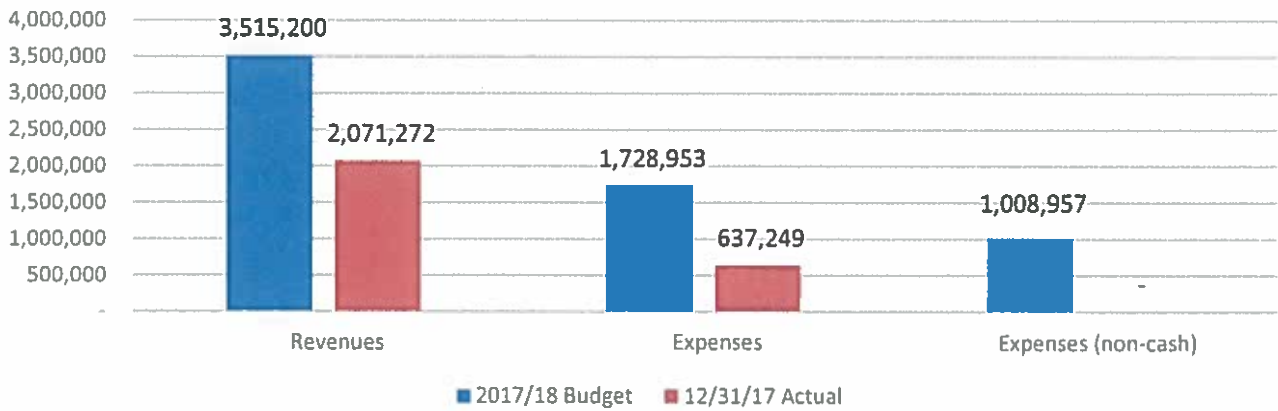
### General Fund Budget vs Actual @ 12/31/17



### Water Budget vs Actual @ 12/31/17



### Sewer Budget vs Actual @ 12/31/17



CITY OF FERNLEY  
BUDGET VS ACTUAL  
FOR THE SIX MONTHS ENDED DECEMBER 31, 2017

	Final Budget 2017/18	Preliminary Actual 12/31/2017	Variance	Variance %
<b>General Fund</b>				
Revenues	\$ 5,744,354	\$ 2,862,800	\$ (2,881,554)	49.84%
RTC Revenues	3,700,000	108,465	(3,591,535)	2.93%
Expenditures	7,442,395	2,923,477	4,518,918	39.28%
RTC Expenditures	3,700,000	142,123	3,557,877	3.84%
Excess (deficiency)	<u>(1,698,041)</u>	<u>(94,335)</u>	<u>1,603,706</u>	
<b>Water Fund</b>				
Revenues	11,903,807	10,187,811	(1,715,996)	85.58%
Expenses	5,755,763	2,048,304	3,707,459	35.59%
Expenses (non-cash)	3,190,908	-	3,190,908	0.00%
Income (Loss)	<u>2,957,136</u>	<u>8,139,507</u>	<u>5,182,371</u>	
<b>Sewer Fund</b>				
Revenues	3,515,200	2,071,272	(1,443,928)	58.92%
Expenses	1,728,953	637,249	1,091,704	36.86%
Expenses (non-cash)	1,008,957	-	1,008,957	0.00%
Income (Loss)	<u>\$ 777,290</u>	<u>\$ 1,434,023</u>	<u>\$ 656,733</u>	

**\*Note**

A negative variance for revenues means revenues either haven't been collected to date or revenues are below budget  
A negative variance for expenses/expenditures means expenses/expenditures are over budget  
Variance Percentages Revenues - means we have recorded or received this percentage of revenue to date  
Variance Percentages Expenses/Expenditures - means we have used resources or spent this percentage to date  
These are preliminary numbers, unaudited and prior to year end adjustments