

**MINUTES OF THE
FERNLEY CITY COUNCIL MEETING
MARCH 7, 2018**

Mayor Edgington called the meeting to order at 5:06 pm at Fernley City Hall, 595 Silver Lace Blvd, Fernley, NV.

The Pledge of Allegiance was led by Tim Thompson.

1. INTRODUCTORY ITEMS

1.1. Roll Call

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

1.2. Public Comment

Leroy Goodman, Fernley resident, spoke against Future Agenda Item 6.1. He stated decreasing the lot sizes will have negative impacts on the streets, sewer system, fire and Sheriff's Departments.

1.3. Approval of the Agenda

Motion: MOVE TO APPROVE THE AGENDA AS SUBMITTED, **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.

2. CONSENT AGENDA:

2.1. (Possible Action) Approval Of Voucher Report

2.2. (Possible Action) Approval of Business Licenses

2.3. (Possible Action) Approval of Minutes from February 21, 2018

2.4. Possible Action to award a Contract for Street Striping for the FY 17/18 to Intermountain Slurry Seal, Inc, in an amount not to exceed \$28,950.

2.5. Possible Action to award a Contract for the Construction of the East Waste Water Treatment Plant-Pond 2 Improvements-Phase 2-Pond Relining Project (PWP-LY-2018-080) to King Construction, Inc., in an amount not to exceed \$599,592.30 with a five percent contingency of \$29,980.

Motion: MOVE TO APPROVE THE CONSENT AGENDA AS SUBMITTED, 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 = 5). **Yes:** Councilman Dan McCassie, Councilman Stan Lau, Councilwoman Fran McKay, 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.

Councilwoman Seidl reported the STEM Festival was great. She requested the City start putting a Newsletter in the water bills again.

Councilman Stan Lau reported the City Parks look outstanding.

Mayor Edgington reported the STEM Festival was a great event. He also reported he has been attending the Lyon County Emergency Management Meetings.

Chief Huntley reported there were approximately 2900 calls in 2017. In the month of January, the Department had 191 calls and in February there were 171 calls. He reported the Fire District will hold a Meeting tomorrow (March 8) and a new ambulance will be dedicated to the Hannaman Family. The Department is working hard on domestic

violence issues and they will begin educating the public and providing training. He also reported he is working on school safety.

4. PRESENTATIONS

4.1. Presentation by Lyon County Sheriff's Office Annual Report to City Council for 2017.

Sheriff McNeil presented the 2017 Lyon County Sheriff's Office Annual Report (see attachment).

Mayor Edgington reopened reports for Chief Huntley.

5. STAFF REPORTS

5.1. Discussion and Possible Action to designate an Independent Audit Firm to perform the City's Annual Financial Audit for the Fiscal Year ending June 30, 2018.

City Treasurer Lewis stated the City has a 3 year contract with Hinton Burdick.

Motion: MOVE TO DESIGNATE HINTON BURDICK CPAS AND ADVISORS AS THE CITY'S INDEPENDENT AUDIT FIRM FOR FISCAL YEAR 2018. **Action:** Approve, **Moved by** Councilman Stan Lau, **Seconded by** Councilwoman Sue Seidl. **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. Discussion and Possible Action to approve the City Manager's annual employment performance, established goals, and the City Council and Mayor's satisfaction with the City Manager's employment performance and general performance as the City Manager.

Human Resource Manager McKnight reviewed the City Manager's annual performance .

Motion: MOVE TO APPROVE THE CITY MANAGER'S EVALUATION, **Action:** Approve, **Moved by** Councilman Stan Lau, **Seconded by** Councilwoman Sue Seidl. **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: MOVE TO APPROVE A SALARY EQUAL TO THE INCREASE OF ALL EMPLOYEES, IF A SALARY INCREASE FOR EMPLOYEES IS APPROVED IN THE BUDGET. **Action:** Approve, **Moved by** Councilwoman Fran McKay, **Seconded by** Councilwoman Sue Seidl. **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.

5.3. Discussion and Possible Action to approve the City Attorney's past year's employment performance, and the City Council and Mayor's satisfaction with the City Attorney's employment performance including but not limited to:

Human Resource Manager McKnight reviewed the City Attorney's annual performance.

Councilwoman Whalen disclosed that she is a close personal friend of Ms. Jensen.

Motion: MOVE TO APPROVE THE CITY ATTORNEY'S EVALUATION, **Action:** Approve **Moved by** Councilwoman Fran McKay, **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: MOVE TO APPROVE A SALARY EQUAL TO THE INCREASE OF ALL EMPLOYEES, IF A SALARY INCREASE FOR EMPLOYEES IS APPROVED IN THE BUDGET. **Action:** Approve, **Moved by** Councilman Stan Lau, **Seconded by** Councilwoman Sue Seidl. **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.

5.4. Presentation, Discussion, and Possible Direction regarding the City of Fernley's Master Plan update (FOR POSSIBLE ACTION).

Planning Director Tim Thompson presented a power point regarding the City of Fernley Master Plan update.

Derek Kirkland, Consultant from Wood Rodgers, presented direction on the guidance of strategies for land use patterns.

Director Thompson explained what an update means to the community. He explained the lack of employment in Fernley, and housing shortage. Mr. Thompson shared the services that the City provides, and the impact due to the lack of services. He explained the Strategic Plan, and the City's sustainability. Planning Director Thompson explained this update gives the City an opportunity to look at what generates revenue for the City. He also explained the higher assessed values and property tax revenue.

Councilwoman Seidl and Councilman Lau supported the update. Mayor Edgington would like more discussion on the topic.

Councilwoman Whalen inquired if there was any feedback from the public outreach meeting. Planning Director Thompson shared he had discussed the Master Plan update with the residents who attended. He also explained the comments and feedback from the residents regarding heavy industrial traffic on Hwy 50, and what areas is it logical for the City to grow. There was discussion from City Council members and the Planning Director Thompson regarding development south of Interstate 80, and south of the canal.

Planning Director Thompson suggested taking advantage of the University's resources regarding the placement of growth in Fernley

Break 7:25 – 7:35

Councilman Dan McCassie would like to have a workshop with the residents. Councilwoman Whalen wanted to keep moving forward. And she would like to see public outreach.

Councilwoman Sue Seidl, and Councilwoman Fran McKay both would like to move forward with workshops for the residents.

Motion: MOVE TO DIRECT STAFF TO CONTINUE WITH THE MASTER PLAN UPDATE IN ACCORDANCE WITH THE OBJECTIVES OUTLINED IN THE PRESENTATION TONIGHT, ALONG WITH ONE PUBLIC WORKSHOP, AND AN

ONLINE SURVEY. **Action:** Approve, **Moved by** Councilwoman Shari Whalen, **Seconded by** Councilwoman Sue Seidl.

Mayor Edgington stated he would like to have a workshop once we have Chapter One completed.

Mayor Edgington opened public comment.

Greg Evangelatos, Planner, spoke about the update to the Master Plan. He shared in the past the City of Sparks had completed a Balanced Plan. Mr. Evangelatos stated the City of Fernley should look at having a diverse variety of land uses.

Jim Cutler, Fernley resident, asked if the City of Fernley Master Plan Update could be put on the City's website for everyone to read.

Councilwoman Whalen thanked Planning Director Thompson for his work with the Master Plan update.

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.

5.5. Discussion and possible action to provide direction to staff regarding the potential conveyance of federal land, as established in the Federal Lands Bill, for economic development by Wade Development

City Manager Hooper asked City Council to delete item #5 & 6 from the staff report under key points. She shared that Wade Development requested access to three parcels from the Lands Bill for development. She explained the request is to give staff direction to move forward and have a discussion with Wade Development.

Councilwoman Seidl stated economic development is not building houses. The homes cost more to service than what the City gets in taxes, she stated. Councilwoman Seidl stated that one of the lots is next to the Veterans Cemetery. Building next to the cemetery wouldn't give the City space for expansion in the future. She shared that the City may want to keep this parcel for the City's own municipal purposes.

City Manager Hooper shared that there are parcels that are identified to be outside the City limits, but is included on the Lands Bill. She explained part of the discussion would be for possible annexation. City Manager Hooper answered questions from Council members.

Motion: MOVE TO DIRECT STAFF TO PROCEED WITH DISCUSSION WITH WADE DEVELOPMENT REGARDING POSSIBLE FEDERAL LAND CONVEYANCE FOR ECONOMIC DEVELOPMENT PURPOSES THAT WOULD INCLUDE IN THE NEAR FUTURE AND PRESENTATION TO COUNCIL WITH A TIMELINE FOR AN AREA PLAN TO BE COMPLETED. **Action:** Approve, **Moved by:** Councilwoman Shari Whalen, **Seconded by:** Councilwoman Sue Seidl, **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. ITEMS REQUESTED BY MAYOR OR CITY COUNCIL MEMBERS:

6.1. Discussion and Possible Action to request a future agenda item regarding changing the minimum lot size from 8,000 square feet to 6,000 square feet. (Councilwoman Seidl's Request)

Motion: MOVE TO APPROVE A FUTURE AGENDA ITEM TO DISCUSS ALL LOT SIZES IN THE CITY OF FERNLEY., **Action:** Approve, **Moved by** Councilwoman Sue Seidl, **Seconded by** Councilman Stan Lau.

Councilwoman Fran McKay suggested waiting until after the Master Plan update is completed. Councilman Stan Lau was not opposed to reducing the lot sizes. He stated this will help low income families. Councilman McCassie was opposed to reducing the lot sizes. He stated it is a quality of life issue.

Councilwoman Whalen supported the motion and stated smaller lots need a better design. She would like to have more discussion on lot sizes.

Vote: Motion passed (**summary:** Yes = 3, No = 2, Abstain = 0). **Yes:** Councilman Stan Lau, Councilwoman Shari Whalen, Councilwoman Sue Seidl. **No:** Councilman Dan McCassie, Councilwoman Fran McKay.

7. Public Comment

Erik Gundrum, Sage Valley resident, expressed concerned over the size of the culverts in the Sage Valley area. He was also concerned that future homes in the area would add to the existing flood problems. He also stated speed limit signs have not been installed in the area.

James McNeil, Sage Valley resident, explained based on the information from Erik Gundrum with regards to Sage Valley Development, he found class action lawsuits in Washoe County & City of Reno involving culpabilities involving municipalities' proceeding with development when past development was not followed by the developers. He stated the infrastructure, emergency services, and roads need to be provided and maintained before starting construction on more homes.

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

Mayor Edgington requested future agenda items to direct staff to draft an ordinance for development on slopes, hilltops and ridges. He also requested a future agenda item regarding hiring a consultant to prepare a fiscal impact analysis methodology for evaluation of land use.

ADJOURNMENT

There being no further business to come before it, the Fernley City Council meeting adjourned at 8:23 pm.

Approved by the Fernley City Council on April 4, 2018 by a vote of:

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



ATTEST: City Clerk Kim Swanson



Mayor Roy Edgington

