

**MINUTES OF THE
FERNLEY CITY COUNCIL MEETING
JUNE 6, 2018**

Mayor Edgington called the meeting to order at 5:00 pm at Fernley City Hall, 595 Silver Lace Blvd, Fernley, NV.

1. INTRODUCTORY ITEMS

1.1. Roll Call

Present: Mayor Roy Edgington, Councilman Dan McCassie, 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 Clerk Kim Swanson, City Treasurer Denise Lewis, City Engineer Derek Starkey, Building Official Roger Kolson, GIS/Water Rights Manager Jennifer Derley, Deputy City Attorney Brent Kolvet, Planning Director Tim Thompson, Assistant to the City Manager Colleen Unterbrink, City Engineer Derek Starkey.

1.2. Public Comment

There was none.

1.3. Approval of the Agenda

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

2. CONSENT AGENDA:

2.1. (Possible Action) Approval Of Voucher Report

2.2. (Possible Action) Approval of Minutes from May 16th and May 21, 2018

2.3. (Possible Action) Approval of Business Licenses

2.4. Possible Action to Approve the Will-Serve Request for William Meyer for 0.02 ERC'S for Water and 0.01 ERC's for Sewer for Lyon County Parcel 020-032-06 located at 165 W. Main St, Suite A.

2.5. Possible Action to Approve the request for Renewal of a Will-Serve for Eagle Meadows Subdivision for 35 ERC's for Water and 35 ERC's for Sewer for Lyon County Parcel 021-132-67 located north of Curtis Place, between Highway 95A and Miller Lane.

2.6. Possible Action to approve contract with Kenneth V. Ward for Public Defender Services not to exceed \$60,000.

2.7. Possible Action to approve a request to waive the Liquor License Fee for the Annual Fernley 4th Of July Celebration to be held at the Out Of Town Park.

2.8. Possible Action to approve award of 2018-2020 fire protection maintenance and service contract to ABC Fire and Cylinder Service in an amount not to exceed \$4775.00 per year.

2.9. Possible Action to approve award of 2018-2020 water treatment plant residuals removal contract to Clean Harbors Environmental Service in an amount not to exceed \$0.355 per gallon.

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

Motion: MOVE TO APPROVE THE CONSENT AGENDA AS SUBMITTED. **Action:** Approve, **Moved by** Councilwoman Sue Seidl, **Seconded by** Councilwoman Fran McKay. **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.

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.

Sheriff McNeil reported the Lyon County Sheriff's Office stats for the Month of May 2018. He reported Nevada has been chosen for the Justice Reinvestment Initiative. This will focus on treatment and rehabilitation and find solutions for low level drug offenders. He also reported the Lyon County Substation stats adding he is currently exploring the possibility of opening the Fernley Substation 5 days a week. He stated he would know for sure in the next few weeks.

Chief Huntley reported he attended the Lyon County Special Olympics. He thanked the Sheriff and his staff for their assistance. He reported the stats for the month of May.

City Manager Hooper reported Fernley Convention and Tourism Authority meeting will be held on June 7th. She reported the Employment Opportunities currently available with the City and the Nevada League of Cities Conference in will be held in October.

Planning Director Thompson reported last week ten development applications were received. He stated developing is beginning in Fernley.

City Treasurer Lewis reported that the annual audit has been scheduled for October 8th – 11th.

City Clerk Swanson reported tomorrow, June 7th is the last day to early vote in Fernley. Everyone will vote at the High School on Primary Election Day June 12th.

Councilwoman Whalen reported various activities taking place at Fernley Schools. She also reported past Councilmember/Teacher, Kelly Malloy students just published a book.

Councilwoman Seidl reported on the recent Nevada League of Cities Meeting. She also reported that she would not be in attendance at the June 20th Meeting.

Councilwoman McKay reported the Relay for Life Walk will be held on July 7th. She urged everyone to join a team.

Mayor Edgington reported on the events that took place on Memorial Day.

4. PROCLAMATIONS BY THE MAYOR

Mayor Edgington read a proclamation into record proclaiming the month of June Immigrant Heritage Month.

5. PRESENTATIONS

5.1. Presentation by Wes Henderson with Nevada League of Cities

Wes Henderson with Nevada League of Cities reported recent activities including legislative.

5.2. Presentation and discussion regarding the City's quarterly financials.

City Treasurer Lewis reported the quarterly financials.

5.3. Presentation and Discussion of the Water Resource Quarterly Report.

GIS/Water Rights Manager reported recent activities and updates for the third quarter of FY 2017/2018.

6. STAFF REPORTS

6.1. Presentation, Discussion, and Possible Direction regarding the City of Fernley's Master Plan update specifically related to the Land Use Element (FOR POSSIBLE ACTION).

Planning Director Thompson updated the City Council on the Land Use Element for the Master Plan. He stated the document will be finalized in the next few weeks, the Planning Commission will hear the item in July for their consideration and approval. Mr. Thompson stated the Land Use Plan is one of the most critical elements of the Master Plan. He explained they decided to strike the specific reference to the Farm District Road Special Planning Area because agricultural should be a goal City wide and not just in the Farm District corridor. He explained other items such as mixed employment districts, population growth, industrial districts and mixed uses. He further explained some of the

existing land use designations were converted into new designations. Planning Director Thompson identified a few options for road connectivity.

Councilman McCassie stated updating the Master Plan is long overdue. He stated he was opposed to smaller lot sizes. He felt smaller lot sizes had an impact on the quality of life for the residents of the City of Fernley.

Discussion followed regarding lot sizes. City Manager Hooper cautioned the council regarding just focusing on lot size. She suggested focusing on what council wants the community to look like and the best way to get there.

Councilwoman Whalen felt the City Council needed to get staff direction to provide workforce housing and alternate housing product types in areas that are appropriate in Fernley. She stated she was opposed to BC Ranch going up Stock Lane. She stated this has the potential to destroy the quality of life for an entire Fernley neighborhood.

City Attorney Jensen made a disclosure for each Councilmember regarding the Master Plan.

Planning Director Thompson stated more conversation needs to take place regarding lot sizes. He stated depending on the decision of the City Council could change the direction of the Master Plan.

Break 7:22 – 7:39

Planning Director Thompson stated it was important to have a Development Code with standards with a range of housing product types. Director Thompson displayed photos of different density options. He stated he was concerned about the emphasis on lot size that the focus should be on density. He wanted to provide the developer the flexibility to be creative and offer different product types.

Discussion followed regarding lot sizes and density.

Motion: MOVE TO INDICATE AGREEMENT WITH ASSUMPTIONS ON THE LAND USE PRESENTED REGARDING DENSITY AND PLANNED USE, **Moved by** Councilwoman Sue Seidl, **Seconded by** Councilwoman Shari Whalen.

Councilwoman Whalen explained if a decision is not made now the City will never move forward. She did not want to miss a window of opportunity.

Mayor Edgington open public comment.

William Shattuck, Fernley resident, inquired if staff could amend the current codes to allow for a quicker turn-around time on projects.

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. **Action:** Approve

Councilman McCassie stated he was concerned about lot sizes and high-density areas. He felt the proposal was vague. Councilwoman McKay stated she did not see anything north of the highway. She stated there has been prior discussion as that is where affordable housing would be located.

It was decided that a future workshop would be held.

7. PUBLIC COMMENT

William Shattuck, Fernley resident, felt another workshop was needed. He also requested copies of the power point ahead of time

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

Councilwoman Whalen requested future agenda items including a resolution of appreciation to NDOT in appreciation of their partnership with Fernley, an update on a plan for the repair of cedar street and cancelling the meeting scheduled for July 5th.

ADJOURNMENT

There being no further business to come before it, the Fernley City Council meeting adjourned at 8:49 pm.

Approved by the Fernley City Council on July 18, 2018 by a vote of:

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



ATTEST: City Clerk Kim Swanson



Mayor Roy Edgington