MINUTES OF THE
FERNLEY CITY COUNCIL MEETING
JULY 01, 2020

Mayor Edgington called the meeting to order at 5:10 pm at Fernley City Hall, 595 Silver Lace Blvd, Fernley, NV

1. INTRODUCTORY ITEMS
1.1. Roll Call
Present: Mayor Roy Edgington, Councilman Ray Lacy, Councilman Stan Lau, Councilman Albert Torres, Councilwoman Fran McKay, Councilwoman Shellie Severa, City Manager Daphne Hooper, City Attorney Brandi Jensen, Public Works Director Dave Whalen, City Treasurer Denise Lewis, Building Official Shawn Keating, Planning Director Tim Thompson, City Clerk Kim Swanson, City Clerk Administrative Specialist II April Homme, Human Resource Manager Shannon McKnight.

1.2. Public Forum
Kim Swanson City Clerk read into record email from John and Judy Reichlein Fernley residents, regarding measures to mitigate the COVID-19 Pandemic. They also commented on the impact the Transportation Master Plan will have on the City of Fernley residents.

1.3. (For Possible Action) Approval of the Agenda
Motion: MOVE TO APPROVE THE AGENDA AS SUBMITTED, Action: Approve, Moved by Councilman Stan Lau, Seconded by Councilman Ray Lacy. Vote: Motion carried by unanimous roll call vote (summary: Yes = 5). Yes: Councilman Albert Torres,
Councilman Ray Lacy, Councilman Stan Lau, Councilwoman Fran McKay, Councilwoman Shellie Severa.

2. CONSENT AGENDA:
2.1. (Possible Action) Approval of Voucher Report
2.2. (Possible Action) Approval of Business Licenses
2.3. Possible Action to Approve a Joint Contract with Mouritsen Law PLLC and the Law Offices of Kenneth V. Ward for Public Defender Services for FY 2020-2021, not to exceed $60,000.
2.4. Possible action to approve a contract with Farr West Engineering for the continued implementation and hosting of the Strategic Asset Management programs (ArcGIS Online and VueWorks) in an amount not to exceed $50,000.
2.5. Possible action to approve a contract with Shaw Engineering for on-call engineering services.
2.6. Possible action to approve a contract for on call inspection services and engineering support services with NCE.

Motion: MOVE TO APPROVE THE CONSENT AGENDA, Action: Approve, Moved by Councilman Stan Lau, Seconded by Councilwoman Fran McKay. Vote: Motion carried by unanimous roll call vote (summary: Yes = 5). Yes: Councilman Albert Torres, Councilman Ray Lacy, Councilman Stan Lau, Councilwoman Fran McKay, Councilwoman Shellie Severa.

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.
NLCFD Chief Nichols gave the monthly report for the month of June. There was a 20 percent decrease in call volumes for fire and medical. The Fire Department continues to exceed the National Standards for response time. Due to the Pandemic extra time is needed on each call for PPE. Chief Nichols stated fireworks are illegal in Lyon County and due to the high risk of fire the department will actively be patrolling for illegal fireworks and the Sheriffs office will be writing citations.

Chief Nichols introduced the recently promoted Fire Marshal, Captain Tim Myers.
07/01/2020 FCC
Captain Tim Myers, North Lyon County Fire Marshal gave a brief synopsis of his experience and stated he was eager to work with the City.

Lyon County Sheriff, LT. Baltes presented the June monthly stats for the Lyon County Sheriff’s Office. LT. Baltes reported Sergeant Grundy will be Acting Lieutenant during LT. Baltes absence.

Lyon County Sheriff, Sergeant Grundy introduced himself and gave a brief synopsis on his background and experience.

Councilman Ray Lacy thanked the sheriff’s department and fire department for working with the 4th of July Committee.

Mayor Edgington, stated the City of Fernley has agreed to provide the funds for signage, deputies and NHP as the 4th of July Committee did not have the means to raise money during the pandemic. He also thanked the 4th of July committee, City Manager Ms. Hooper, staff and outside agencies for their work to enable the fireworks.

4. PRESENTATIONS
4.1. Possible action to approve Resolution 20-015, providing for the transfer of the City’s 2020 Activity Bond Volume Cap for the Nevada Rural Housing Authority.

City Manager, Daphne Hooper introduced Diane Arvizo with Nevada Rural housing Authority.

Diane Arvizo, Nevada Rural Housing Authority thanked the City of Fernley and reported on the Home at Last Project and its success. (See Attached)

Motion: MOVE TO APPROVE THE RESOLUTION 20-015, PROVIDING FOR THE TRANSFER OF THE CITY’S 2020 ACTIVITY BOND VOLUME CAP FOR THE NEVADA RURAL HOUSING AUTHORITY. Action: Approve, Moved by Councilman Albert Torres, Seconded by Councilwoman Shellie Severa. Vote: Motion carried by unanimous roll call

5. PROCLAMATIONS BY THE MAYOR

There were none.

6. STAFF REPORTS

6.1. Discussion and possible action to ratify a contract for Investment Management services with Atlanta Capital Management Co., LLC. as previously authorized by City Council; and to ratify a contract for Custodial services with Wells Fargo Bank, N.A. as previously authorized by City Council.

Denise Lewis, City of Fernley Treasurer reported on the status. She stated both contracts are for 5 years and asked for council to ratify.

Motion: MOVE TO RATIFY A CONTRACT FOR INVESTMENT MANAGEMENT SERVICES WITH ATLANTA CAPITAL MANAGEMENT CO., LLC. AS PREVIOUSLY AUTHORIZED BY CITY COUNCIL; AND TO RATIFY A CONTRACT FOR CUSTODIAL SERVICES WITH WELLS FARGO BANK, N.A. AS PREVIOUSLY AUTHORIZED BY CITY COUNCIL, Action: Approve, Moved by Councilman Frances McKay, Seconded by Councilwoman Shellie Severa. Vote: Motion carried by unanimous roll call vote (summary: Yes = 5). Yes: Councilman Albert Torres, Councilman Ray Lacy, Councilman Stan Lau, Councilwoman Fran McKay, Councilwoman Shellie Severa.

6.2. (For possible action) Approval of Revised Interlocal Agreement between the City of Fernley and the North Lyon County Fire Protection District.

Daphne Hooper, City Manager reported North Lyon County Fire has stated they no longer need the financial support from the City to fund the Fire Marshal position. The City will provide the office in City Hall; however, the funding piece has been removed and amended in the contract.

Motion: MOVE TO APPROVE THE REVISED INTERLOCAL AGREEMENT BETWEEN THE CITY OF FERNLEY AND THE NORTH LYON COUNTY FIRE PROTECTION DISTRICT.

07/01/2020 FCC
DISTRICT. **Action:** Approve, **Moved by** Councilman Albert Torres, **Secended by** Councilwoman Shellie Severa. **Vote:** Motion carried by unanimous roll call vote (summary: Yes = 5). **Yes:** Councilman Albert Torres, Councilman Ray Lacy, Councilman Stan Lau, Councilwoman Fran McKay, Councilwoman Shellie Severa.

6.3. (For possible action) Approval of funding plan for CARES Act funds distributed by the State of Nevada.

Daphne Hooper, City Manager reported on the guidelines and requirements for CARES Act funding and the City’s plan to utilize these funds. The City will be utilizing 250,000.00 to acquire a new ambulance for North Lyon County Fire. The final proposal will be sent to the state for approval and then back to City Council for final approval.

**Motion:** MOVE TO APPROVE THE FUNDING PLAN FOR CARES ACT FUNDS DISTRIBUTED BY THE STATE OF NEVADA AND TO INCLUDE FUNDS FOR THE AMBULANCE AND DISTRIBUTE LEFTOVER FUNDS TO THE FOOD BANK, **Action:** Approve, **Moved by** Councilman Ray Lacy **Secended by** Councilwoman France McKay. **Vote:** Motion carried by unanimous roll call vote (summary: Yes = 5). **Yes:** Councilman Albert Torres, Councilman Ray Lacy, Councilman Stan Lau, Councilwoman Fran McKay, Councilwoman Shellie Severa.

Break 6:14 - 6:25

6.4. (For possible action) Update on City of Fernley COVID-19 response including City Hall reopening, funding for state and local governments, local business re-opening plans, and local events.

This item was addressed during the discussion with item 6.3.

7. RESOLUTIONS

7.1. Discussion and Possible Action to Approve Resolution #20-014 to Adopt the City of Fernley Transportation Master Plan (TMP).

City Engineer Derek Starkey provided a quick synopsis regarding the TMP and then introduced Devon Moore with Kimley Horn.
Mr. Devon Moore presented a power point presentation and commented there had been a couple of revisions. *(See Attached)*

Councilwoman Frances McKay asked for a copy of the red-lined changes

Mr. Devon Moore stated he would provide all City Council members with the red-lined changes.

**Motion:** MOVE TO APPROVE RESOLUTION #20-014 TO ADOPT THE CITY OF FERNLEY TRANSPORTATION MASTER PLAN (TMP). **Action:** Approve, **Moved by** Councilman Stan Lau, **Seconded by** Councilman Ray Lacy. **Vote:** Motion carried by unanimous roll call vote *(summary: Yes = 5).* **Yes:** Councilman Albert Torres, Councilman Ray Lacy, Councilman Stan Lau, Councilwoman Fran McKay, Councilwoman Shellie Severa.

8. **ITEMS REQUESTED BY MAYOR OR CITY COUNCIL MEMBERS:**

8.1. *(For possible action)* Address request for a future agenda item to identify the county islands within the City. *(Councilwoman McKay’s request)*
City Manager Hooper stated that this request would be addressed at an individual meeting and brought back to City Council if needed.

8.2. *(For possible action)* regarding a future agenda item to discuss landscaping enforcement for all businesses. *(Mayor Edgington’s request)*
City Manager Hooper stated that this request would be addressed at an individual meeting and brought back to City Council if needed.

Councilman Stan Lau requested the City Council file an open meeting violation against Jeff Paige and Lyon County Commission for filing a lawsuit against the City of Fernley without having a proper legal meeting.
9. PUBLIC FORUM
There was none.

ADJOURNMENT
There being no further business to come before it, the Fernley City Council meeting adjourned at 6:39 pm.

Approved by the Fernley City Council on August 05, 2020 by a vote of:

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

ATTEST: City Clerk Kim Swanson

Mayor Roy Edgington
June 09, 2020

The Honorable Roy Edgington, Jr.
Mayor, City of Fernley
595 Silver Lace Blvd
Fernley, NV 89408

Dear Mayor Edgington:

I would like to thank you for the City of Fernley’s partnership with the Nevada Rural Housing Authority (NRHA). Each year, your city has transferred its unused Private Activity Bond Cap (PABC) to NRHA, resulting in our continued success operating the award-winning, single-family housing program, Home At Last™ and helping to fulfill NRHA’s mission to promote, provide and finance affordable housing opportunities for all rural Nevadans.

What does that mean? It means 9,000 families have achieved their dream of affordable homeownership. It means $27.7 million in homeowner tax savings have been invested back into our Nevada communities. It means Fernley resident Daniel R. and his family of four were able to purchase their first home. Daniel and his family join the hundreds of other Nevada families who were able to achieve their dreams in 2019 and proclaim, “We are Home At Last!”

Home At Last™ gives Nevadans a trusted path to responsible homeownership. We know homeownership isn’t only about getting approved and moving in – it’s also about building long-term success. That’s why we have Home At Last™ University (HAL U for short) that offers comprehensive (and required) homebuyer education. It’s also why we partner with the Trio lease-to-own program, which gives almost-ready borrowers a path that’s right for them. Homeownership helps Nevadans plant roots and bolster our communities’ pride throughout the Silver State.

The transfer of PABC does not obligate the City of Fernley in any way. It simply gives us the financing tools to ensure we can successfully offer access to affordable homeownership programs — such as the Mortgage Credit Certificate (the “MCC”), which, in turn, support your community through single-family housing financing and tax credits to homeowners to reinvest in your local economy.

Please accept this letter as our formal request to schedule this action (or consent) item for the next City Council meeting. To simplify the transfer, a draft resolution and corresponding transfer certificate is attached. Within five (5) days of approval, please email a copy of the signed resolution and transfer certificate to Diane@NVRural.org and mail the original documents to:

Attn: Carrie Foley
Nevada Department of Business & Industry
3300 W. Sahara Ave., Suite 425
Las Vegas, NV 89102

If you have any questions about the transfer, please consult your counsel or NRHA’s bond counsel, Ryan Bowen at (312) 845-3277.

With Sincere Gratitude,

William L. Brewer
Executive Director

Enclosures: 2
Attachment 1: Resolution
Attachment 2: Transfer Certificate
The Nevada Rural Housing Authority’s mission is to promote, provide and finance affordable housing opportunities for all rural Nevadans.

Home At Last™ homeownership programs provide rural Nevadans with access to affordable homeownership opportunities, which is a key component to successful economic development throughout the state. We recognize the tremendous value in working with our local communities and your commitment to helping ensure every citizen has a home they can afford — it’s part of what makes rural Nevada a great place to live!

HOME AT LAST™ PROGRAM
(Since 2006 Launch)

$1.8 BILLION
Mortgages Provided

9,000 FAMILIES ASSISTED
Mortgage Credit Certificates
Down Payment Assistance

$52.1 MILLION
Down Payment Assistance Provided

$27.7 MILLION
Tax Savings to Homeowners
Reinvested in Local Communities

$9.6 Million in PABC Transfers from the City of Fernley to NRHA since 2006

$2.0 Million in Federal Tax Savings to Homeowners in Fernley since 2006

$2.8 Million in Down Payment Assistance to Fernley Homebuyers since 2006

495 Home At Last™ Families Assisted in Fernley since 2006

Home At Last™ Impact
City of Fernley

$111.7 Million in Loan Volume

This institution is an equal opportunity provider and employer.
Pursuant to NRS 315 et. seq., NRHA operates under the oversight of a board of commissioners appointed by the Nevada Association of Counties and Nevada League of Cities and Municipalities and is defined as an instrumentality, local government and political subdivision of the State, exercising public and essential governmental functions. NRHA’s area of operation is defined as communities with population below 150,000.

<table>
<thead>
<tr>
<th>Township</th>
<th>Loan Volume Since 2006</th>
<th>Families Assisted Since 2006</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fernley</td>
<td>$111,781,394</td>
<td>603</td>
</tr>
<tr>
<td>Dayton</td>
<td>$95,886,793</td>
<td>541</td>
</tr>
<tr>
<td>Silver Springs</td>
<td>$16,373,101</td>
<td>98</td>
</tr>
<tr>
<td>Yerington</td>
<td>$10,901,262</td>
<td>78</td>
</tr>
<tr>
<td>Stagecoach</td>
<td>$6,587,779</td>
<td>35</td>
</tr>
<tr>
<td>Moundhouse</td>
<td>$3,300,784</td>
<td>21</td>
</tr>
<tr>
<td>Wellington</td>
<td>$515,078</td>
<td>3</td>
</tr>
<tr>
<td>Silver City</td>
<td>$285,729</td>
<td>2</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>$245,631,920</strong></td>
<td><strong>1,381</strong></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Program</th>
<th>Loan Volume Since 2006</th>
<th>Families Assisted Since 2006</th>
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</thead>
<tbody>
<tr>
<td>Down Payment Assistance</td>
<td>$191,757,581</td>
<td>1,048</td>
</tr>
<tr>
<td>Mortgage Credit Certificates</td>
<td>$53,874,339</td>
<td>333</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>$245,631,920</strong></td>
<td><strong>1,381</strong></td>
</tr>
</tbody>
</table>

**Average 2019 Credit Score in The City of Fernley: 688**

**Average 2019 Loan Size in The City of Fernley: **$249,078

**Average 2019 Household Income in The City of Fernley: **$70,290

<table>
<thead>
<tr>
<th>ETHNICITY</th>
<th>LOANS</th>
<th>AMOUNT</th>
<th>% OF TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>HISPANIC</td>
<td>29</td>
<td>$7,154,522.00</td>
<td>13.00%</td>
</tr>
<tr>
<td>NON HISPANIC</td>
<td>160</td>
<td>$39,546,016.00</td>
<td>71.75%</td>
</tr>
<tr>
<td>OTHER</td>
<td>34</td>
<td>$7,968,878.00</td>
<td>15.25%</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td>223</td>
<td>$54,689,411.00</td>
<td>100.00%</td>
</tr>
</tbody>
</table>

This institution is an equal opportunity provider and employer.
As a national award-winning program, Home At Last™, a program of the Nevada Rural Housing Authority (NRHA) provides unprecedented access to affordable credit, resulting in more doors being opened to rural Nevadans owning a home of their own. Private activity bond cap enables NRHA to support your community by providing affordable single-family home financing to low- and moderate-income households.

2019 Home At Last™ Activity in the City of Fernley
85 Families Assisted

2019 Home At Last™ Activity in the City of Fernley
$20,701,278 in Mortgages Provided

This institution is an equal opportunity provider and employer.
In 2019, NRHA launched another innovative solution to help further its mission – Home At Last™ University (HAL U for short), an online education platform for homebuyers, realtors and lenders. During the COVID-19 pandemic, with its 24/7 access, HAL U continued to prepare homebuyers, train realtors and support lenders. Now, NRHA is expanding HAL U to provide HUD required Housing Choice Voucher (Section 8) briefings to tenants who are unable to meet case workers in person.

Enrollment & Graduation Rate by Month

<table>
<thead>
<tr>
<th>Month</th>
<th>Enrolled</th>
<th>Graduated</th>
</tr>
</thead>
<tbody>
<tr>
<td>July</td>
<td>246</td>
<td>202</td>
</tr>
<tr>
<td>August</td>
<td>178</td>
<td>146</td>
</tr>
<tr>
<td>September</td>
<td>167</td>
<td>146</td>
</tr>
<tr>
<td>October</td>
<td>177</td>
<td>146</td>
</tr>
<tr>
<td>November</td>
<td>173</td>
<td>140</td>
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<tr>
<td>December</td>
<td>125</td>
<td>108</td>
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<tr>
<td>January</td>
<td>184</td>
<td>150</td>
</tr>
<tr>
<td>February</td>
<td>248</td>
<td>209</td>
</tr>
<tr>
<td>March</td>
<td>388</td>
<td>337</td>
</tr>
<tr>
<td>April</td>
<td>380</td>
<td>306</td>
</tr>
<tr>
<td>May</td>
<td>305</td>
<td>571</td>
</tr>
</tbody>
</table>

Student Debt

- Total Initiated, 2,197, 51%
- Has Student Debt, 2,080, 49%

Student Debt Balance

- Less than $1500, 1,386, 74%
- $1,501 - $5,000, 85, 5%
- $5,001 - $10,000, 106, 6%
- $10,001 - $50,000, 15%, 1%
- More than $50,000, 284, 15%

This institution is an equal opportunity provider and employer.
Revisions from Draft TMP

- The following was updated from the draft TMP:
  - Minor text changes and clarifying language
  - Minor graphic updates
  - Included the Other Strategies table in the recommendations Chapter
  - Roadway naming convention updated per NDOT
  - Added Chapter 7 on Funding Strategies to the body of the report
Final Deliverables

- Red-lined version of the Draft TMP
- Final TMP for adoption
Moving Forward

- Update in 5 years (living document)
- Consider funding opportunities
- Program projects from 5-year recommendations
- Consider other strategies and recommendations
  - Access Management Policy
  - Bicycle/Pedestrian Plan
  - Implement Development Impact Fees
  - Coordinate with RTC Washoe on Travel Demand Model
  - Data Collection/Development Plans
Thank you!

Please direct any comments to Devin Moore at devin.moore@kimley-horn.com or 775-200-1965