

Roy Edgington, Mayor
Raymond Lacy, Ward 1
Felicity Zoberski, Ward 2
Stan Lau, Ward 3
Albert Torres, 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: July 7, 2021

5:00 PM

Please click the link below to join the Zoom webinar:

<https://us02web.zoom.us/j/83143803195>

Or One tap mobile: 13462487799

Or Telephone: 1 669 900 9128

Webinar ID: 831 4380 3195

International numbers available: <https://us02web.zoom.us/u/k8JmUzKVE>

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 FORUM

This is the portion of the meeting devoted to the Public. The Public may comment on any matter that is not specifically included on the agenda as an action item. Items not included on this agenda cannot be acted upon other than to place them on a future agenda. If you wish to comment you can do so in person at the meeting or use the Raise your Hand feature in Zoom (*9 if you are participating via phone). Public comments are limited to three (3) minutes, please avoid repetition. The Mayor may, at his discretion, hold comments until the second Public Forum at the end of the meeting. Public Comments submitted prior to 4:00 pm the day of the meeting will be provided to City Council and added to the record but will not be read during the live meeting. Any public input received

after 4 pm the day of the meeting will be included in the record but may not reach council members before action is taken.

1.3. (For Possible Action) Approval of the Agenda

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 07072021.PDF](#)

2.2. (Possible Action) Approval Of Minutes from June 16, 2021

Documents:

[2021.06.16 FCC MINUTES .PDF](#)

2.3. (Possible Action) Approval of Business Licenses

Documents:

[NEW JUNE 2021_2.PDF](#)

2.4. Possible Action to approve a Contract for Water Rights Services to Resource Concepts Inc. in an amount not to exceed \$50,000 for FY 2021-2022.

Category Consent

Documents:

[2021.07.07 STAFF REPORT - RESOURCE CONCEPTS INC CONTRACT 2021-2022 WATER RIGHTS.PDF](#)
[RESOURCE CONCEPTS INC CONTRACT FY2021-2022.PDF](#)
[2021-06-15 CITY OF FERNLEY FY 2021_2022 PROPOSAL.PDF](#)

2.5. Possible action to approve a contract with AECOM to provide Construction Management Services during the construction of the outtake structure at the TCID Canal and the construction of the surface water conveyance project to the water treatment plant in the amount not to exceed \$349,519.

Category Consent

Documents:

[NEW FORM - PROFESSIONAL SERVICES CONTRACT _AECOM_060816.PDF](#)
[PROPOSAL_05262021_COF_TRUCKEE_DIVERSION_CONVEYANCE_CM.PDF](#)
[2020.06.16 STAFF REPORT CM SURFACE WATER CONVEYANCE.PDF](#)

2.6. Possible Action to Approve the Will-Serve for the McHopper's Brewery for 2.17 ERC's of Sewer for Lyon County Parcel 020-133-12 located at 396 South Highway 95A Fernley, NV.

Category Consent

Documents:

[2021.07.07 MCHOPPERS BREWERY SR WILL SERVE.PDF](#)
[2021.07.07 WILL SERVE MCHOPPERS BREWERY.PDF](#)

- 2.7. Possible Action to Approve the Will-Serve for the Renslow Commercial Building for 1.23 ERC's of Sewer for Lyon County Parcel 020-133-12 located at 396 South Highway 95A Fernley, NV.**

Category Consent

Documents:

[2021.07.07 RENSLOW COMMERCIAL SR WILL SERVE.PDF](#)
[2021.07.07 WILL SERVE RENSLOW COMMERCIAL BUILDING .PDF](#)

3. PROCLAMATIONS BY THE MAYOR

- 4. REPORTS** This item is for various public entity representatives to provide general information to the Council and public. No action will be taken.

- 4.1. Reports by City Staff, City Council and the Mayor, including but not limited to monthly statistical reports by city departments.**

5. STAFF REPORTS

- 5.1. (For possible action) Approval of a Water Leasing Agreement with NV Energy, Inc. authorizing NV Energy to use up to 360 acre-feet of Fernley's Newlands Project surface water rights during the period between August 1, 2021 and October 31, 2021 to provide water to the Tracy power generation facility.**

Category Staff Report

Documents:

[2021.07.07 NV ENERGY WATER LEASE SR.PDF](#)
[NV ENERGY WATER LEASE 7-2-2021.PDF](#)
[FERNLEY WATER RIGHTS - 2021.PDF](#)

5.2. First Reading, Introduction of Bill #297 - ZMA21001 (FOR POSSIBLE ACTION)

Consideration and possible action to introduce Bill #297 as an ordinance for a Zoning Map Amendment to change the zoning from RR1 (Rural Residential) and from EC (Employment Center) zoning district to MU (Mixed Use) on a site consisting of 11 parcels totaling approximately ±18.76 acres in size generally located south of U.S. Highway 50A at Inglewood Drive and River Ranch Road, Fernley, NV. (APNs: 020-341-04, 05, 06, 08, 09, 021-281-02 & 020-342-02, 03, 09, 18, 19).

Category Ordinance - Introduction

Documents:

[ZMA21001 - CC STAFF REPORT - INTRODUCTION.PDF](#)
[ATTACHMENT 1 - VICINITY MAP.PDF](#)
[ATTACHMENT 2 - LAND USE MAP.PDF](#)
[ATTACHMENT 3 - EXISTING PROPOSED ZONING.PDF](#)
[ATTACHMENT 4 - LEGAL DESCRIPTION - BOUNDARY MAP.PDF](#)
[ATTACHMENT 5 - ORDINANCE BILL 297.PDF](#)

5.3. First Reading, Introduction of Bill #298 - DA20001 and Bill #299 - ZMA20004 (FOR POSSIBLE ACTION)

Consideration and possible action on a request from Northern Nevada Community Housing to allow for the construction of a 60-unit multiple family residential development (workforce housing with Veteran's preference) on a site approximately 3.22 acres generally located south of Dianne Way, east of Hardie Lane, north of Westerlund Lane, and west of Spruce Drive Fernley, NV. (APNs: 020-093-15, 16, 17, and 18).


1. A Development Agreement request to allow for a density bonus, in accordance with NRS 278.250, to increase the maximum density from 14 dwelling units per acre to 19 dwelling units per acre.
2. A Zoning Map Amendment request to change the zoning from SF6 (Single Family 6,000 sq. ft.) to MDR14 (Medium Density Residential 14 du/ac).

Category Ordinance - Introduction

Documents:

[CC STAFF REPORT 1ST READING.PDF](#)
[ATTACHMENT 1 - VICINITY MAP.PDF](#)
[ATTACHMENT 2 - AERIAL MAP.PDF](#)
[ATTACHMENT 3 - MASTER PLAN AND ZONING EXHIBIT.PDF](#)
[ATTACHMENT 4 - DEVELOPMENT AGREEMENT DRAFT.PDF](#)
[ATTACHMENT 5 -LEGAL DESCRIPTION_BOUNDARY MAP.PDF](#)
[ATTACHMENT 6 - BILL 298 - ORDINANCE FOR DEVELOPMENT AGREEMENT.PDF](#)
[ATTACHMENT 7 - BILL 299 - ORDINANCE FOR ZONING MAP AMENDMENT.PDF](#)

5.4. First Reading, Introduction of Bill #300 – DA21001 (FOR POSSIBLE ACTION)

Discussion and possible action authorizing the City of Fernley to enter into a Development Agreement (DA21001) with Fernley Tuscany LLC to allow for an extension of time of two (2) years for the presentation of a Final Map for Cook Ranch Estates Phase 3 pursuant to NRS 278.0201. The 22.62-acre site is generally located West of Jill Marie Lane, North of Crimson Road, and South of Cottonwood Lane. (APN: 021  -171-52)

Category Ordinance - Introduction

Documents:

[DA21001 COOK RANCH - CC STAFF REPORT \(WORKING\).PDF](#)
[ATTACHMENT 1 - COOK RANCH ESTATES PHASE 3 - DEVELOPMENT AGREEMENT WITH LEGAL DESCRIPTION.PDF](#)
[ATTACHMENT 2 - ORDINANCE.PDF](#)

5.5. (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.

6. RESOLUTIONS

6.1. (For Possible Action): Discussion and possible approval and adoption of Resolution #21-004 to establish a Senior Citizen Advisory Committee.

Category

Resolution

Documents:

**STAFF REPORT - FERNLEY SENIOR CITIZENS ADVISORY
COMMITTEE.PDF
DRAFT RESOLUTION 06212021.PDF**

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

8. PUBLIC FORUM

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Next meeting: July 21st @ 5pm

ADJOURNMENT

This notice and agenda is being posted before 9:00 a.m., 7/1/2021 in accordance with NRS 241.020 at the following locations: www.cityoffernley.org, <https://notice.nv.gov>; North Lyon County Fire Protection District, 195 E Main Street; Lyon County Human Services, 105 Lois Lane; Fernley Swimming Pool 300 Cottonwood Lane; 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 or contact Kim Swanson, City Clerk, inside City Hall at 595 Silver Lace Blvd, Fernley, NV 89408, email 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