

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 21, 2021**

**5:00 PM**

**Please click the link below to join the Zoom webinar:**

<https://us02web.zoom.us/j/84702036096>

Or One tap mobile: 13462487799

Or Telephone: 1 669 900 9128

Webinar ID: 847 0203 6096

International numbers available:

<https://us02web.zoom.us/j/84702036096>

**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 07212021.PDF](#)

### 2.2. (Possible Action) Approval of Business Licenses

Documents:

[NEW JULY 2021\\_1.PDF](#)

### 2.3. Possible Action to Award a Contract for Engineering Services for the Fernley Industrial Park Rehabilitation and Reconstruction Project, to Lumos and Associates, Inc., in an amount not to exceed \$262,800.

Category

Consent

Documents:

[2021.07.21 INDUSTRIAL PARK RR, LUMOS ENGR SERVICES CONTRACT, AR.PDF](#)

**2021.07.21 LUMOS ENGR SERVICES CONTRACT,  
INDUSTRIAL PARK REHAB RECONSTRUCT,  
FINAL.PDF**

- 2.4. Possible Action to Award a Contract for Engineering Services for the US 50A/95A Sewer Improvements and Sage Force Main Valve Installation Project, to Lumos and Associates, Inc., in an amount not to exceed \$96,830.**

Category Consent

Documents:

**2021.07.21 US 50A SS SAGE FM, LUMOS ENGR  
SERVICES CONTRACT, AR.PDF  
2021.07.21 LUMOS ENGR SERVICES CONTRACT, US  
50A SS SAGE FM, FINAL.PDF**

- 2.5. Possible action to approve a contract with A & K Earth Movers in an amount not to exceed \$832,000 with a two percent contingency of \$16,640 for construction services for the East Wastewater Treatment Plant Fire Line and Potable Water Main project.**

Category Consent

Documents:

**2021.07.21 STAFF REPORT\_A K\_ EWWTP WATER LINE  
EXTENSION.PDF  
A K CONSTRUCTION CONTRACT-20210712.PDF  
9651.000- BID TABS.PDF  
BID RECOMMENDATION LETTER.PDF**

- 2.6. Possible Action to approve a contract with Farr West Engineering to conduct Building Plan Check Reviews and building inspections in an amount not to exceed \$80,000 for FY2021-2022.**

Category Consent

Documents:

**2021.07.21-FARR WEST PLAN REVIEW  
CONTRACT.PDF  
PROFESSIONAL SERVICES CONTRACT FARR WEST  
2021 PLAN REVIEW\_BUILDING INSPECTIONS  
FINAL.PDF  
FARR WEST ENGINEERING 2021 CONTRACT**

**ATTACHMENT A SCOPE OF WORK.PDF  
FARR WEST ENGINEERING 2021 CONTRACT  
ATTACHMENT B BUDGET.PDF**

**2.7. Consent Agenda, Approval of Final Subdivision Map for Eagle Meadows (FOR POSSIBLE ACTION)**

Consideration and possible action to approve the Eagle Meadows Final Subdivision Map creating a 35-lot single family residential subdivision.

Category Consent

Documents:

**FSM20003 - CC STAFF REPORT.PDF  
ATTACHMENT 1 - EAGLE MEADOWS FINAL  
SUBDIVISION MAP.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. PRESENTATIONS**

**5.1. Presentation by Nevada State Treasurer Zach Conine regarding the State's plans to utilize fiscal recovery funds from the American Rescue Plan Act.**

**5.2. (For Possible Action): Presentation, discussion, and possible action on the 2021-2022 Community Development Block Grant (CDBG) Program update, priorities and citizen participation process.**

Category Staff Report , Presentation

Documents:

**JULY 21, 21 CDBG PUBLIC MEETING 1.PDF**

**6. ORDINANCES - ADOPTION**

- a. Discussion with City Council & Staff
- b. Public Input
- c. Additional Discussion with City Council & Staff
- d. Council Action or Direction to Staff

**6.1. Second Reading, Public Hearing, consideration, and possible action on Bill #297 (FOR POSSIBLE ACTION):**

Consideration and possible action on Bill #297, an Ordinance for a Zoning Map Amendment (ZMA21001) to change the zoning from RR1 (Rural Residential) and from EC (Employment Center) zoning district to MU (Mixed Use) zoning district 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 - Adoption

Documents:

[ZMA21001 - CC REPORT - ADOPTION.PDF](#)  
[ATTACHMENT 1 - VICINITY MAP.PDF](#)  
[ATTACHMENT 2 - LAND USE MAP.PDF](#)  
[ATTACHMENT 3 - EXISTING PROPOSED ZONING.PDF](#)  
[ATTACHMENT 4 - ORDINANCE BILL 297.PDF](#)

**6.2. Second Reading, Public Hearing, and possible action on Bill #298 (DA20001), Second Reading, Public Hearing and possible action on Bill #299 (ZMA20004), and Public Hearing and possible action on CUP20001 (FOR POSSIBLE ACTION)**

Consideration and possible action on a request from Northern Nevada Community Housing to allow for 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. Consideration and possible action on Bill #298, an Ordinance authorizing the City of Fernley to enter into a Development Agreement (DA20001) with Northern Nevada Community Housing, to establish a density bonus of 5 dwelling units per acre, in accordance with NRS 278.250, to increase the maximum density from 14 dwelling units per acre to 19 dwelling units per acre within the Mixed Residential (MR) land use designation.
2. Consideration and possible action Bill #299, an Ordinance for a Zoning Map Amendment a general Ordinance for a Zoning Map Amendment, associated with ZMA20004, to change the zoning from SF6 (Single Family, 6,000 sq. ft.) zoning district to MDR14 (Medium Density Residential, 14 du/ac) zoning district.

3. A Conditional Use Permit request to allow for a multi-family residential development of less than 100 units in the MDR14 (Medium Density Residential 14 du/ac) zoning district.

Category

Ordinance - Adoption

Documents:

[CC STAFF REPORT.PDF](#)  
[ATTACHMENT 1 - VICINITY MAP.PDF](#)  
[ATTACHMENT 2 - AERIAL MAP.PDF](#)  
[ATTACHMENT 3 - BILL 298 - ORDINANCE FOR DEVELOPMENT AGREEMENT.PDF](#)  
[ATTACHMENT 4 - DEVELOPMENT AGREEMENT DRAFT.PDF](#)  
[ATTACHMENT 5 - MASTER PLAN AND ZONING EXHIBIT.PDF](#)  
[ATTACHMENT 6 - BILL 299 - ORDINANCE FOR ZONING MAP AMENDMENT.PDF](#)  
[ATTACHMENT 7 - CIVIL PLANS.PDF](#)  
[ATTACHMENT 8 - ARCHITECTURAL SITE PLANS.PDF](#)  
[ATTACHMENT 9 - BUILDING ELEVATIONS.PDF](#)  
[ATTACHMENT 10 - FLOOR PLANS.PDF](#)  
[ATTACHMENT 11 - CONDITIONS OF APPROVAL.PDF](#)

**6.3. Second Reading, Public Hearing, consideration, and possible action on Bill # 300 (FOR POSSIBLE ACTION)**

Consideration and possible action on Bill #300, an Ordinance authorizing the City of Fernley to enter into a Development Agreement (DA21001) with D.R. Horton Inc. to allow for an extension of time for the presentation of a Final Map for Cook Ranch Estates Phase 3 pursuant to NRS 278.360 and 278.0201.

Category

Ordinance - Adoption

Documents:

[DA21001 - CC STAFF REPORT.PDF](#)  
[ATTACHMENT 1 - COOK RANCH ESTATES PHASE 3 - DEVELOPMENT AGREEMENT WITH LEGAL DESCRIPTION.PDF](#)  
[ATTACHMENT 2 - BILL 300 - ORDINANCE.PDF](#)

## **7. STAFF REPORTS**

**7.1. Discussion and possible action to approve a revised City of Fernley Grants Management Policy.**

Documents:

[STAFF REPORT - GRANTS MANAGEMENT POLICY 7.21.21.PDF](#)  
[GRANTS MANAGEMENT POLICY 7.21.21.PDF](#)  
[GRANT EVALUATION AND ANALYSIS.PDF](#)  
[GRANT MANAGEMENT POLICY 3-17-2010.PDF](#)

**7.2. Discussion and possible action to approve the City of Fernley Small Tools and Equipment Policy and Procedures.**

Category Staff Report

Documents:

[STAFF REPORT - JULY21,21 TOOL POLICY.PDF](#)  
[SMALL TOOLS AND EQUIPMENT POLICY AND PROCEDURES.PDF](#)

**7.3. (For possible action) Approval of expenditures for remaining CARES Act Funds to be expended by December 31, 2021.**

Category Staff Report

Documents:

[07132021 CARES ACT REMAINING FUNDS.PDF](#)  
[07132021 LCSO FERNLEY PROPOSAL .PDF](#)

**7.4. (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.**

**8. RESOLUTIONS**

**8.1. (For possible action) Adoption of Resolution 21-005 accepting payments from the coronavirus local fiscal recovery fund established under the American Rescue Plan Act in the amount of \$19,101,308.20.**

Category Resolution, Ordinance - Adoption

Documents:

[STAFF REPORT - ARPA FUND RESOLUTION.PDF](#)  
[ARPA RESOLUTION .PDF](#)

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

## **10. PUBLIC FORUM**

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**Next meeting: Water Workshop July 29th @ 5pm**

### **ADJOURNMENT**

**This notice and agenda is being posted before 9:00 a.m., 7/16/2021 in accordance with NRS 241.020 at the following locations: [www.cityoffernley.org](http://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](http://www.cityoffernley.org) or contact Kim Swanson, City Clerk, inside City Hall at 595 Silver Lace Blvd, Fernley, NV 89408, email [cityclerk@cityoffernley.org](mailto: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](mailto:cityclerk@cityoffernley.org)**