

**MINUTES OF THE
FERNLEY CITY COUNCIL MEETING
JULY 07, 2021**

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

Mayor Edgington explained this meeting was in person and broadcasted via Zoom. He explained how to access Zoom and how to ask questions during the appropriate time.

1. INTRODUCTORY ITEMS

1.1. Roll Call

Present: Mayor Roy Edgington, Councilman Ray Lacy, Councilman Albert Torres, Councilman Stan Lau, Councilwoman Felicity Zoberski, Councilwoman Fran McKay, City Manager Daphne Hooper, Deputy City Manager Michael Toombs, Special City Attorney David Rigdon, Engineer Derek Starkey, City Treasurer Denise Lewis, Planning Director Tim Thompson, Public Works Director Dave Whalen, City Clerk Kim Swanson, Deputy City Clerk Brenda Gosser.

1.2. Public Forum

Fernley Resident John Reichlein inquired if the Sage Valley Hydrants had been serviced recently. Mr. Reichlein asked if Item 6 Resolutions could be heard prior to Staff Reports.

1.3. (For Possible Action) Approval of the Agenda

Motion: MOVE TO APPROVE THE AGENDA MOVING ITEM 6 RESOLUTIONS, TO BE HEARD AFTER THE CONSENT AGENDA. **Action:** Approve, **Moved by** Councilman Stan Lau. **Seconded by** Councilman Ray Lacy, **Vote:** Motion carried by vote (summary: Yes = 5). **Yes:** Councilman Albert Torres, Councilman Ray Lacy, Councilman Stan Lau, Councilwoman Felicity Zoberski, Councilwoman Fran McKay.

2. CONSENT AGENDA:

2.1.(Possible Action) Approval of Voucher Report

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

2.3.(Possible Action) Approval of Business Licenses

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.

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.

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.

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.

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

Item 6 Resolutions was heard at this time.

3. PROCLAMATIONS BY THE MAYOR

Mayor Edgington congratulated Fernley Masonic Lodge #34 for 100 years of fellowship, family, and lifelong learning.

Councilman Ray Lacy left the meeting room at 5:29 and returned at 5:39.

Eric Lawrence Master of Fernley Masonic Lodge extended his appreciation and stated they are looking forward to supporting the City of Fernley for another 100 years.

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

Fire Chief Jason Nicholl presented the North Lyon County Fire Department 4th of July stats. Chief Nicholls reported it was a low call volume day.

Lieutenant Ryan Powell with Lyon County Sheriff's office provided June stats.

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

Mayor Edgington thanked the 4th of July Committee, the volunteers, and the City Staff for their hard work in making the event a success.

City Manager Hooper reported coffee with the mayor is scheduled July 17th at the Fernley Poolside Farmers Market at 8:30 a.m. The Fernley Junior Rodeo is scheduled for July 17th and 18th. Manger Hooper announced Melinda Bauer Assistant Planner is retiring and recognized Melinda Bauer for her 25 years of service.

Planning Director Tim Thompson recognized Melinda Bauer for her years of service to the City of Fernley and the Planning Department.

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.

David Rigdon Water Attorney with Taggart and Taggart presented this item.

Mayor Edgington opened for public comment. There were none.

Motion: MOVE TO APPROVE THE WATER LEASING AGREEMENT WITH NV ENERGY ALLOWING THEM TO LEASE 360 ACRE-FEET OF THE CITY'S TRUCKEE RIVER CLAIM 3 WATER AT A LEASE PRICE OF \$18,000. **Action:** Approve, **Moved by** Councilman Albert Torres. **Seconded by** Councilwoman Felicity Zoberski, **Vote:** Motion carried by vote (summary: Yes = 5). **Yes:** Councilman Albert Torres, Councilman Ray Lacy, Councilman Stan Lau, Councilwoman Felicity Zoberski, Councilwoman Fran McKay.

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.)

Planning Director Tim Thompson presented.

Mayor Edgington opened public comment for the introduction of Bill #297.

Fernley resident John Reichlein stated that Inglewood is a semi-circle.

Councilwoman McKay introduced Bill #297 ZMA21001 and requested to set the public hearing for the July 21, 2021, City Council Meeting.

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).**

Planning Director Tim Thompson presented and provided history on these items.

Mayor Edgington opened the introduction of Bill #298 and Bill 299 for public comment.

Fernley Resident Anne Paine provided her concerns regarding accuracy for the true property lines and traffic issues if the project was to be approved.

Fernley resident Sarah Thomas provided her concerns stating she was against approval.

Matthew Fleming Executive Director of Northern Nevada Community Housing stated he understands the community concerns and is available to discuss these concerns.

Councilwoman McKay introduced Bill #298 DA20001 and requested to set the public hearing for the July 21, 2021, City Council Meeting.

Councilwoman McKay introduced Bill #299 ZMA20004 and requested to set the public hearing for the July 21, 2021, City Council Meeting.

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)

Planning Director Tim Thompson presented and provided history for the parcel.

Mayor Edgington opened this item for public comment. There were none.

Councilman Torres introduced Bill #300 DA21001 and requested to set the public hearing for the July 21, 2021, City Council Meeting.

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.

City Manager Hooper stated the City is monitoring the COVID-19 virus variants and will update the community and council as information is received.

Item 6 was heard after the Consent Agenda.

6. RESOLUTIONS

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

City Manager Daphne Hooper presented this item. City Manager Hooper stated if this item is approved staff will bring the applications and recommendations back to the City Council for consideration and appointment of the committee. Bylaws and regulations will be provided to the Council for review.

Motion: MOVE TO APPROVE AND ADOPT RESOLUTION #21-004 TO ESTABLISH A SENIOR CITIZEN ADVISORY COMMITTEE TO ADVISE THE COUNCIL ON ISSUES RELATING TO SENIOR CITIZENS AND TO PROVIDE AN INFORMATION RESOURCES FOR SENIOR CITIZENS. **Action:** Approve, **Moved by** Councilman Albert Torres. **Seconded by** Councilman Ray Lacy, **Vote:** Motion carried by vote (summary:

Yes = 5). **Yes:** Councilman Albert Torres, Councilman Ray Lacy, Councilman Stan Lau, Councilwoman Felicity Zoberski, Councilwoman Fran McKay.

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

Councilwoman McKay requested USDA be contacted to provide information for rural housing programs.

Councilman Lau requested additional for the Engineering Department.

City Manager Hooper stated the City has several positions open and that the Engineering position has been open for a year, however the City has not had any interested applicants but will continue to work towards filling all positions.

8. PUBLIC FORUM


Fernley resident John Reichlein requested clarification on the requirements and guidelines for the Senior Citizen Advisory Committee.

ADJOURNMENT

There being no further business to come before it, the Fernley City Council meeting adjourned at 6:26 p.m. The next City of Fernley Council meeting is scheduled for July 21, 2021 at 5:00 p.m.

Approved by the Fernley City Council on July 21, 2021, by a vote of:

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



ATTEST: City Clerk Kim Swanson



Mayor Roy Edgington