



N E V A D A

AGENDA
Regular Meeting
City Council

Wednesday, April 20, 2022 • 5:00 PM

Mayor
Roy Edgington

City Council
Ward 1 - Raymond Lacy
Ward 2 - Felicity Zoberski
Ward 3 - Stan Lau
Ward 4 - Albert Torres
Ward 5 - Fran McKay

City Manager
Daphne Hooper

Fernley City Council Chambers, 595 Silver Lace Boulevard, Fernley, NV 89408

Zoom information:

Please click the following link to join the webinar: <https://us02web.zoom.us/j/87628780610>, or one tap/mobile: 13462487799, Dial: 669 900 9128, Webinar ID: 876 2878 0610

Public Notice: This agenda has been physically posted in compliance with 241.020 at Fernley City Hall, 595 Silver Lace Blvd. In addition, this agenda has been electronically posted in compliance with NRS 241.020(3) at www.cityoffernley.org and NRS 232.2175 at <https://notice.nv.gov/>. To obtain further documentation regarding posting, please contact the City Clerk's Office at (775) 784-9830 or cityclerk@cityoffernley.org

Public Comment: Those wishing to address the City Council may submit public comment through the online public comment form found at <https://www.cityoffernley.org/forms>, or by sending an email to cityclerk@cityoffernley.org. Comments received 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. Public comments 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. Public comment, whether on action items or public comment, is limited to three (3) minutes per person. Unused time may not be reserved by the speaker, nor allocated to another speaker. The public may comment on any matter that is not specifically included on an agenda as an action item or comment on a specific agenda item. Items not included on the agenda cannot be acted upon other than to place them on a future agenda. Additionally, if you wish you can comment in person at the meeting or use the Raise your Hand feature in Zoom (*9 if you are participating via phone).

Accommodations: City Council and staff will make reasonable efforts to assist and accommodate individuals with disabilities desiring to attend the meeting. Please contact the City Clerk's Office at (775) 784-9830 in advance so that arrangements can be made.

Supporting Material: Staff reports and supporting material for the meeting are available at the City Clerk's Office, and on the City's website at www.cityoffernley.org. Pursuant to NRS 241.020(6), supporting material is made available to the general public at the same time it is provided to the City Council.

Order of Business: The presiding officer shall determine the order of the agenda. The Fernley City Council may combine two or more agenda items for consideration; 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. Items scheduled to be heard at a specific time will be heard no earlier than the stated time but may be heard later.

1. INTRODUCTORY ITEMS

1.1. Roll Call

1.2. Public Forum

1.3. (Possible action) Approval of 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

2.2. (Possible action) Approval of Minutes from March 16th and April 6th.

2.3. (Possible action) Approval of Business Licenses

2.4. (Possible action) Approve a Water Leasing Agreement with NV Energy, Inc. which authorizes NV Energy to use up to 360 acre-feet of Fernley's Newlands Project surface water rights during the period between July 1, 2022 and October 31, 2022 to provide water to the Tracy power generation facility.

2.5. (Possible action) Discussion to approve a contract with Gerhart & Berry Construction for the Rehabilitation work at the West Lift Station Project in an amount not to exceed \$1,499,873.00

2.6. Possible Action to Approve a Settlement Agreement between Northern Nevada Community Housing and the City of Fernley in regards to Third Judicial District Court case number 21-CV-00951.

2.7. Possible Action to approve the liquor license for Antojitos Mexico en mi corazon.

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.

4. PROCLAMATIONS BY THE MAYOR

5. PRESENTATIONS

6. ORDINANCES

6.1. (For possible action) Second Reading, Public Hearing – MPA22001 & ZMA22001 Consideration and possible action on a Master Plan Amendment and Zoning Map Amendment requests to change the land use designation and zoning and on a single parcel of vacant land. The project site is approximately ±27.83 acres in size, located at 1000 Pilot Road, Fernley, NV (APN: 021-061-32).

- 1. Consideration and possible action on Resolution 22-009, a Master Plan Amendment request associated with MPA22001, to change the land use designation from Commercial to Industrial.**
- 2. Consideration and possible action on Bill #306 as a general Ordinance for a Zoning Map Amendment associated with ZMA22001, to change the zoning from C2 (General Commercial) to I (Industrial).**

6.2. (For possible action) Second Reading, Public Hearing – ZMA22002 & TSM22001
Consideration and possible action on a Zoning Map Amendment (ZMA22002) and a Tentative Subdivision Map (TSM22001) requests on a site is approximately ±28.42 acres in size, located at 590 & 600 W. Main Street (APN's: 021-071-02, and 021-071-03).

1. A Zoning Map Amendment Request to change the zoning on two parcels of land (APN's 021-071-02 and 021-071-03) from C2 (General Commercial) and SF6 (Single Family, 6,000 sq. ft. minimum lot size) to MU (Mixed Use).
2. A Tentative Subdivision Map request to allow for the development of a 9-lot Commercial/Residential subdivision within the MU (Mixed Use) zoning district.

6.3. (For possible action) Second Reading, Public Hearing - ZMA22003
Consideration and possible action on Bill #308, an ordinance for a Zoning Map Amendment to change the zoning of a single parcel of land from SF6 (Single Family, 6,000 sq. ft. minimum lot size) to MF21 (Multi-Family, 10-21 dwelling units per acre). The project site is approximately ±3.94 acres in size and is located at 1170 W. Newlands Drive (APN: 020-320-01).

7. STAFF REPORTS

- 7.1. Possible action to approve the agreement for the installation of public art during the Mural, Music & Margaritas Festival.

8. ITEMS REQUESTED BY MAYOR OR CITY COUNCIL MEMBERS:

- 8.1. (Possible action) Discussion regarding a future agenda item requesting to rename Veterans Way after Brett Palmer. (Mayor Edgington's request)

9. ADDRESS REQUEST(S) FOR FUTURE AGENDA ITEMS

10. PUBLIC FORUM

11. ADJOURNMENT

Next Meeting: May 4, 2022 @ 5 PM