

**MINUTES OF THE  
FERNLEY CITY COUNCIL MEETING  
APRIL 6, 2022**

Mayor Roy Edgington called the meeting to order at 05:00 PM at Fernley City Hall, 595 Silver Lave Blvd., Fernley, NV 89408.

**1. INTRODUCTORY ITEMS**

**1.1. Roll Call**

**Present:** Mayor Roy Edgington Councilman Ray Lacy, Councilman Albert Torres, Councilwoman Fran McKay, Councilman Stan Lau, City Manager Daphne Hooper, Deputy City Attorney Aaron Mouritsen, Director of Finance Denise Lewis, Public Works Director Dave Whalen, Planning Director Tim Thompson, Building Official Billy Staten, Deputy City Manager Patrick Marsh, City Engineer Derek Starkey, City Clerk Kim Swanson, Administrative Specialist Tiffany Wood.

**Absent:** Councilwoman Felicity Zoberski

**1.2. Public Forum**

Carol Giriborgh, Fernley resident, spoke about her water being turned off for 3 days in January. Mayor Edgington offered Carol his contact information and directed her to call him the next morning so he could try to assist her.

Darren Farr represented the Nevada Veteran's Coalition. He requested city council to honor Brett Palmer and request the road to the Veteran's Cemetery be renamed after him.

Tom Draughn with the Veteran's Coalition stated Brett believed every veteran and their families were due an honorable burial. He asked people to remember everything Brett did was for the veterans. Remember him for his good deeds and rename the cemetery road.

Linda Marshall, Fernley resident, expressed concerns over the reconstruction of the dog park.

Becky Howlit, Fernley resident, from the Fernley 4th of July committee challenged the rest of the council members to match the 3 donations council members have made for \$1,000.

Deborah Talbot, Fernley resident, expressed concerned about the gate at Green Valley Park. She stated she was excited about the rest of the changes. If the entrance is changed, then seniors will have to walk the length of a football field. She challenged the council members to come to the green valley park and visualize how difficult it might be to walk that proposed distance with a cane and a dog on a leash.

Mike Templeton, Fernley resident, said the sidewalk being put in is in ADA compliance but the location of the proposed gate should be re-visited as it impacts the population the ADA would be intended to serve.

Tamera Cannon, Fernley resident, said she uses the dog park and her husband has trouble walking. The current proposed move of the gate is a tenth of a mile, which is impossible for people like her husband. The park is an important social event for everyone and they would be devastated to be kept out from the change. Uneven dirt was also a concern. She invited the council members to come out any weekday at 10 or 11 am to see them.

### **1.3. (For Possible Action) Approval of Agenda**

**Motion:** MOVE TO APPROVE THE AGENDA. **Action:** Approve, **Moved by** Councilman Lau, **Seconded by** Councilman Lacy. **Vote:** Passed, **Summary:** Yes 4, No 0, Abstained 0. **Yes:** Councilman Lacy, Councilman Lau, Councilman Torres, Councilwoman McKay, **Absent:** Councilwoman Zoberski.

## **2. CONSENT AGENDA**

### **2.1. (For possible action) Approval of Voucher Report**

### **2.2. (Possible action) Approval of Business Licenses**

**2.3. (For possible action) Approval of the contract between the City of Fernley and Kalbacher Associates LLC for comprehensive grant services in the amount not-to-exceed \$2,250/month from March 1, 2022 through June 30, 2022.**

**2.4. (For possible action) To approve a contract with Construction Materials Engineers, Inc (CME) for an amount not to exceed \$28,510.00 for inspection services for the Farm District Rd Lift Station Reconstruction and Grit Chamber removal project.**

### **2.5. (For possible action) Approval of Minutes from March 2, 2022**

**Motion:** MOVE TO APPROVE THE CONSENT AGENDA. **Action:** Approve, **Moved by** Councilman Stan Lau, **Seconded by** Councilman Ray Lacy. **Vote:** Passed, **Summary:** Yes 4, No 0, Abstained 0. **Yes:** Councilman Lacy, Councilman Lau, Councilman Torres, Councilwoman McKay, **Absent:** Councilwoman Zoberski.

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

Lyon County Human Services gave a presentation about child abuse prevention month. It is a community concern and one single entity alone cannot protect the children. The number one reason children are removed from homes is neglect. Domestic violence is the second most common at 12.2% and incarceration of parents is next at 11.8%. There are many different types of abuse. Negative childhood events can be offset by positive experiences that Lyon County Human Services is working to increase in the community by providing people with resources and tools. Anyone can be a positive influence on a child and help give them positive life experiences and events.

Supervisor of the division for Child and Family Services, Candi Mortensen, spoke about her experience working with the families in the city of Fernley and the types of neglect or abuse she has commonly seen. Mental health has been a big issue from Covid as well. About 90% of the reports involve some sort of substance abuse. Fernley is in high need of foster families right now, as any children removed from families in Fernley won't be able to stay in Fernley.

Lyon County District Attorney Steve Rye thanked the mayor and council for raising awareness of child abuse in Lyon county and spoke about what a serious issue it is in our communities. He said his office works to place children in the best possible environment for them and represents them in court. A large part of the serious case load deals with child abuse and child sexual abuse, so they work closely with the Sheriff's Office. He thanked the school district for being active in spreading awareness as well.

Lyon County Court Appointed Special Advocates (CASA), are largely volunteers who work with children in abuse cases to help support them during the separation from their homes or dealing with abuse. CASA collaborates with everyone involved in a child's case and improves the chances of children finding safe and permanent homes.

Item 4 was heard next.

Frank Hunewill said new people have started at the Sheriff's Department and thanked the community for their hours and help on the current case they are investigating. He provided the stats for the 911 calls.

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

City Manager Daphne Hooper announced City Treasurer Denise Lewis received an honorable mention award at the Nevada Taxpayers Association Cashmen Award for saving money and providing public service. The Budget workshop is scheduled for Wednesday, April 7th, at 5pm. Friday, April 8th, will be scheduled if the meeting isn't finished. Next Wednesday, on the 13th, there will be presentations for the CDBG grant applications. On Thursday, on the 14th of April, Lyon County Commissioners will be having a special meeting in Yerington to hear projects proposed for the ARPA funds. The Covid vax walk-in clinic has been scheduled for Tuesday, April 19th, from 2 to 3 pm at City Hall. The 1st quarterly public safety meeting with the Sheriff has been scheduled for Thursday, April 21st, from 6 to 7 pm.

Billy Staten building official presented the monthly report for his department.

Councilman Lau said the Miller Lane paving job looked great.

Mayor Edgington announced that the Mayor's Clean Sweep is scheduled for Saturday, May 14th, at the Out-of-Town Park at 8 am.

Councilman Torres said that on April 8th at 9am there will be an Fernley Senior Citizen Advisory Committee meeting. He stated he wanted to work on a program for an active duty to retirement transition program. He requested that the city allow Naomi's family a free burial plot from the city.

Councilwoman McKay said opening day is Tuesday, April 12th for the Reno aces.

Councilman Lacy said on Sunday, April 11th, there would be a memorial at 5pm for Naomi at the Out-of-Town Park.

Mayor Edgington mentioned that Easter is coming up and there will be meals prepared by the Rotary for those in need.

Item 5.1 was heard next.

#### 4. PROCLAMATIONS BY THE MAYOR

Mayor Edgington read a proclamation for Child Abuse Prevention Month. He thanked social services and law enforcement for dealing with this important and difficult subject.

Item 3 was reopened.

#### 5. PRESENTATIONS

##### 5.1. Presentation by Jim Womack of Atlanta Capital Investment Management Company regarding the City's investment portfolio.

Jim Womack from the Atlanta Capital Investment Management Company gave a presentation about the City of Fernley's Investment Portfolio. Atlanta Capital is happy to report there has been a higher rate of return, the Feds stopped buying bonds and raised interest rates. The portfolio is compounding at a 2.3% rate. He stated there could be a recession in 2023.

Councilman Torres asked how the midterm elections would impact on inflation.

#### 6. ORDINANCES

##### 6.1. (For possible action) First Reading, Introduction of Bill #307 Zoning Map Amendment – ZMA22002

**Consideration and possible action to introduce Bill #307 as an ordinance for a Zoning Map Amendment request associated with ZMA22002, to change the zoning on two parcels of land from C2 (General Commercial) and SF6 (Single Family, 6,000 sq. ft. minimum lot size) to MU (Mixed Use). The project site is approximately ±28.42 acres in size and is located at 590 & 600 W. Main Street (APN's: 021-071-02, and 021-072-03).**

Planning Director Thompson explained Bill #307, the zoning map amendment to change the parcels from C2 to MU.

McKay noticed 2 different Assessor parcel numbers between the parcels.

Planning Director Tim Thompson confirmed the 2nd number should be 021-071-03.

**Motion:** MOVE TO INTRODUCE BILL #307 ZMA22002 FOR ASSESSOR PARCEL NUMBERS 021-071-02 AND 021-071-03 TO BE HEARD AT THE APRIL 20TH, 2022 CITY COUNCIL MEETING. **Introduced by** Councilwoman McKay

##### 6.2. (For possible action) First Reading, Introduction of Bill #306 – ZMA22001

**Consideration and possible action to introduce Bill #306 as a general Ordinance for a Zoning Map Amendment, associated with ZMA22001, to change the zoning on a single parcel of vacant land from C2 (General Commercial) to I (Industrial) on a site approximately ±27.83 acres in size located at 1000 Pilot Road, Fernley, NV (APN: 021-061-32).**

Planning Director Thompson presented Bill #306 to change the zoning from C2 to I for the parcels

listed.

**Motion:** MOVE TO INTRODUCE BILL #306 AS A GENERAL ORDINANCE FOR A ZONING MAP AMENDMENT ASSOCIATED WITH ZMA22001 TO CHANGE THE ZONING ON A SINGLE PARCEL OF VACANT LAND FROM C2, GENERAL COMMERCIAL, TO I, INDUSTRIAL, ON A SITE APPROXIMATELY PLUS OR MINUS 27.83 ACRES IN SIZE LOCATED AT 1000 PILOT RD FERNLEY, NV, APN 021-061-32 TO BE HEARD AT THE APRIL 20TH, 2022 CITY COUNCIL MEETING. **Introduced by** Councilman Lau.

**6.3. (For possible action) First Reading, Introduction, of Bill #308 - ZMA22003**  
**Consideration and possible action to introduce Bill #308 as 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 Newlands Drive (APN: 020-320-01).**

Planning Director Thompson explained Bill #308 to change the zoning from SF6 to MF21.

**Amended Motion:** MOVE TO INTRODUCE BILL #308 AS AN ORDINANCE FOR A ZONING MAP AMENDMENT TO CHANGE THE ZONING OF A SINGLE PARCEL LAND FROM SF6 SINGLE FAMILY 6 THOUSAND SQUARE FEET MINIMUM SIZE LOT TO MF21 MULTIFAMILY 10 TO 21 DWELLING UNITS PER ACRE. THE PROJECT SITE IS APPROXIMATELY 3.94 ACRES IN SIZE AND IS LOCATED AT 1170 NEWLANDS DRIVE, APN #020-320-01. TO BE HEARD AT THE APRIL 20TH, 2022 CITY COUNCIL MEETING. **Introduced by** Councilman Lau.

Councilman Lacy asked if that was West Newlands or the other side.

Planning Director Tim stated it was West Newlands Drive. Councilman Lacy stated he wanted the minutes to reflect that the location was W. Newlands

Councilman Lau agreed to amend the motion to read 1170 West Newlands Drive.

## **7. STAFF REPORTS**

**7.1. (For possible action) Update and discussion regarding Main Street Park and partnership with Rotary.**

City Manager Daphne Hooper provided an update about the Main Street park and partnership with the Rotary. The Rotary would still like to help make improvements within the park but they will do so by providing funding.

McKay disclosed that she is a member but that item does not affect her in any way.

The Mayor disclosed that he is a member, though it would not affect him in any way.

**Motion:** MOVE TO HAVE STAFF LOOK AT THE MAIN STREET PARK WITH THE PARTNERSHIP WITH THE ROTARY ON IT AND SEE WHAT THE ROTARY CAN DO.  
**Action:** Approve, **Moved by** Councilman Lau, **Seconded by** Councilman Lacy. **Vote:** Passed,

**Summary:** Yes 4, No 0, Abstained 0. **Yes:** Councilman Lacy, Councilman Lau, Councilman Torres, Councilwoman McKay. **Absent:** Councilwoman Zoberski.

There was a 10 minute break.

## **7.2. (For possible action) Discussion on Development Review Operations Assessment Implementation Action Plan Update**

Deputy City Manager Patrick Marsh provided the update for the implementation of the Action Plan. He said they have had customer service training and will continue to have training. There is a position still open for a development coordinator that will play a critical role for customer satisfaction. He will report at future council meetings about the progress of each item.

## **8. ADDRESS REQUEST(S) FOR FUTURE AGENDA ITEMS**

The Mayor asked to have the renaming of the cemetery street after Brett Palmer put on a future agenda.

## **9. PUBLIC FORUM**

There were none.

## **10. ADJOURNMENT**

The mayor said there would be a Budget meeting on April 7th at 5pm and again April 8th at 5pm if necessary. Another Budget meeting will be held on the 13th, if necessary and the next City Council meeting is April 20th.

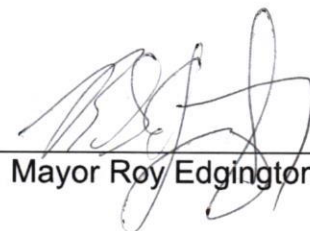
There being no further business to come before it, the Fernley City Council meeting adjourned at 07:00 PM.

Approved by the Fernley City Council on April 20, 2022, by a vote of:

AYES: 4 NAYS: 0 ABSTENTIONS: 0 ABSENT: 1



ATTEST: City Clerk Kim Swanson



Mayor Roy Edgington

April 1, 2022

Signatures Available  
Upon Request

*Submitted  
Public Comment*

**Mayor Roy Edgington**  
**City Engineer Derek Starkey**  
**City Council Members and their staff**

Good morning all ...

I'm contacting you today on behalf of myself and many other daily users of the small dog area of the dog park at Green Valley Park. We are very excited to hear of the work that will be done improving the park and are very much looking forward to its completion!

Respectfully, however, we do have serious concerns regarding the removal of the current entrance gate on Green Valley Dr. It is our understanding that the entrance on Green Valley will be moved to the opposite side of the small dog park - and that parking will be in the small lot on Ricci Ln. with a concrete walkway from that parking area to the new gate/entrance to the small dog area.

If that is true, this change will create quite a hardship and make it difficult for many in our group to easily access the small dog area. Most of us are Seniors and are dealing with health and mobility issues that seniors often deal with every day. For example, one of our group is 84 years old and he cannot walk without a cane, he is not able to walk his dog any long distance. This change would remove the access to the dog park that now exists for him and many of us. I have recurring lower back and hip issues as well as arthritis in my neck, back, and hip. For those of us who must deal with mobility issues, it is crucial that all of us have easy access to the small area where we set up our chairs and where Al is able to sit on the metal bench that is there - this area is very close to the current entrance gate. We can currently park on Green Valley Dr., right near the current gate and are able to walk just a few steps to our sitting area and bench.

This dog park is a wonderful gathering place for all of our dogs, of course, but it is also a great gathering place for all of us - to visit, chat, and enjoy each other's company on a daily basis. So, easy access to this space is very important to be able to socialize, not only for our dogs ... but for ALL of US also.

We would also like to know if there is any plan for creating a "temporary" place for us to gather with our small dogs for the 2-3 months that the construction will be underway at the park. It was explained to our group that the out-of-town dog park was the only option ... but again, accessibility for many of us will be a huge issue, there is NO close access to the dog park gate. Separation for the small dogs from the big dogs would also be an issue. ***Any other ideas/solutions from you would be welcomed.***

Finally, thank you so much for all of your time and consideration - we truly appreciate it. We are providing several signature sheets of people who are supporting our position outlined in this letter ... and the sheets include names, addresses, phone numbers, and signatures.

***Most Sincerely and Respectfully, Dog Park Users and Friends***