



N E V A D A

AGENDA
Regular Meeting
City Council

Wednesday, July 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
Patrick Marsh - Acting

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/82966343247>, or one tap/mobile: 12532158782, Dial: 669 900 9128, Webinar ID: 829 6634 3247

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. (For 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 July 6, 2022

2.3. (Possible Action) Approval of Business Licenses

2.4. Possible Action to Approve two Community Development Block Grant Agreements for FY2022/23.

2.5. Possible Action to Approve the Will-Serve for American Battery Metal Corporation Lab/Office TI of 2.48 ERC's for Water and 8.66 ERC's for Sewer for Lyon County Parcel 021-071-45 located at 395 Logan Lane, Fernley, NV 89408.

2.6. Possible action to authorize the execution of the Water Right Banking and Dedication Agreement with Fernley Fremont Investors, LLC, APN 021-311-30, TCID serial number 1056-1-F in the amount of 6.03 acre-feet."

2.7. Possible action to authorize the execution of the Water Right Banking and Dedication Agreement with CRE of Nevada, LLC, APN 020-151-19, TCID serial number 1039-A-2 in the amount of 9.27 acre-feet.

2.8. Possible action to approve the award of the 2022-2023 Annual Chemical Supplier Contract to Thatcher Company of Nevada, Inc.

2.9. Possible action to approve a contract for on-call inspection services and engineering support services with NCE.

2.10. Possible Action to approve Amendment 2 to the One Nevada Agreement on Allocation of Opioid Recoveries.

2.11. (Possible Action) to authorize the transfer of salary and benefit budget appropriations totaling \$82,552 for the development coordinator position from the planning department to the City manager's department.

2.12. Possible Action to Approve the Will-Serve Request from Genica NV, LLC for 61 ERC's for Water and 61 ERC's for Sewer for 61 homes for Donner Trails Phase 12B for Lyon County Parcel 021-201-57 located in Fernley, NV 89408

2.13. Possible Action to purchase one (1), Ford F250, 4wd pickup truck with utility body from Corwin Ford for the City of Fernley's Parks Department for an amount of \$50,543.25 plus a 4% contingency of \$2,112 for a total of \$52,655.25.

2.14. Possible Action to purchase one (1), Ford F250, 4wd pickup truck with utility body from Corwin Ford for the City of Fernley's Wastewater Department for an amount of \$50,543.25 plus a 4% contingency of \$2,112 for a total of \$52,655.25.

- 2.15. Possible Action to purchase one (1), Ford F150, 4wd pickup truck from Corwin Ford for the City of Fernley's Water Treatment Facility for an amount of \$36,528.25 plus a 4% contingency of \$1,461.13 for a total of \$37,989.38.
- 2.16. Possible Action to purchase one (1), Ford F250, 4wd pickup truck with utility body from Corwin Ford for the City of Fernley's Utilities Department for an amount of \$50,543.25 plus a 4% contingency of \$2,112 for a total of \$52,655.25.
- 2.17. For Possible Action to Approve the purchase of two new replacement air compressors with appurtenances from Atlas Copco for the City of Fernley's Water Treatment Facility.
- 2.18. Possible action to approve the purchase of eight Hach turbidity analyzers and appurtenances for a total of \$61,930.74 for the water treatment plant operations.
- 2.19. Possible Action to purchase one (1), Elgin Regen X Regenerative Air Sweeper from Velocity Truck Centers for the City of Fernley's Streets and Storm Drains Department for an amount of \$312,960, plus a 3% contingency of \$9,388.80, for a total of \$322,348.80.
- 2.20. Possible action to amend the contract between the City of Fernley and Walther Law Offices PLLC for Public Defender Services not to exceed \$120,000 a year beginning FY2022-23.

3. REPORTS

4. PROCLAMATIONS BY THE MAYOR

5. PUBLIC HEARINGS

- 5.1. Presentation, discussion, and possible action on the 2023-2024 Community Development Block Grant (CDBG) Program update, priorities, and citizen participation process.
- 5.2. Reading and Public Hearing, Bill #309 – ZMA22004 & TSM22003, Continued from 06/01/2022 Consideration and possible action on a Zoning Map Amendment and a Tentative Subdivision Map request for a site consisting of one (1) parcel of land approximately 30.15 acres in size, located at 900 Vonnie Lane, Fernley, NV (021-471-05).
 1. A Zoning Map Amendment request associated with ZMA22004, to change the zoning on a single parcel of land from SF20 (Single Family, 20,000 sq. ft. minimum lot size) to SF6 (Single Family, 6,000 sq. ft. minimum lot size).
 2. A Tentative Subdivision Map request associated with TSM22003, to allow for the development of a 79-lot residential subdivision, located within the SF6 (Single Family, 6,000 sq. ft. minimum lot size zoning district).

6. ORDINANCES

- 6.1. (Possible Action) First Reading, Introduction of Bill #310 (ANX22001) – Consideration and introduction of Bill #310 as an ordinance for an annexation request to annex approximately 685.51 acres into the City of Fernley, generally located southeast of Interstate 80, east of Nevada Pacific Parkway, and west of the Fernley Wildlife Management Area (APN: 021-201-01). Upon annexation, the zoning shall convert from the Lyon County zoning designation of M-1 (General Industrial) to a City of Fernley zoning designation of I (Industrial).
- 6.2. (Possible Action) First Reading, Introduction of Bill #313 (ZMA22005) – Consideration and introduction of Bill #313 as an ordinance for a Zoning Map Amendment request from Mark IV Capital to change the zoning of two parcels of land (APN's 021-211-02 & 021-211-03) from RR1 (Rural Residential, 1-acre minimum lot size) to I (Industrial).

7. STAFF REPORTS

7.1. Possible Action to Discuss and Approve the Owner-Construction Manager At Risk Pre-Construction Agreement for the Community Response & Resource Center to Core Construction, in the amount not-to-exceed \$94,500.00

7.2. Possible action and discussion regarding the recruitment of the City Manager position, including, but not limited to, job description, ordinances, job title, organizational chart, etc.

8. RESOLUTIONS

9. ITEMS REQUESTED BY MAYOR OR CITY COUNCIL MEMBERS:

9.1. For possible action and discussion requesting a future agenda item to schedule a workshop with Verdunity, Inc (Councilwoman McKay)

9.2. For possible action and discussion regarding a future agenda item to explore residential recycling in the City of Fernley. (Councilman Lacy)

10. ADDRESS REQUEST(S) FOR FUTURE AGENDA ITEMS

11. PUBLIC FORUM

12. ADJOURNMENT

Next Meeting: August 3, 2022 @ 5 PM