

**MINUTES OF THE
FERNLEY CITY COUNCIL MEETING
OCTOBER 5, 2022**

Mayor Edgington Roy Edgington called the Fernley City Council meeting to order 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 Lau, Councilman Torres, Councilman Lacy, Councilwoman Zoberiski, Councilwoman McKay, City Manager Patrick Marsh, Building Official Charity Birkel, City Engineer Derek Starkey, Associate Planner Shay League, Public Works Director Dave Whalen, City Attorney Brandi Jensen, Deputy City Attorney Aaron Mouritsen, City Clerk Kim Swanson, Administrative Specialist Tiffany Wood.

1.2. Public Forum

Cody Wagner, Fernley resident announced the high school bleachers have been installed.

Jan G. Fernley resident stated she moved here in March and said her taxes are more expensive here than in Reno. She said the water bill is too high. She said she feels ripped off for the amount of taxes she pays.

Jim Moffit, Fernley resident, was concerned that the town had turned into a dump. He wanted to see a nuisance ordinance for the city. He said dope dealing and loud music is going on with people living in RV's and dumping sewage on the street.

Item 4 was heard next.

1.3. (For Possible Action) Approval of Agenda

Motion: APPROVE AGENDA REMOVING ITEMS 7.1 AND 8.4 **Action:** Approve, **Moved by** Councilman Lau, **Seconded by** Councilman Lacy. **Vote:** Passed, **Summary:** Yes Councilman Lacy, Councilwoman Zoberiski, Councilman Lau, Councilman Torres, Councilwoman McKay.

2. CONSENT AGENDA

2.1. (Possible Action) Approval of the Voucher Report

2.2. (Possible Action) Approval of Minutes from September 21, 2022.

2.3. (Possible Action) Business Licenses

2.4. For Possible Action to Reappoint Mr. Jewell "JF" McCullar to the Fernley Senior Citizen Advisory Committee.

2.5. A. Possible Action to approve an Amendment to the Settlement Agreement between

Northern Nevada Housing and the City of Fernley regarding District Court Case 21-CV-00951

B. Possible action to direct staff to resolve the CC&Rs conflicts for property owned by the City at 1170 Newlands Drive, Fernley.

2.6. Possible action to authorize the execution of the Water Right Banking and Dedication Agreement with Donna Blodgett Trust Agreement, APN 020-381-01 TCID serial number 1065-19 in the amount of 9.045-acre action to authorize the execution of the Water Right Banking and Dedication feet.

2.7. Possible action to approve the Cook Ranch Estates Phase 3 Final Subdivision Map (FSM21004) creating a 76-lot single-family residential subdivision.

Motion: APPROVE CONSENT AGENDA. **Action:** Approve, **Moved by** Councilman Stan Lau, **Seconded by** Councilman Ray Lacy. **Vote:** Passed, **Yes:** Councilman Lacy, Councilwoman Zoberski, Councilman Lau, Councilman Torres, Councilwoman McKay.

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

Lt Mitch Brantingham with Lyon County Sheriff's office introduced Sergeant Willy who is a deputy for Fernley. He spoke about the power outage from NV energy that the department increased patrols for. He addressed the traffic issues on Hardie Ln that was brought up by Councilman Lacy. The new K-9 has been on the force for 2 months and is working within the city and for highway patrol. He said Cottonwood is next for the department to set their sights on.

The Public Works Director thanked the Sheriff's department for their help when a section of traffic lights went down that were not planned in the outage.

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

Building Official Charity Birkel provided the stats for the building department of the month.

City Manager Patrick Marsh announced the Green Valley park project is currently paused until November when equipment and other facilities are projected to be delivered. There have been 9 applicants and 3 interviews, with 2 more scheduled for Deputy City Manager. There have been 2 applicants for Planning director with interviews scheduled next week. All positions are open until filled. City Hall will be closed at 2pm on October 31st.

City Clerk Kim Swanson reported early voting starts Saturday, October 22nd, and runs through Friday, November 4th, excluding Nevada Day, October 28th and Sundays. General Election day is November 8th, from 7am to 7pm. All voting will take place at City Hall.

Mayor Edgington said Spooktackular will be held at City Hall on October 31st from 4pm to 7pm.

Councilwoman McKay talked about the Reno Aces winning the championship game on Friday.

Councilman Torres reported that the Fernley Senior Citizen Advisory Committee is meeting on October 14th at 9am.

Councilman Lacy said he had heard a great response from the community for the promotion of

Patrick Marsh and Charity Birkel. He thanked the city staff for the great job they are doing.

Neil McIntyre provided an update about the bleachers for Fernley high school.

Item 5.1 was heard next.

4. PROCLAMATIONS BY THE MAYOR

Mayor Edgington proclaimed the month of October in 2022 as domestic violence awareness month in the City of Fernley.

The Domestic Violence program thanked the City of Fernley for the generous donation. They awarded the mayor with a certificate of appreciation.

Break at 5:18 pm - 5:35 pm.

Item 8.3 was heard next.

5. PRESENTATIONS

5.1. Presentation of the Lyon County Library Community Needs Assessment and Strategic Plan Annual Update by Lyon County Library System Director Amy Geddes & Director of the University Center for Economic Development Frederick Steinmann (No Action Requested)

Amy Geddes, Lyon County Library Assistant Director, presented an update about the Library Community Needs Assessment and Strategic Plan and physical changes made to the library in Fernley.

Fred Steinmann provided an overview of the data collected for Lyon County library demands.

6. ORDINANCES

6.1. (For possible action) First Reading, Introduction of Bill # 314 (ZMA22007) Consideration and possible action to introduce Bill # 314 as an ordinance for a Zoning Map Amendment request for a site ± 8.63 acres at approximately 610 Desert Shadows Lane (APN: 021-541-56) from SF20 (Residential - Single-Family, 20,000 square foot minimum lot size) to SF12 (Residential - Single-Family, 12,000 square foot minimum lot size) by request of RC Herrera.

Associate Planner Shay League provided the introduction for Bill # 314 and asked that a public hearing be set for the next council meeting on October 19, 2022.

Item 8.1 was heard next.

7. RESOLUTIONS

7.1. Public Hearing, Resolution #22-018 (MPA22003)

Consideration and possible action on Resolution #22-018 as a resolution for a comprehensive master plan amendment request to change the land use designation of a ±15.5-acre portion of parcel APN: 021-341-18, generally located north of Farm District Road at the intersection of Clearwater Parkway, from Single Family Residential (SFR) to Mixed Residential (MR).

This item was removed.

8. STAFF REPORTS

8.1. For Discussion and Possible Action to consider and appoint one member to the City of Fernley Senior Citizen Advisory Committee among the submitted applicants.

Assistant to the City Manager, Trisha Connor, explained the item.

Denise Moorman spoke about her interest in FSCAC and would like to be a part of it.

Motion: MOVE TO APPOINT DENISE MOORMAN TO THE CITY OF FERNLEY SENIOR CITIZEN ADVISORY COMMITTEE. **Action:** Approve, **Moved by** Councilman Albert Torres, **Seconded by** Councilwoman Fran McKay. **Vote:** Passed, **Summary:** Yes 5. **Yes:** Councilman Lacy, Councilwoman Zoberski, Councilman Lau, Councilman Torres, Councilwoman McKay.

8.2. Discussion and possible action to approve a contract for environmental consulting services with Resource Concepts, Inc. in the amount not to exceed \$25,000 for the Community Response & Resource Center project.

Trisha Connor, Assistant to the City Manager, spoke about the application for the state CDBG grant and what that would entail for the City in regards to the Community Response and Resource Project and hiring an environmental consulting company for the required reports to the government.

Motion: MOVE TO APPROVE THE CONTRACT FOR ENVIRONMENTAL CONSULTING SERVICES TO RESOURCE CONCEPTS INCORPORATED FOR THE COMMUNITY RESPONSE AND RESOURCE CENTER PROJECT IN THE AMOUNT NOT TO EXCEED \$25,000. **Action:** Approve, **Moved by** Councilman Albert Torres, **Seconded by** Councilwoman Fran McKay. **Vote:** Passed, **Summary:** Yes. **Yes:** Councilman Lacy, Councilwoman Zoberski, Councilman Lau, Councilman Torres, Councilwoman McKay.

Item 9 was heard next.

8.3. Update and possible action to approve the revised re-scoping, floor plan, and cost estimate of the Community Response & Resource Center.

Trisha Connor, assistant to the City Manager, spoke about the progress of the community response and resource center schematic design.

Kevin Kemner from TSK architects presented the plans and adjustments from APRA funding.

Mayor Edgington opened the item up for public comment.

Neil McIntyre asked how much money there would be left after the project. He spoke about holding fundraisers to potentially raise more funds for the project.

Cody Wagner from the Fernley Community Foundation pointed out there would be 9 million left from ARPA funds for the project, which would not be enough. He suggested pooling connections from the foundations and clubs in the area to help raise funds.

Marty Hanna asked if the project would enhance Main Street at all.

Ryan Hannon mentioned the City does not have money for a police department. He said the city does not have enough funds for the building to maintain costs.

Danna Uhlhorn from the community Center, and Fernley Aces said Fernley desperately needs a community center. The Boys and Girls club has brought a lot of money to the project and offered to run it as well. He believes it is a doable project and the City should try to move forward.

Karry Vesik said she liked how the public was allowed to bring in changes for the project and would like to see that continue and that she was concerned about using FCTA funds.

Bill Meyer said it is a big project and money is short and grants are tricky. He said if the space is not used wisely it would be wasted space. He wanted to see more clubs and foundations involved in the development of the project to help see it through.

Edrie LaVoie thanked the City for allowing the foundation to participate in the meetings. She asked not to be locked in the small space of the current design. She suggested using the boys and girls club funding to preserve FCTA funds for the Gym.

Coleen Unterbrink from Zoom agreed with Edrie stating this project is near and dear to her since the beginning in 2018. She brought up election season and acknowledged the difficulty of picking and choosing where to allocate funds for when there are so many projects the city needs, but she pointed out the positive impact a community center will have in many different ways in Fernley.

Motion: MOVE TO TABLE THE MAJOR DECISION UNTIL NOVEMBER 2ND ASKING FOR MORE INFORMATION ON THIS PROJECT INCLUDING THE SCHEMATICS AND INCLUDING THE TWO CITY COUNCILMAN TO SIT IN ON THE MEETING IN ORDER TO KICK AROUND THE LAYOUT AS SO MANY PEOPLE HAVE STOOD UP AND ASKED FOR TONIGHT.

Action: Approve, **Moved by** Councilman Albert Torres, **Seconded by** Councilman Stan Lau.

Vote: Passed, **Summary:** Yes 5. **Yes:** Councilman Lacy, Councilwoman Zoberski, Councilman Lau, Councilman Torres, Councilwoman McKay.

A 5 minute break was called at 6:50pm.

Item 2, the consent agenda, was heard next.

8.4. Possible action to direct staff to proceed with a Business Impact Statement relating to an increase in Franchise Fees for Public Utilities providing services within the City of Fernley.

This item was removed.

9. ADDRESS REQUEST(S) FOR FUTURE AGENDA ITEMS

Councilwoman Zoberski asked staff to communicate with the library and involve them on newsletter for the city.

10. PUBLIC FORUM

There were none.

11. ADJOURNMENT

Mayor Edgington said the Planning Commission meeting will be on October 12th at 5pm, the Fernley

Senior Citizen Advisory Committee will be on October 14th at 9am and the next City Council meeting will be October 19th at 5pm. He continued that there would be a Public Safety Meeting on October 8th from noon to 4pm.

There being no further business to come before it, the Fernley City Council meeting adjourned at 07:52 PM.

Approved by the Fernley City Council on October 19, 2022, by a vote of:

AYES 4 NAYS: 0 ABSTENTIONS: 0 ABSENT: 1



Mayor Roy Edgington



City Clerk Kim Swanson