

**MINUTES OF THE
FERNLEY CITY COUNCIL MEETING
OCTOBER 19, 2022**

Mayor Roy Edgington called the meeting to order at 5:00 pm at Fernley City Hall, 595 Silver Lace Blvd., Fernley, NV 89408.

1. INTRODUCTORY ITEMS

1.1. Roll Call

Present: Mayor Roy Edgington, Councilman Lacy, Councilman Lau, Councilwoman McKay, Councilwoman Zoberski, City Manager Patrick Marsh, Deputy Finance Director Thomas Lukas, Public Works Director Dave Whalen, Building Official Charity Birkel, City Engineer Derek Starkey, Deputy City Attorney Aaron Mouritsen, City Clerk Kim Swanson, Administrative Specialist Tiffany Wood. **Absent:** Councilman Torres.

1.2. Public Forum

There were none.

1.3. (For Possible Action) Approval of Agenda

Motion: MOVE TO APPROVE THE AGENDA. **Action:** Approve, **Moved by** Councilman Stan Lau, **Seconded by** Councilman Ray Lacy. **Vote:** Passed, **Summary:** Yes 4. **Yes:** Councilman Lacy, Councilwoman Zoberski, Councilman Lau, Councilwoman McKay, **Absent:** Councilman Torres.

2. CONSENT AGENDA

2.1. (Possible Action) Approval of the Voucher Report

2.2. (Possible Action) Approval of Minutes from October 5, 2022

2.3. (Possible Action) Approval of Business Licenses

2.4. Possible Action to award a contract to Lumos & Associates for Preliminary Engineering Report (PER) Services for the East Wastewater Treatment Plant for an amount not to exceed \$85,000

2.5. Possible Action to approve a will-serve commitment for The Meadows at Inglewood Building H Unit 115 & 120 of .34 ERC's for Water and 1.16 ERC's for Sewer for Lyon County Parcel 020-341-11 located at 1044 Inglewood Drive Building H Unit 115 & 120, Fernley, NV

2.6. Possible Action to Award a Contract for Engineering Services for the FY 22/23 PMP Maintenance Project, to Lumos and Associates, Inc., in an amount not to exceed \$251,200

2.7. Possible Action to approve the Medical and Recreational Cannabis Cultivation licenses for West118 Investments, LLC

2.8. Possible Action to approve the Medical and Recreational Cannabis Production licenses for West118 Investments, LLC

Motion: MOVE TO APPROVE THE CONSENT AGENDA. **Action:** Approve, **Moved by** Councilman Stan Lau, **Seconded by** Councilman Ray Lacy. **Vote:** Passed, **Summary:** Yes 4. **Yes:** Councilman Lacy, Councilwoman Zoberski, Councilman Lau, Councilwoman McKay, **Absent:** Councilman Torres.

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 reported a situation on Oct. 18th where officers were dispatched for shots fired. A 22 year-old man was shot in the chest and investigation at that time suggested a potential drug deal had gone badly.

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

City Manager Marsh announced City Hall will be closed for Nevada Day and closes at 2pm on the 31st for Spooktackular. The public safety meeting begins at 6pm tomorrow. The City will accept FCTA grant applications starting Nov. 1st through the 30th.

City Clerk Kim Swanson announced that early voting would begin on Saturday, October 22nd and run through Friday, November 4th, excluding Sundays and Nevada Day, November 28th. General Election Day will be November 8th from 7am to 7pm at City Hall.

Councilwoman Zoberski thanked the Public Works department.

Mayor Edgington spoke about the importance of voting as well as the Spooktacular event.

Councilwoman McKay said she heard about a traffic jam in Reno and emphasized the importance of pulling over for emergency vehicles. She asked the public to attend the fire district meetings every 2nd Thursday of the month at 5 pm.

4. ORDINANCES

4.1. First Reading, Introduction of Bill # 318 (ZMA22008)

Consideration and possible action to introduce Bill # 318 as an ordinance for a Zoning Map Amendment request to change the zoning on a site ±83.9-acres and generally located north of Farm District Road at the intersection of Clearwater Parkway (APN: 021-341-18) from RR1 (Residential - Rural, 1-acre minimum) to ±68.4-acres of SF6 (Residential - Single-Family, 6,000 square feet minimum) and ±15.5-acres of MDR14 (Medium Density Residential, 14 dwelling units per acre).

Associate Planner Shay League introduced the Zoning Map Amendment. She added the public hearing will be held on November 2nd.

5. PUBLIC HEARINGS

5.1. Public Hearing – Zoning Map Amendment (ZMA22007) & Tentative Subdivision Map (TSM22006)

Consideration and possible action on a Zoning Map Amendment and Tentative Subdivision Map request on a site approximately 8.63 acres in size generally located approximately 1,300 feet east of the intersection of US 50A/US95A and Desert Shadows Lane with an

address of 610 Desert Shadows Lane, Fernley, NV. (APN: 021-541-56)

1. To change the zoning from SF20 (Residential – Single-Family, 20,000 square feet minimum lot size) to SF12 (Residential – Single-Family, 12,000 square feet minimum lot size)
2. To allow for the development of a 23-lot single family residential subdivision.

Associate Planner Shay League gave a presentation for the Zoning Map Amendment ZMA22007.

Eric Haystee from Wood Rodgers presented an overview of the Tentative Subdivision Map.

Mayor Edgington opened the item for public comment.

There were none.

Motion: MOVE TO APPROVE THE ZONING MAP AMENDMENT ASSOCIATED WITH ZMA22007 BASED ON FINDINGS Z1 THROUGH Z3 AND THE FACTS SUPPORTING THESE FINDINGS AS SET FORTH IN THE STAFF REPORT. **Action:** Approve, **Moved by** Councilman Stan Lau, **Seconded by** Councilman Ray Lacy. **Vote:** Passed, **Summary:** Yes 4. **Yes:** Councilman Lacy, Councilwoman Zoberiski, Councilman Lau, Councilwoman McKay, **Absent:** Councilman Torres.

City Engineer Derek Starkey discussed the culdesac requirements.

5.2. Public Hearing – MPA22003 & ZMA22008

Consideration and possible action on a Master Plan Amendment and Zoning Map Amendment request for a site ±83.9 acres in size generally located north of Farm District Road at the intersection of Clearwater Parkway. (APN: 021-341-18)

A Master Plan Amendment request to change the land use on a ±15.5-acre portion of the project site from Single Family Residential (SFR) to Mixed Residential (MR).

A Zoning Map Amendment request to change the zoning on a ±68.4-acre portion of the project site from RR1 (Residential Rural, 1-acre minimum) to SF6 (Single Family Residential) and to change the zoning on a ±15.5-acre portion of the project site from RR1 (Residential Rural, 1-acre minimum) to MDR14 (Medium Density Residential, 14 dwelling units per acre maximum).

Associate Planner Shay League gave a brief presentation for the Vicinity Map of the proposed zoning map amendment. She explained there is a special requirement for a 1st and second reading on this item before action can be taken. She requested the council continue this item to the Nov. 2nd 2022 meeting.

Mayor Edgington opened the item for public comment.

There were none.

Motion: MOVE TO CONTINUE MPA22003 & ZMA22008 AND THE PUBLIC HEARING ASSOCIATED WITH BOTH ITEMS UNTIL THE NEXT MEETING, NOVEMBER 2, 2022. **Action:** Approve, **Moved by** Councilman Stan Lau, **Seconded by** Councilman Ray Lacy. **Vote:** Passed, **Summary:** Yes 4. **Yes:** Councilman Lacy, Councilwoman Zoberiski, Councilman

Lau, Councilwoman McKay, **No:** None, **Absent:** Councilman Torres.

6. STAFF REPORTS

6.1. Possible Action to discuss a contract for employment services between the City of Fernley and Patrick Marsh as the City Manager.

Motion: MOVE TO ACCEPT MR. MARSH'S LETTER OF EMPLOYMENT.

Action: Approve, **Moved by** Councilman Ray Lacy, **Seconded by** Councilwoman Felicity Zoberski. **Vote:** Passed, **Summary:** Yes 4. **Yes:** Councilman Lacy, Councilwoman Zoberski, Councilman Lau, Councilwoman McKay, **Absent:** Councilman Torres.

7. ITEMS REQUESTED BY MAYOR OR CITY COUNCIL MEMBERS

7.1. Possible action and discussion regarding a future agenda item to explore the possibility of the City partnering with the library for community outreach projects. (Councilwoman Zoberski)

Councilwoman Zoberski explained she would like to see the local library and other entities involved with the city staff for the newsletter.

City Manager Patrick Marsh said he would address the item with staff to work with the library and local entities.

8. ADDRESS REQUEST(S) FOR FUTURE AGENDA ITEMS

There were none.

9. PUBLIC FORUM

There were none.

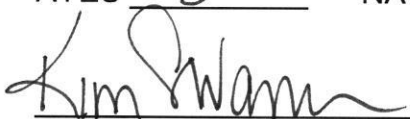
10. ADJOURNMENT

Next meeting is November 2nd at 5pm. City hall is closed on the 28th. Early voting starts October 22nd from 10am to 2 pm and will run from 8 to 5 for the following week.

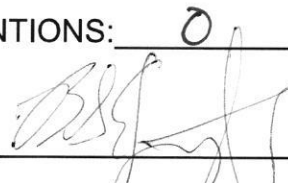
There being no further business to come before it, the Fernley City Council meeting adjourned at 05:49 PM.

Approved by the Fernley City Council on November 2, 2022, by a vote of:

AYES 5 NAYS: 0 ABSTENTIONS: 0 ABSENT: 0



ATTEST: City Clerk Kim Swanson



Mayor Roy Edgington