



N E V A D A

AGENDA
Regular Meeting
City Council

Wednesday, December 7, 2022 • 5:00 PM

Mayor
Neal E. McIntyre

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

City Manager
Patrick Marsh

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

1.4. Oath of Office to newly elected and seating of newly elected officials

1.5. New Council roll call

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 the Voucher Report

2.2. (Possible Action) Approval of Minutes.

2.3. (Possible Action) Business Licenses

2.4. Possible action to authorize the execution of the Water Right Banking and Dedication Agreement with Reghetti Investments, LLC, APN 021-342-06,020-361-18,021-351-04, 020-351-08, TCID serial number 1075-2-A-5, 1057-A, 1078-2-B, 1052-D in the amount of 50.50 acre-feet.

2.5. Possible action to authorize the execution of the Water Right Banking and Dedication Agreement with Joseph Reghetti, APN 020-162-01, TCID serial number 101-1-E-7 in the amount of 7.425 acre feet.

2.6. Possible Action to Approve a will-serve commitment for Lyon County School District for Fernley High School New Gym and Common area of 7.49 ERC's for Water and 17.9 ERC's for Sewer for Lyon County Parcel 021-181-01 located at 1300 HWY 95A South, Fernley, Nv 89408

2.7. (Possible Action) to approve the liquor license for The Meadows Event Center.

2.8. (Possible Action) to approve the liquor license for Dragon City.

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

4. PROCLAMATIONS BY THE MAYOR

5. PUBLIC HEARINGS

5.1. (For Possible Action) Public Hearing, TSM22007 - Tentative Subdivision Map Consideration and possible action on a Tentative Subdivision Map request for a 282-lot single-family attached residential subdivision named "Duets at Red Hawk Ranch" on a site ±31.15 acres in size and generally located at the southwest corner of Miller Lane and Main Street (APN: 021-041-09) by request of Paradiso Communities.

6. ORDINANCES

6.1. First Reading, Introduction of Bill # 323

Introduction of Bill # 323 as an ordinance associated with DA22002 to authorize the City of Fernley to enter into a Development Agreement with Fernley Sherwood QOZB, LLC regarding the details of 316 multi-family residential units on a site ±26.25-acres in size and generally

located north of Fremont Street, south of US Interstate 80, west of Wildwood Drive, and east of Vine Street, Fernley, NV (APNs: 021-092-23, 021-092-26, 021-092-27, 021-092-46, 021-092-47, 021-092-54, and 021-092-55).

6.2. First Reading, Introduction of Bill # 320

Introduction of Bill # 320 as an ordinance associated with DA22003 to authorize the City of Fernley to enter into a Development Agreement with Clements Ranching, LLC for the development of a site ±83.90-acres in size and generally located north of Farm District Road at the intersection of Clearwater Parkway, Fernley, NV (APN: 021-341-18).

7. STAFF REPORTS

7.1. Possible action to accept a donation of 1,200 cubic yards of asphalt grinding material from Mr. Russ Ferretto to be used to improve road and walking surfaces at the City of Fernley's Out of Town Park.

7.2. (For possible action) Approval of FY 2023/2024 Budget Calendar

7.3. (For possible action) Approval of the Mayor's appointments to various Boards and Committees.

8. ADDRESS REQUEST(S) FOR FUTURE AGENDA ITEMS

9. PUBLIC FORUM

10. ADJOURNMENT

Next Meeting: December 21, 2022 @ 5 PM