

**MINUTES OF THE
FERNLEY CITY COUNCIL MEETING
DECEMBER 7, 2022**

Mayor Edgington called the meeting to order at 5:00 pm and started the meeting with item 1.4.

1. INTRODUCTORY ITEMS

Mayor McIntyre thanked Roy Edgington and Ray Lacy for all of their hard work and years of service.

Mayor McIntyre acknowledged his family and thanked them for showing up and supporting him.

1.1. Roll Call

Roll call was not taken due to Mayor Edgington starting the meeting with item 1.4.

Present: Mayor Edgington, Councilman Lau, Councilman Lacy, Councilwoman Zoberski, Councilman Torres, Councilwoman McKay, Deputy City Manager Lydia Altick, City Engineer Derek Starkey, City Treasurer Denise Lewis, Public Works Director Dave Whalen, Building Official Charity Birkel, Development Services Coordinator Alex Lopez Martinez, City Attorney Brandi Jensen, City Clerk Kim Swanson, Deputy City Treasurer Thomas Lukas, Associate Planner Shay League, Assistant to the City Manager Trisha Conner, Administrative Specialist Sandy Harris, and Administrative Specialist Bailie Scott.

1.2. Public Forum

Wesley Harper, Executive Director of the Nevada League of Cities, wanted to bring greetings and congratulate the newly elected officials. He hoped good relations continue with the City of Fernley.

Nick Vanderpool, Flynn Guidici Government Affairs, thanked Mayor Edgington and Councilman Lacy for the countless hours they dedicated to their positions. Mr. Vander Poel stated he is looking forward to working with the new mayor and council.

1.3. (For Possible Action) Approval of Agenda

Motion: MOVE TO APPROVE THE AGENDA WITH ITEM 7.1 REMOVED, **Action:** Approve.

Moved by: Councilman Lau, **Seconded by:** Councilman Hanan. **Vote:** Passed, **Summary:** Yes 5, **Yes:** Councilwoman Zoberski, Councilman Lau, Councilman Torres, Councilwoman McKay, Councilman Hanan

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

Mayor Edgington requested that Judge Graham swear in the newly elected and reelected officials into office as the first item of order.

Judge Graham swore in newly elected Mayor Neal McIntyre, Councilman Ryan Hanan, and reelected Councilman Stan Lau.

Break from 5:07 pm - 5:32 pm.

1.5. New Council roll call

Present: Mayor McIntyre, Councilman Lau, Councilman Hanan, Councilwoman Zoberski, Councilman Torres, Councilwoman McKay.

2. CONSENT AGENDA

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.

Motion: MOVE TO APPROVE THE CONSENT AGENDA, **Action:** Approve. **Moved by:** Councilman Lau, **Seconded by:** Councilwoman Zoberski. **Vote:** Passed, **Summary:** Yes 5, **Yes:** Councilwoman Zoberski, Councilman Lau, Councilman Torres, Councilwoman McKay, Councilman Hanan.

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. Brantingham thanked Councilman Lacy and Mayor Edgington for their time of service. He

congratulated Councilman Hanan and Mayor McIntyre on their new positions. On Saturday, December 10th, Pioneer Crossing will be hosting a tip a cop event to raise funds for the shop with a sheriff program. Shop with a sheriff will be held on Saturday, December 17th. The Daughters of the Revolution Group presented a distinguished service award to Deputy Romero Soukup today. Lt. Brantingham also provided the monthly stats of the Sheriff Department's calls for the month of November.

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

City Manager Marsh reported the FCTA board meeting is scheduled for December 12th at 6PM located in the chambers. He stated Wreaths across America will be held on December 17th. You can sign up to volunteer at wreathscrossamerica.org. City hall will be closed December 23rd, December 26th and Jan 2 in observance of the holidays.

Building Official Birkel provided the monthly Building Department stats.

Councilman Hanan thanked everyone and the staff. He stated that everyone has been welcoming and helpful. It is nice to see positivity. He asked constituents to please let him know if th any questions, concerns, or items.

Councilwoman Zoberski thanked the Chamber of Commerce and non-profits that put on the Christmas parade, as well as the City Staff for the Christmas tree lighting and cocoa with a cop.

Councilman Lau thanked Ward 3 for reelecting him, as well as Jim Porter and Dan McCassie for helping him get reelected.

Councilman Torres stated a decision on the water reading that was held at the District Court on November 9th has not been made yet. The construction on Cottonwood Lane has broken ground and we are well on our way to having a new road. Thank you to the Engineering office, Public Works Director Dave Whalen, and all who have been involved in the project.

Councilwoman McKay stated she also got to participate in cocoa with a cop, and had the pleasure of plugging in the Christmas tree. She commented that tonight was a special night for her. She was sworn in to City Council 6 years ago today. She stated that today is Pearl Harbor day and we should not forget the sacrifice that so many military members have made.

4. PROCLAMATIONS BY THE MAYOR

There were no proclamations.

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.

Shay League, Associate Planner, provided a presentation for TSM22007. See attached presentation.

Councilman Lau asked Associate Planner Shay League to go over what could happen if the conditions of approval are not met by the applicant.

Associate Planner Shay League stated the certificates of occupancy will not be issued in some cases, as well as the applicant not being issued building permits in the first place.

Councilwoman Zoberski inquired about the location of the 2 story duets on Miller Lane. She asked the applicant if they could incorporate the character of Fernley into the design of the development.

Derek Kirkland, Wood Rogers provided a presentation of the project to City Council. See attached presentation.

Councilman Torres thanked the applicant for the amount of information and the thorough presentation on the project. He had no questions when they went through the packet with him.

Councilwoman McKay commented that these new developments will enhance that part of town. She commented that like all new developments it will take a few years before we see something going on. She believes that once exit 50 is completed, it will relieve a lot of the traffic in town.

Mayor McIntyre stated that he loves the project and he is glad that side of town is being improved.

Councilman Hanan stated that he met with a representative from the developer to answer some questions he had yesterday. He is pleased with a pathway to homeownership for many people.

Mayor McIntyre opened up the item for public input. There was no public input for this project.

Motion: MOVE TO APPROVE THE TENTATIVE SUBDIVISION MAP ASSOCIATED WITH TSM22007 BASED ON FINDINGS TM1 THROUGH TM11 AND THE FACTS SUPPORTING THE CRITERIA AS SET FORTH IN THE STAFF REPORT AND SUBJECT TO THE CONDITIONS OF

APPROVAL 1 THROUGH 33 AS LISTED IN THE STAFF REPORT, **Action:** Approve. **Moved by:** Councilman Lau, **Seconded by:** Councilwoman McKay. **Vote:** Passed, **Summary:** Yes 5, **Yes:** Councilwoman Zoberski, Councilman Lau, Councilman Torres, Councilwoman McKay, Councilman Hanan.

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).

Associate Planner Shay League introduced Bill #323 to the city council.

City Attorney Brandi Jensen stated that APN 021-092-05 should be included with Bill #323. Staff asks that this parcel number be accepted and included in the introduction of the bill.

The council agrees with including APN 021-292-05 in the introduction of the bill and placing it on the December 21st City Council agenda.

Break 6:33-6:39 pm.

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).

Associate Planner Shay League introduced Bill #320 and requested that it be placed on the December 21st City Council agenda.

The council agrees to place Bill #320 on the December 21st agenda.

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.

This item was pulled from the agenda.

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

City Manager Patrick Marsh reported that the budget calendar included in the meeting packet follows state and federal deadlines.

Motion: MOVE TO APPROVE THE BUDGET APPROPRIATION CALENDAR FOR FISCAL YEAR 2023/2024 AS PRESENTED, **Action:** Approve. **Moved by:** Councilman Hanan, **Seconded by:** Councilwoman Zoberski. **Vote:** Passed, **Summary:** Yes 5, **Yes:** Councilwoman Zoberski, Councilman Lau, Councilman Torres, Councilwoman McKay, Councilman Hanan.

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

Mayor McIntyre presented the appointments for the various boards and committees that the council members are on.

City Attorney Brandi Jensen asked that the City Attorney's Office be included on the Nevada League of Cities, Nevada League of Cities Legislative Committee, Pool/Pact, and Union Negotiation Team.

Mayor's appointments to various Boards and Committees

January 1st thru December 31, 2023

<u>Board, Commission, Committee</u>	<u>Current Representative</u>	<u>Alternate</u>
4th of July Committee	Zoberski and Hanan	
Arts & Culture Committee	McKay and Zoberski	Hanan
Capital Improvement Committee	Hanan and Lau	
Chamber of Commerce Representative	Mayor and Kim Swanson	
Code Enforcement Committee	McKay and Hanan	Torres
City Legislative Team	Mayor, Torres, McKay, City Staff and Lobbyist	Hanan
Lyon County Debt Management Commission	Mayor	Torres
Lyon County Room Tax Board	McKay	Hanan
Nevada League of Cities	McKay, Lau, CAO	Hanan
NV League of Cities Legislative Committee	Mayor, Torres, McKay, CAO	Zoberski
Neighborhood Watch Representative	Zoberski and Hanan	Lau
Northern Nevada	Mayor, Torres, McKay	Lau

Development Authority		
Pool/Pact	Mayor and City Manager Marsh, CAO	
Regional Transportation Commission	Lau	Torres
Senior Citizen Advisory Committee	Torres	Zoberski
STEM Committee	Hanan	Lau
Union Negotiation Team	Mayor, Hanan and Torres, CAO	McKay
Water Team	Mayor, Torres, McKay	Hanan
Western Nevada Development District	Mayor and Lau	Torres

Motion: MOVE TO APPROVE THE APPOINTMENTS TO BOARDS AND COMMITTEES FOR THE YEAR 2023, **Action:** Approve. **Moved by:** Councilman Hanan, **Seconded by:** Councilman Lau. **Vote:** Passed, **Summary:** Yes 5, **Yes:** Councilwoman Zoberski, Councilman Lau, Councilman Torres, Councilwoman McKay, Councilman Hanan.

8. ADDRESS REQUEST(S) FOR FUTURE AGENDA ITEMS

City Clerk Swanson informed council that Mayor Pro tem is scheduled for the December 21st meeting.

Councilman Hanan requested that adopting a moratorium on water connection fees, sewer connection fees, and water usage fees for years 2023 and 2024, as well as reviewing the comprehensive study be added as an agenda item.

Councilman Hanan requested that designation of streets of off highway vehicle access be added as an agenda item.

Councilman Hanan requested that the creation of noise ordinance be added as an agenda item.

9. PUBLIC FORUM

Tammy Dittman, Fernley resident stated that she would like to make a formal request to have the sound system checked as nothing is coming off of the speakers in the back.

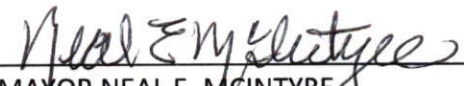
City Attorney Jensen reminded the council and other public entities that the City will be hosting a training from Pool Pact starting December 21, 2022 at 4:00 PM before the City Council meeting.

10. ADJOURNMENT

There being no further business to come before it, the Fernley City Council meeting adjourned at 06:58 PM.

Approved by the Fernley City Council on December 21, 2022, by a vote of:

AYES 5 NAYS: 0 ABSTENTIONS: 0 ABSENT: 0


MAYOR NEAL E. MCINTYRE


ATTEST: