



N E V A D A

AGENDA
Regular Meeting
City Council

Wednesday, February 15, 2023 • 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

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. (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 the Voucher Report

2.2. (Possible Action) Approval of Minutes

2.3. (Possible Action) Approval of Business Licenses

2.4. Possible action to approve a contract with Shaw Engineering for an amount not to exceed \$66,500 for professional engineering services for the design of a new treated water reservoir at the City of Fernley water treatment plant as part of the surface water treatment project.

2.5. Possible Action to Approve the City of Fernley Annual Road and Street Mileage Report to be submitted to the Nevada Department of Transportation (NDOT).

2.6. For Possible Action To approve the award of a contract to Sullivan Structures for the Depot Roofing construction project for an amount of \$331,914 plus a 20% contingency of \$66,382.80 for a total amount of \$398,296.80.

2.7. Possible Action to Approve the Will-Serve Request from Sandbank Properties II LLC for .78 ERC's for Water and 1.96 ERC's for Sewer for 250 Logan lane Commercial Building for Lyon County Parcel 021-071-28 located on Logan Lane Fernley, NV 89408.

2.8. Possible Action to Approve the Will-Serve Request from TD Fernley Properties, LLC for .25 ERC's for Water and no sewer – irrigation only for Dolan Auto Car Sales Lot for Lyon County Parcel 021-232-20 located at 1375 E. Newlands Lane Fernley, NV 89408

2.9. Possible Action to Approve the change of city representative to the NV League of Cities Legislative Committee.

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

3.2. State of Nevada Legislative update.

4. PROCLAMATIONS BY THE MAYOR

5. PRESENTATIONS

5.1. State of the City by Mayor Neal E. McIntyre

6. PUBLIC HEARINGS

6.1. For Possible Action – Public Hearing, TSM22005 – Tentative Subdivision Map Consideration and possible action on a tentative subdivision map application from Phelps Engineering Services to allow for the development of Sherwood Villages, a 316-unit multifamily residential complex 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

(APNs: 021-092-05, 021-092-23, 021-092-26, 021-092-27, 021-092-46, 021-092-47, 021-092-54, & 021-092-55).

6.2. For Possible Action - Public Hearing, ZMA22009 - Zoning Map Amendment

Consideration and possible action on a zoning map amendment application by ERGS, Inc. to change the zoning designation of a ±20.80-acre project site located at approximately 501 River Ranch Road (APNs: 021-281-03, 021-281-10, and portions of 021-281-04 and 021-281-09) from Industrial (I), Employment Center (EC), and General Commercial (C2) to Mixed Use (MU) to facilitate the construction of a 320-unit multi-family project called River Ranch Apartments.

7. STAFF REPORTS

7.1. Discussion and possible action to allow the Mayor to modify the organization chart.

7.2. Possible Action to Receive and Approve the Five-year Comprehensive Economic Development Strategy for the City of Fernley.

7.3. Possible Action to approve the Community Response & Resource Center project Design Development Submittal.

7.4. Discussion and Possible Action to approve the City of Fernley Maximum Allowed Operating Property Tax Rate to be Levied for Fiscal Year 2024 and for Submission to the Department of Taxation.

7.5. Discussion and Possible Action to approve a Memorandum of Understanding (MOU) between the City of Fernley and Mark IV concerning the RAISE Grant Administration.

8. PUBLIC FORUM

9. ADDRESS REQUEST(S) FOR FUTURE AGENDA ITEMS

10. ADJOURNMENT

Next Meeting: March 1st @5pm