

**MINUTES OF THE
FERNLEY CITY COUNCIL MEETING
MAY 17, 2023**

Mayor Neal E. McIntyre called the meeting to order at 05:00 PM at Fernley City Hall, 595 Silver Lace Blvd., Fernley, NV 89408.

1. INTRODUCTORY ITEMS

1.1. Roll Call

Present: Mayor Neal E. McIntyre, Councilman Ryan Hanan, Councilwoman Felicity Zoberski, Councilman Stan Lau, Councilman Albert Torres, Councilwoman Fran McKay, City Treasurer Denise Lewis, City Clerk Kim Swanson, Administrative Specialist II Reba Skinner, Administrative Specialist I Sandy Harris, Building Official Charity Birkel, Deputy Public Works Director Barry Williams, Senior Planner Shay League, Deputy City Attorney Aaron Mouritsen, City Attorney Brandi Jensen, City Engineer Derek Starkey, Public Works Director Dave Whalen, Attorney Philip Mannelly.

1.2. Public Forum

None at this time.

1.3. (For Possible Action) Approval of Agenda

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

2. CONSENT AGENDA

2.1. (Possible Action) Approval of the Voucher Report

2.2. (For Possible Action) Approval of Minutes

2.3. (Possible Action) Approval of Business Licenses

City Clerk Kim Swanson read the list of new business licenses issued.

2.4. Possible action to authorize the execution of the water rights banking and dedication agreement with Rhodes Ranch Properties, APN 021-351-10 TCID serial number 1078-3 in the amount of 9.0 acre-feet.

2.5. Possible Action to purchase one (1), Ford F-550 with a 3-yard dump body from Corwin Ford for the City of Fernley's Water Distribution Department for an amount not to exceed \$65,001.25.

2.6. Possible action to approve a cooperative agreement with Lyon County to provide Indigent Defense Services in an amount not to exceed \$120,000.

2.7. Possible Action to approve modifications to the settlement agreement in Lansing v. the City of Fernley

Motion: MOVE TO APPROVE CONSENT AGENDA. **Action:** Approved. **Moved by:** Councilman Lau, **Seconded by:** Councilwoman McKay. **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.

Lyon County Sheriffs' Department Chief Deputy Branningham introduced Sgt. Bill McDaniel. Sgt. McDaniel has been assigned to Fernley since March 2023. Lyon County Sheriff's Deputy McCullough was recently presented with the Crisis Intervention Officer of the Year award for his actions in dealing with persons in a mental health crisis. Starting May 1st the Sheriff's Department now has 24/7 coverage in the Silver Springs area, which will allow more deputies to stay in Fernley.

The Council thanked the Sheriff's department for all of their work.

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

City Clerk Kim Swanson introduced Reba Skinner, Administrative Specialist II, in the City Clerk's office. There is an opening for the Senior Citizens Advisory Committee member.

Councilwoman Felicity Zoberski reminded everyone about the Music, Murals & Margaritas festival.

Councilman Stan Lau thanked the Meadows for the great grand opening.

Councilman Albert Torres reminded everyone that the FCTA grants are being accepted until May 31, 2023. The FCTA grants awards meeting will be on June 12, 2023, at 6:00 pm. The Governor's office of Economic Development has a Nevada Small Business Credit initiative. There are a couple of loans on there as well as a couple of grants. It will be posted on the website.

Councilwomen Fran McKay reminded everyone about the traffic that will be occurring due to graduations.

Mayor Neal E. McIntyre wished Dave Whalen well in his new endeavors and congratulated Barry Williams for being the Acting Public Works Director at this time. Also, that there will be a pancake breakfast at the Music, Murals, & Margaritas festival hosted by Fernley Wadsworth Lions Club & North Lyon County Fire Protection District on Saturday, May 20, 2023, 8 am - 12 pm. He reported that they have received an application for the Planning Director and 19 applications for HR and interviews will begin next week.

3.2. State of Nevada Legislative update

Nick Vander Poel, Flynn Guidici Government Affairs, reported that there are 20 days remaining in the legislation session. Senate Bill #226 that pertains to the Prevailing wage bill has a hearing on May 17, 2023, at 6.00. The Governor vetoed 3 bills related to the Second Amendment and firearms. Senate Bill 90 designating the wild mustang as the state animal was heard but may not get out of committee. SB18, as it relates to planning commissions, passed on Friday and will go to the floor for a vote. There are many bills still to go through. There are 1.3 billion in fiscal notes

sitting in ways & means & finance and there is only 251.5 million dollars extra to spend. The Homeless Bill of Rights is dead, another homeless had been brought up and a bill as it relates to pre-trial release hearings.

4. PROCLAMATIONS BY THE MAYOR

There are none at this time.

5. ORDINANCES

5.1. 1. Possible action to approve a settlement agreement proposed by NNCH regarding a pending case for judicial review of a decision of the Fernley City Council in the Third Judicial District Court case# 21-CV-00951, Northern Nevada Community Housing v. City of Fernley; and

2. Possible action on a request from Northern Nevada Community Housing to allow for the construction of a 60-unit multiple family residential development (workforce housing with Veteran's preference) on a site approximately 3.22 acres generally located south of Dianne Way, east of Hardie Lane, north of Westerlund Lane, and west of Spruce Drive Fernley, NV (APNs: 020-093-15, 16, 17, and 18). First reading, Introduction of Bills related to this action: Bill #326 (DA20001) a Development Agreement request to allow for a density bonus, in accordance with NRS 278.250, to increase the maximum density from 14 dwelling units per acre to 19 dwelling units per acre. Bill #327 (ZMA20004) a Zoning Map Amendment request to change the zoning from SF6 (Single Family 6,000 sq. ft.) to MDR14 (Medium Density Residential 14 du/ac). Possible action on a Conditional Use Permit request to allow for multi-family residential development on property zoned MDR14.

City Attorney Jensen introduced Aubrey Powell, who was presenting on behalf of Northern Nevada Community Housing. The project was first introduced about two years ago, which was to provide workforce housing with a preference for veterans. 20% of these units are specifically set aside for veterans, the remaining 80% of the units have a preference for veterans. On July 20, 2021, Council denied the request. Subsequently, NNCH did exercise the statutory right for judicial review in the Third Judicial District Court. They have been working through this for about 1 1/2 years now to come to some sort of resolution. Initially, to facilitate a settlement of that lawsuit, NNCH and the City initially agreed to exchange properties. The property that was to be exchanged for was an approximate 4 acre parcel of land on Newlands Drive. They entered into a conditional settlement and real property exchange agreement in May 2022. Following the due diligence, it was discovered that there is a pretty significant encumbrance of title on the property. The particular provision that has posed an issue prohibits any residential dwellings or structures on this parcel other than one to two-story single family homes, so the real property exchange did not work out. They have agreed to conduct a survey to evaluate where the property line is between the property and a property owner and, if necessary, they will provide a boundary line adjustment to ensure that his project does not infringe on that driveway or shed. Second, they have agreed to upgrade the fencing to provide more buffering of privacy for those residences. They will also provide a cross walk with a flashing beacon. In exchange for NNCH providing these changes, the City would approve the project on Hardie property and, upon final approval, NNCH will dismiss the lawsuit. There are two options to go forward, continue to litigate for another year or two, or we settle the litigation via the proposed settlement agreement that is being presented. NNCH asked to change the zoning from SF6 to MDR14, increase the maximum density from 14 dwelling units

per acre to 19 dwelling units per acre, and allow for construction of a 60-unit multiple family residential development.

Councilman Lau clarified that in the first proposal it was for a 90-unit not 60. He expressed concern on having access in case of fires.

Derek Kirkland stated that there is a turn around and the access was approved by North Lyon County Fire.

Councilman Torres questioned the change of zoning according to the Master Plan. Senior Planner Shay League confirmed that the current Master Plan use for that property is mixed residential, and the SF6 zone does not align with that as a zone in the mixed residential and MDR14 would bring it into compliance. It is in compliance with code because we allow property holders to retain the zoning that they have, but our Master Plan does call for mixed residential on that lot.

Councilwoman Zoberski asked several questions including clarification between veteran housing and veterans preference, how do they inform veterans, what percentage of veterans actually have to live in these houses, and is there a certain percentage that houses only veterans.

Matthew Fleming, Executive Director for NNCH, reported that the project they are proposing is what is called a "9% low-income housing tax credit project" through the State of Nevada. They score the applications to have a veteran preference for special needs multi-family with that special needs being set aside for disabled veterans. 20% of units must be honorable veterans, the remaining 80% veteran preference. Only when all resources have been exhausted to find a veteran then you have to fill that with the general population who meet the workforce housing income guide lines. The investors will not buy into a project that is 100% veteran unless you have subsidies for those vacant units if not filled. We are a group that are serving true veterans who work with the VA who work with special groups inside Fernley that serve veterans to make sure that those veterans are placed in these units. We will accept, based on the waiting list, which is Federal Law Fair Housing Law, we will contact each individual on that general population list one at a time. If they qualify and meet the needs they do not discriminate based on federal law. 99.99%, if not 100%, of the people we serve are going to come from Fernley. They have communicated with the Coalition many times.

Derek Kirkland stated that the traffic study was done, but is not clear on the numbers. The planning included a buffering zone that was over 60 feet of separation from the property lines to the structures. The structures are 2-story.

Councilman Hanan stated that his understanding was that it was a veterans housing development. When you say veteran preferred, he assumed it meant a preference, meaning more than rather than less. He stated why not make the preference 75% or 80% and present a project that way.

Matthew Fleming stated he had lobbied for 100% veteran, the State of Nevada dictates that. They work within the perimeters that they are given.

Public comment:

Fernley city resident Anne Pain stated that there are contingencies not in the plan. She stated that if the survey was done wrong, then we need to go back there before we can go forward with anything else. She would like to of heard of these plans before tonight.

Fernley city resident Jim Porter stated that the last time that they were presenting information his interpretation of their business plan was that it lacked a great deal of information, and quantity and quality.

Fernley City resident Sharon Leonard stated she ran the Sandia Manor Apartments until a few years ago when it was sold. She did not understand the opposition to this project that would really help Fernley. This is something our veterans need in this area.

Fernley city resident Michael Schopf stated that the construction would destroy Hardie Lane. Also, the traffic and speeding on Hardie is already a problem.

Fernley city resident Chris Clayton, co-owner of the property to the north of this project, stated that this property, if zoned MDR14, would not have enough room for a fire truck to turn around.

Fernley city resident Megan Simons stated that the project is a good idea but disagrees with the location. During 2021 it was established that very few veterans would benefit by this because there are not a lot of resources here.

Fernley city resident SarahThomas (Zoom) stated her major concern is the traffic. There is not a crossing guard and the speed on Hardie in the morning and at night is already dangerous. Would like to see the lot used for a park or just left alone.

Fernley city resident Mary Bonno (Zoom) stated that she and her husband are both veterans and everything she has read and heard today about this project is not for veterans. This is just a nice way to package the project to make it seem like you're doing something for a group that does need help. The veterans shuttle will only pick up veterans for medical appointments. If you truly want to help the veterans of this community and you truly want to do it by building housing, then you should (a) find a lot that you don't need to change the zoning, (b) and should be putting up your own money versus getting Federal, city and state to do it. You are trying to sell us on this veterans project that is not for veterans.

Fernley city resident Debbie Skinner thanked Matthew for his presentation on trying to find affordable housing for the veterans. However, it wasn't disclosed that if we were looking at putting 20% of veterans, there was no scale or measure of whether that was at a reduced cost or if it was premature at today's rental. She toured a few veterans' homes in Reno which were very nice, but they are out of reach if you are trying to find affordable housing.

Fernley city resident James W. Roberts found the discussion very interesting. He hopes that the fire department has looked at this project because he believes the fire department would have a hard time maneuvering in this project. He also expressed concern about the speeding on Hardie and that the project would cause additional traffic.

Motion: MOVE TO DENY APPROVAL OF A SETTLEMENT AGREEMENT PROPOSED BY NNCH REGARDING A PENDING CASE FOR JUDICIAL REVIEW OF A DECISION OF THE FERNLEY CITY COUNCIL IN THE THIRD JUDICIAL DISTRICT COURT CASE #21-CV-00951, NORTHERN NEVADA COMMUNITY HOUSING V. CITY OF FERNLEY. **Action:** , **Moved by:** Councilman Albert Torres, **Seconded by:** Councilman Ryan Hanan. **Vote:** Passed, **Summary:** Yes 4, No 1. **Yes:** Councilwoman Felicity Zoberski, Councilman Stan Lau, Councilman Albert Torres, Councilman Ryan Hanan, **No:** Councilwoman Fran McKay.

Mayor McIntyre called for a break 6:43 - 7:01.

6. PUBLIC HEARINGS

6.1. Public Hearing: Discussion and possible action regarding the Fiscal Year 2023/2024 tentative budget; and discussion and possible action to adopt the Fiscal year 2023/2024 final budget; both including but not limited to: All funds including the Water Enterprise Fund; Wastewater Enterprise Fund; General Fund; Special Revenue Funds; Capital Improvement Programs; rates; all city departments; the budget process; timelines, goals, and existing budget; debt, staffing, including but not limited to reorganization, reclassification, employee positions and contracts, new positions, and all other matters related thereto.

City Treasurer Lewis asked for public comment and there were none at that time.

She recapped items that the Council added during the tentative budget workshop and items included and removed from the final budget, and changes to the fund balance as a result. Recapped Appendix B, which reports tentative versus final budget changes. She explained the changes in salaries and benefits are due to recent staffing changes and moves, a reduction in health benefits and some pay corrections. For the general fund, there was an overall change in fund balance from the tentative to final of \$5,398.00. For the water fund there was an increase of \$16,835.00, cash and cash equivalents went down \$483,000 due to the addition of the security systems for the water treatment plant. The change in sewer was an increase of \$9,074 due to a decrease in salaries and benefits, so cash and cash equivalents increased \$9,074. For the overall city, total expenses of \$38.2 million, total capital expenses are \$25.6 million.

Councilman Hanan asked about the alarm systems if they were now functional. It was his understanding that it was for a complete reinstallation of the alarm system and the cameras.

Public Works Director Whalen stated the alarm system is functional now, but the cameras are outdated. The request is to provide additional cameras and upgrade the existing cameras. The original request was for \$100,000 and it would probably be significantly less than that.

City Treasurer Lewis stated also that they are working with the Federal Lobbyist about these projects that we may be able to get grant funds for. Mayor McIntyre stated that any monies not used will be put into savings.

Councilwoman Fran McKay inquired about the roof of the depot.

Deputy Public Works Director Williams reported that the first batch was incorrect and the second will be delivered in July, which pushed the project out.

Councilwoman Zoberski asked when was the last time that a comparison of wages was done compared to surrounding area wages and how often are they done? City Treasurer Lewis stated in 2017 a salary survey done and it is usually done every 5 years and it is in the budget for 2024.

Motion: MOTION TO APPROVE THE FINAL BUDGET AS PRESENTED. **Action:** Approved. **Moved by:** Councilman Torres, **Seconded by:** Councilwoman Zoberski. **Vote:** Passed, **Summary:** Yes 5. **Yes:** Councilwoman Zoberski, Councilman Lau, Councilman Torres, Councilwoman McKay, Councilman Hanan.

7. ADDRESS REQUEST(S) FOR FUTURE AGENDA ITEMS

Councilman Ryan Hanan reminded everyone of the vaccination clinic going on this weekend.

8. PUBLIC FORUM

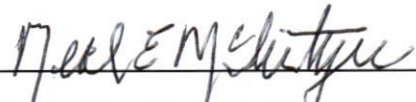
Fernley city resident Tammy Dittman wanted to know how much the court case cost the City of Fernley for the veteran housing lawsuit and what the expected expense would be for further litigation. City Attorney Jensen stated that information can be requested with the Public Record Request.

9. ADJOURNMENT

There being no further business to come before it, the Fernley City Council meeting adjourned at 7:21 PM.

Approved by the Fernley City Council on June 7, 2023, by a vote of:

AYES 5 NAYS: 0 ABSTENTIONS: 0 ABSENT: 0



Mayor Neal E. McIntyre



City Clerk Kim Swanson

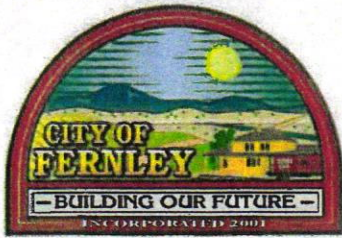
Public Comment

Sandy Harris

From: Elisha Lawson <elisha.lawson@yahoo.com>
Sent: Wednesday, May 17, 2023 2:38 PM
To: City Clerk
Subject: Hardie Ln proposed project

Hello,
I am a homeowner in ward 3, specifically, at the corner of Shadow Ln and Winter Pl. Today, I heard for the first time that at tonight's meeting a developer, whose previous request to build on Hardie Ln was shot down last year, is back again trying to build apartments at Hardie and Westerlund. AGAIN, I vehemently disagree with this project. Ward 3 is densely populated and heavily trafficked as it is, and almost completely un-patrolled by our county's deputies. This ward has had two or three children hit by cars just trying to get to school during the past few years, just that I can remember. Adding 60 more vehicles to this area will endanger my children's ability to safely go to and from school and to see friends in our neighborhood. Shadow Ln would be the apartment dwellers main route to 95, which sees several accidents at that intersection frequently. Like EVERYONE said before, we need housing, but NOT in ward 3! All those apartments in a little lot I've always remembered fitting one very small house and a handful of horses, it's ludicrous. And if it's senior or disabled housing, you might as well put a bullseye on every child walking, it's just a matter of time before the senior/disabled residents do as they always do and run into things they really shouldn't! I cannot believe you are even allowing them to try to propose these apartments again. Tell them to find another ward!!!

Sincerely,
Elisha Jurczak



Planning Department

Permits
Planning
Development Review
Sustainability

NOTICE OF PUBLIC HEARING

AGENDA ITEM: Settlement Agreement, Development Agreement (DA20001), Zoning Map Amendment (ZMA20004), and Conditional Use Permit (CUP20001)

1. Consideration and possible action on a Settlement Agreement proposed by Northern Nevada Community Housing regarding a pending case for judicial review of a decision of the Fernley City Council in the Third Judicial District Court case #21-CV-00951, Northern Nevada Community Housing v. City of Fernley; and
2. Consideration and possible action on a Development Agreement, a Zoning Map Amendment, and a Conditional Use Permit request by Northern Nevada Community Housing for the development of a 60-unit multiple family residential development (workforce housing with Veteran's preference) on a site approximately 3.32-acres generally located south of Diane Way, east of Hardie Lane, north of Westerlund Lane, and west of Spruce Drive, Fernley, NV on APNs: 020-093-15, 020-093-16, 020-093-17, and 020-093-18 with the working title Hardie Lane Veteran Housing.
 - a. Bill #326 (DA20001) a Development Agreement request to allow for a density bonus, in accordance with NRS 278.250, to increase the maximum density from 14 du/ac to 19 du/ac
 - b. Bill #327 (ZMA20004) a Zoning Map Amendment request to change the zoning from SF6 (Single Family 6,000 sq. ft.) to MDR14 (Medium Density Residential 14 du/ac)
 - c. Possible action on a Conditional Use Permit request to allow for multi-family residential development on property zoned MDR14.

Dear Neighbor:

An application for the above-referenced project is on file at the City of Fernley Planning Department located at 595 Silver Lace Blvd., Fernley, Nevada, and may be reviewed during regular office hours (8:00 a.m. to 5:00 p.m.), Monday through Friday, except federal holidays.

The scheduled public hearing dates are as follows:

CITY COUNCIL

Date: **May 17, 2023**

Time: **The meeting commences at 5:00 p.m.**

These matters may be continued to another meeting without additional notice.

Interested persons may appear at these meetings to present oral comments, or may submit written comments, by mail to the City of Fernley Planning Department, 595 Silver Lace Blvd., Fernley, NV 89408.

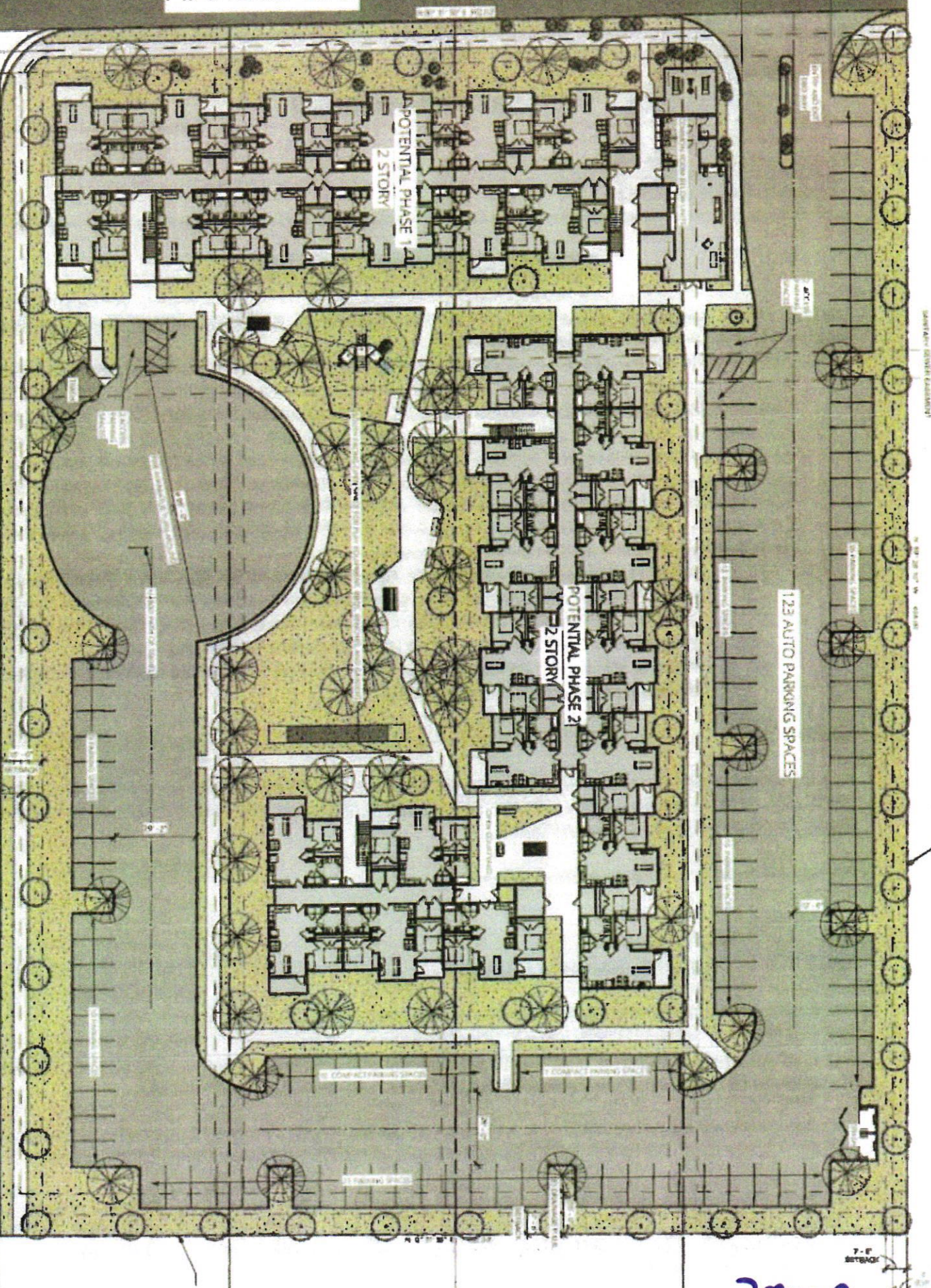
If written comments are not received prior to the date of the meeting, the Planning Commission or City Council may not consider them. For further information please contact the Planning Department at (775) 784-9810.

Comments (attach additional sheets, if necessary): Yes, I would like a wall if possible around these apartments. There would be a lot of foot traffic if not, going thru housing to apartments. And currently dealing with a neighbor having random cars coming and going on our street

WJ yorres

HARDIE LN.

WESTERLUND LN.



My house

Sandy Harris

From: Gmcintosh <g.intosh@sbcglobal.net>
Sent: Wednesday, May 17, 2023 12:03 PM
To: City Clerk
Subject: Hardie Lane

To Whom it may Concern:

We understand the developer of the property on Hardie Lane is suing the City so they may go ahead with building on the property. We're asking you to please not settle the suit.

Hardie Lane has a lovely biking and walking path that is in constant use and could be impacted greatly with more traffic on the street. During school the street is congested and dangerous, not to mention a child was hit by a car less than a year ago.

Thank you for your consideration.

Respectfully,
James and Gail McIntosh
Fernley, NV

Sent from my iPhone

Sandy Harris

From: Robin Ford <skuchymaroo@gmail.com>
Sent: Wednesday, May 17, 2023 1:17 PM
To: City Clerk
Cc: zephyrstudios@global.net
Subject: Hardie Ln./Westerlund project

To Whom it may concern:

I oppose the city of Fernley settling with the prospective property developers for the 3 acre parcel located at Hardie Lane & Westerlund Dr. Their density increase proposal would exceed the existing property designation of SFR6.

Going to a higher density will create more safety hazards in a school zone. Please oppose this project.

Robin Ford
Property owner
602 Vance Dr.
Fernley, NV

Sandy Harris

From: noreply@civicplus.com
Sent: Wednesday, May 17, 2023 1:17 PM
To: City Clerk
Subject: Online Form Submittal: Public Input Form

If you are having problems viewing this HTML email, click to view a [Text version](#).

Public Input Form

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 for which you are submitting a comment, 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). Public comments are limited to three (3) minutes. Public Comments submitted 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. Any public input 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.

Submitted by:* Matthew Perez

Email Address:

Phone

Number:

Address: Lyon County, Nevada

Meeting(s) 5.1.2 City Council Meeting

where your
concern should
be expressed:*

Meeting 05/17/2023

Date(s):*

Comments: * I am a veteran residing in Lyon County. This area has very little supportive/affordable housing available for veterans and their families with minimal income. NNCH has a long history of developing affordable housing with high success rates in Reno and Carson. I think the proposed development for veterans in Fernley would be a blessing to the area and improve quality of life and opportunity for those that have served our country.

* indicates required fields.

View any uploaded files by [signing in](#) and then proceeding to the link below:

<http://www.cityoffernley.org/Admin/FormHistory.aspx?SID=7986>

The following form was submitted via your website: Public Input Form

Submitted by:: Matthew Perez

Email Address: :

Phone Number::

Address: : Lyon County, Nevada

Meeting(s) where your concern should be expressed:: 5.1.2 City Council Meeting

Meeting Date(s):: 05/17/2023

Comments: : I am a veteran residing in Lyon County. This area has very little supportive/affordable housing available for

veterans and their families with minimal income. NNCH has a long history of developing affordable housing with high success rates in Reno and Carson. I think the proposed development for veterans in Fernley would be a blessing to the area and improve quality of life and opportunity for those that have served our country.

Additional Information:

Form submitted on: 5/17/2023 1:16:50 PM

Submitted from IP Address: 66.189.253.189

Referrer Page: No Referrer - Direct Link

Form Address: <http://www.cityoffernley.org/Forms.aspx?FID=175>

Sandy Harris

From: noreply@civicplus.com
Sent: Tuesday, May 16, 2023 2:20 PM
To: City Clerk
Subject: Online Form Submittal: Public Input Form

If you are having problems viewing this HTML email, click to view a [Text version](#).

Public Input Form

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 for which you are submitting a comment, 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). Public comments are limited to three (3) minutes. Public Comments submitted 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. Any public input 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.

Submitted by:* Sharon Leonard

Email Address: sharonleonard58@gmail.com

Phone 7755752654

Number:

Address: 575 Spur Way, Fernley, NV 89408

Meeting(s) City Council

where your
concern should
be expressed:*

Meeting Date(s):* May 17, 2023

Comments: * NNCH has been trying for years to build Veteran preference apartments in Fernley. As a resident/voter in Fernley who has worked in property management for 20 years, I have watched rental prices increase rapidly. I do not understand the opposition to this complex. I see homeless people around town all the time. There is a great need for affordable housing in Fernley. Fernley is known for the way it serves veterans through the VA cemetery and other organizations. This would be another way to honor our vets. As an employee of NNCH for 5 years, I can tell you this company builds and maintains quality housing. Our complexes in Reno, Sparks and Carson City serve a wide variety of clients with several complexes being veteran preference. Our communities are gated with key cards needed to access the properties and security cameras throughout, thus providing another layer of safety and security. In addition, NNCH pays above average wages and offers insurance to their employees and would hire locally. Please take these comments into consideration as you make your decision.

* indicates required fields.

View any uploaded files by [signing in](#) and then proceeding to the link below:
<http://www.cityoffernley.org/Admin/FormHistory.aspx?SID=7981>

The following form was submitted via your website: Public Input Form

Submitted by:: Sharon Leonard

Email Address: : sharonleonard58@gmail.com

Phone Number:: 7755752654

Address: : 575 Spur Way, Fernley, NV 89408

Meeting(s) where your concern should be expressed:: City Council

Meeting Date(s):: May 17, 2023

Comments: : NNCH has been trying for years to build Veteran preference apartments in Fernley. As a resident/voter in Fernley who has worked in property management for 20 years, I have watched rental prices increase rapidly. I do not understand the opposition to this complex. I see homeless people around town all the time. There is a great need for affordable housing in Fernley. Fernley is known for the way it serves veterans through the VA cemetery and other organizations. This would be another way to honor our vets. As an employee of NNCH for 5 years, I can tell you this company builds and maintains quality housing. Our complexes in Reno, Sparks and Carson City serve a wide variety of clients with several complexes being veteran preference. Our communities are gated with key cards needed to access the properties and security cameras throughout, thus providing another layer of safety and security. In addition, NNCH pays above average wages and offers insurance to their employees and would hire locally. Please take these comments into consideration as you make your decision.

Additional Information:

Form submitted on: 5/16/2023 2:20:16 PM

Submitted from IP Address: 47.48.76.10

Referrer Page: No Referrer - Direct Link

Form Address: <http://www.cityoffernley.org/Forms.aspx?FID=175>

Sandy Harris

From: michael schopf <buddee17@gmail.com>
Sent: Wednesday, May 17, 2023 5:18 PM
To: City Clerk

I oppose to the hardey drive apts.

There is to much traffic already it is a school zone.

Low income apartments will bring drugs and more crime to fernley it should not be aloud around a school

Michael schopf 33 year resident

Please sign in

[illegible]