City of Fernley

NEVADA

AGENDA
Regular Meeting
City Council
Wednesday, November 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
Benjamin Marchant

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, 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. Pledge of Allegiance**
- **1.2. Roll Call**
- **1.3. Public Forum**
- **1.4. (For 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 Voucher Report**
- **2.2. (Possible Action) Approval of Minutes**
- **2.3. (Possible Approval) Approval of Business Licenses**
- **2.4. Possible Action to Approve the Will-Serve Request from Sure Clean Car Wash for 0.12 ERC's for Water (Irrigation Only) for Lyon County Parcel 021-232-68 located at 1530 E. Newlands Drive Fernley, NV**
- **2.5. Possible action to approve a contract with CDM Smith to provide engineering analysis, design and construction administration for the proposed surface water treatment improvements at the water treatment plant facility in the amount not to exceed $338,713.**
- **2.6. (For Possible Action) Adoption of Resolution # 23-016 to amend the development services fee schedule to reflect actual cost of contracted surveyor consultant rates rather than a set surveyor fee.**
- **2.7. Possible Action to approve a contract with Legal Edge Software to Provide Azure Services and Managed Services**
- **2.8. Possible action to approve $10,000 of additional funding for the Bureau of Land Management (BLM) to continue processing the original eight parcels for conveyance and preparatory work on the Fernley Conveyance Phase 2 conveyance.**
- **2.9. Possible Action to approve a Cannabis Cultivation license for International Service & Rebuilding, Inc.**
- **2.10. Possible Action to approve a Cannabis Production license for International Service & Rebuilding, Inc.**

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.**

4. PROCLAMATIONS BY THE MAYOR

5. ORDINANCES

- **5.1. (For Possible Action) First Reading of Bill # 341, amending Section 2.02.07 of the City of Fernley Municipal Code modifying the appointment of a City Manager in the long term absence of a City Manager.**

6. STAFF REPORTS

6.1. (For Possible Action) Consideration, discussion, and possible action to approve a contract with Kimley-Horn not to exceed $119,615 for the preparation of the Southwest Fernley Area Plan.

6.2. Discussion and possible action to approve the guaranteed maximum price for the construction of the first phase of the Community Response and Resource Center in an amount not to exceed $17,935,872.00.

6.3. Discussion and possible action to approve the abandonment of a water utility easement created in recorded documents number 662290 on APN 021-061-32 and number 662289 on APN 021-061-29.

7. PUBLIC HEARINGS

7.1. (For Possible Action) Discussion and possible action on Resolution #23-015 as it pertains to an annexation application (ANX23001) submitted by Summit Engineering on behalf of Lansing Companies regarding a request to annex into the City of Fernley a ±155.60-acre parcel generally located west of Duffy Drive, east of Truck Inn Way, and northwest of Nevada Pacific Parkway at Interstate 80 (APN: 021-581-07).

7.2. (For possible action) Consideration of a type 1 vacation request (T1V23001) and associated order of abandonment by Denson Surveying on behalf of Genica Skyridge Estates to abandon a portion of the public street right-of-way known as "Serenity Circle", located at approximately 1300 / 1336 Serenity Circle (APNs: 022-481-01 and 022-481-19), to allow for re-dedication of a right-of-way that matches the street as constructed.

7.3. (For Possible Action) Second Reading and possible adoption of Bill #332, an Ordinance to amend Section 32.07.020 (Accessory Dwellings) of the City of Fernley Development Code to conform with NRS Section 278.253 regarding tiny houses.

7.4. (For Possible Action) Second Reading and possible adoption for Bill #335, an Ordinance to repeal and replace Section 32.06.140 (Planned Development) of the City of Fernley Development Code.

7.5. (For Possible Action) Second Reading and possible adoption of Bill #338, an Ordinance conditionally adopting Phase 1 of the Victory Logistics District Planned Development (PD23001), including a Change of Zone from Industrial (I) and General Commercial (C2) to Planned Development (PD) and approval of a development standards handbook. The Planned Development consists of approximately 2,174 acres generally located south of Interstate 80 and east of Nevada Pacific Parkway (APNs 021-201-01 and -16; 021-211-02, -03, -04, and -06; 021-242-11 and -17; 021-251-25; 021-261-43 and -44).

8. ITEMS REQUESTED BY MAYOR OR CITY COUNCIL MEMBERS

8.1. Possible action to request a future agenda item to discuss the goals for Main Street America and our relationship with the Nevada Department of Transportation. (Councilman Hanan)

8.2. Possible action to request a future agenda item to discuss lighting on Farm District Road. (Councilwoman McKay)

9. ADDRESS REQUEST(S) FOR FUTURE AGENDA ITEMS

10. PUBLIC FORUM

11. ADJOURNMENT

Next Meeting: December 6th @ 5pm