



N E V A D A

AGENDA
Regular Meeting
City Council

Wednesday, January 17, 2024 • 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 authorize the execution of the water rights banking and dedication agreement with Joanne Kuylen Stursa and Gleen Stursa, APN 021-303-57 TCID serial number 1058-1-1-A in the amount of 4.96 acre-feet.**
- 2.5. Possible action to authorize the execution of the water rights banking and dedication agreement with Joanne Kuylen Stursa and Gleen Stursa, APN 021-303-56 TCID serial number 1058-1-1-C in the amount of 4.815 acre-feet.**
- 2.6. Possible action to authorize the execution of the water rights banking and dedication agreement with John Edwin Picetti and Sherry Kim Picetti, APN 021-291-01 TCID serial number 1051-2 in the amount of 14.175 acre-feet.**
- 2.7. Possible action to authorize the execution of the water rights banking and dedication agreement with John Edwin Picetti and Sherry Kim Picetti, APN 020-417-06 TCID serial number 1019-C-C-C in the amount of .14 acre-feet.**
- 2.8. Possible action to approve a contract with the Nevada Department of Transportation for the reimbursement of construction costs required to relocate an existing water main within the NDOT 3935 I740 Bridge project.**
- 2.9. Possible action to approve a contract with Construction Materials Engineers, CME, in an amount not to exceed \$169,690.00 for special inspection and testing services for the Community Response and Resource Center Phase I.**
- 2.10. Possible Action to accept the public improvements including roadway, water, storm drain and sewer infrastructure for The Meadows at Inglewood – “Connector Road” project.**
- 2.11. Possible action to approve amendment A to the TSK Architects contract for the Community Response and Resource Center for an amount not to exceed \$63,455 for additional engineering design services.**
- 2.12. Possible action to approve the Mayor's appointment of Robert C Flores to the Fernley Planning Commission for a 4-year term expiring December 31, 2028.**
- 2.13. Possible action to approve the Mayor's reappointment of Jennie McCullar to the Fernley Planning Commission for a 4-year term expiring December 31, 2028.**

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. PRESENTATIONS

- 5.1. Presentation, discussion and possible action to approve the Annual Comprehensive Financial Report for the year ended June 30, 2023. Presentation by Hinton Burdick, CPAs and Advisors.**
- 5.2. Presentation by (Tracy) Jocelyn Runnels, Rural Community Navigator with Nevada Volunteers presenting an AmeriCorps VISTA outreach and resource-sharing strategy to build capacity across Nevada**

6. STAFF REPORTS

- 6.1. (For Possible Action) Consideration and possible action to conditionally approve TSM 22002, a Tentative Subdivision Map submitted by Mark IV Capital for multiple parcels totaling approximately 2,174 acres generally located south of Interstate 80, east of Nevada Pacific Parkway, and north of US 50A.**
- 6.2. Possible action to confirm the mayor's appointment of Robert Carson as City Treasurer/Finance Director, pursuant to NRS 266.405, and approval of a compensation package**
- 6.3. Possible action to approve the FY 2024/2025 Budget Calendar.**

7. RESOLUTIONS

- 7.1. Discussion and possible action to approve resolution 24-001 to accept the public improvements including roadway, water, and sewer infrastructure for the Donner Trails 12B subdivision.**
- 7.2. Discussion and possible action to approve resolution #24-002 to accept the public improvements including roadway, water, sewer, and storm drain infrastructure for the Friendly Five Village 1 subdivision**
- 7.3. Discussion and possible action to approve resolution 24-003 to accept the public improvements including roadway, water, storm drain and sewer infrastructure for the Cook Ranch Phase 3 subdivision.**

8. PUBLIC HEARINGS

- 8.1. (For possible action) Consideration of a type I vacation request (T1V23002) and associated order of abandonment by Phelps Engineering Services on behalf of Richard Jackson to abandon the right-of-way known as "Hartsock Avenue", located at approximately 590 West Main Street (APN: 021-171-02).**

9. ITEMS REQUESTED BY MAYOR OR CITY COUNCIL MEMBERS

- 9.1. Possible action to request a future agenda item to discuss the need for a nuisance ordinance. (Councilman Hanan)**

10. ADDRESS REQUEST(S) FOR FUTURE AGENDA ITEMS

11. PUBLIC FORUM

12. ADJOURNMENT

Next Meeting: February 7th @ 5pm