

**MINUTES OF THE
FERNLEY CITY COUNCIL MEETING
APRIL 17, 2024**

Mayor Neal E. McIntyre called the meeting to order at 5:00pm.

1. INTRODUCTORY ITEMS

1.1. Pledge of Allegiance

1.2. Roll Call

Present: Mayor Neal E. McIntyre, Councilman Ryan Hanan, Councilwoman Felicity Zoberski, Councilman Stan Lay, Councilman Albert Torres, Councilwoman Frank McKay, City Manager Ben Marchant, Administrative Specialist III April Homme, Management Analyst Casey Kasten, City Attorney Aaron Mouritsen, City Clerk Kim Swanson, Administrative Specialist I Sandy Harris, City Treasurer Robert Carson, Building Official Charity Birkel, Planning Director Michele Rambo, Senior Planner Shay League, Public Works Director Barry Williams, City Engineer Derek Starkey.

1.3. Public Forum

None

1.4. (For Possible Action) Approval of Agenda

Motion: I MOVE TO APPROVE THE AGENDA. **Action:** Approved. **Moved by:** Councilman Stan Lau, **Seconded by:** Councilwoman Felicity Zoberski. **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 Voucher Report

2.2. (Possible Action) Approval of Minutes

2.3. (Possible Approval) Approval of Business Licenses

City Clerk Kim Swanson read the approval of new business licenses.

2.4. Possible Action to Approve the Will-Serve Request from Silver Square Plaza for 0.71 ERC's for Water and 2.90 ERC's for Sewer for Lyon County Parcel 021-102-15 located at 840 E. Main St. Fernley, NV

2.5. Action to Approve the Will-Serve Request from Silver Square Plaza for 0.16 ERC's for Water (Irrigation Only) for Lyon County Parcel 021-102-14&15 located at 810 & 840 E. Main St. Fernley, NV 89408.

2.6. Possible Action to Approve the Will-Serve Request from Squeeze In for 0.36 ERC's for Water for Lyon County Parcel 020-334-04 located at 1420 US-95A, Suite#1 Fernley, NV 89408

2.7. Possible action to award a contract to Civic Plus for the implementation of community development software for \$55,000 for the initial term including FY 2024-2025 and \$32,025 for year two.

2.8. Possible Action to Approve the Will-Serve Request from Sure Clean Car Wash for 1.88 ERC's for Water and 5.27 ERC's for Sewer for Lyon County Parcel 021-232-68 located at 1530 E. Newlands Drive Fernley, NV 89408

2.9. (Possible Action) to Approve the Acceptance of Infrastructure Related to the Dolan Auto Car Sales Lot Expansion Project

2.10. (For Possible Action) Approval to accept the public improvements including roadway, water, storm drain and sewer infrastructure for the Victory Logistics D-2 project.

2.11. Discussion and possible action to approve a contract with UNVC for Building Envelope Commissioning during the construction of Phase I of the Community Resource and Response Center in an amount not to exceed \$30,900.

2.12. Possible action to approve amendment number one to the contract for Cummings Management Group Inc. for owner's representative services during construction of phase one of the community response and resource center project.

2.13. (Possible Action) to approve the liquor license for CJMFOODS, Inc dba Grocery Outlet of Fernley.

Motion: I MOVE TO APPROVE THE CONSENT AGENDA. **Action:** Approved. **Moved by:** Councilwoman Felicity Zoberski, **Seconded by:** Councilman Stan Lau. **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.

Chief Deputy Mitch Brantingham, LCSD, reported on recent activities. The patrol staffing is increasing, there will be 18 deputies and 2 Sargant's in Fernley.

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

Derek Starkey, City Engineer, stated the city's preventative maintenance projects on streets will be starting, and the residents will be getting notification.

Councilwoman Fran McKay reported that she attended the 4th of July committee meeting, and reminded everyone of the Spaghetti Dinner on Saturday, April 20, at 5:00 pm at the Senior Center. Tickets are \$15.00. The Committee is still looking for sponsors for the 4th of July.

Councilman Albert Torres reported that the FCTA will be accepting grant applications for the first grant cycle of fiscal year 2024/2025 beginning May 1- May 31, 2024. Information will be posted on the Fernley City website Newsflash, Facebook, and reader board on Friday, April 19, 2024. Applications will not be accepted until May 1, 2024. There will be a mandatory applicant workshop meeting on May 7, 2024, at 6:00 pm in Council Chambers. The FCTA board will review grant applications and make grant selections during the June 17, 2024, meeting at 6:00 PM. Applications without representation may not be considered for funding.

Councilman Stan Lau reported that the League of Cities luncheon has a lot of good topics and good ideas on resolving those issues.

Mayor Neal E. McIntyre wished Derek Starkey, City Engineer, well in his next endeavor.

4. PROCLAMATIONS BY THE MAYOR

None

5. PRESENTATIONS

Aaron Mouritsen, City Attorney, stated that 5.1, 5.2 and 5.3 are all connected regarding the Opioid Settlement funds. We have presentations from Healthy Community Coalition, Lyon County Human Services, and North Lyon Fire Protection District. The amount of funds is approximately \$3,000.00 a year over 20 years. The number goes up and down and varies each year.

5.1. Presentation by the Healthy Community Coalition regarding the possible use of the City's Opioid Settlement Funds by the Health Community Coalition for Opioid Use Prevention to Fernley area schools.

Noel Chounet presented for Healthy Community Coalition. She reviewed the mission of the Coalition along with the community prevention programs, youth prevention programs, and the Safe School Professionals. The proposed use of the funds would be to deepen prevention programs, This Is Not About Drugs and Too Good For Drugs, at Fernley schools.

5.2. Presentation by Lyon County Human Services on the County's use of Opioid Settlement funds.

Shayla Holmes, Lyon County Human Services (LCHS), presented Lyon County opioid use and misuse needs assessment. The following is considered high priority: (1) invest in a database for LCHS to appropriately collect, analyze and track substance use, naloxone distribution, prevention supplies, and referrals to treatment throughout all services in one platform; (2) Expand LCHS to include a Behavioral Health division that will include full time co-responder teams to respond to the lifespan in crises, and provide assessments and treatment plans for at-risk individuals across the lifespan in a variety of settings such as homes, schools, juvenile probation officers, senior centers, etc.; (3) LCHS to become a Medicaid provider to maximize expenditures and create stability for provided services including targeted case management for Juvenile Probation and non-severe mentally ill adults, and non-severe emotionally disturbed youth, and transportation.

5.3. Presentation by North Lyon Fire Protection District on the District's use of Opioid Settlement funds.

Aaron Mouritsen, City Attorney, stated that the North Lyon Fire Protection District will not give a presentation.

5.4. Discussion and possible action to approve the lease agreement with artist Chad Rice in the amount not to exceed \$2,000.00 for the installation and lease of Turn Turn Turn art sculpture at the Main Street Art Park.

Artist Chad Rice explained the goal of the sculpture is to change the look of the barren Art Park, give the City an artistic identity, increase community engagement, improve the economy and add beauty to the barren Main Street Art Park. The Turn Turn Turn sculpture is to be placed at the Main Street Art Park during the Murals, Music and Margaritas Art Festival. The Sculpture features three different images based on one woman, in different stages of life, that appear only when the viewer stands in the correct position. This piece was created in 2019, making its debut at Burning Man. It was also featured in the 2020 Toronto Light Festival, marking this as Chad Rice's first international art installation. Artist Chad Rice will be responsible for maintenance over the duration of the lease and can be revoked by the City of Fernley with a 30-day written notice or at any time if there is a safety concern.

Motion: I MOVE TO APPROVE THE LEASE AGREEMENT WITH ARTIST CHAD RICE FOR THE INSTALLATION AND LEASE OF THE TURN TURN TURN ART SCULPTURE AT THE MAIN STREET ART PARK. **Action:** Approved. **Moved by:** Councilwoman Fran McKay, **Seconded by:** Councilman Ryan Hanan. **Vote:** Passed, **Summary:** Yes 5. **Yes:** Councilwoman Zoberski, Councilman Lau, Councilman Torres, Councilwoman McKay, Councilman Hanan.

Councilwoman Felicity Zoberski asked about the trenching for electricity.

Derek Starkey, City Engineer, stated that there is a subpanel at the sight and there is power.

Barry Williams, Public Works Director, stated that the City has the capability of assisting with the trenching.

Motion: I MOVE TO ASSIST ACEs WITH THE TRENCHING FOR THE ELECTRICITY. **Action:** Approved. **Moved by:** Councilwoman Zoberski, **Seconded by:** Councilman Hanan. **Vote:** Passed, **Summary:** Yes 5. **Yes:** Councilwoman Zoberski, Councilman Lau, Councilman Torres, Councilwoman McKay, Councilman Hanan.

6. ORDINANCES

6.1. (For Possible Action) Introduction and First Reading of Bill #348, an Ordinance to amend Title 2, Chapter 9, Article 1 (Planning Commission) of the City of Fernley Development Code authorizing the Planning Commission to act as the Capital Improvements Advisory Committee pursuant to NRS 278B.150, and other matters related thereto.

Michele Rambo, Planning Director, presented the introduction and Reading of Bill #348. The City of Fernley is expecting to see some significant growth in the coming years and is considering options for funding extensions and upgrades to City infrastructure and services to serve existing and future residents. One way to fund these projects is to establish one or more developer-paid impact fees. NRS 278B.150 requires that a Capital Improvements Advisory Committee be established as the first step in the impact fee process. It also allows the Planning Commission to serve as the committee. This amendment to the Planning Commission section of code authorizes the commission to serve in this additional capacity.

7. STAFF REPORTS

7.1. For Possible Action: To Correct the Quitclaim Deed re: APN #021-103-18 - The Depot Property - that inadvertently transmitted APN 21-103-50 - The Sheriff Substation and Justice Complex - to the Town of Fernley along with the Depot Property

Aaron Mouritsen, City Attorney, presented that this conveyance is merely to correct the inadvertent transfer of the Sheriff Substation and Justice Complex property in 1999 to the Town of Fernley. The Board of Lyon County Commissioners approved the transfer of the Depot Property (APN 21-103-18) to the Town of Fernley on September 2, 1999, and the deed was recorded on September 17, 1999, as Document Number 239033, Official Records of Lyon County, Nevada. The Board of Lyon County Commissioners inadvertently transferred the property where the Sheriff Substation and Justice Complex is located (APN 21-103-50) to the Town of Fernley along with the Depot Property in the aforementioned deed. It was never intended that the Justice Complex property be transferred to the Town of Fernley. The City of Fernley is the successor entity to the Town of Fernley and the parties hereto desire to correct the records by executing this conveyance of the Justice Complex property from the City to the County.

Motion: I MOTION TO CORRECT THE OFFICIAL LYON COUNTY RECORDS BY CORRECTING THE CONVEYANCE OF THE SHERIFF SUBSTATION AND JUSTICE COMPLEX PROPERTY (APN 021-103-50) IN 1999 TO THE TOWN OF FERNLEY. THE CITY OF FERNLEY IS THE SUCCESSOR ENTITY TO THE TOWN OF FERNLEY AND THE PARTIES DESIRE TO CORRECT THEIR RECORDS BY EXECUTING THIS CONVEYANCE OF THE JUSTICE COMPLEX PROPERTY FROM THE CITY OF FERNLEY TO THE COUNTY. **Action:** Approved. **Moved by:** Councilman Albert Torres, **Seconded by:** Councilwoman Fran McKay. **Vote:** Passed, **Summary:** Yes 5. **Yes:** Councilwoman Zoberski, Councilman Lau, Councilman Torres, Councilwoman McKay, Councilman Hanan.

7.2. Discussion and possible action to ratify change order number one through four for the Villa Park Water and Sewer Replacement and street reconstruction project.

Derek Starkey, City Engineer, presented that during construction of the project, four project change orders have been identified so far and staff is coming to City Council to ratify the approval of the change orders. The change orders are summarized as follows: (1) replace 3 fire hydrants, including piping and shutoff valves, (2) replacement of 7 additional water meters that were not salvageable in the field as were originally planned in the design and replacement of 33 additional meter boxes that were not salvageable in the field; (3) revisions to storm drain plan including g increased retention basin volume and changing pipe type to RCP from HDPE per NDOT requirements; and (4) replace four existing drop inlets with new drop inlets and piping to replace existing drop inlets and piping which were not salvageable in the field.

Motion: I MOVE TO RATIFY CHANGE ORDER NUMBER ONE THROUGH FOUR FOR THE VILLA PARK WATER AND SEWER REPLACEMENT AND STREET RECONSTRUCTION PROJECT. **Action:** Approved. **Moved by:** Councilman Stan Lau, **Seconded by:** Councilman Ryan Hanan. **Vote:** Passed, **Summary:** Yes 5. **Yes:** Councilwoman Zoberski, Councilman Lau, Councilman Torres, Councilwoman McKay, Councilman Hanan.

Mayor Neal A. McIntyre called for a break - 6:41 - 6:47.

7.3. Discussion and possible action to approve a lease for groundwater in the Brady Hot Springs basin with NVEnergy and other matters properly related thereto.

Derek Starkey, City Engineer, stated that there are corrections to the lease agreement that is currently being negotiated with NVEnergy and asked to move this item to the next meeting.

Motion: I MOVE TO LINE ITEM 7.3 TO NEXT MEETING. **Action:** Approved. **Moved by:** Councilman Stan Lau, **Seconded by:** Councilman Ryan Hanan. **Vote:** Passed, **Summary:** Yes 5. **Yes:** Councilwoman Zoberski, Councilman Lau, Councilman Torres, Councilwoman McKay, Councilman Hanan.

8. RESOLUTIONS

8.1. Discussion and possible action to adopt joint Resolution 24-007 accepting the 2022 City of Fernley Water System Plan Update

Derek Starkey, City Engineer, summarized the updated water system plan for adoption by joint resolution with the Planning Commission and City Council. A summary of the assumptions and outcome of the update to the plan are: (1) existing and planned service area; (2) growth and water demand; (3) water resource; (4) water rates; (5) groundwater/surface water treatment; (6) existing conditions; and (7) capital improvements.

Councilman Albert Torres asked if the bond on the water treatment plant was a 20-year bond or a 30-year bond.

Robert Carson, City Treasurer, stated that the bond is 30-year bond and will be paid off in 2037/2038.

Councilman Ryan Hanan, asked for clarification on the bonds.

Robert Carson, City Treasurer, stated that there are 4 separate bonds - 2 dedicated to the sewer treatment plant, 1 to the water treatment plant, and 1 split between the two.

Councilwoman Felicity Zoberski, is the data from the SCADA public information and is there a plan to study to see how the lining of the canal affected the wells and commission an updated study?

Derek Starkey, City Engineer, stated a study could be done about the current status of the canal; what does it look like with different storage systems like aquifer storage, what it looks like, what would be the best place to inject that water back into the ground, they are things that could be looked because we have not modeled that before.

Councilwoman Felicity Zoberski, with this being a living document we can always go back and add those things and or decide to do the research and put those assessments into our water system plan for our residents to see where we are at as far as the canal goes.

Councilman Ryan Hanan stated that the city owns 2 parcels adjacent to Farm District Road and adjacent to the water treatment plant that could be used if need be for injection purposes or some systems or derivative of that.

Derek Starkey, City Engineer, stated that the city owns different parcels across town that gives them different options.

Mayor Neal E. McIntyre opened public comment:

James W Roberts, city resident, thanked Derek Starkey and all his work.

Tessa Garvin, city resident, expressed concerns about the well water in the highlands.

Laura Griffin, city resident, they have engaged the services of a Geologist who specializes in surveying the water and where it is coming from and what the impact is on the wells that are drawing from this water. She would like the city to do the same and take a very close look at the aquifers and protect the residents who have no other option.

Mr. G (Zoom) would like to know what is going on with the suffice water plant and are there any plans for aquafer storage and recovery.

Motion: I MOVE TO ADOPT JOINT RESOLUTION 24-007 NUMBER ACCEPTING THE 2022 CITY OF FERNLEY WATER SYSTEM PLAN UPDATE. **Action:** Approved. **Moved by:** Councilman Albert Torres, **Seconded by:** Councilman Stan Lau. **Vote:** Passed, **Summary:** Yes 5. **Yes:** Councilwoman Zoberski, Councilman Lau, Councilman Torres, Councilwoman McKay, Councilman Hanan.

8.2. (For Possible Action) Consideration, discussion, and possible action to approve Resolution #24-009 to: 1) change the fees for Planning applications from flat fees to deposits; 2) include a technology fee to cover the cost of project tracking software; 3) increase noticing fees to cover rising costs; and 4) increase seven (7) of the base fees to be more in alignment with other jurisdictions; and other matters related thereto.

Michele Rambo, Planning Director, presented this item. The City of Fernley Planning Department has been attempting to become self-supporting and achieve complete cost recovery since 2012. Despite raising fees several times, the current flat fee system does not adequately cover staff time spent on each project. Therefore, the City Staff is looking to change to a deposit-based fee. In addition, a technology fee has been added to cover the cost of existing and new software to make the process more efficient, notification fees have been increased to cover rising costs and increased noticing areas, and seven (7) of the base fees have been increased to be more consistent with surrounding jurisdictions. There are several benefits to switching from flat fees to deposit-based fees for planning applications. The system is designed for applicants and developers to cover the entire cost of time and materials for processing their projects. This saves the taxpayers' money by not making them cover any additional costs or expenses not covered by the flat fees. In addition, being required to pay for any staff time spent on their project(s) tends to keep applicants and developers from scheduling multiple, unproductive meetings that take up time that staff could be putting towards other productive uses. Another important benefit of deposit-based fees is the ability of the City to hire additional staff without as much impact to the overall budget. The added staff ultimately results in projects being completed in a shorter time-frame, saving developers valuable time and, ultimately, money.

Motion: I MOVE TO APPROVE RESOLUTION #24-009 AS PRESENTED BY STAFF TO TAKE EFFECT ON JULY 1, 2024. **Action:** Approved. **Moved by:** Councilman Ryan Hanan, **Seconded by:** Councilman

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

8.3. Discussion and possible action for approval of Resolution #24-001 in opposition to the United States Postal Service's proposed changes to the Processing and Distribution Center in Reno, Nevada.

Lydia Altick, Deputy City Manager, presented that if approved, this resolution would formally express the City Council's concerns about and opposition to the United States Postal Service's (USPS) proposal to move some mail processing activities from the Reno Processing and Distribution Center (P&DC) to Sacramento, California. Concerns include weather-related delays over Donner Pass, prompt receipt of life-saving prescription medications, timely processing of election-related mail, and reduced USPS job opportunities in the region.

Motion: I MOVE TO APPROVE RESOLURION #24-011 IN OPPOSITION TO THE UNITED STATES POSTAL SERVICE'S PROPOSED CHANGES TO THE PROCESSING AND DISTRIBUTION CENTER IN RENO, NEVADA. **Action:** Approved. **Moved by:** Councilman Albert Torres, **Seconded by:** Councilwoman Fran McKay. **Vote:** Passed, **Summary:** Yes 5. **Yes:** Councilwoman Zoberski, Councilman Lau, Councilman Torres, Councilwoman McKay, Councilman Hanan.

9. PUBLIC HEARINGS

9.1. (For Possible Action) Discussion and possible action regarding Bill #346 and the related annexation application (ANX24001) submitted by Summit Engineering on behalf of Lansing Companies regarding a request to annex into the City of Fernley a ±177.7-acre parcel generally located west of Duffy Drive, east of Truck Inn Way, and northwest of Nevada Pacific Parkway at Interstate 80 (APN: 021-581-08).

Shay League, City Planner, presented this item. This parcel is contiguous to City of Fernley boundaries and the applicant has filed a petition of annexation. The subject parcel is directly north of the 155.6-acre parcel the applicant recently annexed; and both parcels are intended to be developed as a project with the working name of "Nevada Pacific Industrial Park". The parcels are located within the North Fernley Future Development Area. At the March 13, 2024, Planning Commission meeting, the Commissioners voted unanimously (7-0) to recommend annexation. The ordinance associated with this item was read and introduced at the April 3, 2024, City Council meeting.

Motion: I MOVE TO ADOPT THE FINDINGS RELATED TO CONSIDERATIONS OF APPROVAL A THROUGH D AS PRESENTED BY STAFF. I FURTHER MOVE TO ADOPT BILL #346 AS AN ORDINANCE TO APPROVE THE ANNEXATION PETITION ASSOCIATED WITH ANX24001, CONVERT THE ZONING OF THE ASSOCIATED PARCEL FROM RR5 TO GR20, AND PROHIBIT DEVELOPMENT ON THIS PARCEL UNTIL THE NORTH FERNLEY AREA PLAN IS COMPLETE. **Action:** Approved. **Moved by:** Councilman Ryan Hanan, **Seconded by:** Councilman Stan Lau. **Vote:** Passed, **Summary:** Yes 5. **Yes:** Councilwoman Zoberski, Councilman Lau, Councilman Torres, Councilwoman McKay, Councilman Hanan.

10. ADDRESS REQUEST(S) FOR FUTURE AGENDA

There were none.

11. PUBLIC FORUM

Dana Uhlhorn, Fernley Aces, clarified some questions regarding the placement of new art in the Art Park. It will not be put on the circle of cement that the previous gazebo was on. (1) We would have to drill through the concrete to put in the anchors, and (2) there is a plan for future use or another gazebo.

Becky Howlett reminded everyone of the Fernley 4th of July spaghetti dinner on Saturday, April 20th from 5 to 9 at the Senior Center.

Jamie Daniels, Fernley resident, thanked the council for hearing the public's concerns regarding the well-water and appreciates that they are working on it.

Councilwoman Zoberski thanked Derek Starkey for being with the city for 13 years.

James W. Roberts, Fernley resident, stated that he supports the Healthy Community Coalition and their youth programs.

Councilman Hanan thanked Derek Starkey.

The next meeting will May 1, 2024, at 5:00 pm.

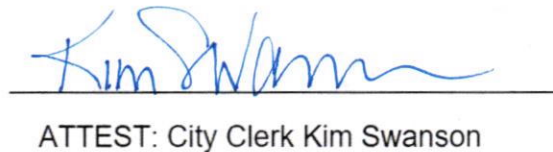
12. ADJOURNMENT

There being no further business to come before it, the Fernley City Council meeting adjourned at 8:13 pm.

Approved by the Fernley City Council on May 1, 2024, by a vote of:

AYES 5 NAYS: 0 ABSTENTIONS: 0 ABSENT: 0


Mayor Neal E. McIntyre


ATTEST: City Clerk Kim Swanson

When recorded, mail to:
City Clerk
City of Fernley
595 Silver Lace Boulevard
Fernley, NV 89408

BILL # 346
CITY OF FERNLEY
ORDINANCE # _____

AN ORDINANCE TO ANNEX CERTAIN LANDS TO CITY OF FERNLEY AS PETITIONED BY THE PROPERTY OWNER (ANX24001); LANDS MORE SPECIFICALLY DESCRIBED AS ASSESSOR'S PARCEL NUMBER 021-581-08, ON A SITE APPROXIMATELY 177.7-ACRES IN SIZE, OWNED BY 177 FERNLEY LLC, AND GENERALLY LOCATED WEST OF DUFFY DRIVE, EAST OF TRUCK INN WAY, AND NORTHWEST OF NEVADA PACIFIC PARKWAY AT INTERSTATE 80; INTO THE INCORPORATED CITY LIMITS, PURSUANT TO NRS 268.670 CONTIGUOUS VOLUNTARY ANNEXATIONS; AND OTHER MATTERS PROPERTY RELATED THERETO.

THE CITY COUNCIL OF THE CITY OF FERNLEY, hereinafter "the Council", DO HEREBY ORDAIN:

Section 1: The property described in Exhibit "A" and shown in Exhibit "B" which is attached hereto and incorporated herein by reference, situated in the County of Lyon, State of Nevada, shall become and hereafter shall be a part of the City of Fernley and shall be embraced within the corporate limits of this said City.

SECTION 2: Upon annexation, the zoning shall convert from Lyon County zoning of Rural Residential 5 acres (RR5) to a City of Fernley zoning of General Rural 20 acres (GR20).

SECTION 3: All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 4: The City Clerk is instructed and authorized to publish the title to this ordinance as provided by law and to record the plan certified herein as provided by law.

SECTION 5: This ordinance shall become effective upon passage, approval, and publication.

SECTION 6: The provisions of this ordinance shall be liberally construed to effectively carry out its purposes in the interest of the public health, safety, welfare and convenience.

SECTION 7: If any subsection, phrase, sentence, or portion of this section is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions.

SECTION 8: The Council finds that this ordinance is not likely to impose a direct and significant economic burden upon a business or directly restrict the formation, operation or expansion of a business, or is otherwise exempt from Nevada Revised Statutes Chapter 237.

BILL # 346 BEING HEREBY PROPOSED on the 3rd day of April 2024.

BILL # 346 BEING HEREBY PASSED, APPROVED and ADOPTED this 17th day of April 2024, by the following vote of the Council:

Ayes: 5 Nays: 0 Abstentions: 0 Absent: 0

FERNLEY CITY COUNCIL

By: Neal E. McIntyre
Neal E. McIntyre, Mayor

Date: 4/17/2024

Attest By: Kim Swanson
Kim Swanson, City Clerk

Date: 4/17/2024

EXHIBIT "A"
LEGAL DESCRIPTION
APN 021-581-08

Parcel 1:

The North 1/2 of the North 1/2 of Section 5, Township 20 North, Range 25 East, M.D.B.&M.

PARCEL 2:

A nonexclusive easement for utility and roadway purposes over and across the following parcel of land situate and being in the County of Lyon, State of Nevada, more particularly described as follows:

The South 1/2 of the North 1/2 of Section 5, Township 20 North, Range 25 East, M.D.B.&M.

Said easement to be fifty feet (50') in width and to be for the purposes of providing utility service and ingress and egress to the property, as set forth in Quitclaim Deed recorded September 30, 1993, in Book 3859, Page 775, as Document No. 1717917, Official Records, Washoe County, Nevada and further set out in Quitclaim Deed recorded June 20, 2008, as Document No. 427763, Official Records, Lyon County, Nevada.

NOTE: Said legal description previously recorded in Quitclaim Deed recorded October 31, 2013, as Document No. 514460, Official Records, Lyon County, Nevada.

Assessor's Parcel Number: 021-581-08

Description Prepared By:

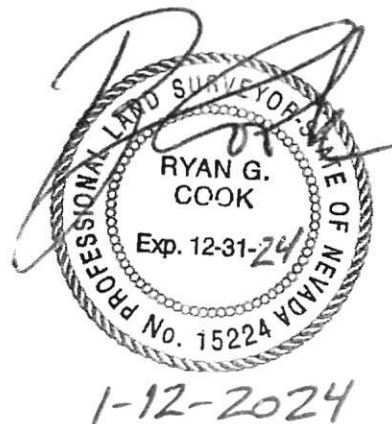
Ryan G. Cook, PLS 15224

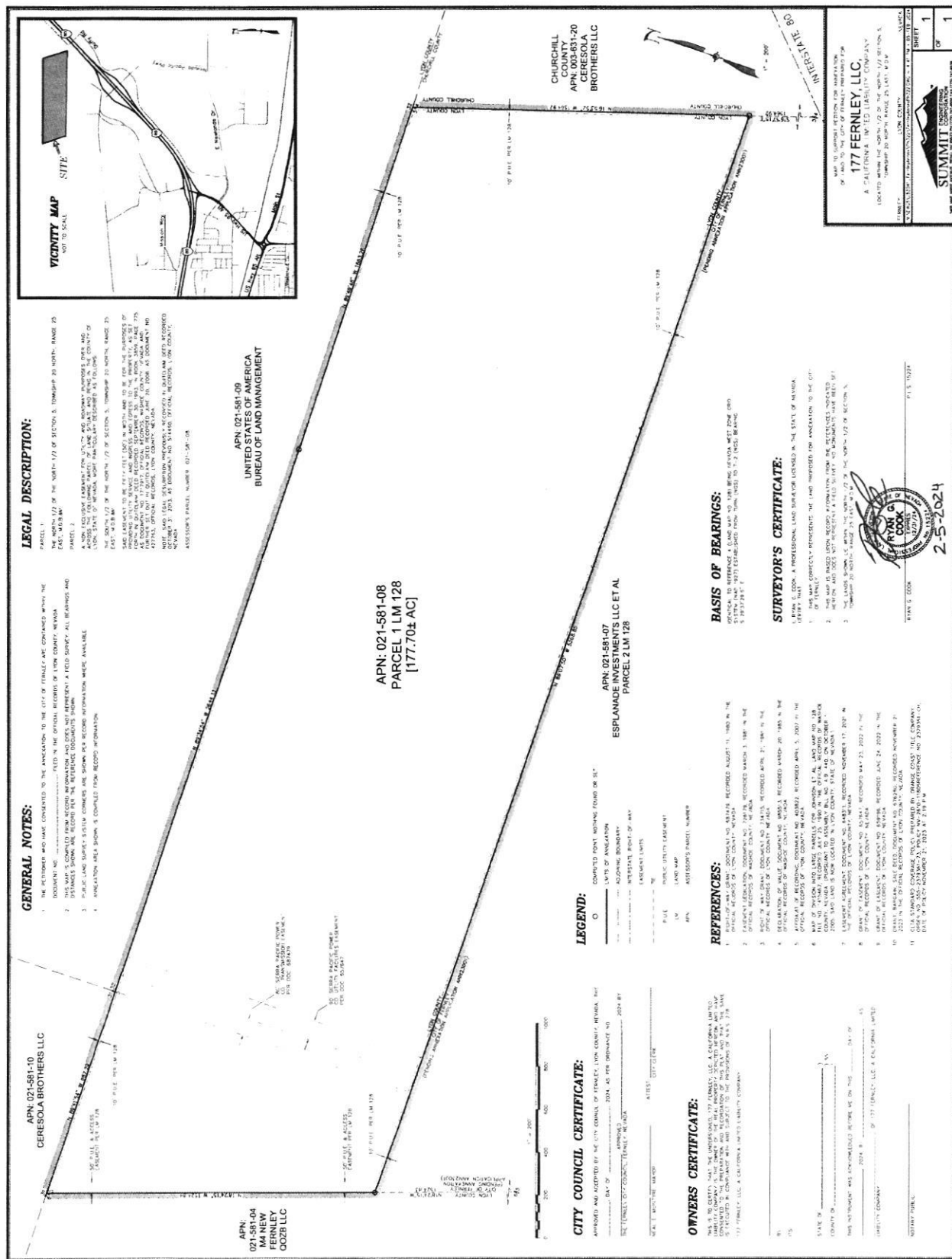
Summit Engineering Corporation

A Sanderson Bellecci Company

5405 Mae Anne Ave., Reno, NV 89523

775-747-8550







LYON COUNTY

ANITA TALBOT -- Recorder

27 S. Main Street
Yerington, NV 89447
Phone: (775) 463-6581
Fax: (775) 463-5305
Email: records@lyon-county.org

REJ-01532

02/16/2024 03:07:21 PM

CITY OF FERNLEY
ATTN: SHAY LEAGUE, SENIOR PLANNER
595 SILVER LACE BLVD
FERNLEY, NV 89408

RETURN NOTICE

Regarding Document(s): 2 PETITIONS
Grantor: 177 FERNLEY LLC
Grantee: FERNLEY CITY OF

Your document is being returned unrecorded for the following reason(s):

Reason

* The Assessor's Office reviewed this document and they found that this document needs:

Notes: Per a conversation between Shay League the City of Fernley Planner and the County Assessor's Office we have been asked to return these petitions until there is an ordinance with the City of Fernley.



LYON COUNTY

ANITA TALBOT -- Recorder

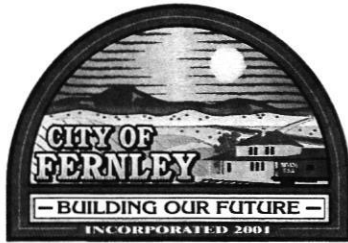
27 S. Main Street
Yerington, NV 89447
Phone: (775) 463-6581
Fax: (775) 463-5305
Email: records@lyon-county.org

I can be reached at 775-463-6581 or email me at records@lyon-county.org should you have any questions.

Sincerely,

Anita Talbot

****PLEASE RETURN THIS LETTER WHEN YOU SEND****
****YOUR DOCUMENT BACK FOR RECORDING****



Planning Department

Michele Rambo, AICP
Planning Director

Shay League
Senior Planner

Lisa Warner
Assistant Planner

Anita Talbot
Recorder
Lyon County
27 South Main Street
Yerington, NV 89477

February 15, 2024

Ms. Talbot (and Team),

City of Fernley Planning Department needs the two documents included recorded. We did not include a recording fee because I am unsure if you would consider these items as originating from the applicant or from City of Fernley.

If you do need the fee, please reach out to us at the contact information in the footer of this letter. We will contact the applicant and have them pay you directly. That is a short-term solution only, and we promise not to complicate things in the future. We are working on determining if we are going to charge the recording fees up front (when applicable) or require the applicant to record items themselves.

We appreciate everything you help us and the City Clerk's office with! The guidance and insight you provide into your processes is always much needed and very useful.

Thank you for your time,

Shay League
Senior Planner

APN 021-581-08

Recording Requested By:

City of Fernley
Attn: Shay League, Senior Planner
595 Silver Lace Boulevard
Fernley, Nevada 89408

PETITION TO ANNEX

I am the owner of record of that certain property located in Lyon County, Nevada, Assessor's Parcel Number (APN) 021-581-08.

Parcel Location: 177.70+/- acres approx. 4000 feet North of the Intersection of Interstate 80 and Nevada Pacific Parkway and described as:

The North 1/2 of the North 1/2 of Section 5, Township 20 North, Range 25 East, M.D.B.&M, being also known as Parcel 1 as shown on Map of Division into Large Parcels, for Johnson et al, Land Map No. 128, according to the map thereof, filed in the office of the County Recorder of Washoe County, State of Nevada, on July 25, 1990, as File No. 1415467, Official Records (Pursuant to Assembly Bill No. A.B. 440, on October 1, 2005, said land is now located in Lyon County, State of Nevada).

I hereby petition the City of Fernley, Nevada to annex said property into the City of Fernley.

177 Fernley, LLC, a California limited liability company
505 Lomas Santa Fe Drive #230
Solana Beach, CA 92075

SEE ATTACHED SIGNATURE AND NOTARY



SEE CA NOTARY ACKNOWLEDGMENT
ATTACHED

Signature of Notary Public

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

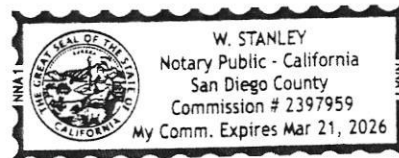
On this 12th day of February, 2024, before me, W.STANLEY, Notary Public, personally appeared GREGORY P. LANSING who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument..

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature



(Seal)

RESOLUTION # 24-009

A RESOLUTION OF THE FERNLEY CITY COUNCIL AMENDING THE PLANNING DEPARTMENT FEE SCHEDULE TO CONVERT THE CURRENT FLAT FEES TO DEPOSIT-BASED FEES, INCREASE SEVEN OF THE FEES TO BETTER MATCH OTHER AREA JURISDICTIONS, INCREASE NOTIFICATION FEES, AND ADD A TECHNOLOGY FEE.

WHEREAS, the City of Fernley is a political subdivision of the State of Nevada, organized pursuant to the provisions of NRS 266; and

WHEREAS, Fernley Municipal Code Section 32.01.090, as established by City of Fernley Ordinance #2020-005, requires that City Council establish a schedule of fees for processing of all development and land division applications under the Development Code (Title 32) by resolution; and

WHEREAS, the City of Fernley Planning Department has been aiming to reach full cost-recovery since 2012; and

WHEREAS, the City of Fernley believes that development should pay for itself;

WHEREAS, cost-recovery through the use of deposit-based fees for development applications allows the City to increase Planning Department services at the cost of the developers; and

WHEREAS, other proposed changes to the Planning Department fee schedule are necessary to increase efficiency and offset costs; and now therefore,

BE IT RESOLVED BY FERNLEY CITY COUNCIL that the fee schedule adopted by Resolution #23-016 is repealed and the Planning Department Fee Schedule shown in Exhibit A of this document is hereby adopted and shall take effect July 1, 2024.

RESOLUTION PASSED, APPROVED, AND ADOPTED the 17th day of April, 2024 by the Fernley City Council, City of Fernley, State of Nevada.

Aye: 5 Nay: 0 Abstention: 0 Absent: 0

ACKNOWLEDGED AND APPROVED:

DATED:


Neal E. McIntyre, Mayor

4/17/2024

ATTEST:


Kim Swanson, City Clerk

4/17/2024

**CITY OF FERNLEY
PLANNING DEPARTMENT FEE SCHEDULE**

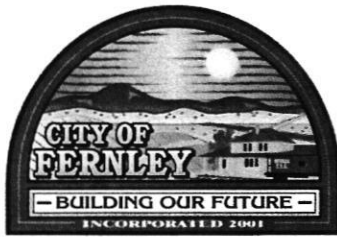
Application	Base Application Fee	Surveyor Fee	Noticing Fee	Technology Fee**	Total Deposit
Entitlements					
Administrative Review	\$2,350	\$0	\$0	\$94	\$2,444
Annexation*	\$4,000	\$1,600	\$500	\$160	\$6,260
Conditional Use Permit	\$3,600	\$0	\$500	\$144	\$4,244
Development Agreement*	\$3,500	\$0	\$500	\$140	\$4,140
Major Deviation	\$1,750	\$0	\$500	\$70	\$2,320
Master Plan Amendment (Map)*	\$3,500	\$0	\$500	\$140	\$4,140
Master Plan Amendment (Text)*	\$5,000	\$0	\$500	\$200	\$5,700
Minor Deviation	\$500	\$0	\$0	\$20	\$520
Planned Development*	\$5,000	\$0	\$500	\$200	\$5,700
Temporary Use Permit (Special Event)	\$500	\$0	\$0	\$20	\$520
Temporary Use Permit (Use)	\$250	\$0	\$0	\$10	\$260
Variance	\$1,750	\$0	\$500	\$70	\$2,320
Waiver	\$500	\$0	\$0	\$20	\$520
Zoning Map Amendment*	\$3,500	\$0	\$500	\$140	\$4,140
Land Division/Mapping					
Abandonment/Vacation	\$1,500	\$1,450	\$0	\$60	\$3,010
Amended Map	\$250	\$1,450	\$0	\$10	\$1,710
Boundary Line Adjustment	\$700	\$2,100	\$0	\$28	\$2,828
Certificate of Amendment	\$250	\$850	\$0	\$10	\$1,110
Division of Land into Large Parcels (Final)	\$600	\$2,100	\$0	\$24	\$2,724
Division of Land into Large Parcels (Tentative)	\$1,000	\$0	\$0	\$40	\$1,040
Parcel Map (Final)	\$1,000	\$2,100	\$0	\$40	\$3,140
Parcel Map (Tentative)	\$2,050 + \$200/lot	\$0	\$0	\$82	\$2,132 + \$200/lot
Reversion to Acreage	\$1,400	\$1,300	\$0	\$56	\$2,756
Roadway Dedication	\$1,500	\$1,450	\$0	\$60	\$3,010
Subdivision Map (Final)	\$1,650	\$2,600 + \$20/lot	\$0	\$66	\$4,316 + \$20/lot
Subdivision Map (Tentative)	\$8000 + \$60/lot >100 lots	\$0	\$0	\$320	\$8320 + \$60/lot >100 lots
Miscellaneous					
Appeal	\$750	\$0	\$500	\$30	\$1,280
Continuance	\$400	\$0	\$500	\$16	\$916
Extension of Time	\$775	\$0	\$500	\$31	\$1,306
Sign Permit Review	\$100	\$0	\$0	\$4	\$104
Temporary Sign Permit	\$100	\$0	\$0	\$4	\$104
Zoning Verification Letter	\$150	\$0	\$0	\$6	\$156
Building Related					Flat Fees
Planning Plan Review	40% of Permit Fee	\$0	\$0	4%	40% of Permit Fee + 4%
Residential Repeats	\$100	\$0	\$0	\$4	\$104

Notes:

* Outside Legal Fees to be Paid at Actual Cost

** Technology Fee = 4% of Application Fee

See Next Page for More Information



Planning Department

Permits
Planning
Development Review
Sustainability

City of Fernley Planning Application Fee Information

The fees for Planning applications are meant to cover the cost of the time staff spends reviewing them. Planning fees are deposit-based and charged at a rate of \$80 per hour.

Deposits

Deposits are submitted at the time of application in accordance with the current Planning Department Fee Schedule. Depending on the extent of work required, supplemental deposits may be required to complete the processing of an application. Staff will track the time spent and notify the applicant when 80% of the submitted deposit has been expended. At that time, the applicant will be required to replenish the deposit account. Failure to do so will result in all staff work on the project ceasing until the required deposit is submitted. Any unspent portion of a deposit will be refunded following the completion of the application review process.

Multiple Applications

If the project includes multiple applications, the applicant shall pay 100% of all required deposits.

Waiver of Fees

The Planning Director may waive all, or a portion of, planning fees for projects submitted by certified non-profit organizations and other governmental agencies. No other waivers will be granted.

Consultant Fees

The applicant shall pay the actual cost of any services provided by the City's outside legal counsel. These costs will be deducted from the deposit in addition to City staff time.

Technology Fee

The technology fee reimburses the City for technology costs related to permit processing, tracking, and filing. The technology fee is 4% of the base application fee and is not refundable.

Refunds

After the completion of a project, a refund of any remaining deposit will be issued within 90 days minus a \$100 administrative processing fee.

City of Fernley

Resolution 24-011

RESOLUTION IN OPPOSITION TO THE UNITED STATES POSTAL SERVICE'S PROPOSED CHANGES TO THE PROCESSING AND DISTRIBUTION CENTER IN RENO, NEVADA.

WHEREAS, on February 06, 2024, the United States Postal Service (USPS) released its Initial Findings Document regarding the Mail Processing Facility Review for the Reno Processing and Distribution Center (P&DC), in which USPS determined it will likely downsize the Reno P&DC to a Local Processing Center (LPC) and that "the business case supports transferring mail processing outgoing operations" from Reno, Nevada, to Sacramento, California; and

WHEREAS, in its review, USPS does not provide information about the study on which it relied to reach this determination, nor does it provide any analysis on local impacts of moving mail processing completely outside of the State of Nevada; and

WHEREAS, the Fernley City Council is concerned about this plan to downsize the Reno P&DC and move its operations to California as well as the lack of transparency from USPS about the process for making this significant determination; and

WHEREAS, the proposed downsizing could severely impede on-time mail service in Northern Nevada, which is essential for those who rely on USPS to receive prescription medications, receive Social Security checks, conduct commerce, pay bills, vote in federal and state elections, and respond to many other time-sensitive matters; and

WHEREAS, the United States Department of Veterans Affairs alone fills about 80 percent of veterans' prescriptions by mail, many of the 220,000 veterans in Nevada rely on USPS for timely delivery of their often life-saving prescriptions, and delay for these men and women who have served our country is not an option; and

WHEREAS, for many families in rural Nevada, USPS is the only way that they can receive critical deliveries and participate in commerce in a meaningful way, and diverting their mail outside of Nevada and back again raises serious concerns about the possibility of delay; and

WHEREAS, sending over one hundred thousand mail-in-ballots from Nevada to California before they are sent back to Northern Nevada is extremely concerning to election officials and voters in Nevada; and

WHEREAS, the USPS standard for local Reno mail received and delivered is two days, a standard which USPS has already struggled to meet, and sending Nevadans' mail out of state will only exacerbate this deficiency; and

WHEREAS, the snowy mountains and often difficult road conditions between Reno and Sacramento pose a major challenge to on-time mail delivery, furthering concerns about service delays if mail is being shipped out of state only to be sent back to Nevada; and

WHEREAS, USPS provides good, reliable jobs for the Truckee Meadows community that this "modernization" would put at risk or move out of the area; and

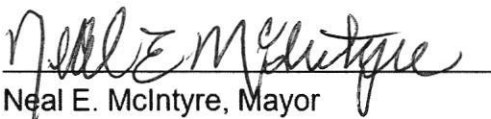
WHEREAS, while USPS states that "there will be no career employee layoffs," it neither provides data on how it reached this conclusion, nor does it make any mention of prospective job losses for pre-career employees, who are those who have worked for USPS for under two years, and reducing services and thus employment opportunities at the Reno P&DC will negatively impact the USPS employment pipeline for new, future hires in the community;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Fernley that the City of Fernley hereby opposes the United States Postal Service's proposed changes to the Processing and Distribution Center in Reno, Nevada.

PASSED AND ADOPTED on this 17th day of April 2024, by the following vote of the City Council:

AYES 5 NAYS 0 ABSENT 0 ABSTAIN 0

APPROVED this 17th day of April 2024.


Neal E. McIntyre, Mayor

ATTEST: By: 
Kim Swanson, City Clerk

APN: 021-103-50

RECORDING REQUESTED BY:

City of Fernley
595 Silver Lace Blvd
Fernley NV 89408

WHEN RECORDED, MAIL TO:

City of Fernley
595 Silver Lace Blvd
Fernley NV 89408

CITY OF FERNLEY RESOLUTION 24-012

Whereas, the Board of Lyon County Commissioners approved the transfer of the Depot Property (APN 21-103-18) to the Town of Fernley on September 2, 1999, and the deed was recorded on September 17, 1999, as Document Number 239033, Official Records of Lyon County, Nevada. See the Lyon county Board of Commissioners Meeting Minutes September 2, 1999, attached hereto as Exhibit A.

Whereas, the Board of Lyon County Commissioners inadvertently transferred the property where the Sheriff Substation and Justice Complex is located (APN 21-103-50) to the Town of Fernley along with the Depot Property in the aforementioned deed.

Whereas, it was never intended that the Justice Complex property be transferred to the Town of Fernley.

Whereas, the City of Fernley is the successor entity to the Town of Fernley and the parties hereto desire to correct the records by executing this conveyance of the Justice Complex property from the City to the County.

WHEREAS, NRS 277.053 provides that the governing body of a political subdivision may convey real property to another political subdivision without charge if the property is to be used for a public purpose.

WHEREAS, the City deems the County's use of the City Parcel to be for public purposes and therefore, the City Parcel can be conveyed to the County without charge.

WHEREAS, this conveyance is merely to correct the inadvertent transfer of the justice complex property in 1999.

NOW, THEREFORE, IN COMPLIANCE WITH NRS 277.050 AND PURSUANT TO NRS 277.053, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FERNLEY:

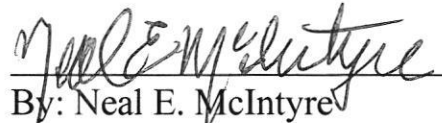
1. That it is the intention of the City Council of the City of Fernley to convey the APN 21-103-50, which is more fully described on Exhibit B attached hereto, to the County without charge since it was never intended that this parcel be transferred to the Town of Fernley in 1999 or thereafter.

PASSED, APPROVED, AND ADOPTED this 17th day of April 2024, by the following vote of the Council:

AYES: 5 NAYS: 0 ABSTENTIONS: 0 ABSENT: 0

Dated this 17th day of April 2024.

CITY OF FERNLEY


By: Neal E. McIntyre
Mayor

ATTEST:
CITY CLERK


By:

Sandy Harris

From: noreply@civicplus.com
Sent: Wednesday, April 17, 2024 2:54 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: * Cammien Lizotte
Email Address: clizotte1212@outlook.com
Phone 425-877-0747

Number:

Address: 3039 Country Wind Lane

Meeting(s) Not on agenda

where your
concern should
be expressed: *

Meeting Have not seen on agenda

Date(s): *

Comments: * Will Fernley ever get more home developments with HOA's? Individuals that are in a higher socioeconomic tax bracket do not want to live in a community where one homeowner shows pride of ownership and their neighbor has weeds 3 ft high and a trailer parked out front. Fernley is a hidden gem in my opinion, but I personally will not buy in Fernley again due to lack of amenities such as an outdoor pool and clubhouse for the community, or a teen center. I have family still here but in good conscience I feel they need to move before my grandkids start middle school. Fernleys reputation needs to be elevated in the public eye from where it stands now. I know this can be achieved through local government and community support .

* 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=8850>

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

Submitted by:: Cammien Lizotte

Email Address: : clizotte1212@outlook.com

Phone Number:: 425-877-0747

Address: : 3039 Country Wind Lane

Meeting(s) where your concern should be expressed:: Not on agenda

Meeting Date(s):: Have not seen on agenda

Comments: : Will Fernley ever get more home developments with HOA's?

Individuals that are in a higher socioeconomic tax bracket do not want to live in a community where one homeowner shows pride of ownership and their neighbor has weeds 3 ft high and a trailer parked out front. Fernley is a hidden gem in my opinion, but I personally will not buy in Fernley again due to lack of amenities such as an outdoor pool and clubhouse for the community, or a teen center. I have family still here but in good conscience I feel they need to move before my grandkids start middle school. Fernleys reputation needs to be elevated in the public eye from where it stands now. I know this can be achieved through local government and community support .

Additional Information:

Form submitted on: 4/17/2024 2:53:52 PM

Submitted from IP Address: 76.237.137.217

Referrer Page: No Referrer - Direct Link

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

Sandy Harris

From: tessa@garvinranch.com
Sent: Tuesday, April 16, 2024 9:05 AM
To: City Clerk
Subject: FW: Council Meeting Agenda Item
Attachments: Suggested Comments to BOR.pdf; 2020-04-01 Presentation to CC re DEIS.pdf

Some people who received this message don't often get email from tessa@garvinranch.com. [Learn why this is important](#)

Hello lovely people!

I sent this to my council representative yesterday, but hoping to see if I can actually have this distributed to all council members, if possible.

We have several residents of the Fernley Highlands planning to attend the council meeting tomorrow night and hoping to invite as many as I can after the day is done. This is primarily in regards to Agenda item 8.1. My request to the council is to do a supplemental assessment/study as it relates to the impact the residents on wells will have as more ground water is needed for the additional tanks and pressure the amendments suggest. I refer back to the April 2020 presentation delivered to the City Council illustrating the expected well failures to occur after 1 year, 5 years, 10 years and 40 years when the Canal is lined through the BOR project. This is a real threat to our only means of water where pumping more when the Canal is dry 95% of the time these past couple of years. Based on the studies that were done, I can only assume that this will cause well failures to incur more rapidly than originally anticipated.

I also see Agenda item to approve NV Energy leasing water rights for an upcoming solar project. Not only does the city want to increase the ground water intake, but now may lease some of it to NV Energy.

This is another reason why I believe a supplemental assessment needs to be done. This will ensure transparency and hopefully lead into a productive solution for us residents on wells.

Also, will I be able to provide public comment/opinion on these agenda items? I do respect and honor Council Meeting decorum.

I appreciate all you do, especially forwarding this to the Council Members! Hope you all have an amazing day!

Thank you,
Tessa Garvin

From: tessa@garvinranch.com <tessa@garvinranch.com>
Sent: Monday, April 15, 2024 7:38 AM
To: fzoberski@cityoffernley.org
Subject: Council Meeting Agenda Item

Hello Ms. Zoberski,
My name is Tessa Garvin, Fernley resident and newest Planning Commissioner (Alternate). I live on Alpine Drive in the Highlands.

At last week's Planning Commission Meeting, we were given a presentation from the City Engineer regarding the additions to the 2022 Water System Plan Joint Resolution 24-007 which will be delivered this Wednesday to the City

Council. I am reaching out to you as our Council representative to consider requesting additional analysis on the overall impact of these addendums with respect to all of us in your district who's only source of water is through our wells.

In 2020, the city gave a presentation on the impact of the Canal Lining Project funded by the Bureau of Reclamation that shook many of us to our core. Based on 2018 assessments, they projected that some residents would begin to experience well failure that would exponentially increase after 5 years. We haven't had water in the canal for going on 2 years which means in the next 3-5 years, my neighbors will already begin to have well failure on this project alone.

I have a huge concern with the city using data from 2018 and prior along with some recent (from 2022) assessments to determine this upcoming Water System Plan project. The recent assessments were likely performed during the time the Canal still had water running through it and/or did not consider the Canal Lining Project. If they did, they would already be aware that the ground water aquifer that not only recharges our wells, but also supplies water to the city's Water Treatment Facility, would be dramatically reduced. This is based on research the city did back in 2019-2020 when BOR wanted to begin lining the canal.

I am attaching the presentation the city gave to us residents back in 2020 along with the letter the city proposed we use to write the project manager of the BOR project. The Agenda Report lists the documents used for the proposed recommendations for this Water Project they want you to approve:

- 2008 Water Master Plan (TRC Engineers)
- 2018 Comprehensive Master Plan (Wood Rodgers and Lumos and Associates)
- 2019 Water Resource Plan (Farr West Engineers)
- Water Rate Study Technical Memorandum (Hansford Economic Consulting)
- Water Treatment Plant Expansion Study (CDM Smith)

I find this to be irresponsible that the city uses studies that are older than 2020 to determine feasibility given the current situation with the Truckee Canal as it is today without doing a current assessment of the ground water aquifer and the impact this will have on Fernley's well-dwelling residents. Given the data from the 2020 assessments the City performed prior to the start of the Canal project, I would also assume this will also impact the Water Treatment Facility to those on city water since the city relies on ground water as well.

I am planning to attend the City Council meeting this Wednesday along with several of my fellow Highland neighbors to urge the council for an additional assessment on current conditions. I am hoping that you can support us on this matter in hopes of swaying your fellow council members to request the same.

Thank you,
Tessa Garvin

1975 Alpine Dr
Fernley, NV 89408
209-834-6326