



N E V A D A

AGENDA
Regular Meeting
City Council

Wednesday, July 3, 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 ratify a contract with Schell Creek Construction for construction services for the In Town Park Gazebo an amount not to exceed \$28,919.00.**
- 2.5. Possible action to authorize the execution of the water rights banking and dedication agreement with Daniel Douglass, APN 020-151-05 TCID serial number 1001-W in the amount of 4.185 acre-feet.**
- 2.6. Possible Action to Approve the Will-Serve Request from Friendly 5 Village 2 for 52.16 ERC's for 52 Water Connections and for 52 Sewer Connections and Irrigation for Lyon County Parcel 021-303-66 located at 0 Farm District Rd. Fernley, NV**
- 2.7. (Possible Action) to participate in the settlement among the Settling States, the Participating Subdivisions, and Kroger in the District Court Case entitled: "State of Nevada v. McKesson Corporation, et al., Case Number A-19-796755-B," filed in the Eighth Judicial District Court, Clark County, Nevada, and to release any and all claims against all released entities and agree to the Kroger Settlement in the Net Allocation of \$158.62 to the City of Fernley and take all actions properly related thereto.**
- 2.8. Possible action to authorize the execution of the water rights banking and dedication agreement with David Burns and Marlo Burns, APN 021-132-54 TCID serial number 1036-B in the amount of 2.925 acre feet.**
- 2.9. (Possible Action) to approve the liquor license for The Nest.**
- 2.10. Possible Action to approve an interlocal agreement between the City of Fernley and Nevada State Parks for the removal and transport of the Schoolhouse located at the Fernley-Lassen Train Depot/Community Response and Resource Center Property.**
- 2.11. Possible Action to Ratify a Contract for Hansford Economic Consulting to provide a Water and Sewer Utility Rate Study Update for an amount not to exceed \$44,000.**
- 2.12. Possible Action to approve a contract for Nevada Structure Movers for the removal and relocation of the schoolhouse building located at the Fernley-Lassen Train Depot/Community Response and Resource Center property for an amount not to exceed \$25,000.**

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. CLOSED PERSONNEL SESSION

- 5.1. Possible Action to enter into a Closed Personnel Session**
- 5.2. CLOSED SESSION Pursuant to NRS 241.030(1) to consider the character, professional competence and qualifications of Jennie Carrick, Deputy City Treasurer**
- 5.3. Return to Open Meeting for Discussion and Possible Action on Closed Personnel Session for Jennie Carrick, Deputy City Treasurer; Pursuant to NRS 241.030(1); including, but not limited to giving advice to staff or no action regarding Jennie Carrick, Deputy City Treasurer.**

6. PRESENTATIONS

- 6.1. Presentation by Kimley-Horn on the status of both the North Fernley and Southwest Fernley Area Plans.**
- 6.2. Presentation by City Engineer on Quarterly Capital Project Updates**

7. STAFF REPORTS

- 7.1. (For Possible Action) Consideration and possible action to appeal the decision from the City Engineer denying the request to drill a new private well at 1155 Jessica Lane.**
- 7.2. Discussion and possible action to approve a contract with Farr Construction dba Resource Development Corporation in an amount not to exceed \$4,096,995.00 for construction of the New Treated Water Reservoir; and a contract with Construction Materials Engineers to provide special inspections and material testing during construction in an amount not to exceed \$38,380.00.**
- 7.3. For possible action to direct staff to apply for an Economic Development Agency Public Works and Economic Adjustment Assistance Programs grant for \$3.6M to fund the Early Learning Center project located at the Community Response & Resource Center site.**

8. PUBLIC HEARINGS

- 8.1. A workshop to review and discuss revisions to Chapter 32.01 (General Provisions) and Chapter 32.02 (Definitions and Interpretations) of the City of Fernley Development Code.**
- 8.2. (For Possible Action) Consideration, discussion, and possible action to approve Bill #350, an Ordinance amending Title 32, Chapter 3, Section 090 (Modifications and Appeals) of the Fernley Development Code to create a process to waive certain development standards in certain parts of town to aid in development and redevelopment efforts.**
- 8.3. (For Possible Action) Discussion and possible action regarding Bill #351 as it pertains to a proposed development code text amendment (CA24004) to Fernley Municipal Code §32.03.050(c) to extend the submission requirement for a Temporary Use Permit for a special event—from seven days to thirty days—prior to the requested start date.**

9. ITEMS REQUESTED BY MAYOR OR CITY COUNCIL MEMBERS

- 9.1. Possible action requesting a future agenda item for council to retrain on open meeting law. (Councilwoman McKay)**

10. ADDRESS REQUEST(S) FOR FUTURE AGENDA ITEMS

11. PUBLIC FORUM

12. ADJOURNMENT

Next Meeting: July 17th @ 5 pm