



N E V A D A

AGENDA
Regular Meeting
City Council

Wednesday, July 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 approve the execution of the Land & Water Conservation Fund Project Grant Agreement for the In Town Park in amount of \$200,167.50.**
- 2.5. Possible Action to approve a Contract for Dennis Banks Construction for the construction of two additional office spaces at City Hall for an amount not to exceed \$32,305.**
- 2.6. Possible action to approve a contract with Lumos and Associates for Construction Management and Materials Testing for Shadow Lane Reconstruction Project for an amount not to exceed \$572,905.00**

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 by Mary C. Woods, Business Development Director with NCLab.**
- 5.2. Possible Action, Presentation and adoption of Resolution 24-016, providing for the transfer of the City's 2024 Private Activity Bond Volume Cap to the Nevada Rural Housing Authority.**
- 5.3. Presentation by David H. Rigdon, Esq., Special City Attorney for water issues, on the status of the current litigation with the Truckee Carson Irrigation District ("TCID") related to the Truckee Canal XM Project repayment contract and the property assessments associated therewith (Tenth Judicial District Court Case Nos. 22-10DC-0868 & 23-10DC-0332). The presentation will include a discussion of the upcoming public hearing to be held at the Tenth Judicial District Court in Fallon, Nevada on August 2, 2024 at 9:00 am at which the Court will hear all objections to the repayment contract and the election held by TCID to ratify said contract.**
- 5.4. (For Discussion and Possible Action) Presentation by Nick Vander Poel on a proposed bill draft request for the City of Fernley seeking state funding for phase two and phase three of the Community Response and Resource Center.**

6. ORDINANCES

- 6.1. (For Possible Action) Discussion and first reading of Bill #352, an Ordinance amending Title 32, Chapter 3, Section 060 (Land division applications) of the Fernley Development Code to**

create Subsections g(1)(b)(4) and g(1)(b)(5) to separate unrelated portions of parcel and lot design standards.

7. PUBLIC HEARINGS

- 7.1. (For possible action) Discussion and possible action regarding Resolution #24-014 as it pertains to a comprehensive master plan amendment application (MPA24003) submitted by Golden Years Castle to change the designated land use from Single-Family Residential (SFR) to Public Facility (PF) on a site ±1.74-acres in size and approximately located at 565-575 Farm District Road (APNs: 021-111-47 & 021-111-48).

8. STAFF REPORTS

- 8.1. (For Possible Action) A review of the City of Fernley Comprehensive Master Plan and other adopted Master Plans to discuss future update priorities and needs.
- 8.2. (For Possible Action) Discussion and possible action regarding a tentative subdivision map application (TSM23003) from KLS Planning & Design Group on behalf of Schell Creek Construction to create 41 single-family detached lots on a site ±9.23-acres in size and generally located near the intersection of Canal Way and Silver Way (APN: 021-191-08). This parcel is zoned Single-Family Residential, 6,000 square-foot minimum lot size (SF6) and the land use designation of Fernley's Comprehensive Plan is Single-Family Residential (SFR).
- 8.3. (For possible action) Discussion and Possible Action on a resolution authorizing the City Treasurer/Finance Director of the City of Fernley to arrange for the sale of general obligation (limited tax) water refunding bonds (additionally secured by pledged revenues) in an aggregate principal amount not to exceed \$30,000,000; and providing other details in connection therewith.

9. ITEMS REQUESTED BY MAYOR OR CITY COUNCIL MEMBERS

- 9.1. Possible action requesting a future agenda item to discuss a public workshop by CRRC and the architect(s) to review the next phases of the project. (Councilwoman Zoberski)

10. ADDRESS REQUEST(S) FOR FUTURE AGENDA ITEMS

11. PUBLIC FORUM

12. ADJOURNMENT

Next Meeting: August 7th @ 5pm