

**MINUTES OF THE
FERNLEY CITY COUNCIL SPECIAL MEETING
OCTOBER 16, 2024**

Mayor Neal E. McIntyre called the meeting to order at 4:00 pm.

1. INTRODUCTORY ITEMS

1.1. Pledge of Allegiance

1.2. Roll Call

Present: Mayor Neal E. McIntyre, Councilman Ryan Hanan, Councilwoman Felicity Zoberski, Councilwoman Fran McKay, City Manager Ben Marchant, Deputy City Manager Lydia Altick, City Attorney Aaron Mouritsen, City Clerk Kim Swanson, Administrative Specialist I Sandy Harris, Building Official Charity Birkel, Planning Director Michele Rambo, Public Works Director Barry Williams, Deputy Public Works Director Olivia John. **Absent:** Councilman Albert Torres, Councilman Stan Lau.

1.3. Public Forum

None at this time

1.4. (For Possible Action) Approval of Agenda

Motion: I MOVE TO APPROVE THE AGENDA AS PRESENTED. **Action:** Approved. **Moved by:** Councilman Ryan Hanan, **Seconded by:** Councilwoman Fran McKay. **Vote:** Passed, **Summary:** Yes 3. **Yes:** Councilwoman Zoberski, Councilwoman McKay, Councilman Hanan, **Absent:** Councilman Torres, Councilman Lau.

2. PRESENTATIONS

2.1. A presentation and discussion of the history and design of Phase 2 and 3 of the Community Response & Resource Center campus.

Deputy City Manager Lydia Altick presented the workshop for discussion and the history and design of Phase 2 and 3 of the Community Response and Resource Center (CRRC) campus. This project began back in 2017, when the Fernley Community Foundation and some city of Fernley employees and the community started talking about the need for a community center. In 2019, a grant was received to do some master-planning for that campus. This resulted in a facility focused on traditional community center activities, meetings, athletics, youth activities, and community events. The first plan had a gymnasium near the parking and the theater and activity room near Polaris Plaza. The Pre-K and Boys and Girls Club were not included in the project. In 2021, the city received ARPA funding, and this resulted in the CRRC we know today. That did change the program a little more. It focused more on mitigation for the economic impacts of the pandemic, so education, childcare and emergency services, such as shelters or vaccine sites and that type of thing. The program was revised, and it included the following organizations: Fernley Community Foundation, Boys and Girls Club, Lyon County School District, and JOIN. Later in 2021, the Steering Committee and the City Council recommended moving the Boys and Girls Club and pre-k functions away from Lois Lane and Polaris Plaza for safety concerns. Moving it would allow for parent drop-off and pick-up. A pre-k or Early Learning Center (ELC) is much like a school. Every day you're dropping off and picking up, so you need to have accessible parking to do that. There is a requirement that you have parking next to the ELC. In July 2022, it was brought before the City Council to review the whole plan to talk about the budget, talk about the potential phasing of the program and a potential scope reduction. What was presented to the council was Phase 1 - Boys and Girls Club, Phase 2 - ELC and this is when the meeting rooms were still a part of the project and Phase

4 was the gym. In August 2022, there were some reductions made due to cost and the meeting rooms were deleted. The Boys and Girls Club was reduced in size, and the parking was reduced. There are quite a few renditions of this project. In September 2022, some more adjustments were made to increase the parking and refine the ELC a little bit more. At the end of 2022, the design development was approved, and a decision was made to make the project go into 3 phases, which were: 50% construction drawings were completed and approved, Phase 2 the ELC, and Phase 3 the gym. The impact of relocating the gym would be some cost and some logistics. The way the project is designed today, the sewer will have to be changed. The way the project is designed, the mechanical plumbing, and engineering systems are all located in the CRRC and that serves the entire campus as it's designed today. If you were to have the gym as a standalone facility, it would no longer be connected through the CRRC. The impact of relocating the ELC on Lois Lane would create a higher security risk just because Polaris Plaza would be adjacent to it as well as Main Street, and it is contradictory to the direction by the Steering Committee and city council at that time.

Councilwoman Felicity Zoberski asked why the impacts of relocating were so prominent in the presentation, and clarification on the gymnasium being considered part of the campus just because it doesn't have a hallway that connects them.

Deputy City Manager Lydia Altick stated the gymnasium would be a part of the CRRC campus. Logistically, it would not be connected to food service and restrooms. The way it's designed now, the gymnasium is connected to those services by a hallway.

Mayor Neal E. McIntyre stated that all the stub-outs, and everything for power, sewer, and everything are set at a certain grade. The further away you put these buildings, and you change them, it's going to change the grade and the slope, and it determines the depth and stuff you have to go in order to make the sewer flow. The same thing with power. There are stub-outs that come out of the transformers that are going to each building, and each requires a different-sized conduit to power up that particular building. If you swap these buildings, you might end up having to put another transformer in, or something like that.

Public Hearing:

Cody Wagner thanked the council for putting this together and stated that he thought Lydia did a good job with the presentation showing the background. One of the big obstacles up until halfway through this design was the belief that there was a sewer easement right through the middle of that project that couldn't be built on. That was the city's legal perspective. And so, credit to the architect, we had to go through a lot of different revisions because we thought we had to separate this whole thing into two different buildings, which made it really challenging. It also created some advantages, because until the very end we really thought one side of the sewer easement was going to be the Boys and Girls Club and the other side was going to be the community aspect. Edrie LaVoie attended every single meeting, and she continued to emphasize we need a community first space. He stated he is on board with the Boys and Girls Club, but they didn't want to see this whole facility be just a Boys and Girls Club. We're fighting to try to find funding to just sustain our Boys and Girls Club operations in the city. He believes there is a lot of planning work still to do and lease and all that, but the ELC would bring a lot of financial stability to the whole project that's being built right now. He personally thinks, on the Boys and Girls Club side, combining this Phase 1 CRRC and the ELC, complete that into one building and make that the Boys and Girls Club building. They're the operator of that. They can come up with a financial plan that makes sense for that building to keep it and not be this tax strain. It makes a lot of sense. I think there is a lot of money out there that does not come from the city budget. The Pennington Foundation is very interested in funding the ELC right now. If we can get a plan together that makes sense to the Boys and Girls Club and for our community, the outside funding sources are there to get this thing done in the next 1 to 2 years, and we could complete that building. The gymnasium component is the one that concerns us. We're talking about approximately \$9 million dollars that needs to be raised to build the gym as presented. We really need one. But we need to put a lot of thought into how it operates. Does the city operate it?

Does the Boys and Girls Club operate it? Our foundation is at a level, financially, where we could certainly play a role in helping with the operations. We talked about parking. I think there's a huge issue with not putting parking around the gym. There is an issue with the ELC, too. There's some loading zone potential if we were to move it up to Lois Lane. We might be able to do something in the back of the parking lot, like the ELC, and make it a completely different building. That would bring utility costs with it, but it might make the whole area more functional. I think we should consider that. The other issue that I have right now is what we're proposing right now wouldn't enclose the lawn space very well. We could make a really cool venue for concerts and things if we lined both sides of that event lawn with buildings. Building that gym up against Main Street really takes away from the ability to make anything out of Polaris Plaza. The security part of the Boys and Girls Clubs must be operated like schools. You see schools and playgrounds are enclosed. There's one entrance in, one entrance out. Nothing's going to be ideal there with a community center trying to operate next to a Boys and Girls Club, it doesn't really matter how we configure it. Connecting the gym to that building does create some issues if it's going to be a community-sponsored building, and it's not going to be run by the Boys and Girls Club. That's an issue. The ultimate concern right now is that \$9 million dollar cost. It's going to be tough to go to foundations to try to fund that. Is the city going to use tax dollars to fund this whole building? I don't endorse that. To set aside \$9 million dollars in tax funds to build this thing, I don't think makes a lot of sense. We've got to try to find a cheaper solution. I presented the idea of metal buildings. I think that's an idea we at least have to vent out. I don't know the impacts of utilities, but we need to put a number next to each of those impacts. Are these like \$10,000 impacts? Are they going to cost a million dollars? I don't know the answer to that. If we had a financial number next to those impacts, it would help make some data-driven decisions about where to put the buildings. I just want to have community input. I want this to be a community-driven decision about how it's designed. It's probably going to take us at least 3 to 5 years to get a gym built. My vision is a community center for that gym. There's room to build about a 120-foot by 120-foot building, 10,000 square feet for a gym. We could potentially design a classroom there, potentially negotiate with Western Nevada College, who is interested in the space. This could bring lease money into the city to have office space and classroom space there. They could even offer some recreation classes. We could create space for seniors to play pickleball during lunch. We could also provide the space the Boys and Girls Club needs to operate in that gym during their hours, but not put the financial burden on them. I also think there's a second athletic room that would be much smaller than the gymnasium, but would be good for things like wrestling, pickleball, pilates, yoga classes and things of that nature. My end goal coming out of tonight would be to form a committee with the city staff, and Council should be on that committee. We need to get the county involved, and get other nonprofits involved. It shouldn't just be the Fernley Community Foundation. It should be the Rotary Club and the Main Street Committee and Aces, and all those groups, I think, should really be represented in this project as well. I'm anxious to hear from people who showed up what's important to them in this facility and see if we can get to a plan to maybe incorporate some other aspects other than just a gym.

Kevin Kemner, TSK Architects, wanted to clarify a few things that were presented and discussed helping everyone understand the impact of re-configuring the building. Starting with the gymnasium, that site is incredibly flat. During the construction of the Senior Center, one of the issues they had was trying to elevate the building so they could get proper flow for the sewer to connect to the sewer that's on Lois Lane. The CRRC that we have planned takes a great opportunity, which is, there is a sewer stub that runs north-south from Main Street next to the station, and then down into the kind of the heart of the building. The gymnasium, as proposed, is positioned right along that, and makes for a very simple connection. If the building is moved to the west, we're looking at anywhere from 3 to 5 feet of elevation necessary for the restrooms to flow properly. But if you've ever had a bad sewer in your house or backup, you're sort of building that into the building. Those 5 feet are significant, not only in terms of cost, of how much you have to raise and how much dirt you have to put in, but it also begins to mean that the building doesn't tie into the existing facility without excessive ramping and other things. So, there's a cost there and it can get to be significant. The distance from where we're planning for the building support, the

electrical panels, and some of the other things becomes quite significant. You're duplicating your costs. You'll need a new electrical panel. You'll need new mechanical services and things like that. Moving it is certainly feasible. It can be done with money, but it has other costs in terms of operations. The other thing is, you're going to lose parking. The location where it would sit would eliminate some of the parking that's already constructed and impact your ability to capacity. The restrooms associated with the gymnasium require a substantial sewer line as well. The design that is being built right now, and the existing stub-outs are sized for much smaller restroom capacity for the ELC. The gym has a higher load, and because of that location we also lose the ability to service it from the kitchen directly. You're going to take kitchen services out of the building. For the ELC, one of the key things for that, in addition to not wanting it on the corner of Main Street and Lois Lane, is that drop-off and pick-up is an essential part of any ELC. The way that they function is that a parent must bring their child in physically to drop them off, and to come in to physically pick them up at the end of the day. We anticipate up to 100 children in the building. We could look at 60 cars at a time coming to drop off and pick up their kids. It's important to know that Lois Lane is not allowed to have a drop-off. With the location that's being proposed, we would have to drop off using the parking lot for the train railroad center, which we've already studied and has been declined for a traffic study. The only location we could use is the parking lot for the CRRRC that's being built. That's a great distance. It's a couple of hundred feet. As the planning went along, the decision was a difficult one, but we felt that the gym was better served at a distance where people can walk, whereas you're not carrying a child at different times of the day and different times of the year. The early learning centers by Nevada Revised Statutes have a minimum outdoor area per child that they must have, and the location to the northeast corner does not allow for those criteria to be met. So, we're looking at things that you know factor into our decisions across the way.

Councilwoman Felicity Zoberski inquired about the cost of the rising of a building and suggested exchanging the cost of those materials and be able to use some of that saved cost to put in the utilities that we need to have the gym in the location that we want.

Kevin Kemner stated that there are a few gyms that his firm has been working on and, depending on what the type of construction is, they can range from around \$8 million up to \$12 million. As far as to raise the dirt, he does not have a hard number. There are a lot of factors to this. It depends on how far you have to bring the dirt, what kind of dirt you need, and what site prep has to happen. He stated that there is a qualitative difference between what is designed and what is being proposed. You can do a pre-engineered metal building for somewhat less, but in terms of what the building does for you and what its long-term lifespan is are not the same.

Mike McMordie stated that he has almost 40 years of experience in construction. He worked for one of the major companies in Reno that does metal buildings. They do tilt up buildings, apartment buildings, just about anything. It does cost money to move stuff or move utilities and everything. There's something that we use in construction that we call value engineering. And what we do is we go through, and we see what people have as money that's in their pocket, and where they need to get that money, and it's give and take as far as materials. Personally, I wouldn't want a gymnasium sitting right on Main Street. There are ways of moving that. There are alternate materials you can use to build these that are a lot cheaper. Metal buildings tend to be 25% to 30% cheaper to build. They have buildings that last 20-30 years before they must be retrofitted or anything else done to them. A lot of people are going to metal roofs for that very reason. The harsh environment in Northern Nevada is not easy on building materials. You can do a hybrid type of metal building. The key would be finding the right building materials to where we get what the city wants. It makes sense to have the gymnasium, have ELC and being able to afford it without breaking it on the backs of everybody that's here in Fernley, all the public. We don't want to break everybody's bank using it. There are other opportunities to do it.

Edrie LaVoie thanked Cody Wagner for his perseverance and the history and knowledge of this project that he brings forward and appreciates that the Council respects that and asked for his opinion. When Cody Wagner presented a few weeks ago, he did a great job in explaining how involved the foundation

has been since 2017, before the city got involved. She would hope that the Council would respect the foundation and the community and their wishes and establish a committee that would be community driven with city council, foundation members, and community members. There are still a lot of questions that are here, and we can't have that back and forth in this venue. I have heard there's an option of putting the gym by Main Street or putting it back by the senior center. Are there other options that we haven't discussed? We don't have a funding stream. We have plenty of time to get this right.

Councilman Ryan Hanan stated that he participated in some of the original community center meetings. Some of the presentations that were done here when we looked at different things. And I think it's important just to acknowledge the basic concept of what we were doing in the beginning and the idea that we had and when we saw the senior center built and the cost for that building, and then, as time passed, we were looking for funds, realizing that to build the same buildings a few years later would be double. The Senior Center was roughly \$7.5-\$8 million dollars, and we were coming back with a number that is double for the same square footage. When covid happened, Fernley received approximately \$21 million and that opened a different perspective on how to use those funds to fund a project that normally we wouldn't be able to fund. The way that I look at this project is that it started out as this, and we figured out a way to do some of that over here with this building and I think that's been the push from the community and Council. As far as Plan B and plan C, the ELC and the gymnasium, my understanding is that we are pursuing, or we will be pursuing outside funds for those projects, so we don't have any anticipation of levying those costs onto specifically the people of Fernley. We're going to be reaching out to the State of Nevada and have some conversation about being able to fund number 2 and number 3 of that project. So, this is the biggest project that we've done since the water treatment plant. But I think that we're in a position now where we've been smart enough to use funds that were given to us for a specific reason or cause and being able to utilize those in something that was our vision, something that was the vision of most people in Fernley. This project right now would not be possible without inside outside influence. The Pennington Foundation has a renewed interest in some of these projects, and I look forward to those conversations.

Councilwoman Fran McKay stated that this is getting confusing. We started out with a vision. We started presenting it, getting things done, getting money and now everybody's talking about moving things around. It's going to cost a ton. We don't have more money. We hope we're going to be getting it from grants. We need a committee. We need to make some decisions and then make a final decision and stick with it and get it done.

Councilman Albert Torres arrived at 4:45 pm.

3. ADDRESS REQUEST(S) FOR FUTURE AGENDA ITEMS

Councilwoman Fran McKay asked for setting up a committee agendized for the next meeting.

4. PUBLIC FORUM

None at this time.

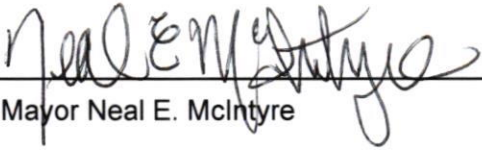
The next meeting will be October 16, 2024, at 5:00 pm.

5. ADJOURNMENT

There being no further business to come before it, the Fernley City Council Special Meeting adjourned at 4:58 pm.

Approved by the Fernley City Council on November 6, 2024, by a vote of:

AYES 5 NAYS: 0 ABSTENTIONS: 0 ABSENT: 0



Mayor Neal E. McIntyre



ATTEST: City Clerk Kim Swanson