



N E V A D A

AGENDA  
Regular Meeting  
City Council

Wednesday, January 15, 2025 • 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 - Joe Mendoza

City Manager

Benjamin Marchant

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Fernley City Council Chambers, 595 Silver Lace Boulevard, Fernley, NV 89408

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**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](http://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](mailto: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](mailto: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](http://www.cityoffernley.org). Pursuant to NRS 241.020(6), supporting material is made available to the general public at the same time it is provided to the City Council.

**Order of Business:** The presiding officer shall determine the order of the agenda. The Fernley City Council may combine two or more agenda items for consideration; remove an item from the agenda; or delay discussion relating to an item on the agenda at any time. All items are action items unless otherwise noted. Items scheduled to be heard at a specific time will be heard no earlier than the stated time but may be heard later.

## **1. INTRODUCTORY ITEMS**

### **1.1. Pledge of Allegiance**

### **1.2. Roll Call**

### **1.3. Public Forum**

### **1.4. (For Possible Action) Approval of Agenda**

## **2. CONSENT AGENDA**

(PLEASE NOTE: ALL MATTERS LISTED UNDER THE CONSENT AGENDA ARE CONSIDERED ROUTINE, AND MAY BE ACTED UPON BY THE COUNCIL MEMBERS IN ONE MOTION, AND WITHOUT AN EXTENSIVE HEARING. ANY MEMBER OF THE COUNCIL MAY REQUEST THAT AN ITEM BE TAKEN FROM THE CONSENT AGENDA, DISCUSSED, AND ACTED UPON SEPARATELY DURING THIS MEETING.)

### **2.1. (Possible Action) Approval of Voucher Report**

### **2.2. (Possible Action) Approval of Minutes**

### **2.3. (Possible Approval) Approval of Business Licenses**

### **2.4. Possible action to authorize the execution of the water rights banking and dedication agreement with Valeries Casares, APN 020-032-02 TCID serial number 1031-A-A-1-A in the amount of .855 acre feet.**

### **2.5. Discussion and Possible Action to Approve the Will-Serve Request from Mark IV Capital (Victory Logistics District – Phase B Final Map) for 1.25 ERCs for Water and 0.00 ERCs for sewer for Lyon County Parcel(s) labeled as Lots: 16-a, 16-b, 17-a, 17-b, 18-a, 18-b, 18-c, 20, 7, 22-a, 22-b, 22-c, 23, and 19 (with of total of 14 parcels) located in Fernley, NV.**

### **2.6. Possible Action to approve contract with Burdick Excavating Construction for construction services for the Fernley Train Depot ADA Restroom Facility in amount not to exceed \$440,444.00**

## **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.**

### **3.2. State of Nevada Legislative update**

## **4. PROCLAMATIONS AND AWARDS BY THE MAYOR**

## **5. PRESENTATIONS**

### **5.1. Discussion and possible action regarding the creation of a building enterprise fund to account for the collection of fees associated with issuing barricade, building and encroachment permits and account for all expenses associated with these activities.**

## **6. PUBLIC HEARINGS**

### **6.1. (For possible action) Discussion and possible action regarding a Master Plan Amendment (MPA 24004) and Zoning Map Amendment (ZMA 24005), a request by Wood Rodgers, Inc on behalf of Douglass Development LLC for 1) changing the Master Plan land use designation from RR (Rural Residential) to C (Commercial); and 2) changing the zoning designation from RR1 (Rural Residential; 1-acre minimum) to C2 (General Commercial) on a +/-0.85 acre lot located at 840 Woodchuck Drive (APN 021-343-20).**

## **7. ORDINANCES**

### **7.1. (For Possible Action) Discussion and First Reading of Bill #355, an Ordinance related to Zoning Map Amendment (ZMA 24001), a request by KLS Planning & Design on behalf of The 1903**

Trust for changing the zoning designation from RR1/2 (Rural Residential-1/2 acre minimum) to SF6 (Single-Family Residential-6,000 square foot minimum) on 47.52 acres located at the northeast corner of Farm District Road and Red Rock Road (APN 021-343-20).

- 7.2. (For Possible Action) Discussion and First Reading of Bill #353, an Ordinance related to Zoning Map Amendment (ZMA 24002), a request by Phelps Engineering, Inc on behalf of Creekwood Development Group for changing the zoning designation from SF20 (Single-Family Residential-20,000 square foot minimum) to SF6 (Single-Family Residential-6,000 square foot minimum) on 39.67 acres located on the south side of Farm District Road between Browne Lane and Rainbow Lane (APN 021-303-20).

#### **8. STAFF REPORTS**

- 8.1. (For Possible Action) Consideration and possible action to request a hardship waiver for the water connection fees at 1000 Shadow Lane.

#### **9. RESOLUTIONS**

- 9.1. (For possible action) Discussion and possible action regarding Resolution #25-002 in association with a Master Plan Amendment (MPA 25001), submitted by the City of Fernley to remove the Level of Service requirements at the intersection of Highway 50A/Highway 95A/Main Street/Farm District Road ("the roundabout") from both the Comprehensive Master Plan and the Transportation Master Plan to maintain economic development opportunities within the City of Fernley until the roundabout is updated by the Nevada Department of Transportation.
- 9.2. (For possible action) Discussion and possible action regarding Resolution #25-001 associated with a Master Plan Amendment application (MPA24005) submitted by the City of Fernley to adopt the North Fernley Area Plan document and associated design guidelines for approximately 5,400 acres generally located north of Interstate 80 between Exit 46 and Exit 50.

#### **10. ITEMS REQUESTED BY MAYOR OR CITY COUNCIL MEMBERS**

- 10.1. Possible Action to request a future agenda item regarding the City of Fernley to work with Western Nevada Development District on getting the Preliminary Engineering Report revised and to find funding for engineering and design for FY 2025 regarding the sewage treatment plant. (Councilman Torres)
- 10.2. Possible Action to request a future agenda item regarding future plans for a landscape treatment for the roundabout and long-term viability for the upkeep of the center of the roundabout. (Councilman Hanan)

#### **11. ADDRESS REQUEST(S) FOR FUTURE AGENDA ITEMS**

#### **12. PUBLIC FORUM**

#### **13. ADJOURNMENT**

**Next Meeting: February 5th @ 5pm**