



N E V A D A

AGENDA
Regular Meeting
City Council

Wednesday, February 5, 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

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. Discussion and Possible action to approve amendment No. 1 with Lumos & Associates for engineering design and construction services for installation of a new flashing beacon on Farm District Road and Jasmine Lane for a Solar Option in an amount not to exceed \$25,651.00.

2.5. Possible action to authorize the execution of the water rights banking and dedication agreement with Milton T. Miller and Kara L. Miller, APN 020-361-18 TCID serial number 1057-A in the amount of 9.0 acre feet.

2.6. Discussion and Possible action to approve a contract with Keller Associates to provide a Preliminary Engineering Report for the Caustic Soda pipe leaking issue presently occurring at the Water Treatment Plant's Chemical Building, outside conveyance manhole locations, and at the Microfiltration Building; and provide evaluation of the air compressors and pneumatic supply. The proposal is not to exceed the amount of \$53,300

2.7. Discussion and Possible action to approve a purchase of equipment and parts through Meurer Research (MRI) for the sludge collector retrofit at the Water Treatment Plant in an amount not to exceed \$23,407.00

2.8. Discussion and Possible action to approve a contract with JUB Engineering for Engineering Design Services for Mesa Drive Water Main Replacement in the amounts of \$41,000.

2.9. Discussion and Possible action to approve a contract with Lumos and Associates for Engineering Design Services for Pond Relining for Ponds 4A & 4B located at the Wastewater Treatment Plant for an amount of \$94,000

2.10. Consideration and Possible Action to approve a Final Subdivision Map (FSM20001) for Sunrise Trails Phase 1, on a site approximately $\pm$ 3.02-acres in size to develop 30 lots in the MF30 (Multi-Family 30du/ac) zoning district, generally located east of the terminus of Chisholm Trail (APN: 021-272-41).

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 BY THE MAYOR

5. PRESENTATIONS

- 5.1. Presentation and discussion regarding the City's quarterly financial report
- 5.2. Presentation and Discussion by Lyon County Human Services, regarding Fernley Specific service numbers for last fiscal year.

6. PUBLIC HEARINGS

- 6.1. (For possible action) Discussion and possible action regarding Bill #355 in association with a proposed Zoning Map Amendment (ZMA 24001), Major Deviation (MJD 24001), and Tentative Subdivision Map (TSM 24001), a request by KLS Planning & Design on behalf of The 1903 Trust for 1) changing the zoning designation from RR1/2 to SF6; 2) an appeal to the Planning Commission denial of the reduction of side setback requirements from a combined total of 20 feet to a combined total of 10 feet; and 3) the division of approximately 47.52 acres into 158 single-family lots. The project is located at the northeast corner of Farm District Road and Red Rock Road (APN 021-343-20).
- 6.2. (For possible action) Discussion and possible action regarding Bill #353 in association with a proposed Zoning Map Amendment (ZMA 24002) and Tentative Subdivision Map (TSM 24002), a request by Phelps Engineering, Inc on behalf of Creekwood Development Group for 1) changing the zoning designation from SF20 (Single-Family Residential; 20,000 square foot minimum) to SF6 (Single-Family Residential; 6,000 square foot minimum; and 2) the division of approximately 39.67 acres into 153 single-family lots. The project is located on the south side of Farm District Road between Browne Lane and Rainbow Lane (APN 021-303-20).

7. RESOLUTIONS

- 7.1. Discussion and Possible Action to Approve Resolution 25-003 updating the City of Fernley Internal Agenda Process.

8. ITEMS REQUESTED BY MAYOR OR CITY COUNCIL MEMBERS

- 8.1. Possible Action to request a future agenda item to look into establishing impact fees. (Councilman Torres)
- 8.2. Possible Action to request a future agenda item to look into establishing special assessment districts. (Councilman Hanan)
- 8.3. Possible Action to request a future agendas item regarding establishing qualifications for waivers for city services in the future. (Councilman Hanan)
- 8.4. Possible Action to request a future agendas item regarding a presentation from City Attorney Mouritsen on which documents are considered public records and which documents are not public records. (Councilman Mendoza)

9. ADDRESS REQUEST(S) FOR FUTURE AGENDA ITEMS

10. PUBLIC FORUM

11. ADJOURNMENT

Next Meeting: February 19th @ 5pm