

Roy Edgington, Mayor
Shari Whalen, Ward 1
Daniel McCassie, Ward 2
Stan Lau, Ward 3
Susan Seidl, Ward 4
Fran McKay, Ward 5

FERNLEY CITY COUNCIL MEETING AGENDA

Fernley City Hall

595 Silver Lace Blvd. • Fernley, NV 89408
Phone: (775) 784-9830 • Fax: (775) 784-9839

Fernley City Council Agenda

May 17, 2017

The Mayor reserves the right to hear agenda items out of order, combine two or more agenda items for consideration, or 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.

Time Certain: Time certain designates a definite time for the start time of that item. The time certain item may NOT begin earlier than the designated time certain. It may begin later than the designated time, but not earlier.

5:00 p.m. OPEN MEETING – PLEDGE OF ALLEGIANCE

Mayor's statement: "To avoid meeting disruptions, please place cell phones in the silent mode or turn them off during the meeting. All meetings are recorded. When addressing the Council please state your name and speak clearly into the microphone. Thank you for your understanding."

1. INTRODUCTORY ITEMS

1.1. Roll Call

1.2. Public Comment

Public comment is limited to five (5) minutes per person however, the Mayor has discretion to limit public input that is not at the beginning or the end to a lesser time. Items not agendaized for this meeting cannot be acted upon other than to place them on future agendas. Public input is prohibited regarding comments, which are not relevant to, or within the authority of, the public body, or if the content of the comments is willfully disruptive of the meeting by being irrelevant, repetitious, slanderous, offensive, inflammatory, irrational or amounting to personal attacks or interfering, with the rights of other speakers.

1.3. Approval Of The 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 or member of the public 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.

Documents:

[VOUCHERS FOR FCC MEETING 051717.PDF](#)

2.2. (Possible Action) To Approve Minutes

Documents:

[20170403 FCC BUDGET MEETING.PDF](#)
[20170410 DRAFT BUDGET MINUTES.PDF](#)
[20170413 DRAFT BUDGET MINUTES.PDF](#)
[FCC04-05.PDF](#)

2.3. (Possible Action) Approval Of Business Licenses

Documents:

[MAY BL.PDF](#)

2.4. Possible Action To Authorize The Execution Of The Water Right Banking And Dedication Agreement With Robert R. Kennerson, APN's 021-472-17, 021-472-18, 021-472-19 And 021-472-20 TCID Serial Numbers 1076, 1076-B, 1076-C And 1076-A In The Amount Of 4.005 Acre Feet.

Documents:

[2017.05.17 WATER RIGHT DEDICATION KENNERSON.PDF](#)
[KENNERSON DEDICATION AGREEMENT.PDF](#)

2.5. Possible Action To Award A Contract For Street Striping For The FY 16/17, To Intermountain Slurry Seal, Inc., In An Amount Not To Exceed \$28,463.34.

Documents:

[2017.05.17 INTERMOUNTAIN SLURRY SEAL, INC., FY 16-17 STREET STRIPING PROJECT, AWARD OF CONTRACT.PDF](#)
[2017.04.20 PROPOSAL RE RE-STRIPING PROJECT - VARIOUS LOCATIONS.PDF](#)
[INTERMOUNTAIN 2017 FERNLEY RESTIPE.PDF](#)

2.6. Possible Action To Approve The Will-Serve Request For Touchless Car Wash For 2.93 ERC'S For Water And 5.8 ERC's For Sewer For Lyon County Parcel 020-101-04 Located At 380 E. Main Street.

Documents:

[2017.05.17 TOUCHLESS CAR WASH WILL SERVE REQUEST.PDF](#)
[2017.05.17 JAL PROPERTIES, LLC TOUCHLESS CARWASH WILL-SERVE, APN 020-101-04.PDF](#)

2.7. Possible Action To Approve The Will-Serve Request For Stericycle For

0.0875 ERC'S For Water And 0.435 ERC's For Sewer For Lyon County Parcel 021-251-06 Located At 2095 East Newlands Drive.

Documents:

[2017.05.17 STERICYCLE MODULAR OFFICE WILL SERVE REQUEST.PDF](#)
[2017.05.17 21ST CENTURY EMM OF NV LLC STERICYCLE MODULAR OFFICE WILL-SERVE, APN 021-251-06.PDF](#)

2.8. Possible Action To Approve The Will-Serve Request For A TI At Sierra Meadows Business Plaza For 0.52 ERC's For Sewer For Lyon County Parcel 021-132-46 Located At 415 Highway 95A, Building H.

Documents:

[2017.05.17 TI SIERRA MEADOWS BUSINESS PLAZA WILL SERVE REQUEST.PDF](#)
[2017.05.17 NOVASEL SCHWARTE INVESTMENTS, INC. TI SIERRA MEADOWS BUSINESS PLAZA WILL-SERVE, APN 021-132-46.PDF](#)

2.9. Possible Action To Approve Award Of 2017-2018 Material Supplier Contract To Western Nevada Supply.

Documents:

[2017-2018 ANNUAL MATERIALS CONTRACT.PDF](#)
[2017.04.27 WESTERN NEVADA MATERIAL SUPPLIER CONTRACT.PDF](#)
[2017 WESTERN NEVADA PROPOSAL.PDF](#)

2.10. Possible Action To Approve The 2017/19 Laboratory Services Bi-Annual Contract

Documents:

[2017.03.15 ANALYTICAL SUPPORT CONTRACT.PDF](#)
[2017 SEM_FERNLEY BID PROPOSAL.PDF](#)
[2017.05.01 SILVER STATE ANALYTICAL SUPPORT CONTRACT.PDF](#)

2.11. Possible Action To Approve Amendment A, To Incorporate Additional Scope Of Work For The Existing Contract For Construction For The FY 16/17 PMP Maintenance Project, To Intermountain Slurry Seal, Inc., In An Amount Not To Exceed \$61,910.79, Plus A 5% Contingency Of \$3,095.54.

Documents:

[2017.05.17 INTERMOUNTAIN SLURRY SEAL, INC., FY 16-17 PMP MAINTENANCE PROJECT, AWARD OF CONTRACT FOR CONSTRUCTION, AMENDMENT NO.PDF](#)

[2017.05.17 AMENDMENT A.PDF](#)
[ATTACHMENT A.PDF](#)
[SLURRY AND STRIPING SHEET INDEX, C2.0.PDF](#)
[WIDE CRACK REPAIR SHEET INDEX, SHEET C2.2.PDF](#)
[ADDITIONAL WORK VICINITY MAP, SHEET A1.0.PDF](#)

**2.12. Possible Action To Accept Tentative Agreement Between IBEW 1245
And City Of Fernley For FY 2017/18**

Documents:

[STAFF REPORT - COLLECTIVE BARGAINING AGREEMENT
17-18.PDF](#)
[FINAL TA 042017.PDF](#)

**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. 2017 State Of Nevada Legislative Update

Documents:

[FERNLEYREPORT.PDF](#)

4. PRESENTATIONS

**4.1. Presentation By Wood Rodgers, Inc. On The Work Completed In The
CDBG-Funded Downtown Corridor Grant, Phase II.**

Documents:

[DOWNTOWN CORRIDOR GRANT PRESENTATION STAFF
REPORT.DOCX](#)

5. PUBLIC HEARINGS

**5.1. Public Hearing: Discussion And Possible Action Regarding Fiscal
Year 2017/2018 Tentative And Final Budgets Including But Not Limited
To: All Funds Including The Water Enterprise Fund; Wastewater
Enterprise Fund; Storm Water Enterprise Fund; General Fund; Capital
Improvements Program; All City Departments; The Budget Process;
Timelines; Goals For The Next Year; The Existing Budget; Debt Fees;
Water, Staffing Including But Not Limited To: Reorganization,
Reclassifications, Changing Contracts To Employee Positions,
Fulfilling Positions, Etc.**

- A. Discussion with City Council and Staff
- B. Public Input
- C. Additional Discussion with City Council and Staff
- D. Council Action or Director to Staff

Documents:

[STAFF REPORT - FINAL BUDGET FY17-18.PDF](#)
[TENTATIVE BUDGET TO STATE FINAL.PDF](#)
[FINAL DRAFT 050817.PDF](#)
[050817 ORGANIZATIONAL CHART.PDF](#)
[FINAL POSITION CONTROL 050817.PDF](#)
[COMPREHENSIVE-LIST-REV. 4-5-2017.PDF](#)

5.2. Adoption Of Bill #253 Establishing The Rules And Regulations Of The Cemetery.

- A. Discussion with City Council and Staff
- B. Public Input
- C. Additional discussion with City Council and Staff
- D. Council Action or Direction to Staff

Documents:

[2017.05.17 AGENDA REPORT RE ADOPTION OF ORDINANCE 2017-253, BILL 253 RE CEMETERY.PDF](#)
[2017.04.05 BILL 253 \(ORDINANCE 2017-253\).PDF](#)

6. INTRODUCTORY ITEMS

6.1. Introduction: Discussion And Possible Action To Introduce Bill #255 As An Ordinance Authorizing The City Of Fernley To Enter Into A Development Agreement (DA 2015-003) With BC Ranch Development, LLC. DA 2015-003 Includes, But Is Not Limited To: Conditions Of Approval (Per Attachment "B"); To Extend The Period Of Time For Final Map Approval Of BC Ranch Planned Development And Tentative Subdivision Maps (PD 05-02) Dividing A +/- 908 Acre Parcel Into 2,179 Single Family Parcels Zoned NR-3, 1010 Multi-Family Units Zoned NR-2, 39.68 Acre Commercial Site Zoned C-2, An Approximate 11.74 Acre School Site Zoned PF And Approximately 180.91 Acres Of Open Space, Located West Of HWY 95A; Original APN's: 21-531-001, 004, 005, 006, 007, 22-081-001, 002, 22-082-001, 002 & 003, Current APN's: 21-531-11, 13

- A. Discussion with City Council & Staff
- B. Public Input
- C. Additional Discussion with City Council & Staff
- D. Council Action or Direction to Staff

Documents:

[DA 2015-003 - CC STAFF REPORT - INTRODUCTION BC RANCH DA 2017.PDF](#)
[ATTACHMENT 1 - ORDINANCE - DA \(2017\).PDF](#)
[ATTACHMENT 2 - DEVELOPMENT AGREEMENT 3-2017 V9.PDF](#)

6.2. Introduction: Discussion And Possible Action To Introduce Bill #256 As An Ordinance For A Zoning Map Amendment To Change The

Zoning On Real Property Owned By DB Fernley Investments LTD To Incorporate The Planned Development Overlay Zoning District On Approximately 908 Acres Generally Located West Of HWY 95A And South Of Sage Street Fernley, NV; And Providing Other Matters Properly Relating Thereto.

- A. Discussion with City Council & Staff
- B. Public Input
- C. Additional Discussion with City Council & Staff
- D. Council Action or Direction to Staff

Documents:

[DA 2015-003 - CC STAFF REPORT - INTRODUCTION ZMA BC RANCH 2017.PDF](#)
[ATTACHMENT 1 - ORDINANCE - RZ.PDF](#)
[ATTACHMENT 2 - EXHIBIT A - BC RANCH LEGAL DESCRIPTION.PDF](#)
[ATTACHMENT 3 - EXHIBIT B - BC RANCH BOUNDARY MAP 3.PDF](#)
[ATTACHMENT 4 - EXHIBIT C - BC RANCH APPROVED PLANNED DEV DESIGN HANDBOOK.PDF](#)

7. STAFF REPORTS

7.1. Update, Discussion, And Possible Action To Direct Staff Regarding The Convention Center

Documents:

[STAFF REPORT - CONVENTION CENTER UPDATE.PDF](#)
[PARCEL MAP - LAND SURROUNDING DEPOT.PDF](#)

7.2. Discussion And Possible Action For The In Town Park.

Documents:

[2017.05.17 DISCUSSION FOR IN-TOWN PARK.PDF](#)

7.3. Discussion And Possible Action To Approve A Professional Services Design Proposal Contract For The City Of Fernley Remodel Of City Council Chambers.

Documents:

[CITY OF FERNLEY CITY COUNCIL CHAMBERS REMODEL.PDF](#)
[2017.05.17 CITY OF FERNLEY REMODEL OF CITY COUNCIL CHAMBERS.PDF](#)
[2017.05.17 BJB ARCHITECTURE CONTRACT.PDF](#)

8. ITEMS REQUESTED BY MAYOR OR CITY COUNCIL MEMBERS:

These items will be discussed by Mayor and City Council to possibly be placed on a future agenda.

9. PUBLIC COMMENT

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10. ADDRESS REQUEST(S) FOR FUTURE AGENDA ITEMS.

11. PUBLIC COMMENT

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ADJOURNMENT

This notice and agenda is being posted before 9:00 a.m., 5/12/2017 in accordance with NRS 241.020 at the following locations: www.cityoffernley.org, <https://notice.nv.gov>; North Lyon County Fire Protection District, 195 E Main Street; Senior Citizen's Center, 1170 W. Newlands Drive; Lyon County Social Services, 460 W. Main Street Suite 110; and Fernley City Hall, 595 Silver Lace Blvd. To obtain supporting material for this agenda please visit the City of Fernley website at www.cityoffernley.org or contact Kim Swanson, City Clerk, inside City Hall at 595 Silver Lace Blvd, Fernley, NV 89408, email cityclerk@cityoffernley.org or call (775) 784-9830. Notice to persons with disabilities: Members of the public who are disabled and require special assistance or accommodations at the meeting are requested to notify Fernley City Hall, at least 24 hours in advance at (775) 784-9830 or email cityclerk@cityoffernley.org