

*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**

**June 7, 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 060717.PDF](#)

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

Documents:

[APRIL 19 2017 FCC MINUTES.PDF](#)  
[MAY 3RD FCC MINUTES.PDF](#)  
[MAY 17TH FCC MINUTES.PDF](#)

### **2.3. (Possible Action) Approval Of Business Licenses**

Documents:

[NEW BUSINESS LICENSES.PDF](#)

### **2.4. Possible Action To Approve A Request To Waive The Liquor License Fee For The Annual Fernley 4th Of July Celebration To Be Held At The Out Of Town Park.**

Documents:

[4TH OF JULY FEE WAIVER REQUEST.PDF](#)

### **2.5. Possible Action To Approve Amendment No. 1 To Cooperative Agreement No. R153-14-010 For The Farm District Multi-Use Path Phase 2 Project.**

Documents:

[2017.06.07 FDMUP P2 PROJECT, AGREEMENT AMENDMENT NO. 1.PDF](#)  
[FDR BIKE PATH PH. 2 EXECUTED AGREEMENT.PDF](#)  
[R153-14-010 AMD1.PDF](#)

### **2.6. Possible Action To Approve Change Order Number One For The Northeast Tank Recoat Project To Farr Construction Dba Resource Development Corporation In An Amount Not To Exceed \$382,700.**

Documents:

[2017.06.07 NE TANK RECOAT CHANGE ORDER NUMBER 1.PDF](#)  
[NE TANK CO 1 - 941 CHANGE ORDER - ROOF RAFTERS.PDF](#)  
[NE TANK CO 1 - ROOF REPAIR.PDF](#)

### **2.7. Possible Action To Authorize The Execution Of The Assignment And Assumption Of Beneficial Interest In Water Rights Between Picetti Family Trust And Trident Plus, LLC In The Amount Of 5.12 Acre Feet.**

Documents:

[2017.06.07 WATER ASSIGNMENT FROM PICETTI FAMILY](#)

[TRUST TO TIDENT PLUS LLC.PDF](#)  
[PICETTI ASSIGNMENT TO TRIDENT.PDF](#)

**2.8. Possible Action To Approve Resolution #17-009 Authorizing The Opening Of Bank Accounts With Nevada State Bank.**

Documents:

[RESOLUTION 17-009 RESOLUTION TO OPEN BANK ACCOUNTS.PDF](#)  
[STAFF REPORT 6-17-17 - OPENING OF BANK ACCOUNTS.PDF](#)

**2.9. Possible Action To Approve The Revised Job Description For The Building Inspector I / II / III Series.**

Documents:

[2017.06.07 BUILDING INSPECTOR I II III JOB DESCRIPTION.PDF](#)  
[2017.04.20 DRAFT REVISED BUILDING INSPECTOR I II III.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. PROCLAMATIONS AND/OR EMPLOYEE RECOGNITION**

**5. PRESENTATIONS**

**5.1. Discussion And Possible Action To Accept The Renewal Proposal From Nevada Public Agency Insurance Pool (POOL) And Approval For Payment From Fiscal Year 2017-2018 Funds.**

Documents:

[STAFF REPORT - 2017-2018 POOL PACT RENEWAL.PDF](#)  
[2017 NPAIP PROPOSAL.PDF](#)

**5.2. Presentation And Discussion Regarding Quarterly Financials.**

Documents:

[STAFF REPORT - QUARTERLY FINANCIALS - 6-7-17.PDF](#)  
[GRAPH - CASH TRENDS BY FUND 3-31-17.PDF](#)

[GRAPH - CASH BY DEPOSITORY 3-31-17.PDF](#)  
[QUARTERLY SUMMARY BY FUND 3-31-17.PDF](#)  
[GRAPHS - BUDGET VS. ACTUAL BY FUND 3-31-17.PDF](#)  
[QUARTERLY REPORT BY FUND 3-31-17.PDF](#)

## 6. INTRODUCTORY ITEMS

### 6.1. Introduction: Bill #257

Discussion and possible action to introduce Bill# 2017-257 establishing the rules and regulations of the Fernley Desert Memorial Gardens 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:

[2017.06.07 INTRODUCTION OF CEMETERY ORDINANCE BILL 2017-257.PDF](#)  
[ORDINANCE 2017-257 CLEAN.PDF](#)  
[2017.06.07 ORDINANCE REDLINES.PDF](#)

### 6.2. Introduction: Bill #258

ZMA 2017-001 - Discussion and Possible Action to introduce Bill #258 as an ordinance for a zoning map amendment to change the zoning on real property owned by Clements Ranching LLC on 90.66 acres located at 3000 & 3040 Farm District Road Fernley, NV.; and providing other matters properly relating thereto.

A. To change the zoning on ± 5 acres from RR-4 and RR-5 to RR-1 (1-acre minimum lot size) to coincide with the Parcel Map TPM 2017-001 submitted 3/28/2017 (APN: 021-341-14), and

B. To change the zoning on ± 1.1 acres from RR-4 and RR-5 to RR-1 (1-acre min lot size) to coincide with BLA 2017-001 submitted 03/28/2017 (APN 021-341-08 & 14), and

C. To change the zoning on ± 1.3 acres from RR-4 and RR-5 to RR- $\frac{1}{2}$  ( $\frac{1}{2}$ -acre min. lot size) to coincide with the BLA 2017-001 (APN: 021-341-14)

- 1. Discussion with City Council & Staff
- 2. Public Input
- 3. Additional Discussion with City Council & Staff
- 4. Council Action or Direction to Staff

Documents:

[ZMA 2017-001 - CC STAFF REPORT - INTRODUCTION.PDF](#)  
[ATTACHMENT 1 - VICINITY MAP.PDF](#)  
[ATTACHMENT 2 - EXISTING MASTER PLAN CLEMENTS RANCH.PDF](#)  
[ATTACHMENT 3 - PROPOSED ZONING CLEMENTS RANCH.PDF](#)  
[ATTACHMENT 4 - ZMA 2017-001 - ORDINANCE - RZ.PDF](#)  
[ATTACHMENT 5 - EXHIBIT A - LEGAL DESCRIPTION.PDF](#)  
[ATTACHMENT 6 - EXHIBIT B - BOUNDARY MAP.PDF](#)

## **7. PUBLIC HEARINGS**

### **7.1. Second Reading, Public Hearing: Bill 251**

Discussion and Possible Action to adopt Bill 251, an ordinance modifying Fernley Municipal Code Title 3 Business License Regulations, 3.01.02 Definitions including; Residential Landlords, Multifamily Dwellings, Peddlers & Solicitors, Recreational Vehicle Park, Title Loans, 3.01.17 adding Probationary Status

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

Documents:

[STAFF REPORT BUSINESS LICENSE UPDATE ADOPTION.PDF](#)  
[BUSINESS LICENSE UPDATE WITH TRACK CHANGES.PDF](#)  
[BILL 251.PDF](#)

### **7.2. Second Reading, Public Hearing: Bill #255**

Discussion and Possible Action to adopt 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, 14, 15, 16, 17, 21-161-11, 22-501-01 through 16, 22-502-01 through 35, 22-503-01 through 34, 22-504-01 through 08, 22-505-01 through 07, 22-506-01 through 14, and 22-511-01 through 29.

- 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 - ADOPTION BC RANCH DA 2017.PDF](#)  
[ATTACHMENT 1 - ORDINANCE - DA \(2017\).PDF](#)  
[ATTACHMENT 2 - DEVELOPMENT AGREEMENT 3-2017 V9.PDF](#)

### **7.3. Second Reading, Public Hearing: Bill #256**

Discussion and Possible Action to adopt 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 - ADOPTION 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](#)

## **8. RESOLUTIONS**

### **8.1. Discussion And Possible Action To Adopt Resolution #17-010 Establishing The Rules Of Decorum And Discussion And Possible Action To Adopt Resolution #17-011 Establishing The Rules Of Parliamentary Procedure For City Council.**

- A. Discussion and Possible Action to Adopt Resolution #17-010 establishing the rules of Decorum.**
- B. Discussion and Possible Action to Adopt Resolution #17-011 establishing the rules of Parliamentary Procedure.**

Documents:

[AGENDA REPORT - DECORUM \(1\).PDF](#)  
[RULES OF DECORUM.DRAFT 3.CLEAN APRIL 12 2017.DOC](#)  
[RULES OF PROCEDURE BRANDIS VERSION MAY 23RD 2017.DOCX](#)

## **9. STAFF REPORTS**

**9.1. Discussion And Possible Action Regarding Future And Current Bike And Pedestrian Projects In The City Of Fernley As Well As Funding Options And Holistic Bike And Pedestrian Planning.**

Documents:

[2017.05.17 BIKE PATH PHASING AND FUTURE FUNDING STAFF REPORT.PDF](#)  
[SAFE ROUTES TO SCHOOL PLAN.PDF](#)  
[BICYCLE MASTER PLAN.PDF](#)

**9.2. Discussion And Possible Action To Award A Contract For A Preliminary Engineering Report (PER) To AECOM For Surface Water Route Alternatives To Convey Surface Water To The Water Treatment Plant (WTP).**

Documents:

[4-27-17\\_CANAL OUTTAKE ALTERNATIVES.PDF](#)  
[2017.06.07 AECOM SURFACE WATER PER STAFF REPORT.PDF](#)  
[FORM - FERNLEY FORM CONTRACT - AECOM CHANGES COF REV.PDF](#)

**9.3. Possible Action To Approve Resolution #17-006 Regarding Sage Valley Retention Basin**

Documents:

[2017.06.07 ACCEPTANCE OF RESOLUTION- RETENTION BASIN AT 1000 SAGE STREET, APN 021-522-07.PDF](#)  
[ATTACHMENT 1 PLAT MAP AND DETAIL PAGES.PDF](#)  
[ATTACHMENT 2 RECORDED PARCEL MAP.PDF](#)  
[2017-006 RESOLUTION RE 1000 SAGE STREET RETENTION BASIN ACCEPTANCE.PDF](#)

**10. 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 agendized 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.

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

**ADJOURNMENT**

This notice and agenda is being posted before 9:00 a.m., 6/02/2017 in accordance with NRS 241.020 at the following locations: [www.cityoffernley.org](http://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](http://www.cityoffernley.org) or contact Kim Swanson, City Clerk, inside City Hall at 595 Silver Lace

**Blvd, Fernley, NV 89408, email [cityclerk@cityoffernley.org](mailto: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](mailto:cityclerk@cityoffernley.org)**