

**MINUTES OF THE
FERNLEY CITY COUNCIL MEETING**

AUGUST 5, 2020

Mayor Edgington called the meeting to order at 5:00 pm at Fernley City Hall, 595 Silver Lace Blvd, Fernley, NV

City Manager Daphne Hooper explained this meeting was broadcasted by Zoom. She explained how to access Zoom and how to ask questions during the appropriate time.

1. INTRODUCTORY ITEMS

1.1. Roll Call

Present: Mayor Roy Edgington, Councilman Ray Lacy, Councilman Albert Torres, Councilman Stan Lau, Councilwoman Fran McKay, Councilwoman Shellie Severa, City Manager Daphne Hooper, City Attorney Brandi Jensen, Deputy City Attorney Brent Kolvet, Public Works Director Dave Whalen, City Treasurer Denise Lewis, Building Official Shawn Keating, City Clerk Kim Swanson, Deputy City Clerk Brenda Gosser, Assistant Planner Melinda Bauer.

1.2. Public Forum

Mayor Edgington explained that he would open Item 5.2 for public comment at the time that item is heard.

Public Comment submitted by John and Judy Reichlein was read into record (see attached).

Public Comment submitted by Jack Taylor was read into record (see attached).

1.3. (For Possible Action) Approval of the Agenda

Motion: MOVE TO APPROVE THE AGENDA AS SUBMITTED, **Action:** Approve, **Moved by** Councilman Stan Lau. **Seconded by** Councilman Ray Lacy, **Vote:** Motion carried by unanimous roll call vote (summary: Yes = 5). **Yes:** Councilman Albert Torres, Councilman Ray Lacy, Councilman Stan Lau, Councilwoman Fran McKay, Councilwoman Shellie Severa.

2. CONSENT AGENDA:

2.1. (Possible Action) Approval Of Voucher Report

2.2. (For possible action) Approval of Minutes for July 1st & July 15th

2.3. (Possible Action) Approval of Business Licenses

2.4. Possible action to Approve award of 2020-2021 Chemical Supplier Contract to Thatcher Company of Nevada, Inc. in amount not to exceed the bulk price per gallon listed in the submitted bid document for each chemical supplied.

2.5. Possible action to Approve award of 2020-2022 fire protection maintenance and service contract to Johnson Controls Fire Protection LP.

2.6. Possible Action to Approve and Enter into an Interlocal Agreement (Agreement) with the Nevada Department of Transportation (NDOT), to establish roles and responsibilities for ownership, maintenance, operation and repair of the traffic signal systems (Signal Systems) located within the City of Fernley (City).

2.7. Possible Action to Award a Contract for Professional Engineering Services for the City of Fernley Signal Participation Fee Development and Operations Analysis Project, to Kimley-Horn and Associates, Inc. (Kimley-Horn), in an amount not to exceed \$33,780.

Motion: MOVE TO APPROVE THE CONSENT AGENDA AS SUBMITTED, **Action:** Approve, **Moved by** Councilwoman Fran McKay. **Seconded by** Councilman Stan Lau, **Vote:** Motion carried by unanimous roll call vote (summary: Yes = 5). **Yes:** Councilman Albert Torres, Councilman Ray Lacy, Councilman Stan Lau, Councilwoman Fran McKay, Councilwoman Shellie Severa.

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.

Mayor Edgington read the monthly stats from the Lyon County Sheriff's Department.

City Manager Hooper reported on Special Legislative Session. She reviewed the Bills that were passed. She reported there will be a special FCTA meeting on August 12th to review the eligibility requirements for the small business grants.

Councilwoman McKay reported on local events.

Mayor Edgington reminded everyone to be kind to one another during this difficult time and wear your mask.

4. PROCLAMATIONS BY THE MAYOR

There were none.

5. ORDINANCES – INTRODUCTION ONLY

5.1. First Reading, Introduction of Bill #286 (ZMA20002)

Consideration and possible action to introduce Bill # 286 as an ordinance for a Zoning Map Amendment request from Lyon County School District, to change the zoning from GR20 (General Rural 20 Acres) to PF (Public Facility) on a site comprised of two parcels totaling ± 15.46 acres in size located at 4170 Farm District Road (APN: 021-351-11) and 4180 Farm District Road (APN: 021-351-12), Fernley, Nevada.

Assistant Planner Bauer explained this is a clean up item to bring the zoning into conformance with the existing public facility land use designation. She stated the Planning Commission at the July 8th Meeting voted to forward a recommendation of approval to the City Council.

Motion: MOVE TO INTRODUCE BILL # 286 AND SET THE PUBLIC HEARING FOR THE AUGUST 19, 2020 CITY COUNCIL MEETING, **Moved by** Councilwoman Fran McKay.

5.2. First Reading, Introduction Bill #289 - ZMA20001

Consideration and possible action to Introduce Bill #289 as an ordinance for a Zoning Map Amendment request from Relief Springs, LLC Series C for a site consisting of three parcels totaling ±129.94 acres in size generally located south of Main Street, east of Stock Lane, west of Miller Lane, and north of the existing Miller Meadows Subdivision, Fernley, NV.

1. **To change the zoning on two parcels totaling ±95.30 acres from SF12 (Single-Family Residential, 12,000 sq. ft minimum lot size) to SF6 (Single-Family Residential, 6,000 sq. ft minimum lot size). (APN's 021-041-07 and 021-041-10)**
2. **To change the zoning on a ±34.64-acre parcel from SF12 and C1 to MDR14 (Medium Density Residential, 14 dwelling units per acre). (APN 021-041-08)**

Assistant Planner Bauer stated this is not an approval of any certain project. She explained this is a request for a zone change on these parcels. She stated the Planning Commission recommended approval at their July 8th meeting.

Mayor Edgington opened public comment.

LeRoy Goodman, Fernley resident, participated in public comment via Zoom.

Public Comment submitted by Heidi Siegel was read into record (see attached).

Public Comment submitted by Tasha Lowrey was read into record (see attached).

Public Comment submitted by Ray Lowrey was read into record (see attached).

Public Comment submitted by Robert Bannon, President, Miller Meadows Homeowners Association and signed by 31 property owners was read into record (see attached).

Public Comment submitted by Allie Mitchell was read into record (see attached).

Public Comment submitted by Bill Meyer was read into record (see attached).

Public Comment submitted by Sharon Henderson was read into record (see attached).

Public Comment submitted by Carol Way residents was read into record (see attached).

Public Comment submitted by Bob Robertson was read into record (see attached).

Questions asked via Zoom regarding the item were answered.

Break 6:09 – 6:23

Public Comment submitted by Michele Jenkins was read into record (see attached).

Derek Kirkland with Wood Rodgers was available via Zoom.

Motion: MOVE TO INTRODUCE BILL # 289 AND SET THE PUBLIC HEARING FOR THE AUGUST 19, 2020 CITY COUNCIL MEETING, **Moved by** Councilman Stan Lau.

Mayor Edgington commented this is an extraordinary difficult time for our county. He stated he was concerned during these times on how government makes sure everybody's voice is heard.

6. STAFF REPORTS

6.1. (For possible action) Update on City of Fernley COVID-19 response including City Hall reopening, funding for state and local governments, local business re-opening plans, and local events.

City Manager explained Governor announced new requirements for the entire state. She explained he is looking at statistical data and making decision by counties. She updated everyone regarding the Cares Act funds stating City Treasurer Lewis is doing a great job making sure everything is compliant within the law. City Manager Hooper stated the City is still waiting on disbursement from the State for the first half of the funds. Congress is working on the Heals Act which may extend the deadline for the Cares Act. Staff is working with employees with school aged children to make sure they are supported in the best way the City can.

Councilman Lau asked about sporting events. City Manager Hooper explained that a plan should be submitted to the City which shows the directives that have been put in place for our state, after submission a determination will be made on whether the event can move forward.

7. RESOLUTIONS

7.1. (For possible action) Adoption of Resolution 20-016 to authorize the creation of the City of Fernley Commercial Property Assessed Clean Energy (C-PACE) Program; to provide the means of financing one or more energy efficiency improvement projects or renewable energy projects for commercial or industrial property; together with other matters properly relating thereto.

City Manager Hooper explained during the 2017 legislative session a Bill was passed which allows municipalities to create districts for energy efficiency and renewable energy projects commonly known as C-Pace. She stated there are several steps to create this program, the first step is adopting this Resolution to create the program itself. She

explained step two is to adopt a Resolution to create the actual district, which is the next item on the agenda. The third step is to have a contract with a third-party administrator to administrate the program. City Manager Hooper explained if the Council decides to move forward, a contract for the third-party administrator will be brought forward for approval.

Motion: MOVE TO ADOPT RESOLUTION 20-016, A RESOLUTION TO AUTHORIZE THE CREATION OF THE CITY OF FERNLEY COMMERCIAL PROPERTY ASSESSED CLEAN ENERGY (C-PACE) PROGRAM; TO PROVIDE THE MEANS OF FINANCING ONE OR MORE ENERGY EFFICIENCY IMPROVEMENT PROJECTS OR RENEWABLE ENERGY PROJECTS FOR COMMERCIAL OR INDUSTRIAL PROPERTY. **Action:** Approve, **Moved by** Councilman Albert Torres. **Seconded by** Councilwoman Shellie Severa, **Vote:** Motion carried by unanimous roll call vote (summary: Yes = 5). **Yes:** Councilman Albert Torres, Councilman Ray Lacy, Councilman Stan Lau, Councilwoman Fran McKay, Councilwoman Shellie Severa.

7.2. (For possible action) Adoption of Resolution 20-017 creating an energy improvement district for commercial or industrial real property owners to participate in the Fernley C-PACE program and finance one or more energy efficiency improvement projects or renewable energy projects; together with other matters properly relating thereto.

City Manager Hooper stated this Resolution will outline Energy Improvement District #1, which aligns with the boundaries of the City.

Motion: MOVE TO ADOPT RESOLUTION 20-017, A RESOLUTION CREATING AN ENERGY IMPROVEMENT DISTRICT FOR COMMERCIAL OR INDUSTRIAL REAL PROPERTY OWNERS TO PARTICIPATE IN THE FERNLEY C-PACE PROGRAM AND FINANCE ONE OR MORE ENERGY EFFICIENCY IMPROVEMENT PROJECTS OR RENEWABLE ENERGY PROJECTS. **Action:** Approve, **Moved by** Councilman Albert Torres. **Seconded by** Councilwoman Shellie Severa, **Vote:** Motion carried by unanimous roll call vote (summary: Yes = 5). **Yes:** Councilman Albert Torres, Councilman Ray Lacy, Councilman Stan Lau, Councilwoman Fran McKay, Councilwoman Shellie Severa.

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

There was none.

9. PUBLIC FORUM

There was none.

ADJOURNMENT

There being no further business to come before it, the Fernley City Council meeting adjourned at 6:51pm.

Approved by the Fernley City Council on August 19, 2020 by a vote of:

AYES: _____ NAYS: _____ ABSTENTIONS: _____ ABSENT: _____

ATTEST: City Clerk Kim Swanson

Mayor Roy Edgington

Brenda Gosser

From: John Reichlein <wearehere2n1@att.net>
Sent: Wednesday, August 5, 2020 11:54 AM
To: City Clerk
Subject: Ward #2-Sage St.: Fernley's Developing "Suburb" & Aid to: Pyramid Lake Paiute

Fernley Mayor Edgington &
Fernley City Council
595 Silver Lace Blvd.
Fernley Blvd.
Fernley, Nevada 89408
c/o Daphne Hooper
City Manager

August 05, 2020

Mayor Edgington & City Council Members,

Greetings again from your neighbors in what is gradually becoming a suburb of the town of Fernley - that is, Ward #2's Sage St. We continue to be concerned with the daily volume of traffic that has increased on the only road allowing local people to connect with 95A, I-80 and Main St. We hope to live long enough to see the kind of relief envisioned when the relevant sections of "Fernley's Transportation Master Plan" are finally implemented (i.e., Chapter 3:3.5.2.4; 3:3.5.3.3).

Within the context of how people are dealing with the ongoing covid-19 pandemic, it was brought to our attention that Native Americans too have been negatively impacted by this virus. Given that information and that our neighbors are the Shoshone, "Pyramid Lake Paiute", we urgently request that the City Council, in association with tribal leaders, create a funding plan that will in some way aid our neighbors.

Continuing health to you and to Staff! John & Judy Reichlein

✓
Dear Councilman,

My name is Jack Taylor.
I LIVE at 335 Sycamore St.
9-Fernley Resident For 45 years.

Our Concern is Dying trees at
the Fernley Public Swimming Pool,
in the Park area.

The Grass Has been Removed
& water SHUT off. All the 25 year
old trees are Dying from lack of and
No water.

The Pool Board Believes the trees
will Find Ground Water BUT NO!!

They are Dying RIGHT NOW. The
BOARD Does NOT Seem To Care in
the trees and the Park area.

We wish for your intervention.

Perhaps the Board will Listen
to you. Thank you Very

Much for your time.

Sincerely,

Jack Taylor

775-846-1555

7/6/20

To the City Council of Ferndale,
I just heard about the proposal
of the Middle Lane & Stock Lane.
I live in Ferndale for the last 31
years. The exactly same plan
came up about 20 years ago and
was refused because of the flood zone.
Since then nothing has changed has
there? So please forget about it
and put the money to repair
the streets, especially Stock Lane.
That's my two cent work

Herb Siegel

7/8/2020 - FCE
8/5/2020 - FCE

A

Public Comment

Comments for Public Hearing:

July 8, 2020

Planning Commission & City Council,

"Change is inevitable", wise planned growth for our community is essential. Regarding the Notice of Public Hearing, I am not in favor of the amendment to change the zoning on the APN(s) 021-041-07, 021-041-10 & 021-041-08. The acreage was already reduced to 12,000 sq. ft. in 2004.

Per the new Redevelopment Plan, this is listed as the historical area of Fernley. These smaller lots sizes are in contradiction to this plan.

Our water resources are domestic wells on the west side of Fernley. These additional homes will be drying up our water along with the surface water which replenishes the ground water. An alternative condition for the parcel owners would be that the City of Fernley run water lines down Truckee, Margaret & Carol way to be able to connect to city water resources should our wells need to be re-drilled due to the extra demand of water in this area.

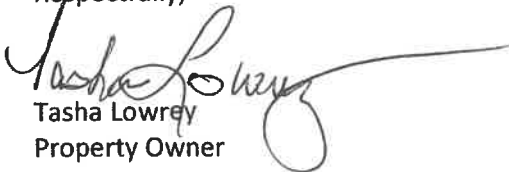
In keeping with the larger lot sizes, I am also asking to develop Stock Lane with a large rural area open space walkway on the east side of the road for a barrier between rural and the newly planned housing. The adjacent lots on the perimeter of the new subdivision should be larger than 12,000 sq. ft to maintain the historical, rural area atmosphere of West Fernley & also have required larger setbacks for these homes.

There are many undeveloped areas east of Miller Lane for smaller subdivision to be created within the infrastructure density of the City of Fernley.

Also, with the proposed dense population, this will create more problems for crime in our area. This will unenviably fall back for liability to the City of Fernley for creating a bigger problem for the residence in our area of the community. This will affect the quality of life enjoyed by all residents, present & future.

We do need levels of improvements for our continuable sustainable growth. Please consider the suggested comments of the citizens before making another major mistake with the building development of our city.

Respectfully,


Tasha Lowrey
Property Owner

Kim B

Public Comment

7/8/2020 PPE
8/5/2020 FCE

Comments:

7/07/2020

To City Council,

My name is Ray Lowrey and I'm submitting this letter to ask you to deny lowering the lot size for ZMA 20001.


I'm concerned in many ways of what this will do to my property values as well as the additional traffic brought into our neighborhoods. We are a rural neighborhood soon to be the last in Fernley.

With the additional homes, I'm worried about the liability of other peoples' children walking our streets. We have livestock that draws children's attention. We irrigate our field with open ditches and the children can drowned in them.

I would also like to see no connecting roads to our subdivision.

The traffic down Miller Lane for people to get to the high school will be extremely dangerous. Be prepared to pull kids out of the canal. The roads will not handle the flow of this additional traffic.

Respectfully submitted,



Ray Lowrey
Affected Parcel Owner

8/5/2020
FCC

Miller Meadows Homeowners Association
P.O. Box 68
Fernley, NV 89408

*Public
Comment*

Fernley City Council
Fernley Planning Department
595 Silver Lace Blvd.
Fernley, NV 89408

Subject: ZMA20001 Zoning Map Amendment change request for APN 021-041-07 and APN 021-041-10

To all whom this may concern:

As property owners of Miller Meadows Subdivision, we are greatly concerned at the rezoning of the above referenced property that joins our subdivision to the North.

We wrote an email message to Kimberly Swanson on Monday, July 6, 2020 and asked that the planning commission delay the rezoning of this property until we were able to have a question and answer session in an open meeting with the planning department. Apparently, the planning department went ahead and rezoned these parcels without the open session we asked for.

As you know, Miller Meadows is one of the nicest subdivisions in Fernley and we have many concerns about how this property that joins our subdivision will be developed, as our way of life and our property values will be impacted by future development on the property to our North. These concerns are (but not limited to) as follows:

- Multiple water drainage problems
- Road access problems
- Increased traffic problems on Miller Lane, Main St. Shadow Ln, McCart St. and W. Cedar St.
- Property value impact in our subdivision]
- Sound abatement problems
- Dust mitigation during construction on the property to our North

We realize the impact Covid 19 restrictions have imposed on public meetings, but these things are too important and adversely affect too many people to be done without public input. We hereby formally appeal the decision of the planning department and we request the decision to rezone be set aside until a public meeting can be held.

Attached is a list of property owners in Miller Meadows who have signed on to this letter.

Sincerely,

Robert C. Bannon
Robert C. Bannon
President, Miller Meadows Homeowners Association

p.p. Anthony Iardi

[Signature]

Paul J. [Signature]
Paul J. [Signature]

[Signature]

Steve Wilson

[Signature]

Steve Wilson

Mr. [Signature]

Bob Fiedler

Dennis [Signature]

Michael A. Jones

[Signature]

Pete Hagelle

Janway Hagelle

Marilyn Birch

Jeff Birch

William [Signature]

Phahn Hall

[Signature]

Bill Hall

Diana Goodman

Karen Rie

[Signature]

K. Annun

John Rie

Maxwell R. Brasfield

Seri Gibbons

Richard A. [Signature]

[Signature]

[Signature]

Linda Bannon

31

8/5
FCC

Public
Comment

7/25/2020

To whom this may concern,

My family and I just moved back to Fernley in May 2019. I grew up in Fernley on Margaret Way myself. I lived there for 19 years then moved away because my husband joined the Coast Guard which allowed us to move to all over our great country until his enlistment ended. We moved back to Fernley to raise our children near our family and in a safe neighborhood where they would learn about Fernley's amazing history of agriculture and ranching. For those who do not know Fernley's History, our city was established in 1904 as a primarily agricultural and ranching community. I personally grew up raising steer, swine, chicken, goats and many more farm animals to either sell to others for food or to help feed my family. I need my children to be raised this way, as well because it taught me hard work, values, and respect, not only for human but animal life as well. This is extremely important to realize that everyone in Fernley will be impacted greatly if the city decided to develop on Jacksons Ranch or continue The Gateway to the city project. The Gateway to the city project would affect all agricultural resource on the west end of Fernley by increasing the traffic. Increase in traffic worsens our air and drinking water, causes a threat to groundwater supply and our native species by increasing pollution. I ask please do not allow for mass development. My family lives off the meat we raise and the water supply from the canal to feed our well water.

Very Respectfully,

Allie Mitchell

541-808-4982

1025 Margaret Way

Fernley NV 89408

Resource

“Urban Sprawl: Your Environment, Your Health | National Library of Medicine.” *U.S. National Library of Medicine*, National Institutes of Health, 2017, toxtown.nlm.nih.gov/sources-of-exposure/urban-sprawl.

7/8 PUC

AM

Public Comment

April Homme

From: Bill Meyer <wsmeyer1@sbcglobal.net>
Sent: Thursday, June 25, 2020 3:12 PM
To: City Clerk
Cc: BILL MEYER
Subject: relief springs llc series c
Attachments: BILL MEYER2.vcf

BILL MEYER

(775) 771-4095 Mobile
 (775) 575-4913 Home
 wsmeyer1@sbcglobal.net

just received "NOTICE OF PUBLIC HEARING".

1. 6000 SQUARE FOOT LOTS ARE TOO SMALL. 12,000 is what the land is zoned for and it should stay that way.
2. Neighborhood commercial is a good idea if confined to the northern part of the property.
3. Medium density residential, 14 units calculates to 3100 square feet. Not sure what this is, but sounds like a lot of people and traffic in a small space. I am not in favor.
4. Realizing that this is a VICINITY MAP AND ASKING FOR A ZONE CHANGE, I have other questions not related but important to this project.
 1. What happens to the remainder of the property that borders miller lane, will it remain a hole in the ground as it has for the last 10 years or so.
 2. Where will the streets connect?
 3. What improvements will be made to miller lane.
 4. What is the estimated car count, and how many people will this area house.?

This is a big deal and it is time for something to happen there, but if it is not planned well, we will have to live with it forever. I understand the need to structure a project that is profitable for a developer, but it needs to be in the best interest of the town. Some of these things are not in the best interest of the town. I would hope the planning commission will think carefully about this and not pass it on for the city council to adjust.



This email has been checked for viruses by AVG antivirus software.
www.avg.com

Aug 5, 2020

To City Council Members

I am writing in response to the zoning of the parcels located at 525 W. Main St. Fernley, NV. I oppose the zoning change to SF6 (Residential Single Family 6,000 sq ft). Actually I would love to see it stay as Agriculture or a city park.

With all the new development, I am concerned about the water table and my well going dry. Then being forced to go on city water and sewer, which I understand is very expensive. I am on a limited income. I have lived on Margaret Way for over 30 years and love this very quiet and calm neighborhood. It's so peaceful. With more population and traffic comes more crime and problems. There are plenty of apartments here already, maybe one acre parcels could be developed. Of course the police, fire and schools will be impacted. Our neighborhood streets will be busy with traffic (cars and people). I say "NO" to this re-zoning.

Respectfully

Sharon Henderson

Sharon Henderson

875 Margaret Way, Fernley, NV.

Fernley NV Tuesday August 4th 2020

Who it may concern:

By writing this letter I want to be very clear and describe how my family and me love the peaceful and safe community we have in the rural area of West Fernley. We love there is no traffic so kids can drive their bikes on the street or walk to the bus stop safely , the silent at night that sometimes you can hear the owls the fresh air coming from the big alfalfa field on Stock Lane; we have wonderful neighbors and we take care of each other, in most of the houses they have farm animals, big gardens or vegetable plots that need a lot of water and I'm grateful that we have groundwater to keep everything irrigating.

Here at home we oppose to the development of 800-1200 houses in our neighborhood because this area is rural adding all those residences will not reflect a rural area, we don't want high density houses here we want our neighborhood as it is. The development increase traffic so much vehicles will making their way to the canal all the silent and safe on the streets will be lost; besides of the traffic the waterground tables will be stress as the city infrastructure and the local business that can't supply the people already in town, schools can't have more student they don't have the employees or spaces for more kiddos.

So for the reason I tried to explained above and other that maybe I can't put in words my family and me are oppose to build in the alfalfa area of Stock Lane. Let West Fernley stay as a beautiful, peaceful and safe RURAL AREA.

Sincerely

1005 Carol Way residents.

8/5/2020

Public Comments

FCC

Fernley Planning Commission
Fernley City Council

July 28, 2020

Dear Members,

This letter is being submitted as 'public commentary' regarding the Zoning Map Amendments proposed by "Relief Springs, LLC". If passed by you, those changes would occur on property known historically as the Jackson Ranch.

As a long-time Fernley resident, I agree with my neighbors who object strenuously to these changes. Many of you who will preside over this decision also agree with us that this parcel happens to be the "*Gateway To The City*". Given that it is most often the first impression visitors will embrace when they arrive in our community, isn't it incumbent upon all of us to make sure we get this decision right?

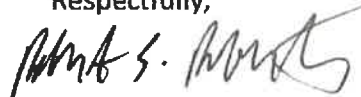
As Tech Industry employees continue to pour into the Reno/Fernley Corridor, the definition of "affordable housing" has taken on an entirely new meaning; like it-or not, home buyers from Silicon Valley, Washington, Oregon and Colorado have redefined entry-level prices for homes—And they have certainly turned our real estate holdings into a "Seller's Market"—Why then, do we need to build any structure here that amounts to *the 'least common denominator'*? You need only look at the houses along McCart and Cedar Streets to appreciate the failure of that ages-old vision...And believe me, a 20 foot "Buffer Zone" between this abomination and the beautiful development of Miller Meadows (or the homes in Country Lane Estates), will not amount to a *contiguous zoning* remedy.

**It is also not surprising that these developers, who are fond of talking about benefits to our infrastructure, have not once mentioned that they will be paying for traffic lights at Miller and Main, or Truckee and Main.

**For those new members of either the Commission or Council, I hope you will also take this opportunity to research the status of easements along the western border of Stock Lane. It has long been known that the road has deviated off of its legal path; any future incorporation of it into the City's infrastructure will require condemnation of land portions existing within the lots that border Stock Lane.

I will end by saying that I actually believe in affordable housing, but it must exist in a different form than what is being proposed here. Planned communities (now being built in Reno and Sparks) have developed around Condominium and Apartment complexes; these incorporate the availability of parks and genuine open space, and particularly, their nearby access to public schools—For my way of thinking, that will need to happen *east and southeast* of downtown Fernley—In the meantime, let's figure out how to do something beautiful with Fernley's 'Gateway to the City'.

Respectfully,



Bob Robertson
955 Carol Way
Fernley, Nevada

submitted via email on 8/5/2020
from Michele Jenkins

Public Input Letter

Dear City Council Members,

We are residents of the Stock Lane neighbor that is the subject of tonight's meeting. We have lived in Fernley since 1980 and have lived on Stock lane since 1998 on a two acre parcel. My husband and I have raised 6 children and ran a custom hay company for the last 15 years. Our neighborhood provided and currently provides a safe, quiet, and wholesome atmosphere to raise our large family. We felt confident that our children were safe to play and freely walk in our neighborhood. There are not street lights- so the rule was come home when it's getting dark. Any morning or evening, an observer may see people riding their horses, children riding bikes, people walking/running, livestock being moved, farm equipment moving between fields-all unencumbered. Places like this are far and few between in Fernley anymore.

I feel developers can't stand to see beautiful green spaces that are seemingly unused. The Sarasola family has taken the reins from past farmers to cultivate alfalfa on the land. A beautiful sight when one first enters our small rural community. The field is also home to wildlife that is losing more habitat. On the way to work every morning, the sight of quail, rabbits, skunks, coyotes, yearly migration of geese and even an occasional deer is a wonderful sight to start the day off. In the fall and winter, the cattle are always a reminder of the past ranching days of this community.

We understand progress and growth of our community is inevitable. However, responsible growth must be the PRIORITY! People move to Fernley for many reasons. We like to think the number one reason is the slower rural lifestyle, safer community, smaller schools, and the beauty that Fernley offers. Please stop and think about what this will do to hurt our neighborhood and surrounding areas of our home and town.

Assuming these homes will be similar to Donner Trails, I see the same thing occurring at the proposed sight. Much of Donner Trails has become rental properties. Many vacant houses. Much of the neighborhood is very unkempt. Donner Trails evolved to its current state in a relatively short period of time. How will the city manage the proposed development so the neighborhood does not suffer the same end?

With that said, here are areas of concern my family has regarding the proposed project and the concern of zoning change from 12,000 sq. ft. to 6,000 sq. ft. lots and high density with a 14 unit per acre.

1. Railroad underpass is much too small to safely allow for the increased traffic.
2. Increased students at local schools. I teach at Fernley Elementary and I can tell you our school cannot handle the huge influx of students at our school. Last year I had 27 students in my class.
3. Fire and other emergency services will not be adequate.
4. While Mayor, Leroy Goodman, wrote a letter stating the water treatment plant was built to service 20,000 people.
5. Currently, the city is fighting the concreting of the TCID canal because it will decrease the water supply of Fernley.

6. The project sight was determined to be a flood zone and needed to be filled to 8 ft.
7. Increased traffic on Main Street, will impact the roundabout and the first Fernley exit.
8. I don't see an impact statement requirement.
9. Covid-19 has limited the people allowed to take part in this meeting. Being able to participate via of the internet is not the same to the democratic process.