

**MINUTES OF THE
FERNLEY CITY COUNCIL MEETING
FEBRUARY 1, 2017**

Mayor Edgington called the meeting to order at 5:04 pm at Fernley City Hall, 595 Silver Lace Blvd, Fernley, NV.

1. INTRODUCTORY ITEMS

1.1. Roll Call

Present: Mayor Roy Edgington, Councilman Dan McCassie, Councilwoman Sue Seidl, Councilwoman Shari Whalen, Councilman Stan Lau, Councilwoman Fran McKay, City Manager City Manager Daphne Hooper, City Attorney Brandi Jensen, Public Works Director Dave Whalen, City Treasurer Denise Lewis, City Clerk Kim Swanson, Deputy City Attorney, Senior Planner Tim Thompson, City Engineer Derek Starkey, Building Official Rick Kabele.

1.2. Public Comment

There was none.

1.3. Approval of the Agenda

Motion: MOVE TO APPROVE THE AGENDA AS SUBMITTED, **Action:** Approve, **Moved by** Councilwoman Sue Seidl, **Seconded by** Councilman Stan Lau. **Motion passed unanimously.**

2. CONSENT AGENDA:

2.1. (Possible Action) Approval of Voucher Report.

2.2. (Possible Action) Approval of Minutes from 1/4/2017

2.3. (Possible Action) Approval of Business Licenses

Councilman McCassie disclosed that he is the owner of Dirty Dan's Tractor Service therefore he will not vote on that business license.

Motion: MOVE TO APPROVE THE CONSENT AGENDA WITH THE EXCEPTION OF THE BUSINESS LICENSE FOR DIRTY DAN'S, **Moved by** Councilwoman Sue Seidl, **Seconded by** Councilman Stan Lau.

Councilwoman Whalen disclosed that she is married to Public Works Director Dave Whalen.

Action: Approve, **Motion passed unanimously.**

Motion: MOVE TO APPROVE THE BUSINESS LICENSE FOR DIRTY DAN'S TRACTOR SERVICE, **Moved by** Councilman Stan Lau, **Seconded by** Councilwoman Sue Seidl. **Vote:** Motion passed (summary: Yes = 4, No = 0, Abstain = 1).**Yes:** Councilman Stan Lau, Councilwoman Fran McKay, Councilwoman Shari Whalen, Councilwoman Sue Seidl. **Abstain:** Councilman Dan McCassie. **Action:** Approve

3. Annual State of the City presentation by Mayor Edgington.

The Annual State of the City was delivered by Mayor Edgington. He highlighted the challenges and accomplishments of the past year. Mayor Edgington also spoke about priorities that were set by City Council, projects that were implemented and the Strategic Plan that was completed. Mayor Edgington vowed that the City will continue working to improve and face the challenges ahead in 2017.

4. REPORTS

This item was heard after the Consent Agenda

Sheriff McNeil reported the monthly stats for the month of January. He also reported the City is working on an alarm ordinance to help keep the false alarms under control.

Chief Huntley gave his report after the State of the City. He also reported on the upcoming commercial that will be filmed to help recruit for volunteers paid for by the Safer Grant. He announced that when first aid and CPR classes are offered they open to anyone who wants to attend.

4.1. Reports by City Staff, City Council and the Mayor, including but not limited to monthly statistical reports by City departments.

City Manager Hooper reported the City received the Notice to Proceed from CDBG regarding the Fernley Depot Phase 1 Project. She recently attended the EDawn luncheon with Mayor Edgington. This Thursday is week three for the Citizen's Academy with approximately 40 people attending.

Councilwoman Whalen encouraged everyone to complete the Chamber of Commerce Survey. She reported the Spelling B finals were held and Silverland Middle School students took 1st and 2nd place.

Councilwoman Seidl reported on the Nevada League of Cities monthly meeting.

Councilwoman McKay reported the kickoff for the annual Relay for Life was on Saturday.

Mayor Edgington reported the upcoming Legislation Session adding there are already over 800 BDR's.

5. PRESENTATIONS

5.1. Presentation by Western Nevada Development District

This item was not heard.

5.2. Presentation and Discussion regarding 2017 Legislative Session by Capitol Partners

Mendy Elliott and Nick Vanderpool with Capitol Partners presented the 2017 Legislative Session and discussed bills that have a potential impact on Fernley.

5.3. Presentation by Fernley Stem Council regarding upcoming Stem Festival

Tammy Rosenberry with Fernley STEM Council, invited City Council to attend the 4th Annual Stem Festival on February 22nd at 6:00- 9:00 p.m. to be held at Fernley High School.

Break 7:11- 7:23

5.4. Presentation, discussion, and possible direction to staff regarding Silverland, Phase V by Citizen Don O’Gorman.

Mr. O’Gorman thanked City Council for the opportunity. He introduced Mr. Jim Cutler to present the item on his behalf. Mr. Cutler proposed to formally terminate the map and the Development Agreement. He stated the Tentative Map for Silverland Phase 5 is alive until March 21, 2017. He stated since the development has contributed 30 acres of open space and 130 acre feet of water, he proposed moving forward with a regional development plan. He stated this would include properties that were mapped in prior years that have lost the map. Mr. Cutler stated that new lot sizes would be no less than a rural half-acre. Mr. Cutler stated he hoped to be granted an extension of in lieu of fees to move forward and incorporate the other properties. Mr. Cutler stated this would require the development adding an additional 1500 acre feet of water which would need to be purchased and brought to the City. He added the development is a several year project but could be positive for the City. He requested permission to negotiate with staff to move forward with this project to allow development on the south side of the canal.

Councilman McCassie inquired about paving 13 miles of Desert Shadows that was in the original Development Agreement. Mr. Cutler explained in the new contract to be negotiated 13 miles of Desert Shadows would be paved.

Councilwoman Whalen stated that as this area becomes for economically feasible to develop the City needs to have a plan that includes paved roads a water tank and a sewer system. She would like to have a good plan for the area.

Councilwoman Seidl was in favor of this idea.

Motion: MOVE TO DIRECT STAFF TO ENTER INTO NEGOTIATIONS WITH MR. O'GORMAN OR HIS DESIGNEE TO TERMINATE THE EXISTING DEVELOPMENT AGREEMENT AND TENTATIVE MAP TO BANK 180 WILL-SERVES IN MR. O'GORMAN'S NAME AND ALSO TO CREATE A SCHEDULE FOR ALL ASSOCIATED IN LIEU OF FEES TO BE PAID. IN THE FUTURE ALL PARTIES INVOLVED WITH THE DEVELOPMENT WILL LOOK AT THE AREA PLAN. **Action:** Approve, **Moved by** Councilwoman Shari Whalen, **Seconded by** Councilman Stan Lau. **Motion passed unanimously.**

Mr. Cutler and Mr. O'Gorman were both in favor.

6. STAFF REPORTS

6.1. Discussion and possible action to introduce Bill #249 replacing Title 10, Chapter 2 in its entirety redacting the prohibition of medical marijuana establishments; delayed the processing of applications of recreational and medical marijuana establishments; and other matters properly related thereto.

City Manager Hooper addressed the City Council explaining the need to redact the prohibition regarding medical marijuana. She explained in 2014 medical marijuana became a discussion within the City Council determining that they would prohibit medical marijuana establishments in the City of Fernley. At that time, Ordinance #2014-013 was passed. With the recent election, the citizens of the State of Nevada passed question #2 allowing recreational use of marijuana in the State. City Manager Hooper explained a bill has been drafted with the removal of the prohibition. She also stated staff will establish regulations on what is going to happen in the City regarding recreational use. Applications will be taken but they will be put on hold until fees and regulations are established.

City Manager Hooper stated the City will watch the legislative progress and form our guidelines at the same time. She asked the Council to consider the need to establish the potential revenue, and set the criteria.

Councilman Lau opposed to redacting the prohibition.

Councilman McCassie is not happy with the redacting the prohibition of medical marijuana, but agreed it needed to be dealt with.

Councilwoman Whalen was opposed to the introduction of the bill. She did not want Fernley branded.

Councilwoman McKay agreed redacting the prohibition of medical marijuana was the right thing to do.

Councilwoman Seidl was opposed stating it would be detrimental to our community.

Motion: MOVE TO INTRODUCE BILL #249 REPLACING TITLE 10, CHAPTER 2 IN ITS ENTIRETY REDACTING THE PROHIBITION OF MEDICAL MARIJUANA ESTABLISHMENTS; DELAYED PROCESSING OF APPLICATIONS OF RECREATIONAL AND MEDICAL MARIJUANA ESTABLISHMENTS; AND OTHER MATTERS PROPERLY RELATED THERETO. **Moved by** Councilwoman Sue Seidl.

7. ITEMS REQUESTED BY MAYOR OR CITY COUNCIL MEMBERS:

7.1. Discussion and Possible Action on a future agenda item regarding design standards for building subdivisions on slopes. (Councilwoman Seidl's request)

Councilwoman Seidl stated building on slopes has different challenges than on flat land. She felt our code should be changed to reflect these challenges.

After discussion Councilwoman Seidl stated she would differ on this issue and discuss further with Senior Planner Thompson at a later time.

7.2. Discussion and Possible Action on a future agenda item regarding E-1 Units. (Councilwoman Seidl's request)

Councilwoman Seidl wanted to discuss the continued use of E-1 units for property owners and who was going to maintain them in the future.

MOTION: MOVE TO APPROVE A FUTURE AGENDA ITEM TO DISCUSS E-1 UNITS., Moved by Councilwoman Sue Seidl, Seconded by Councilman Stan Lau.

Councilwoman Whalen stated there was language in the design standard on how we going to pay for the current E-1's and maintence on the units. She wanted the discussion expanded to talk about who is going to pay for them.

Vote: Motion carried by unanimous roll call vote (summary: Yes = 5).**Yes:** Councilman Dan McCassie, Councilman Stan Lau, Councilwoman Fran McKay, Councilwoman Shari Whalen, Councilwoman Sue Seidl. **Action:** Approve

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

There were none.

9. PUBLIC COMMENT

There was none.

ADJOURNMENT

There being no further business to come before it, the Fernley City Council meeting adjourned at 8:45 pm.

Approved by the Fernley City Council on February 15, 2017 by a vote of:

AYES: 5 NAYS: 0 ABSTENTIONS: 0 ABSENT: 0





ATTEST: City Clerk Kim Swanson



Mayor Roy Edgington

State of the City

Mayor Roy Edgington
February 17, 2017

Council Priorities


Specific Projects:

- Depot improvement
- Parks metal building
- Mission/Truck Inn Way
- Road Maintenance Project (slurry seal/crack seal)
- Comprehensive Weed Abatement Project/Plan
- High Desert Little League Projects



State of the City Topics...

- Accomplishments
- Challenges



Council Priorities

Water Fund


- Fire Hydrants and Valve Exercising and Flow Testing
- Operating and Flow Testing (additional staff and maintenance funding)
- Asset Management/Funding Plan
- Water Rights/Water Management
- More frequent/public reporting
- Access to surface water
- Billing Options
- Meters (continued work)
- Reduction plan for the bond assessment



Council Priorities

General Fund


- Asset Management and Funding Plan
- Road Maintenance and Repair
- Parks
- Storm Water Infrastructure



Council Priorities

Sewer Fund

- Permit compliance
- Asset Management/Funding
- Sewer Modeling



What have we accomplished?

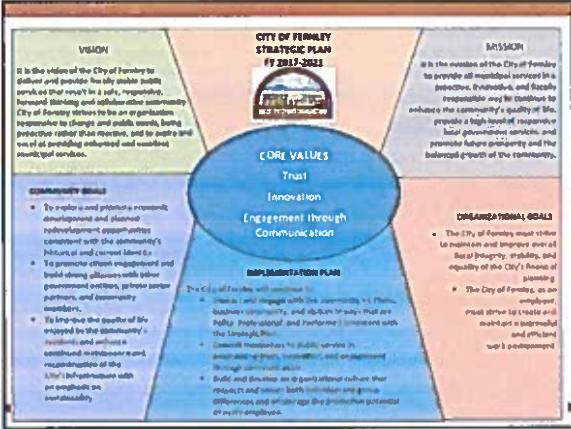
2016 was the year of planning:

- Strategic Plan
- Communications Plan
- Parks Master Plan (to be completed by April 2017)
- Redevelopment Planning Study (kickoff in February 2017)
- Water and Sewer Rate Study
- Bond Refunding Saved \$9.6 million



Additional Planning...

- Communications Plan
- Parks Master Plan
- Redevelopment Planning Study

Redevelopment Planning Study





Strategic Plan

- Core Values – Trust, Innovation, and Engagement Through Communication,
- Vision
- Mission
- Organizational Goals
- Community Goals
- Implementation Plan



Water and Sewer Rate Study

- The City's operating revenue, revenue collected through utility rates, was not enough to cover operating costs, the costs to run the system. The reserves needed for capital replacement were being spent to cover operating expenses. While this is a "quick fix" to get by in a pinch, it is not a sustainable business practice.
- Pay now, or pay more later.

What have we accomplished?

7.17 miles of road were paved with the slurry seal project.

Hardie Lane construction set to begin





What have we accomplished?

- Citizens Leadership Academy




What have we accomplished?




Park Improvements




What have we accomplished?

Santa at the Depot




Spooktacular

What have we accomplished?

The Depot

\$60,000 CDBG Grant

What have we accomplished?

- New Business Licensing

For the first time since incorporation, Commercial license fees were increased and are now based on the Gross Revenue of the business. The additional revenue earned will be added to the City General Fund, and it will be earmarked for maintenance and improvements to the Streets and Parks in our community.



What have we accomplished?



- New Councilmember
- Fully Staffed
- The City's Development Team




What have we accomplished?

Growth & Development



- Fernley Dodge
- Deceuninck


What have we accomplished?

Growth & Development

- 80 permits have been processed in 2016 for single family dwellings.


**Where are we currently?
Challenges?**



What have we accomplished?


Growth & Development

As of January 2nd of this year, 42 sets of plans waiting for approval for single family homes.


Where are we currently? Challenges

- Aging Infrastructure, Storm Water Enterprise
- Wastewater Treatment Plant
- Treatment of Surface Water
- Parks Vandalism
- Advisory Question Voted Down, Comprehensive Revenue Plan
- Water/Sewer Rate Increase
- Communication with Residents



Where are we currently? Challenges

Aging Infrastructure, Storm Water Enterprise




Where are we currently? Challenges

Parks Vandalism





Where are we currently? Challenges

Wastewater Treatment Plant

The City's Wastewater Treatment Plant is more than 30 years old, and requires significant maintenance, and will need to eventually be upgraded.

The City has 9 major lift stations that are in operation, and over 200 E-1 units (individual, residential lift stations).




Where are we currently? Challenges

CITY OF FERNLEY ADVISORY QUESTION
 Would you support the City of Fernley moving forward to address unfunded or underfunded improvements, maintenance or enhancements to parks, streets, and public safety due to the infeasible distribution of Consolidated Tax to the City of Fernley by pursuing legislation to authorize an increase in one or more taxes if any such taxes are dedicated exclusively to the City of Fernley?

Yes: 55.48%
 3,652 VOTES



No: 44.51%
 4,258 VOTES

The City is currently reviewing fee structures and completing a comprehensive revenue plan.





Where are we currently? Challenges

Treatment of Surface Water

Where are we currently? Challenges

Water and Sewer Rate Increase


Where are we currently? Challenges Communication with Residents



The screenshot displays a website interface with a header, navigation menu, and several content sections. A prominent feature is a 'facebook' link, suggesting social media integration. The content includes text, images, and possibly a video player, all related to communication with residents.

Where are we going?

- Building Partnerships & Moving Forward:
 - Lyon County
 - Churchill County
 - TCID
 - EDAWN
 - NNDA



SPECIAL THANK YOU TO:

City Council Members
City Staff
Service Partners
Businesses
And last but not least...
Our Residents

