MINUTES OF THE FERNLEY CITY COUNCIL AGENDA

February 15, 2017

Mayor Edgington called the meeting to order at 5:03 pm at Fernley City Hall, 595 Silverlace 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, Senior Planner Tim Thompson, City Engineer Derek Starkey, Building Official Rick Kabele.

1.2 Public Comment

Mike Brooks, Fernley resident, addressed the City Council regarding the recent water/sewer rate increase.

1.3 Approval Of The Agenda

City Manager Hooper requested to remove Item 6.1 from the agenda. Discussion followed regarding the item.

Motion: MOVE TO APPROVE THE AGENDA WITH ITEM 6.1 BEING HEARD FOR DISCUSSION ONLY WITH NO ACTION. Moved by Councilman Stan Lau, seconded by Councilwoman Sue Seidl, Action: Approve, Motion passed unanimously.

2. CONSENT AGENDA:

- 2.1 (Possible Action) Approval Of Voucher Report.
- 2.2 (Possible Action) Approval Of FCC Minutes.
- 2.3 (Possible Action) Approval Of Business License.

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2.4 Possible Action To Approve A Contract For Sewer Modeling And Engineering Services To Farr West Engineering, In An Amount Not To Exceed \$50,000.

2.5 Possible Action To Approve The City Of Fernley Annual Road And Street Mileage Report To Be Submitted To The Nevada Department Of Transportation (NDOT).

Councilwoman Seidl requested to move Item 2.4 to be discussed after Item 7.4.

Motion: MOVE TO APPROVE THE CONSENT AGENDA MOVING ITEM 2.4 TO BE HEARD AND DISCUSSED LATER IN THE MEETING. Moved by Councilwoman Sue Seidl, Seconded by Councilman Stan Lau.

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

Action: Approve, **Vote:** Motion passed (**summary:** Yes = 5, No = 0, Abstain = 0). **Yes:** Councilman Dan McCassie, Councilman Stan Lau, Councilwoman Fran McKay, Councilwoman Shari Whalen, Councilwoman Sue Seidi.

Item 2.4 was heard after 7.4.

City Engineer Starkey was available to answer questions.

Motion: MOVE TO APPROVE A CONTRACT FOR SEWER MODELING AND ENGINEERING SERVICES TO FARR WEST ENGINEERING, IN AN AMOUNT NOT TO EXCEED \$50,000. Action: Approve, Moved by Councilwoman Sue Seidl, Seconded by Councilman Stan Lau. Motion passed unanimously.

3. REPORTS

3.1 Reports By City Staff, City Council And The Mayor, Including But Not Limited To Monthly Statistical Reports By City Departments.

City Manager Hooper reported that she has been asked to present at the Nevada Legislature regarding property tax abatements on February 16, 2017. She reported Lyon County is having their Strategic Plan Meeting on Friday in Yerington and the Mayor will attend. The Department of Education will present the State of the District here at the City Council meeting on March 15th. Citizens Academy this Thursday with Public Works and Engineering presenting. The City will hold a Public Workshop for the Business Impact Statement on Commercial Water rates on February 22, 2017, and February 27, 2017 @ 4:00pm. Mrs. Hooper also reported she is working

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with Lyon County Human Services on a proposal to the City Council regarding information and resources for citizens who are being impacted by the new water rate increase.

Councilwoman McKay reported Northern Nevada Project Linus National make a quilt day will be held on Saturday at A Stitch of Country.

Councilwoman Whalen reported Ms. Russell, a teacher at Fernley High School lost her battle to breast cancer. She also reported the Stem Festival will be held at the High School on February 23rd. The community is invited. Councilwoman Whalen also shared a video from the welding class at Fernley High School who purchased a new furnace for sand casting.

Mayor Edgington reported on recent legislative activity.

3.2 State Of Nevada 2017 Legislative Update

City Manager Hooper updated the City Council on recent Legislative activity. She stated there were several bill introductions this week. The City is watching the Property Tax Abatement issue.

4. PRESENTATIONS

4.1 Presentation By Western Nevada Development District

Ron Radial explained the goals and priorities for (WNDD) Western Nevada Development District for the upcoming year (see attachment).

5. (POSSIBLE ACTION) MAYOR TO APPOINT PLANNING COMMISSIONER

Mayor Edgington stated that Mrs. McCullar was interviewed and is suitable to fill this position. Mrs. McCullar introduced herself.

Motion: MOVE TO APPROVE THE APPOINTMENT OF JENNI MCCULLAR AS PLANNING COMMISSIONER. Action: Approve, Moved by Councilwoman Shari Whalen, Seconded by Councilwoman Sue Seidl. Motion passed unanimously.

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6. RESOLUTIONS

6.1 Discussion And Possible Action To Adopt Resolution 2017-001, A Resolution In Support Of Amending The Formula For Determining The Partial Abatement On Property Tax.

City Manager Hooper explained that the Nevada League of Cities met and there is an effort for all municipalities to address the property tax abatement issue going before the legislative body. They would like to get all the elected bodies together and show support to adopt a resolution from each jurisdiction and forward the resolution to the Legislative body. City Manager Hooper shared about property tax.

Mayor Edgington asked if the City Council would support the recommendation. He stated the resolution can be adopted tonight but if there is any change in the language the resolution will need to come back.

Councilwoman Whalen stated if the league is asking us to hold off than we should table the item.

Motion: MOVE TO TABLE THIS ITEM UNTIL THE NEVADA LEAGUE OF CITIES GIVES THE CITY DIRECTION. Action: Approve, Moved by Councilwoman Shari Whalen, Seconded by Councilman Stan Lau. Motion passed unanimously.

7. STAFF REPORTS

7.1 Discussion And Possible Action To Approve The Special Revenue Funds For FY2017-2018

City Manager Hooper explained that Special Revenue Funds may be approved in an effort to begin the budget process prior to receiving revenue projections from the Department of Taxation.

Grants Fund

City Manager Hooper explained that generally this is a fluid fund. The funds received for the City support important programs, services, and infrastructure that may not be sought simply because money is available. The numbers are projected numbers. City Manager Hooper answered questions from the Council.

Motion: MOVE TO APPROVE THE GRANTS FUND FOR THE FISCAL YEAR 2017-18 AS PRESENTED, Action: Approve, Moved by Councilwoman Shari Whalen, Seconded by Councilwoman Sue Seidl. Motion passed unanimously.

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Transient Lodging Tax Fund

This fund is managed by our Convention and Tourism board. The funds are collect through room, and lodging tax. A portion of the revenue collected is sent to the state and county. She explained half of the money in the fund goes to provide grants to the community.

Councilwoman Seid! would like us to reserve \$5,000 for portable toilets for special events and help alleviate the cost when we need them for the events. She asked that any balance in the building fund is accounted for in the Finance Department in case there is an opportunity to purchase property in the future.

Motion: MOVE TO APPROVE THE TRANSIENT LODGING TAX FUND WITH THE REQUESTED CHANGE BY COUNCILWOMAN SEIDL THAT THE BALANCE IN THE BUILDING FUND IS MADE AVAILABLE IN THE PROPOSED BUDGET, Action: Approve, Moved by Councilwoman Shari Whalen, Seconded by Councilman Stan Lau. Motion passed unanimously.

Court Administrative Fee Fund

City Manager Hooper explained the projected revenue and expenditures for the Court Administrative Fees.

Motion: MOVE TO APPROVE THE COURT ADMINISTRATIVE FEES FUND, Action: Approve, Moved by Councilwoman Shari Whalen, Seconded by Councilman Stan Lau. Motion passed unanimously.

Court Facilities Fee Fund

City Manager Hooper explained this fund is used for construction and enhancement of the court. The funds can only be used for improvements and functionality of the department.

Councilwoman Whalen stated she was not comfortable approving a budget of \$85,000 in expenditures without plan. She also asked what happens if we don't spend the money.

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Councilwoman Seidl stated if the money is not used or if there is not a plan for the money to improve the department it will go into the General Fund. The court department would need to use the money in a certain time frame or lose it.

Councilwoman Whalen stated she would like to table this item until a plan is presented by the judge on how the money would be used.

Motion: MOVE TO TABLE THIS ITEM UNTIL A PLAN CAN BE PRESENTED. Action: Approve, Moved by Councilwoman Shari Whalen, Seconded by Councilman Dan McCassie. Vote: Motion passed (summary: Yes = 4, No = 1, Abstain = 0). Yes: Councilman Dan McCassie, Councilman Stan Lau, Councilwoman Fran McKay, Councilwoman Shari Whalen. No: Councilwoman Sue Seidl.

Break 6:42 - 6:52

7.2 Discussion And Possible Action Regarding City Council's Selection Of A Banking Institution To Provide Basic Treasury And Cash Management Services To The City Of Fernley.

Councilwoman Seidl, Councilwoman Whalen, Councilman McCassie, Councilman Lau, and Mayor Edgington disclosed that they all bank at one or more of the banking institutions that is being considered tonight. Councilwoman McKay stated she does not have accounts at any of the banks but is a signer for accounts that are held with these banking institutions.

Councilman McCassie asked about professional services for commercial banking. City Treasurer Lewis stated the account would be an analysis banking. It's for governmental agencies and she stated it's the best account for the City with no out of pocket costs.

Motion: MOVE TO DIRECT STAFF TO NEGOTIATE A 3 YEAR CONTRACT WITH NEVADA STATE BANK TO PROVIDE BASIC TREASURY AND CASH MANAGEMENT SERVICES TO THE CITY OF FERNLEY WITH THE UNDERSTANDING THAT A FINAL CONTRACT WILL COME BACK BEFORE CITY COUNCIL TO APPROVE. Action: Approve, Moved by Councilwoman Shari Whalen, Seconded by Councilwoman Fran McKay. Motion passed unanimously.

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7.3 Discussion And Possible Action To Approve The City's FY 17/18 Property Tax Rate For Submission To The Department Of Taxation.

City Treasurer Lewis explained in February of each year, the Department of Taxation establishes the preliminary maximum allowed property tax rate. She stated this year's rate is .6714

Motion: MOVE TO APPROVE THE CITY OF FERNLEY MAXIMUM ALLOWED OPERATING PROPERTY TAX RATE FOR SUBMISSION TO THE DEPARTMENT OF TAXATION FOR THE NEW FISCAL YEAR, Action: Approve, Moved by Councilwoman Shari Whalen, Seconded by Councilman Stan Lau. Motion passed unanimously.

Mayor Edgington called for a break 7:06 - 7:20

7.4 Discussion And Possible Direction Regarding Chapter 15 Of The City Of Fernley Development Code Related To Impact Fees.

Planning Director Thompson explained Impact Fees according to Chapter 15 of the Fernley Development Code.

Councilwoman Whalen wanted to look at the Master Plan before looking at Impact Fees. Councilwoman Seidl felt that staff should be directed to research to include in the budget.

Motion: MOVE TO TABLE THIS ITEM UNTIL AFTER THE BUDGET, **Action:** Approve, **Moved by** Councilwoman Shari Whalen, **Seconded by** Councilman Stan Lau. **Vote:** (summary: Yes = 4, No = 1, Abstain = 0). **Yes:** Councilman Dan McCassie, Councilman Stan Lau, Councilwoman Fran McKay, Councilwoman Shari Whalen. **No:** Councilwoman Sue Seidl.

7.5 Discussion And Possible Direction Regarding Chapter 17 Of The City Of Fernley Development Code Related To Reimbursement Agreements.

Planning Director Thompson explained the purpose of a Reimbursement Agreement is to provide for agreements for reimbursement of the costs of constructing Capital improvements or public facilities which result in a benefit to the community and subsequent development.

Councilwoman McKay stated the City should set time limits and if the developer does not meet the deadlines they should pay it's the cost of doing business. After discussion, Councilwoman Seidl stated she would drop with the discussion.

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7.6 Discussion And Possible Direction Regarding Sexually Oriented Businesses Within The City Of Fernley.

Planning Director Thompson explained sexually oriented businesses are only permitted within an X zoning district and subject to the approval of a Special Use permit. Currently, the City does not have any properties zoned X. There is no criteria except for the distance requirement in the code.

Motion: MOVE TO INCLUDE WHEN FUTURE UPDATES TO THE DEVELOPMENT CODE ARE MADE; 1. ALLOWING SEXUALLY ORIENTED BUSINESS TO BE LOCATED CLOSER THAN 1,000 FEET AND 2. EXPANDING THE DEFINITION TO INCLUDE COMMUNITY FACILITIES. Action: Approve, Moved by Councilwoman Sue Seidl, Seconded by Councilman Stan Lau. Motion passed (summary: Yes = 3, No = 2, Abstain = 0). Yes: Councilman Dan McCassie, Councilman Stan Lau, Councilwoman, Councilwoman Sue Seidl, No: Shari Whalen, Councilwoman. Fran McKay.

8. PUBLIC COMMENT

Author Triviolli, Fernley resident, expressed concerns over the water rate increase. He stated there was a lot of money going towards the swimming pool. Mayor Edgington explained the pool belongs to another entity and is not controlled by the City of Fernley.

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

Councilwoman Whalen would like an update on the Convention Center Feasibility Study.

Councilwoman Whalen would like an update on tennis/basketball court repair at the In-town Park.

ADJOURNMENT

There being no further business to come before it, the Fernley City Council Meeting adjourned at 9:01 pm.

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Approved by the Fernley City Counc	il on March 15, 2017 by a vote of:
AYES: 5 NAYS: 0	ABSTENTIONS: O ABSENT: O
	13/9 -
Lim Juane	Mayor Roy Edgington
ATTEST: City Clerk Kim Swanson	



WESTERN NEVADA DEVELOPMENT DISTRICT



ABOUT WESTERN NEVADA DEVELOPMENT DISTRICT

- Certified US Economic Development Administration (EDA) Economic Development District (EDD), only one in Nevada
- A voluntary association of local governments
- Governed by a Board of Directors comprised of elected officials, local government staff & representatives from the private sector
- Began with four counties in 1983 has expanded to nine counties, seven cities
- > Fungu for public & private officials discuss address regional opportunities
- > Promote regional collaboration



WESTERN NEVADA DEVELOPMENT DISTRICT PROJECTS

EDA funding for infrastructure for publicly owned industrial parks

Douglas County Carson City Mineral County

Fallon

Foreley Pershing County Silver Springs

Lovelock Yerington Regional Projects

- > Comprehensive Economic Development Strategy (CEDS)
- > VT & T Economic Fersibility Study for Re-Construction
- Lake Tahoe Basin Prosperity Plan Tahoe Prosperity Center now implementing
- > Stronger Economies Together (SET)
- Business Microloan Program
- 3rd Annual Nevada Economic Development Conference September 11-13, 2017 at UNLV



WESTERN NEVADA DEVELOPMENT DISTRICT COMPREHENSIVE ECONOMIC DEVELOPMENT STRATEGY & GOALS

REGIONAL CAPACITY BUILDING GOALS

- Access To Capital
- · Communication Networking
- Infrastructure Improvement
- Workforce Development

REGIONAL ECONOMIC SECTOR GOALS

- Agribusiness
- Energy
- Manufacturing
- Transportation and Logistics



WESTERN NEVADA DEVELOPMENT DISTRICT CEDS & COMMUNITY BENEFITS

- · Current WNDD CEDS a result of the 2012 Stronger Economies Together (SET) project
- A CEDS is necessary to maintain designation as an Economic Development District
- Assense to fregional economic opportunities
- · Presents regional opportunities & local opportunities (project listing)
- · Contains goals and strategies identified by the region
- Applicants for public and private funding use CEDS to cite the project application is identified in a planning document



WESTERN NEVADA DEVELOPMENT DISTRICT **CEDS & USDA Rural Development Applications**

2014 Farm Bill Application scoring element – Farm Bill Section 6025

USDA RD, Nevada, provided the following information regarding Section 6025 as it now

- 1 Jurisdiction has completed or is part of a CEDS Multi-Jurisdictional Plan WNDD has completed CEDS Multi-Jurisdictional Plan
- Jurisdiction participated in the Stronger Economies Together (SET) Planning process sponsored by RD and the University of Nevada's Cooperative Extension Service.
 - WNDD completed a SET program in the region in 2012
 USDA RD, NV Project was awarded funding in part due to CEDS citation.

WESTERN NEVADA DEVELOPMENT DISTRICT PROGRAMS & SERVICES

COMMUNITY ASSESSMENT & PLANNING

- Stronger Economies Togethar (SET)
 Comprehensive Economic Development Strategy (CEDS)
 Strategic Planning

BUSINESS MICROLOAN PROGRAM

GRANT WRITING & DEVELOPMENT (EDA)

TRAINING

- 1 Nx Level Classes
 2 Economic Development Conference



WESTERN NEVADA DEVELOPMENT DISTRICT BENEFITS

- * Promotes & strengthens regional collaboration
- · Expands capacity to address issues on a regional basis
- . Community Economic Development Strategy positions application for greater success
- . Training programs promote economic vitality
- Building community through planning processes
- Strengthen & expand small businesses entrepreneurs through funding & planning



WESTERN NEVADA DEVELOPMENT DISTRICT

WNDD contact information

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Sheryl Gonzales 775-883-7333, Est. 2000 sgonzaler@wndd.org

