

**MINUTES OF THE
FERNLEY CITY COUNCIL MEETING**

May 17, 2017

Mayor Edgington called the meeting to order at 5:03 pm at Fernley City Hall, 595 Silver Lace Blvd, Fernley, NV.

1. INTRODUCTORY ITEMS

1.1. Roll Call

Present: Councilman Dan McCassie, Councilwoman Sue Seidl, 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 Brent Kolvet, Senior Planner Tim Thompson, Deputy Public Works Director Ozzie Henke, Building Official Rick Kabele, Assistant to the City Manager Colleen Unterbrink, City Engineer Derek Starkey. Councilwoman Shari Whalen arrived at 6:06 pm

1.2. Public Comment

Michael Patterson representing the Clergy group in Fernley, spoke in opposition of requiring churches to get a business license. He stated this was a violation of their Constitutional Rights.

1.3. Approval of The Agenda

City Manager Hooper requested to remove Item 5.2 from the agenda. Councilwoman Seidl requested to remove Item 2.11 from the agenda. She also requested that Item 7.3 be addressed after the Consent Agenda.

Motion: MOVE TO APPROVE THE AGENDA REMOVING ITEMS 2.11 AND 5.2; ADDRESSING ITEM 7.3 AFTER THE CONSENT AGENDA. **Moved by** Councilwoman Sue Seidl, **Seconded by** Councilman Stan Lau. **Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 4). **Yes:** Councilman Dan McCassie, Councilman Stan Lau, Councilwoman Fran McKay, Councilwoman Sue Seidl. **Absent:** Shari Whalen. **Action:** Approve,

2. CONSENT AGENDA:

2.1. (Possible Action) Approval of Voucher Report.

2.2. (Possible Action) To Approve Minutes

2.3. (Possible Action) Approval of Business Licenses

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.

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.

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.

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.

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.

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

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

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.

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

Motion: MOVE TO APPROVE THE CONSENT AGENDA REMOVING ITEM 2.11, **Action:** Approve, **Moved by** Councilwoman Sue Seidl, **Seconded by** Councilman Stan Lau. **Vote:** Motion carried by unanimous roll call vote (summary: Yes = 4). **Yes:** Councilman Dan McCassie, Councilman Stan Lau, Councilwoman Fran McKay, Councilwoman Sue Seidl. **Absent:** Shari Whalen.

Item 7.3 was addressed after the Consent Agenda

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.

City Treasurer Lewis reported she is in the process of transferring accounts from Wells Fargo to Nevada State Bank.

Councilwoman Seidl reported the funds for RTC for 2018. She announced the year will begin with a balance of \$3,604,390. The projected revenue is \$1,061,356. She explained the City has requested \$3,700,000 for the Hardie Lane Project. She also reported she has heard from several Pastor's in the area and they are adamite against registering their churches.

Councilwoman McKay reported she attended the STEM Meeting. She stated the theme for next year's STEM Festival is Alternative Energy.

Mike Luce, North Lyon County Fire Protection District, reported the monthly stats for the month of April. He reported the average response time is 4.3 to 5 minutes per call.

3.2. 2017 State Of Nevada Legislative Update

City Manager Hooper reported recent activity at the Legislature.

Mayor Edgington reported on a recent meeting with Lyon County Commissioner Mortenson and Senator Settlemeyer regarding the diesel tax. He stated the meeting was not favorable. He reported on AB417 regarding access to Federal Funds. He stated he was going to contact Assemblywomen Titus and Senator Settlemeyer to ask for their support regarding the bill.

City Attorney Jensen reported the Special Olympics were held today at Fernley Intermediate School.

4. PRESENTATIONS

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

Brain Gant, representing Wood Rogers, presented Phase II of the Downtown Corridor Revitalization CDBG Grant (see attachment). Mr. Gant explained Phase I was a study that was completed in May 2014. He explained the goal of the study was to identify potential street scape, transportation and improvements along Main Street and US 95A. He explained Phase II kicked off in April 2016. Mr. Gant explained the goal of Phase II was to advance the Phase I concepts and complete the environmental study.

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

City Manager Hooper explained that workshops were held to determine the Tentative Budget. She explained the only adjustment made was to health benefits. She stated the amount that was originally allocated in the budget was reduced. City Manager Hooper explained there was a request by the Mayor to add \$2,000. for Neighborhood Watch signs.

Councilwoman Seidl inquired about changing the Building Inspector to I/II on the Organizational Chart. She felt this would give more flexibility when hiring.

Motion: MOVE TO CHANGE ON THE ORGANIZATIONAL CHART THE POSITION OF BUILDING INSPECTOR TO A BUILDING INSPECTOR I OR II. **Moved by** Councilwoman Sue Seidl

Mayor Edgington stated asked to hold off on any motions until Councilwoman Whalen arrived.

Councilman McCassie stated he was opposed to the change in the building inspector. City Manager Hooper stated her understanding was the building inspector would be independent enough to hit the ground running as well as have some code enforcement background. She explained details of the job description were being refined.

Mayor Edgington called for public input. There was none.

Break 5:59 – 6:14

Councilwoman Whalen arrived during the break.

Councilwoman Whalen disclosed that there are items on the agenda that affect the Public Works Department and she is married to Public Works Director Dave Whalen. This disclosure pertains to all remaining items on the agenda. She stated since the FY2017/18 Budget is being approved, when the Position Control is voted on she will ask for a separate vote for the Public Works Director.

Councilwoman Seidl explained her reasoning for changing the building inspector position.

Motion: MOVE TO CHANGE THE BUILDING INSPECTOR II ON THE ORGANIZATIONAL CHART TO A BUILDING INSPECTOR I/II. **Moved by** Councilwoman Sue Seidl, **Seconded by** Councilwoman Shari Whalen.

Councilman McCassie wanted assurance that the job description would be approved by City Council before implementation. City Manager Hooper explained the job description would be presented to City Council at the first meeting in June.

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

Councilwoman Whalen inquired about the Arts & Culture Taskforce. She wanted to make sure there was money included in the budget for the Arts. She requested to increase the Professional Services line item on page 134 from \$7,000 to \$17,000. She added City Council and the Fernley Convention and Tourism Board would have to concur with the plan before any money can be spent. City Manager Hooper explained money has been set aside in the past for City specific projects. And this change would not critically affect the bottom line.

Motion: MOVE TO INCREASE THE BUDGET FOR TRANSIENT LODGING TAX BY \$10,000; WHERE STAFF FEELS APPROPRIATE, POSSIBLY IN THE PROFESSIONAL SERVICES LINE ITEM FROM \$7,000 TO \$17,000 WITH THE IDEA THAT THE ARTS AND CULTURE TASK FORCE WILL COME BACK DURING THE NEXT BUDGET YEAR AND PRESENT A PROJECT FOR THE CITY COUNCIL TO APPROVE, **Moved by** Councilwoman Shari Whalen, **Seconded by** Councilwoman Sue Seidl. **Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 5). **Yes:** Councilman Dan McCassie, Councilman Stan Lau, Councilwoman Fran McKay, Councilwoman Sue Seidl. Councilwoman Shari Whalen. **Action:** Approve

Councilwoman Whalen inquired if the City Council agreed to take \$50,000 from the Committed Fund Balance and making it available for the upcoming fiscal year for small park improvement projects. City Manager Hooper agreed with this amount. Councilwoman Seidl suggested increasing it to \$200,000 to improve the roads.

Motion: MOVE TO APPROVE THE CITY OF FERNLEY BUDGET FOR FY 2017/2018 INCLUDING THE GENERAL FUND, WATER ENTERPRISE FUND; WASTEWATER ENTERPRISE FUND; STORM WATER ENTERPRISE FUND; SPECIAL REVENUE FUNDS, ORGANIZATIONAL CHART AND POSITION CONTROL; ALSO, FREE UP MONEY FOR PARKS AND ROADS. **Moved by** Councilman Stan Lau, **No second.**

Motion: MOVE TO FREE UP \$50,000 FOR PARKS AND \$200,00 FOR ROADS FROM THE RESERVED FUND THAT THE MONEY IS IN, **Moved by** Councilwoman Sue Seidl, **Seconded by** Councilman Stan Lau. **Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 5). **Yes:** Councilman Dan McCassie, Councilman Stan Lau, Councilwoman Fran McKay, Councilwoman Sue Seidl. Councilwoman Shari Whalen.

Motion: MOVE TO APPROVE THE CITY OF FERNLEY BUDGET FOR FY 2017/2018 INCLUDING THE GENERAL FUND, WATER ENTERPRISE FUND; WASTEWATER ENTERPRISE FUND; STORM WATER ENTERPRISE FUND; SPECIAL REVENUE FUNDS, ORGANIZATIONAL CHART, AND THE POSITION CONTROL, **Action:** Approve, **Moved by** Councilman Stan Lau, **Seconded by** Councilwoman Sue Seidl. **Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 5). **Yes:** Councilman Dan McCassie, Councilman Stan Lau, Councilwoman Fran McKay, Councilwoman Sue Seidl Councilwoman Shari Whalen.

Motion: MOVE TO APPROVE THE CITY OF FERNLEY BUDGET FOR FY 2017/2018 POSITION CONTROL, **Action:** Approve, **Moved by** Councilman Stan Lau, **Seconded by** Councilman Dan McCassie.

Councilwoman Whalen disclosed a conflict of interest specific to her husband's salary. She explained her vote will be to support all other line items in the Position Control except for the Public Works Director. She stated she will vote on the City Attorney's salary to which she is close personal friends with. After discussion, Councilwoman Whalen declared that she would abstain from the vote.

Vote: Motion passed (**summary:** Yes = 4, No = 0, Abstain = 1). **Yes:** Councilman Dan McCassie, Councilman Stan Lau, Councilwoman Fran McKay, Councilwoman Sue Seidl. **Abstain:** Councilwoman Shari Whalen.

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

This item was removed from the agenda.

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

Senior Planner Thompson explained the original Tentative Subdivision Map was approved on July 6, 2005. Mr. Thompson explained this agreement allows the developer 10 years to start developing the property. If for some reason development does not occur, the agreement requires the developer to revert it to acreage, abandon the Planned Development Handbook and any paid water rights would be credited back to the developer.

Mr. Thompson explained there are 139 lots that are recorded. He stated the applicant has not provided will serves, dedicated water or paid in-lieu of fees for this project. He stated the revised agreement puts in place a payment plan where the developer agrees to pay off the 139 recorded lots over the next 10 years, starting next year. He stated this amount will be approximately \$78,000 per year.

Senior Planner Thompson explained NRS 278A addresses planned developments and how they are processed and the requirements for recording. He stated staff believes this agreement satisfies all concerns of the City and the applicant.

Mayor Edgington called for public input.

Joni Ellington, Fernley resident, expressed concerns regarding the increase in traffic on Hwy 95A. She was also concerned about the surrounding area being built on an old City dump. She asked for an EPA study on the property prior to houses being built.

Becky Howlett, inquired about the size of the property.

Planner Thompson explained he had a discussion with the applicant's representative regarding the dump. He stated a Phase I study was done on the site and some remediation was completed.

Councilwoman Whalen called for a break. 7:04 – 7:11

Motion: MOVE 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. AS PRESENTED AND SET THE PUBLIC HEARING FOR THE POSSIBLE ADOPTION OF BILL #255 AT THE REGULARLY SCHEDULED CITY COUNCIL MEETING ON JUNE 7, 2017. **Moved by Councilwoman Sue Seidl,**

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

Senior Planner Thompson explained this is a Zoning Map Amendment to change the zoning on the BC Ranch property to include the Planned Development Overlay Zoning. He stated the Handbook will be recorded as an exhibit to the rezone which will satisfy the requirements to NRS 278A.

Mayor Edgington called for public input. There was none.

Motion: MOVE TO INTRODUCE BILL #256 AS A GENERAL 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 AND SET THE PUBLIC HEARING FOR THE POSSIBLE ADOPTION OF BILL #256 AT THE REGULARLY

SCHEDULED CITY COUNCIL MEETING ON JUNE 7, 2017. **Moved by Councilwoman Sue Seidl**

7. STAFF REPORTS

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

Colleen Unterbrink Assistant to the City Manager presented the update on the funding for the Convention Center as well as a proposed future vision for a community center. She explained staff is looking for direction from City Council before moving forward with this concept. See attached PowerPoint presentation.

Ms. Unterbrink presented the possibility of a multi-purpose community center in the vacant land behind the Depot. She explained the center could possibly have amenities including; a senior center, multi-purpose space for meetings, a catering kitchen, library, as well as many others. She stated the facility has the potential to be a partnership between multiple agencies. She further explained the community foundation concept which is a 501(c)3 is formed as an organization. This will open even more opportunities for grant funding for the City. She explained several municipalities use this concept.

Mrs. Unterbrink stated Lyon County, Lyon County School District, Boys and Girls Club of Truckee Meadows, Western Nevada College and the Governor's Office of Economic Development have all expressed full support in partnering with the City on this project. She explained if the City Council supports the concept a working group will need to be established.

Mrs. Unterbrink read a letter of support from Lyon County Manager Jeff Page who could not attend the meeting.

Motion: MOVE TO PROVIDE STAFF DIRECTION REGARDING THE CONVENTION CENTER AS PRESENTED TONIGHT INCLUDING CONTINUING NEGOTIATIONS REGARDING THE PURCHASE OF THE LAND AROUND THE DEPOT. **Moved by Councilwoman Fran McKay, Seconded by Councilwoman Sue Seidl.** Councilwoman Whalen 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

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

Public Works Director Whalen updated the City Council on recent work that has been completed at the In-Town Park. He explained a batting cage was recently installed with a concrete floor. He stated the Department has been involved with discussions with Nevada Department of Transportation for parking. He explained the intend of NDOT is to redo the section of US 95A from Royal Oaks out to Main Street as early as next year. Director Whalen explained the restrooms were recently vandalized so cameras were installed to deter future vandals. He stated basketball hoops are being installed in the old tennis court area with the intent to convert into full a court basketball. Director Whalen explained he received a bid to recover the old tennis courts and install a fence. He stated five dead trees were removed from the park and will be replaced later.

Councilwoman Whalen inquired about replacing the fence around the park. Director Whalen stated through discussions with NDOT it was discoverd that the right of way for NDOT is at the fence line. He stated more discussions will take place and the fence will be reviewed. Director Whalen also answered questions regarding ADA accessibility.

Motion: MOVE TO DIRECT STAFF TO PRIORITIZE CONSTRUCTION OF BASKETBALL COURTS AT THE IN-TOWN PARK TO BE COMPLETED THIS FISCAL YEAR. **Moved by** Councilwoman Shari Whalen, **Seconded by** Councilwoman Sue Seidl. **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

Councilwoman Whalen thanked staff including the Public Works Department and the Engineering Department for working with NDOT to make sure that the parking problems and safety problems are fixed.

7.3. Discussion and Possible Action to Approve a Professional Services Design Proposal Contract for The City Of Fernley Remodel Of City Council Chambers.

This item was addressed after the Consent Agenda.

Public Works Director Whalen explained the potential remodel for the City Council Chambers/Court Facilities. He explained the City is looking for a series of graphic ideas that solve various short comings for the current space along with cost estimates that will guide budgeting for the next phase of improvements. He explained BJK Architecture was chosen from the City's pool of qualified professionals.

Motion: MOVE TO APPROVE THE DESIGN PROPOSAL FROM BJK ARCHITECTURE FOR THE CITY COUNCIL CHAMBERS REMODEL IN AN AMOUNT NOT TO EXCEED \$17,000, **Moved by** Councilwoman Sue Seidl, **Seconded by** Councilman Stan Lau. **Vote:** Motion carried by unanimous roll call vote (summary: Yes = 4). **Yes:** Councilman Dan McCassie, Councilman Stan Lau, Councilwoman Fran McKay, Councilwoman Sue Seidl. **Absent:** Shari Whalen.
Action: Approve

8. ITEMS REQUESTED BY MAYOR OR CITY COUNCIL MEMBERS:

Councilwoman Whalen inquired about the Bike Path. City Manager Hooper stated the item would be addressed at the City Council Meeting on June 7th.

9. PUBLIC COMMENT

Cody Wagner, Fernley resident thanked City Council for moving forward with the Community Center. He invited everyone to the 501(c)3 non-profit planning meeting next Wednesday at City Hall.

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

There were none.

11. PUBLIC COMMENT

There was none.

ADJOURNMENT


There being no further business to come before it, the Fernley City Council meeting adjourned at 8:08 pm.

Approved by the Fernley City Council on June 7, 2017 by a vote of:

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




ATTEST: City Clerk Kim Swanson



Mayor Roy Edgington

Fernley Community Center



**Hope + Vision =
Positive Community Change**



FEB. 2012

Fernley Convention Center Preliminary Feasibility Study completed.

JUNE 2014

Fernley Convention Center Feasibility Report completed.




NOV. 2009

Transient Lodging Tax Created — 5%


- 2% into park and recreation fund
- 2% paid to the civic facilities fund
- And 1% paid to the general obligation fund

DEC. 2009

Transient Lodging Tax Created — 5% into special revenue fund



Where are we today?



FEB. 2010

Fernley Convention and Tourism Authority was established

AUG. 2010

Transient Lodging Tax increased to 9%

Where are we today?

\$710,306 in current fund balance
+ \$137,500 collected this year*

\$847,806 Committed for Convention Center

* Amount collected as of 4/26/2017

The NEED

The need for a convention center/community center has been identified in the following plans over the past 6 years:

- 2011 Fernley Community Assessment
- The 2014 Western Nevada Development District Comprehensive Economic Development Strategy (CEDS)
- FY 2016-2017 Fernley City Council Priorities
- And most recently identified in the Northern Nevada Development Authority Strategic Plan

The NEED

Paint, Love, ART

Dear City Council,

My name is Hope, I am in the 2nd grade at Central Elementary School. Having a community center at school because I love art so much and if I get better at it, I'll probably never want to leave. I want to learn something NEW!!! I hope you think this would be and for central school.

The NEED

Convention Center vs. Community Center

The NEED

Disanie

Dear City Council,

My name is Disanie, I am in the 2nd grade at Fernley Elementary School. I think a community center is important because I can go to the library and read, read and read for example, read it gives me knowledge. You should do this!!!

Year 1 1st COU Council

My name is Disanie, I am in the 2nd grade at Fernley Elementary School. I think a community center is important because I can go to the library and read, read and read for example, read it gives me knowledge. You should do this!!!

The NEED

Convention Center vs. Community Center

The VISION

The VISION



WINNEMUCCA



36,000 square feet

HOW DO YOU DO IT?

How did they do it?

Douglas County Community Services Foundation

"To financially support and enhance Douglas County's Recreation and Senior Centers, through funding of capital projects and equipment."

"The foundation needs to be powerful"
- Scott Morgan

"Just be nice to people. Money is the easy part. Getting people to buy in and believe in it is the hard part."
- Scott Morgan

How did they do it?

Winnemucca Community Improvement Group

"Perfect storm of people involved..."

"No energy vampires were allowed to be involved in the project or on the board..."

-Steve West,
Winnemucca City Manager

Douglas County Community and Senior Center



Douglas County Community and Senior Center



HOPE MATTERS

- Hope is a choice
- Hope can be learned
- Hope is contagious

Hope + Vision =
Positive Community Change

Douglas County Community and Senior Center



Are folks willing to partner?

YES!

- Lyon County
- Lyon County School District
- Mike Wurm, Executive Director of Boys & Girls Club of Truckee Meadows
- Chet Burton, President, Western Nevada College
- Governor's Office of Economic Development


DOWNTOWN FERNLEY CORRIDOR PHASE II

City Council Presentation
May 17, 2017





Downtown Fernley Revitalization Project May 2014

- Identify potential streetscape, transportation and urban design improvements to Main Street and US 95A to encourage revitalization
 - *Main Street - UPRR Underpass to the NDOT Roundabout*
 - *US 95A - Main Street to Shadow Lane*
- Develop an overall design framework and guidelines for the area.



Project Background – Phase I





Vicinity Map




Goals & Priorities

- Enhance the character of Downtown through thematic streetscape and building façade improvements.
- Coordinate wider sidewalks with appropriate landscape and lighting treatments to create an attractive environment.
- Provide safe and attractive pedestrian connectivity.



Project Background – Phase I



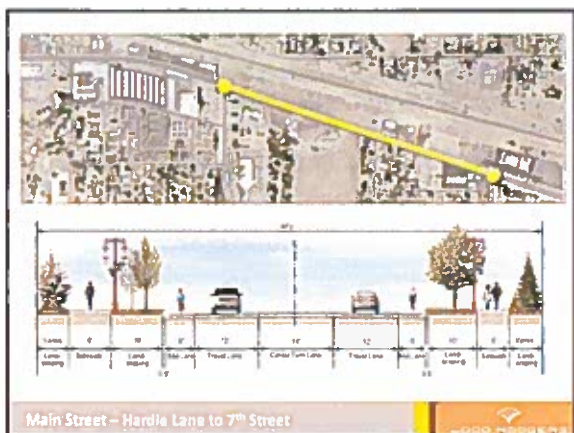
- Revitalization Study Complete
• *May 2014*
- City submits CDBG application
• *December 2014*
- CDBG Notice to Proceed
• *August 2015*
- Council approves design contract
• *April 2016*

Project Background - Timeline




Phase II Overview





Main Street – Hardie Lane to 7th Street

Design Scope Elements

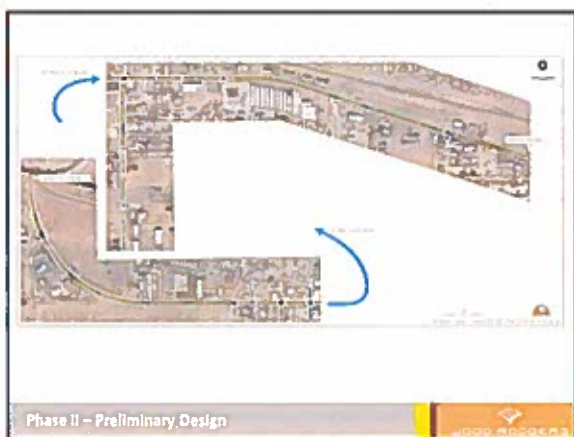
- Survey and Mapping
- Geotechnical Investigations
- 30% Study Area Design
- Priority Segment 60% Design Plans
- Drainage Study and Analysis
- Priority Segment 90% Design Plans
- Construction Cost Estimating
- NDOT Coordination

Env. Scope Elements

- Field Review / Data Collection
- Architectural Report
- SHPO Coordination
- Environmental Narrative



Phase II – Scope of Services



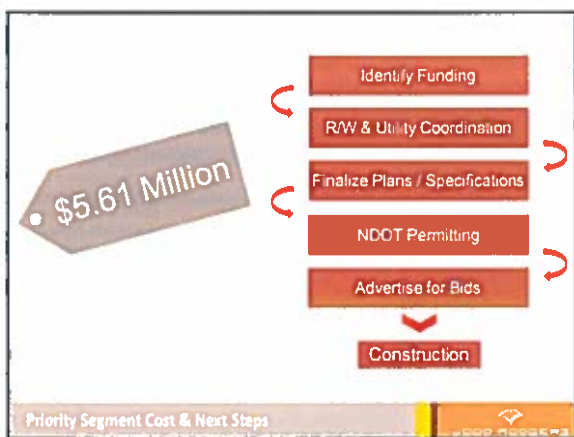
Phase II – Preliminary Design



Table of Contents

- Title Sheet
- Typical Sections
- Construction Notes
- Roadway Plan/Profiles
- Geometrics
- Removals
- Grading and Drainage
- Drainage Profiles
- Striping and Signage
- Landscape Plan
- Irrigation Plan

Phase II – Pre-Final Design Plans



Priority Segment Cost & Next Steps

Questions?

Bryan Gant, P.E. • (775) 823-4055 • bgant@woodrogers.com