

Roy Edgington, Mayor
Raymond Lacy, Ward 1
Felicity Zoberski, Ward 2
Stan Lau, Ward 3
Albert Torres, Ward 4
Fran McKay, Ward 5

FERNLEY CITY COUNCIL MEETING AGENDA

Fernley City Hall
595 Silver Lace Blvd. • Fernley, NV 89408
Phone: (775) 784-9830 • Fax (775) 784-9839

FCC Meeting: February 3, 2021

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/81266598276>

iPhone one-tap: 12532158782

Telephone: 1 669 900 9128

Webinar ID: 812 6659 8276

International: <https://us02web.zoom.us/u/kbHYqX8XkL>

Public Notice: Pursuant to Section 3 of the Declaration of Emergency Directive 006 the requirement contained in NRS 241.023(1)(b) that there be a physical location designated for meetings of public bodies where members of the public are permitted to attend and participate has been suspended until further notice. To view the entire Declaration of Emergency Directive 006 please visit gov.nv.gov

The Mayor reserves the right to hear agenda items out of order, combine two or more agenda items for consideration, or remove an item from the agenda or delay discussion relating to an item on the agenda at any time. All items are action items unless otherwise noted.

Time Certain: Time certain designates a definite time for the start time of that item. The time certain item may NOT begin earlier than the designated time certain. It may begin later than the designated time, but not earlier.

5:00 p.m. OPEN MEETING – PLEDGE OF ALLEGIANCE

Mayor's statement: "To avoid meeting disruptions, please place cell phones in the silent mode or turn them off during the meeting. All meetings are recorded. When addressing the Council please state your name and speak clearly into the microphone. Thank you for your understanding."

1. INTRODUCTORY ITEMS

1.1. Roll Call

1.2. Public Forum

This is the first of two portions of the meeting devoted to the Public. The Public may comment on any matter that is not specifically included on the agenda as an action item. Items not specifically included on this agenda cannot be acted upon other than to place them on a future agenda. If you wish to comment you can use the Raise your Hand feature in Zoom, type your question into Q&A or *9 if using a smart phone. In consideration of other citizens, we ask that you please limit your comments to three (3) minutes and that repetition be avoided. The Mayor may, at his discretion, hold comments until the second Public Forum at the end of the meeting. Online Public Comments can be submitted by phone prior to 4:00 pm the day of the meeting. Public Comments can also be submitted prior to, and during the meeting at **CITYCLERK@CITYOFFERNLEY.ORG**. All comments received prior to adjournment will be considered and read into record unless City Council has already taken action on the item. All comments received are public record and will be included as part of the permanent record.

1.3. (For Possible Action) Approval of the Agenda

2. CONSENT AGENDA:

(PLEASE NOTE: All matters listed under the consent agenda are considered routine, and may be acted upon by the Council members in one motion, and without an extensive hearing. Any member of the Council may request that an item be taken from the consent agenda, discussed, and acted upon separately during this meeting.)

2.1. (Possible Action) Approval Of Voucher Report

Documents:

[VOUCHERS FOR FCC MEETING 02032021.PDF](#)

2.2. (Possible Action) Approval of Business Licenses

Documents:

[NEW JAN 2021_2.PDF](#)

2.3. Possible Action to Approve Amendment No. 1 to Nevada Department of Transportation (NDOT) Agreement No. R181-20-030 to ratify Change Order No. 1, in an amount not to exceed \$102,624.

Category

Consent

Documents:

[2021.02.03 NDOT AGREEMENT NO. R181-20-030, AMENDMENT NO. 1, AR.PDF](#)

[2021.02.03 NDOT AGREEMENT NO. R181-20-030, AMENDMENT NO. 1.PDF](#)

2.4. Possible Action to Approve the City of Fernley Annual Road and Street Mileage Report to be submitted to the Nevada Department of Transportation (NDOT).

Category

Consent

Documents:

[2021.02.03 NDOT ANNUAL ROADWAY CERTIFICATION, AR.PDF](#)
[2021.01.14 NDOT PUBLIC ROAD MILEAGE V2.PDF](#)
[2021.01.14 NDOT MOTOR FUEL TAX.PDF](#)

3. PROCLAMATIONS BY THE MAYOR

4. REPORTS This item is for various public entity representatives to provide general information to the Council and public. No action will be taken.

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

4.2. State of Nevada Legislative Update

5. PRESENTATIONS

5.1. State of the City by Mayor Roy Edgington

Category	Presentation
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6. PUBLIC HEARINGS

- a. Discussion with City Council & Staff
- b. Public Input
- c. Additional Discussion with City Council & Staff
- d. Council Action or Direction to Staff

6.1. Second Reading, Public Hearing on Bill #292 – DA20002, Red Hawk Ranch (FOR POSSIBLE ACTION)

Discussion and possible action authorizing the City of Fernley to enter into a Development Agreement (DA20002) with Relief Springs, LLC, to establish specific adjacency requirements for future development in compliance with the Adjacency Standards set forth in §32.09.030 of the Fernley Municipal Code, and providing other matters properly related thereto for a site approximately 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. (APN 021-041-07, 021-041-08, and 020-041-10)

Category	Ordinance - Adoption
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Documents:

[DA20002 - CC STAFF REPORT - ADOPTION.PDF](#)
[ATTACHMENT 1 - BILL 292 - ORDINANCE AUTHORIZING THE CITY OF FERNLEY TO ENTER INTO A DEVELOPMENT AGREEMENT.PDF](#)
[ATTACHMENT 2 - DEVELOPMENT AGREEMENT.PDF](#)

6.2. Second Reading, Public Hearing on Bill #293 - ZMA20001 (FOR POSSIBLE ACTION)

Consideration and possible action to adopt Bill #293 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)

Category

Ordinance - Adoption

Documents:

[ZMA20001 - CC STAFF REPORT - ADOPTION \(02-03-21\).PDF](#)
[ATTACHMENT 1 - VICINITY MAP.PDF](#)
[ATTACHMENT 2 - EXISTING-PROPOSED ZONING.PDF](#)
[ATTACHMENT 3 - BILL 293 - ORDINANCE FOR ZONING MAP AMENDMENT.PDF](#)

7. ORDINANCES - INTRODUCTION ONLY

There is no public comment for these items and no action will be taken by the Council at this time. If you wish to speak on these items, please attend the meeting where the Final Action will be determined and submit a Public Comment Card to the Clerk.

- 7.1. (For possible action) Introduction of Bill 291, as an ordinance modifying Fernley Municipal Code Title 4 Liquor, updating definitions; expanding classes of license; requiring a liquor policy to prevent sales to minors; removing quarterly payments and grace period; updating the revocation, probation and suspension process.**

Category

Ordinance - Introduction

Documents:

[LIQUOR CODE STAFF REPORT.PDF](#)
[BILL 291 LIQUOR CODE.PDF](#)
[LIQUOR CODE DRAFT TRACK CHANGES.PDF](#)

7.2. First Reading, Introduction Bill #294 - Code Amendment (CA21001)

Consideration and possible action to Introduce Bill #294, an Ordinance to amend Title 32, Chapter 09 of the Fernley Municipal Code to include requirements and standards related to the dedication of water rights and facilities for residential subdivision and parcel maps, construction of new homes and industrial and commercial buildings. Specifically, adding sections for (1) use of water rights and facilities; (2) the nature of dedication; (3) facilities standards; (4) approval of service is conditional; (5) payment in lieu of dedication of water rights; (6) list of qualified appraisers; and other matters properly related thereto.

Category

Ordinance - Introduction

Documents:

[CA21001 - CC STAFF REPORT - INTRODUCTION.PDF](#)
[ATTACHMENT 1 - PREVIOUS CHAPTER 32.39.PDF](#)
[ATTACHMENT 2 - BILL 294 - ORDINANCE REVISING
CHAPTER 32.09 - DEDICATION OF WATER RIGHTS AND
FACILITIES.PDF](#)

8. RESOLUTIONS

- 8.1. Discussion and possible action to approve resolution 20-012 to accept the public improvements including roadway, water, sewer and storm drain infrastructure for the Nelson Meadows Phase 1 Subdivision.**

Category

Resolution

Documents:

[2021.01.06 NELSON MEADOWS PH 1 PUBLIC
IMPROVEMENTS ACCEPTANCE RESOLUTION STAFF
REPORT.PDF](#)
[2020.02.03 NELSON MEADOWS PH 1 MAP.PDF](#)
[RESOLUTION 20-012 NELSON MEADOWS PH 1, PUBLIC
INFRASTRUCTURE ACCEPTANCE.PDF](#)
[2021.01.06 NELSON MEADOWS SUBDIVISION PUBLIC
IMPROVEMENTS ACCEPTANCE MEMO TO FINANCE.PDF](#)

9. STAFF REPORTS

- 9.1. (For possible action) Approval to move forward with efficiency study for the Development Review Process.**

Category

Staff Report

Documents:

[2021.02.06 STAFF REPORT - DEVELOPMENT PROCESS
STUDY.PDF](#)
[FERNLEYDEVREVIEWORGASSESS_PROPOSAL \(002\).PDF](#)

- 9.2. (For possible action) Approval of plan for CARES Act Funding to be expended by December 31, 2021.**

Category

Staff Report

Documents:

9.3. (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.

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

11. PUBLIC FORUM

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ADJOURNMENT

This notice and agenda is being posted before 9:00 a.m., 1/29/2021 in accordance with NRS 241.020 at the following locations: www.cityoffernley.org, <https://notice.nv.gov>; North Lyon County Fire Protection District, 195 E Main Street; Lyon County Human Services, 105 Lois Lane; Fernley Swimming Pool 300 Cottonwood Lane; Fernley Post Office 315 E Main Street; and Fernley City Hall, 595 Silver Lace Blvd. To obtain supporting material for this agenda please visit the City of Fernley website at www.cityoffernley.org or contact Kim Swanson, City Clerk, inside City Hall at 595 Silver Lace Blvd, Fernley, NV 89408, email cityclerk@cityoffernley.org or call (775) 784-9830. Notice to persons with disabilities: Members of the public who are disabled and require special assistance or accommodations at the meeting are requested to notify Fernley City Hall, at least 24 hours in advance at (775) 784-9830 or email cityclerk@cityoffernley.org