

**MINUTES OF THE
FERNLEY CITY COUNCIL MEETING**

October 18, 2017

Mayor Edgington called the meeting to order at 5:01 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 Daphne Hooper, City Attorney Brandi Jensen, City Clerk Kim Swanson, Public Works Director Dave Whalen, City Engineer Derek Starkey, Building Official Rick Kabele, Planning Director Tim Thompson.

1.2 Public Comment

John Reichlein, Fernley resident, inquired about a few items on the Voucher Report.

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.

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

2. CONSENT AGENDA:

2.1 (Possible Action) Approval of Voucher Report.

2.2 (Possible Action) Approval of Business Licenses

2.3 (Possible Action) Approval of Minutes - September 6, 2017

Councilwoman Seidl shared she was happy to see there are 2 vouchers that are being sent to the Lyon County Clerk for taxes collected from new homes being built in the City. Councilwoman Seidl stated part of the money will be returned to the City to pay for streets and roads within the City of Fernley.

Motion: MOVE TO APPROVE THE CONSENT AGENDA AS SUBMITTED, **Action:** Approve, **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 Shari Whalen, Councilwoman Sue Seidl.

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 Manager Hooper reported the Chamber of Commerce will hold an After-Hours mixer at the Silver Spur with the Fallon Chamber of Commerce. She will attend the ICMA conference in Texas and will be out of the office Monday thru Wednesday. She also reported in our continued effort to go paperless, laptops will be issued to City Council.

Public Works Director Whalen reported the Senior Maintenance Worker in the Streets Department has been filled.

Planning Director Thompson reviewed the recently received Planning applications.

Councilwoman Whalen reported the 8th grade Girls' Basketball Team is undefeated.

Councilman Lau reported he attended the ribbon cutting for the new multi-family housing in Fernley.

Councilwoman Seidl reported on the Nevada League of Cities 2017 Convention.

Councilwoman McKay reported on the new dentist in Fernley. She asked that everyone help to welcome them to our community.

Mayor Edgington reported the Small Business Administration will be in Fallon on October 26th. He reported the Fernley Community Thanksgiving Dinner will be held again this year on Thanksgiving Day and they are looking for donations and volunteers. He also stated TCID is asking for donations to rebuild their Mobile Museum adding this request will be decided during the budget process. He also reported on the Nevada League of Cities Convention in Mesquite.

4. PROCLAMATIONS AND/OR EMPLOYEE RECOGNITION

There was none.

5. PUBLIC HEARINGS

5.1 Public Hearing, Special Use Permit (SUP 2017-001)

Consideration and possible action on a Special Use Permit request from Nevada Pacific LLC, to allow for a mini storage facility on a site 4.76 acres in size in the C-2 (General Commercial) zoning district, generally located south of US Route Alt 50, north of Emigrant Way, west of Short Cut Lane and east of Nevada Pacific Blvd., Fernley, NV. (APN: 021-201-47).

Planning Director Thompson reviewed the application for a mini storage facility. He reviewed the conditions and findings within the report. He stated both staff and Planning Commission recommend approval of this Special Use Permit.

There was discussion from City Council members and Planning Director Thompson regarding the wooden fence.

William MacDonald, applicant, addressed the City Council stated he would be applying for a boundary line adjustment for the subject parcel.

Ryan Simms, representative for Odyssey Engineering, and the consultant for the project explained the proposed adjustment is to create another parcel and access.

Mayor Edgington opened public input.

James Coldwell, Fernley resident, inquired about maintaining his fence if it backs up to private property. The applicant agreed to allow homeowners the ability to maintain their fence.

John Reichlein, Fernley resident, inquired about property values.

Sara Faulk, Fernley resident, stated she was pleased with the project.

Motion: MOVE TO APPROVE THE SPECIAL USE PERMIT ASSOCIATED WITH SUP 2017-001, TO ALLOW FOR A MINI STORAGE FACILITY ADOPTING FINDINGS (A) THROUGH (G) AND THE FACTS SUPPORTING THESE FINDINGS AS SET FORTH IN THE STAFF REPORT AND SUBJECT TO THE CONDITIONS OF APPROVAL 1 THROUGH 18, **Action:** Approve, **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 Shari Whalen, Councilwoman Sue Seidl.

5.2 First Reading: Introduction of Bill #263

Discussion and possible action to introduce Bill #263 amending Title 8, Chapter 2, Section 01 (a) (1) to include specific requirements for the installation of baby changing tables in public accessible restrooms constructed on or after October 1, 2017.

Building Official Kabele explained Nevada Legislature approved AB241 which requires baby changing tables in all public facilities. He stated this bill allows City Council to adopt the language as provided by the legislature.

Mayor Edgington opened public input.

There was none.

Motion: MOVE TO INTRODUCE BILL #263 ESTABLISHING THE REQUIREMENT FOR BABY CHANGING TABLES IN THE ADOPTED BUILDING CODE OF THE CITY OF FERNLEY. **Moved by** Councilman Stan Lau.

Break 6:47 – 6:59

6. STAFF REPORTS

6.1 Discussion, and possible Action to award a Contract for Construction for the Depot Lead-Based Paint Rehabilitation Project, to Fix Painting Company, in an amount not to exceed \$173,000.00 plus a 5% contingency of \$8,650.00; or provide direction of how council will like staff to proceed with alternatives.

Public Works Director Whalen presented the staff report. He explained the Depot improvements were budgeted for \$146,000. He explained one bid was received in the amount of \$173,000. He stated he was looking for direction from Council because the bid is \$27,000 over the amount that was allocated by City Council.

MOTION: MOVE TO AWARD A CONTRACT FOR CONSTRUCTION FOR THE DEPOT LEAD-BASED PAINT REHABILITATION PROJECT, TO FIX PAINTING COMPANY, IN AN AMOUNT NOT TO EXCEED \$173,000. PLUS, A 5% CONTINGENCY OF \$8,650. MINUS ENGINEERING COSTS (\$9,580.) WITH REMAINING FUNDS OF \$27,000 TO COME FROM CONTINGENCY FUND. **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

7. ITEMS REQUESTED BY MAYOR OR CITY COUNCIL MEMBERS:

These items will be discussed by Mayor and City Council to possibly be placed on a future agenda.

7.1 Discussion and Possible Action requesting a future agenda item to readdress Resolution 17-018 Building Permit and Development Fees. (Councilwoman McKay's request)

Councilwoman McKay was concerned nothing was mentioned about the development fees being increased with the Builders Association. She asked City Manager Hooper to delay the implementation and get feedback from the developers.

8. PUBLIC COMMENT

There was none.

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

There was none.

ADJOURNMENT

There being no further business to come before it, the Fernley City Council meeting adjourned at 7:22 pm.

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

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

Mayor Roy Edgington

ATTEST: City Clerk Kim Swanson