

Action: Approve, 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.

8. STAFF REPORTS

8.1. Discussion And Possible Action To Provide Direction To Staff Regarding The Potential Conveyance Of Federal Land, As Established In The Federal Lands Bill, For Economic Development By Artisan Homes

City Manager Hooper explained Federal Lands Bill allowing the City to access the lands for economic development purposes. Approached by Artisan Homes to potentially move through the federal process for 2 parcels near Sage Valley. She asked the Council if they would like staff to proceed with the process and move forward.

Councilwoman Seidl felt the City should establish the land it wants first, before giving it to developers. She felt this is in the best interest of the City.

Mayor Edgington stated it was the intention of the City Council to better the community but not at the expense of the community.

Councilwoman Whalen had concerns regarding this. She stated there were a lot of issues for development in this area. City Manager Hooper explained the City would need to establish a contract with the developer making sure the City would not acquire any of the cost and that all requirements are met. She also stated the City would need to look at what it means for long-term maintenance, and our infrastructure.

Planning Director Tim Thompson explained that the City has the money to update the Master Plan and it would be prudent to get through the process whether this plan is in the City's future. The area has a low-density land use, and he is concerned with 2500 more properties and the long-term impact to the City's infrastructure and ability to provide services to those residences.

Councilwoman Seidl stated this might be the answer to the infrastructure problems out there, and it would need to be fixed. She is in support moving forward with the understanding the City gets its Master Plan done.

Doug Flowers representing the developers, he stated he understands that the City has a lot of good questions. He explained before they could move forward in the planning process, the developer would need to come into agreement that the City would be able to acquire the land from the City after all requirements are met. Under NRS 268 the City cannot enter into exclusive arrangements to sell the property. It has to be put out for public auction unless the City makes a finding that the project and land of issue are being transferred to a private developer in connection with economic development.

Councilwoman Whalen asked how 2500 new homes are economic development in our community, and how is it a benefit to the community. Doug Flowers stated they are only at the stage of making it a developable land. Artisian Community is a residential developer. Everything is based on Artisian being the developer for the project, or whether or not there is a master plan community. There is a lot of acreage and depending on the purpose use, it could be used for industrial, retail, or commercial use. Councilwoman Whalen stated there is final map lots throughout Fernley that are ready to be built on and wanted to know is Artisian Homes looking at this project. Mr. Flowers stated there are a lot of single families final map lots everywhere but, they are really not a prototype that most developers are looking for.

City Manager Hooper stated staff would work with the developer and come up with an agreement. Nothing would move forward until the Council approves of it, she stated.

Councilwoman Whalen asked if there was any discussion about water for the land. Mr. Flowers stated he is not aware of any discussion acquiring water rights for the property.

Councilwoman McKay stated she is not in favor of the economic development by Artisan Homes, she would like to see more discussion before the Council makes the decision.

Motion: MOVE TO DIRECT STAFF TO PROCEED WITH THE CONVEYANCE PROCESS FOR FEDERAL LAND, FOR ECONOMIC DEVELOPMENT BY ARTISAN HOMES, Action: Approve, Moved by Councilman Stan Lau, Seconded by Councilwoman Seidl. Vote: Motion passed (summary: Yes = 4, No = 1, Abstain = 0). Yes: Councilman Dan McCassie, Councilman Stan Lau, Councilwoman Fran McKay, Councilwoman Sue Seidl. No: Councilwoman Shari Whalen.

8.2. Discussion And Possible Action To Authorize The Purchase Of Property Surrounding The Depot, Specifically A.P.N. 021-103-43 And A.P.N. 021-103-42.

City Manager Hooper explained the sale of the property behind the depot. Discussion followed regarding the purchase of the property for \$950,000.

City Manager Hooper stated there will be a convention center and more.

Councilwoman Whalen stated the City is spending all the money to purchase a piece of land, and needs to talk about where the money is going to come from to maintain the property. City Manager Hooper stated the City cannot support this by itself. The vision is a partnership.

