

**MINUTES OF THE  
FERNLEY CITY COUNCIL MEETING**

**October 17, 2018**

Mayor Edgington called the meeting to order at 5:00 pm at Fernley City Hall, 595 Silver Lace Blvd, Fernley, NV.

**1. INTRODUCTORY ITEMS**

**1.1. Roll Call**

**Present:** Mayor Roy Edgington, Councilwoman Shari Whalen, Councilman Dan McCassie, Councilman Stan Lau, Councilwoman Sue Seidl, Councilwoman Fran McKay. City Manager Daphne Hooper, Deputy City Attorney Brent Kolvet, Public Works Director Dave Whalen, City Engineer Derek Starkey, City Treasurer Denise Lewis, City Clerk Kim Swanson, Planning Director Tim Thompson, Building Official Roger Kolson, Assistant to the City Manager Colleen Unterbrink

**1.2. Public Comment**

Jeff Page, Lyon County Manager, expressed his appreciation for City of Fernley staff working with Lyon County staff on issues regarding the new Senior Center.

Wayne Workman, Lyon County Superintendent, presented the State of the District Address. He also thanked City Council and City of Fernley staff for working with the School District in a positive and professional manner regarding the Hardie Lane Project.

**1.3. Approval of the Agenda**

Councilwoman Seidl requested to pull Item 2.6 to be heard immediately after approval of the Consent Agenda.

**Motion:** MOVE TO APPROVE THE AGENDA WITH ITEM 2.6 BEING REMOVED FROM THE CONSENT AGENDA BUT BEING HEARD IMMEDIATELY FOLLOWING THE APPROVAL OF THE CONSENT AGENDA, **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.

## **2. CONSENT AGENDA:**

**2.1. (Possible Action) Approval of Voucher Report**

**2.2. (Possible Action) Approval of Minutes from October 3, 2018**

**2.3. (Possible Action) Approval of Business Licenses**

**2.4. Possible action to approve a contract to lease City of Fernley surface water to Craig Travis for irrigation in the Swingle Bench area for a term of 2 years starting January 1, 2019.**

**2.5. Possible action to fund Water Treatment Plant Utility Operator position and eliminate the funded Seasonal position.**

**2.6. Possible Action to award two (2) Contracts for Engineering Services and associated Construction Services for the FY 18/19 PMP Maintenance Project and Annual Crack Repair, Monitoring and Maintenance Project:**

**1.) Award of Contract for Engineering Services and Construction Management Services to Lumos and Associates, Inc., in an amount not to exceed \$84,545.00.**

**2.) Award of Contract for Engineering Services and Construction Services to NCE, in an amount not to exceed \$9,165.00.**

**Motion:** MOVE TO APPROVE THE CONSENT AGENDA, **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. **Action:** Approve.

## **Item 2.6**

Councilwoman Seidl inquired if the asphalt on Newlands Drive has stopped shrinking.

City Engineer Starkey explained NCE has been monitoring areas along Newlands Drive and they believe the rates for expansion and shrinking have decreased. City Engineer Starkey felt this treatment would be more manageable to repair.

**Motion:** POSSIBLE ACTION TO AWARD TWO (2) CONTRACTS FOR ENGINEERING SERVICES AND ASSOCIATED CONSTRUCTION SERVICES FOR THE FY 18/19 PMP MAINTENANCE PROJECT AND ANNUAL CRACK REPAIR, MONITORING AND MAINTENANCE PROJECT: 1.) AWARD OF CONTRACT FOR ENGINEERING SERVICES AND CONSTRUCTION MANAGEMENT SERVICES TO LUMOS AND ASSOCIATES, INC., IN AN AMOUNT NOT TO EXCEED \$84,545.00. 2.) AWARD OF CONTRACT FOR ENGINEERING SERVICES AND CONSTRUCTION SERVICES TO NCE, IN AN AMOUNT NOT TO EXCEED \$9,165.00.

**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 Shari Whalen, Councilwoman Sue Seidl. **Action:** Approve.

**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 there will be a Spooktacular Volunteers Meeting on Tuesday, October 23rd, at 5:30 at City Hall, The BIS Workshop for Transient Lodging Tax will be held on Wednesday, October 24<sup>th</sup> at City Hall at 5:30. The Fall edition of the City Newsletter will be published next week, Arts and Culture Commission is working on the installation of the art piece that will be placed by Walgreens. There will be a Neighborhood Watch Meeting at City Hall on Thursday, October 25<sup>th</sup> and City Hall will be closed on October 26<sup>th</sup> in observance of Nevada Day.

City Clerk Swanson reported Early Voting will begin on Saturday, October 20<sup>th</sup> and continue through November 1<sup>st</sup>.

Mayor Edgington reported on the Governor's Conference at Telsa.

Councilwoman Whalen reported on recent activities for Fernley schools.

#### **4. PRESENTATIONS**

##### **4.1. Presentation and discussion regarding quarterly financials.**

City Treasurer Lewis presented the Quarterly Financials.

#### **5. 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**

##### **5.1. Extension of Time Request - SUP 2017-001**

**Consideration and possible action on an extension of time request from Nevada Pacific LLC, to grant a one-year extension on a Special Use Permit (SUP 2017-001) for a mini storage facility use 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 presented the request for an extension of time. He explained over the past year nothing has taken place relating to the project. He recommended approval which would extend the permit for another year.

Mayor Edgington called for Public Input. There was none.

**Motion:** MOVE TO APPROVE A ONE-YEAR EXTENSION OF THE SPECIAL USE PERMIT ASSOCIATED WITH SUP 2017-001, THE EXPIRATION DATE WILL BE EXTENDED TO OCTOBER 18, 2019, NO ADDITIONAL EXTENSIONS SHALL BE GRANTED. **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 Shari Whalen, Councilwoman Sue Seidl. **Action:** Approve.

#### **6. RESOLUTIONS**

**6.1. Discussion and Possible Action to adopt Resolution 18-013, a resolution relating to community development; creating a redevelopment agency pursuant to Nevada Revised Statute 279.428; providing for the functions and duties of said agency; providing for an effective date.**

City Manager Hooper explained staff has been working on this process. She stated staff has had meetings with Lyon County staff and with the Lyon County School District staff. She explained she is scheduled to meet with Lyon County Commissioners tomorrow morning and with the School Board next Tuesday. She stated this is a procedural process.

Fred Steinman, Assistant Research Professor University of Nevada, Reno explained pursuant to the requirements of NRS the City Council must adopt a Resolution establishing a Redevelopment Agency. Mr. Steinman further explained the Resolution does not commit the City Council to any definitive action in terms of creation and establishment of the Redevelopment District or the Development Agency. He explained definitive creation can only be accomplished through ordinance.

**Motion:** MOVE TO ADOPT RESOLUTION 18-013, A RESOLUTION RELATING TO COMMUNITY DEVELOPMENT; CREATING A REDEVELOPMENT AGENCY PURSUANT TO NEVADA REVISED STATUTE 279.428; PROVIDING FOR THE FUNCTIONS AND DUTIES OF SAID AGENCY; PROVIDING FOR AN EFFECTIVE DATE. **Moved by** Councilman Stan Lau, **Seconded by** Councilwoman Fran McKay.

**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:**

**7.1. Discussion and possible action to request a future agenda item regarding hiring outside engineering or inspection firms to do projects as long as its paid for by the contractor or developer. (Mayor Edgington's request)**

Mayor Edgington stated he wanted the City Engineer and Building Department to have the ability to hire outside firms to do inspections or projects.

**Motion:** MOVE TO REQUEST A FUTURE AGENDA ITEM REGARDING HIRING OUTSIDE ENGINEERING OR INSPECTION FIRMS TO DO PROJECTS AS LONG AS

ITS PAID FOR BY THE CONTRACTOR OR DEVELOPER. **Moved by** Councilwoman Sue Seidl, **Seconded by** Councilman Stan Lau.

Councilwoman Whalen pointed out that the Engineering Department already can hire outside consultants for inspections.

**Amended Motion:** MOVE TO REQUEST A FUTURE AGENDA REGARDING HIRING OUTSIDE ENGINEERING OR INSPECTIONS FIRMS TO DO PLAN REVIEW AND CONSTRUCTION REVIEW AS LONG AS ITS PAID FOR BY THE CONTRACTOR OR DEVELOPER. **Vote:** Motion carried by unanimous roll call vote (summary: Yes = 4, No = 1). **Yes:** Councilman Dan McCassie, Councilman Stan Lau, Councilwoman Fran McKay, Councilwoman Sue Seidl. **No:** Councilwoman Shari Whalen, **Action:** Approve.

Councilwoman Whalen stated every agenda item that is requested by City Council takes staff time. She felt this could be solved in a simple conversation with the City Engineer.

**7.2. Discussion and possible action to request a future agenda item regarding the possibility of bringing the Fernley Deep Sand Swales into the City and possibly making it a park. (Mayor Edgington request)**

Mayor Edgington asked the City Council if they are willing to look into this. He explained the only way to get a grant for this property is to go from private ownership to either the City, County, State or the Federal Government.

**Motion:** MOVE TO FUTURE AGENDA ITEM REGARDING THE POSSIBILITY OF BRINGING THE FERNLEY DEEP SAND SWALES INTO THE CITY AND POSSIBLY MAKING IT A PARK. **Moved by** Councilwoman Sue Seidl, **Seconded by** Councilwoman Fran McKay. **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.

**8. ADDRESS REQUEST(S) FOR FUTURE AGENDA ITEMS.**

Councilwoman Seidl requested a future agenda item to discuss the excess revenue in the General Fund and working on a few capital improvement projects that have been placed on hold.

City Treasurer Lewis stated that the City has a resolution that states any excess revenue in the General Fund is committed for road projects.

Councilwoman Seidl withdrew her request.

Councilwoman Whalen requested a future agenda item to discuss the current list of approved future agenda items.

## **9. PUBLIC COMMENT**

There was none.

## **ADJOURNMENT**

There being no further business to come before it, the Fernley City Council meeting adjourned at 6:42 pm.

Approved by the Fernley City Council on November 7, 2018 by a vote of:

AYES: \_\_\_\_\_ NAYS: \_\_\_\_\_ ABSTENTIONS: \_\_\_\_\_ ABSENT: \_\_\_\_\_

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**ATTEST: City Clerk Kim Swanson**

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**Mayor Roy Edgington**