

MINUTES OF THE
FERNLEY CITY COUNCIL MEETING
DECEMBER 19, 2018

Mayor Edgington called the meeting to order at 5:04 pm at Fernley City Hall, 595 Silver Lace Blvd, Fernley, NV.

1. INTRODUCTORY ITEMS

1.1. Roll Call

Present: Mayor Roy Edgington, Councilman Ray Lacy, Councilman Dan McCassie, Councilman Stan Lau, Councilwoman Sue Seidl, City Manager Daphne Hooper, City Attorney Brandi Jensen, Public Works Director Dave Whalen, City Engineer Derek Starkey, City Treasurer Denise Lewis, City Clerk Kim Swanson, Planning Director Tim Thompson, Deputy City Attorney Brent Kolvet, Building Official Roger Colson, Assistant to the City Manager Colleen Unterbrink. Councilwoman Fran McKay arrived at 5:26.

1.2. Public Comment

Ace Lodi, 76 Food Station, food trucks are affecting his business. He requested City Council look into this matter.

Bill Reisen, read a statement into record from the North Lyon County Board of Directors. Regarding the separation of Fire Chief Huntley. He stated there is a board meeting on December 21st to elect a temporary fire chief.

Yvonne Minnix, Yvonne's Hot Dogs, stated the food trucks are impacting her business. She suggested organizing a food truck day of the week.

LeRoy Goodman, former Mayor, spoke on the Redevelopment District. He also made a few suggestions regarding items in 6.1.

Bridgette Peterson, President Lyon County School Board, expressed concerns regarding the Redevelopment District. She suggested reducing the size of the Redevelopment District so the schools, county and the city can all benefit.

Victoria Broder, Broeders Espresso, expressed concern regarding the amount of food trucks in Fernley. She requested to be added to a future agenda for further discussion.

Tom Willis requested 10 minutes following item 6.1 to present additional facts to the City Council.

Nadia Noel, UNR Cooperative Extension, spoke about National Radon Month. She stated the City will hand out test kits for free during the months of January and February.

Councilwoman McKay arrived at 5:26

Colleen Unterbrink read into record a statement from Fernley resident Cody Wagner.

1.3. Approval of the Agenda

Motion: MOVE TO APPROVE THE AGENDA WITH ITEMS CONSENT AGENDA ITEMS 2.4 & 2.5 TO BE DISCUSSED AT THE END OF THE MEETING. **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 Ray Lacy, Councilman Stan Lau, Councilwoman Fran McKay, Councilwoman Sue Seidl. **Action:** Approve

2. CONSENT AGENDA:

2.1. (Possible Action) Approval of Voucher Report.

2.2. (Possible Action) Approval of Minutes from November 14, 2018

2.3. (Possible Action) Approval of Business Licenses

2.4. Possible Action to approve Resolution 18-016 appointing Councilman McCassie as Mayor pro tem for a one-year term expiring December 31, 2018.

2.5. Possible Action to appoint representatives to various Boards and Commission

2.6. Possible Action to award three (3) Contracts, for the Construction and associated Construction Services for the Ricci and Cottonwood Lane Pipe Bridge Rehabilitation Project: 1.) Award of Contract for Construction to King Construction, in an amount not to exceed \$154,650.00, plus a 5% contingency of \$7,732.50. 2.) Award of Contract for Design and Construction Services to Hyytinen Engineering, LLC (Hyytinen), in an amount not to exceed \$13,200.00. 3.) Award of Contract for Construction Administration and Inspection Services to Lumos and Associates, Inc., in an amount not to exceed \$27,320.00.

Motion: MOVE TO APPROVE CONSENT AGENDA, **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 Ray Lacy, Councilman Stan Lau, Councilwoman Fran McKay, Councilwoman Sue Seidl. **Action:** Approve

Amended motion: MOVE TO APPROVE ALL CONSENT AGENDA ITEMS EXCEPT 2.1, 2.4 & 2.6. **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 Ray Lacy, Councilman Stan Lau, Councilwoman Fran McKay, Councilwoman Sue Seidl. **Action:** Approve

Councilman Lacy disclosed that he owns The Office, due to the conflict he will abstain from the vote of the Voucher Report.

Motion: MOVE TO APPROVE CONSENT AGENDA ITEM 2.1. **Moved by** Councilwoman Sue Seidl, **Seconded by** Councilman Stan Lau. **Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 4, Abstain = 1). **Yes:** Councilman Dan McCassie, Councilman Ray Lacy, Councilman Stan Lau, Councilwoman Fran McKay, Councilwoman Sue Seidl. **Abstain:** Councilman Ray Lacy. **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.

Councilwoman Seidl stated there is merit to the comments that were made during Public Comment regarding the food trucks. She stated she will request a future agenda item to discuss the issue.

Councilman Lacy also felt it was be in the best interest of the City to act upon the food truck situation.

Mayor Edgington reported on a joint meeting with NDOT and Lyon County regarding growth and the Master Plan. Mayor stated he would rather have a meeting with staff and the food truck owners to come up with a plan.

City Manager Hooper reported Hall will be closed December 25th and 26th and January 1st.

4. PRESENTATIONS

4.1. Presentation, Discussion and Possible Action to approve the Annual Financial Audit Report for the year ended June 30, 2018. Presentation by Hinton Burdick, CPAs & Advisors.

Mike Spilker, Hinton, Burdick, CPAs & Advisors, presented the Annual Financial Audit Report.

Motion: TO APPROVE THE ANNUAL FINANCIAL AUDIT REPORT FOR THE YEAR ENDED JUNE 30, 2018. **Moved by** Councilwoman Sue Seidl, **Seconded by** Councilman Stan Lau. **Vote:** Motion passed (**summary:** Yes = 5). **Yes:** Councilman Ray Lacy, Councilman Stan Lau, Councilwoman Sue Seidl, Councilman Dan McCassie, Councilwoman Fran McKay. **Action:** Approve

4.2. Presentation, update, and discussion from Capitol Partners regarding the 2019 Legislative Session

Nick Vanderpool, Capitol Partners, spoke about the upcoming 2019 Legislative Session that begins on February 4th. He stated there are currently 966 Bill Draft requests.

5. STAFF REPORTS

5.1. Discussion and possible action to approve the preparation calendar for the FY 2019-2020 City of Fernley budget

City Manager Hooper presented the Budget Calendar for 2019-2020

Motion: MOVE TO APPROVE THE CITY OF FERNLEY BUDGET CALENDAR FOR FY 2019-2020, **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 Ray Lacy, Councilman Stan Lau, Councilwoman Fran McKay, Councilwoman Sue Seidl. **Action:** Approve.

5.2. Discussion and possible action to establish City Council priorities for FY 2019-2020

City Manager Hooper presented the City Council priorities for FY 2019-2020.

Councilwoman Seidl suggested implementing an Employee Retention Plan. She also stated if the Redevelopment Agency is approved an extensive analysis of the General Fund will need to be done.

Motion: MOVE TO APPROVE THE CITY COUNCIL PRIORITIES FOR FY 2019-2020 TO INCLUDE CONTINUING THE ITEMS THAT HAVE ALREADY BEEN IDENTIFIED TO ALSO ADD EMPLOYEE STAFFING AND RETENTION PLAN AND IF THE REDEVELOPMENT PLAN IS PASSED WE START WORKING RIGHT AWAY TO IDENTIFY THE EFFECTS IT WILL HAVE ON THE GENERAL FUND AND HOW WE WILL REMEDY THOSE. **Moved by** Councilwoman Sue Seidl, **Seconded by** Councilman Ray Lacy. **Vote:** Motion carried by unanimous roll call vote (summary: Yes = 5). **Yes:** Councilman Dan McCassie, Councilman Ray Lacy, Councilman Stan Lau, Councilwoman Fran McKay, Councilwoman Sue Seidl, **Action:** Approve.

5.3. Discussion and Possible Action to Adopt Resolution 18-015 the Lyon County Multi-Jurisdictional Hazard Mitigation Plan 2018

City Manager Hooper reviewed the Lyon County Multi-Jurisdictional Hazard Mitigation Plan.

Motion: MOVE TO APPROVE RESOLUTION #18-015 ADOPTING THE LYON COUNTY MULTI-JURISDICTIONAL HAZARD MITIGATION PLAN 2018. **Moved by** Councilwoman Fran McKay, **Seconded by** Councilman Stan Lau. **Vote:** Motion carried by unanimous roll call vote (summary: Yes = 5). **Yes:** Councilman Dan McCassie, Councilman Ray Lacy, Councilman Stan Lau, Councilwoman Fran McKay, Councilwoman Sue Seidl, **Action:** Approve.

5.4. Discussion and Possible action to approve the Business Impact Statement, a conclusion based on the Business Impact Study and public comments received regarding the proposed increase of the Transient Lodging Tax from 9% to 11%.

City Manager Hooper presented the Business Impact Statement for the fee increase to Transient Lodging Tax.

Motion: MOVE TO APPROVE THE BUSINESS IMPACT STATEMENT, A CONCLUSION ON THE BUSINESS IMPACT STUDY AND PUBLIC COMMENTS RECEIVED REGARDING A PROPOSED INCREASE OF THE TRANSIENT LODGING TAX FROM 9% TO 11%. FURTHER, COUNCIL DIRECTS STAFF TO BRING BACK A BILL, MODIFYING TITLE 26 (TAXATION), CHAPTER 3 OF THE FERNLEY MUNICIPAL CODE, BY INCREASING THE ASSESSMENT OF THE TRANSIENT LODGING TAX FROM 9% TO 11%, **Moved by** Councilwoman Fran McKay, **Seconded by** Councilman Ray Lacy. **Vote:** Motion carried by unanimous roll call vote (summary: Yes = 5). **Yes:** Councilman Dan McCassie, Councilman Ray Lacy, Councilman Stan Lau, Councilwoman Fran McKay, Councilwoman Sue Seidl, **Action:** Approve.

5.5. Discussion and Possible Action to approve the Business Impact Statement, a conclusion based on the Business Impact Study and public comments received regarding the proposed business license fee restructure impacting only businesses identified as Manufacturing, Distribution, Industrial and Warehouse, and direct staff to move forward with updating the Fernley Municipal Code and the Business License Resolution to reflect these changes.

City Clerk Swanson presented the Business Impact Statement regarding the restructure of business license fees for businesses identified as manufacturing, distribution, warehouse and industrial.

Motion: MOVE TO APPROVE THE BUSINESS IMPACT STATEMENT, A CONCLUSION BASED ON THE BUSINESS IMPACT STUDY AND PUBLIC COMMENTS RECEIVED REGARDING THE PROPOSED BUSINESS LICENSE FEE RESTRUCTURE BY IMPACTING ONLY BUSINESSES IDENTIFIED AS MANUFACTURING, DISTRIBUTION, INDUSTRIAL AND WAREHOUSE, AND DIRECT STAFF TO MOVE FORWARD WITH UPDATING THE FERNLEY MUNICIPAL CODE AND BUSINESS LICENSE RESOLUTION TO REFLECT THESE CHANGES. **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 Ray Lacy, Councilman Stan Lau, Councilwoman Fran McKay, Councilwoman Sue Seidl, **Action:** Approve

5.6. Discussion and Possible Action to approve the Business Impact Statement, a conclusion based on the Business Impact Study and public comments received regarding the proposed Wholesale/Distributor of liquor license fee increase, and direct staff to move forward with updating the Fernley Municipal Code and the Business License Fee Resolution to reflect these changes.

City Clerk Swanson presented the Business Impact Statement regarding the increase of license fees for Wholesale/Distributor of liquor. She explained that instead of increasing the fee from \$150.00 to \$600.00 all at one time, the fee will increase to \$300.00 for this year and \$100.00 each year for the next 3 years

Motion: MOVE TO APPROVE THE BUSINESS IMPACT STATEMENT, A CONCLUSION BASED ON THE BUSINESS IMPACT STUDY AND PUBLIC COMMENTS RECEIVED REGARDING THE PROPOSED WHOLESALER/DISTRIBUTOR OF LIQUOR LICENSE FEE INCREASE, AND DIRECT STAFF TO MOVE FORWARD WITH UPDATING THE BUSINESS LICENSE FEE RESOLUTION TO REFLECT THESE CHANGES, **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 Ray Lacy, Councilman Stan Lau, Councilwoman Fran McKay, Councilwoman Sue Seidl, **Action:** Approve.

5.7. Discussion and possible action regarding an alternative reorganization plan for the City Engineering Department, including expansion of the Associate Engineer position to Project Managers, filling the Water Rights position with an Administrative Specialist III and expanding to scope of consultant contracts for the City Engineering Department, and approval for the Project Manager/Senior Project Manager job description.

City Manager Hooper presented the report explaining the proposed changes for the Engineering Department.

Motion: MOVE TO APPROVE THE PROPOSED AN ALTERNATIVE REORGANIZATION PLAN FOR THE CITY ENGINEERING DEPARTMENT, INCLUDING EXPANSION OF THE ASSOCIATE ENGINEER POSITION TO PROJECT MANAGERS FILLING THE WATER RIGHTS POSITION WITH AN ADMINISTRATIVE SPECIALIST III AND EXPANDING TO SCOPE OF CONSULTANT CONTRACTS FOR THE CITY ENGINEERING DEPARTMENT, AND APPROVAL FOR THE PROJECT MANAGER/SENIOR PROJECT MANAGER JOB DESCRIPTION, **Moved by** Councilman Stan Lau, **Seconded by** Councilman Ray Lacy.

Mayor Edgington suggested keeping the Associate Engineer recruitment open to cover for our City Engineer in case of an absence.

AMENDED MOTION: MOVE TO APPROVE THE PROPOSED AN ALTERNATIVE REORGANIZATION PLAN FOR THE CITY ENGINEERING DEPARTMENT, INCLUDING EXPANSION OF THE ASSOCIATE ENGINEER POSITION TO PROJECT MANAGERS, FILLING THE WATER RIGHTS POSITION WITH AN ADMINISTRATIVE SPECIALIST III AND EXPANDING TO SCOPE OF CONSULTANT CONTRACTS FOR THE CITY ENGINEERING DEPARTMENT, AND APPROVAL FOR THE PROJECT MANAGER/SENIOR PROJECT MANAGER JOB DESCRIPTION, AND TO KEEP THE ASSOICATE ENGINEER RECRUTIMENT OPEN UNTIL FILLED. **Moved by** Councilman

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

Break 7:09 – 7:27

6. PUBLIC HEARINGS

6.1. Public Hearing, Second Reading, ZMA 2018-004 Discussion and Possible Action to adopt Bill #268 as an ordinance for a zoning map amendment, associated with ZMA 2018-004, authorizing the City to enact a zoning map amendment, to change the zoning on real property owned by Granite Ridge Developments LLC to incorporate the planned development overlay zoning district on approximately 269 acres generally located north and south of farm district road, west of the country ranch estates subdivision and Truckee River Ranch (Autumn Winds) subdivision, and east of Jessica lane Fernley, NV.; and providing other matters properly relating thereto. (APN(s): 021-303-09, 47, 49, 52 & 54)

Planning Director Tim Thompson explained the requirements for approval of the Fernley Five Subdivision. This project dates back to the mid 2000's when the tentative map was approved. Director Thompson explained the requirements for approval of the Hand Book.

Director Thompson answered questions from Council. Councilwoman McKay disclosed that she lives in the Country Ranch Estates Subdivision.

Mayor Edgington opened public input.

Tom Willis, Fernley resident, presented statistics relating additional traffic, the impact to the schools, fire and police.

Motion: MOVE TO ADOPT BILL #268, A GENERAL ORDINANCE FOR A ZONING MAP AMENDMENT, ASSOCIATED WITH ZMA 2018-004, AUTHORIZING THE CITY TO ENACT A ZONING MAP AMENDMENT, TO CHANGE THE ZONING ON REAL PROPERTY OWNED BY GRANITE RIDGE DEVELOPMENTS LLC TO INCORPORATE THE PLANNED DEVELOPMENT OVERLAY ZONING DISTRICT ON APPROXIMATELY 269 ACRES SUBJECT TO FINDINGS A THROUGH E AS LISTED IN THE STAFF REPORT. **Moved by** Councilman Stan Lau, **Seconded by** Councilwoman Sue Seidl. **Vote:** Roll call vote (**summary:** Yes = 3, No = 2). **Yes:** Councilman Dan McCassie,

Councilman Stan Lau, Councilwoman Fran McKay. **No:** Councilman Ray Lacy, Councilwoman Sue Seidl. **Action:** Approve,

6.2. Public Hearing, City of Fernley Redevelopment Agency – Submitted to the Fernley City Council on behalf of the City of Fernley Redevelopment Agency, established by the City of Fernley City Council by Resolution on October 17, 2018.

Planning Director Thompson explained that at the December meeting the Fernley Planning Commission voted to forward a recommendation of approval to City Council.

Dr. Fred Steinman presented the Owner Participation Agreement/Rules and Redevelopment Plan for the City of Fernley Project Area no. 1.

At 9:00 pm Motion: MOVE TO ADJOURN THE MEETING AT 9PM, **Moved by** Councilman Ray Lacy, **Seconded by** Councilwoman Sue Seidl. **Vote:** Motion failed (**summary:** Yes = 2, No = 3). **Yes:** Councilman Ray Lacy, Councilwoman Sue Seidl. **No:** Councilman Dan McCassie, Councilman Stan Lau, Councilwoman Fran McKay. **Action:** Failed

Redevelopment Attorney Doug Thornley cautioned City Council if they end the meeting now in the middle of Dr. Steinman's presentation, the Redevelopment schedule will no longer be on track and may have to begin the process all over again.

Motion: MOVE TO FINISH ITEM 6.2, THEN ADJOURN THE MEETING. **Moved by** Councilman Stan Lau, **Seconded by** Councilwoman Fran McKay. **Vote:** Motion passed (**summary:** Yes = 4, No = 1). **Yes:** Councilwoman Sue Seidl, Councilman Dan McCassie, Councilman Stan Lau, Councilwoman Fran McKay. **No:** Councilman Ray Lacy.

Dr. Steinman concluded his presentation with 3 questions that need to be answered by City Council.

1. Is there sufficient blight (physical, social, and economic) within the study area to merit creation of the Redevelopment District and establishment of the Redevelopment Agency?

2. Is the (draft) Redevelopment Plan consistent with the City of Fernley's current Masterplan?
3. Is it economically and financially feasible to create the Redevelopment District and establish the Redevelopment Agency?

Mayor Edgington opened public input.

Wayne Workman, Lyon County School District, believed that the Redevelopment District would not help the school district. He was open to discussing other ways to off-set the impact. He asked the City to reconsider the message that is being sent by exempting the pool district and the fire district and not the school district.

Sherry Parsons, Fernley resident, spoke against the Redevelopment District.

10:00pm

Motion: MOVE TO HEAR THIS AGENDA ITEM UNTIL COMPLETION, **Moved by** Councilwoman Fran McKay, **Seconded by** Councilman Dan McCassie. **Vote:** Motion passed (**summary:** Yes = 3, No = 2). **Yes:** Councilman Dan McCassie, Councilman Stan Lau, Councilwoman Fran McKay. **No:** Councilman Ray Lacy, Councilwoman Sue Seidl, **Action:** Approve.

Don Parsons, Fernley resident, spoke in opposition of the Redevelopment District. He did not feel the item was properly noticed.

Tammy Dittman, Fernley resident, spoke in favor of the Redevelopment District.

JP Smith, Fernley resident, spoke in favor of the Redevelopment District. He stated the leadership is taking the community in a healthy direction.

Shawn Heusser, Director of Finance and Facilities for Lyon County School District, inquired about the property tax base.

Motion: MOVE TO ACCEPT THE PLANNING COMMISSIONER REPORT AND RECOMMENDATION REGARDING THE RULES GOVERNING PARTICIPATION AND ASSISTANCE BY PROPERTY OWNERS IN THE CITY OF FERNLEY REDEVELOPMENT PROJECT AREA NO 1 AND THE CITY OF FERNLEY

REDEVELOPMENT AGENCY, REDEVELOPMENT PLAN FOR REDEVELOPMENT PROJECT AREA NO 1 BASED ON THE FINDINGS AND THE FACTS SUPPORTING THOSE FINDINGS AS SET FORTH IN THE STAFF REPORT. **Action:** Approve, **Moved by** Councilwoman Fran McKay, **Seconded by** Councilman Stan Lau. **Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 5). **Yes:** Councilman Dan McCassie, Councilman Ray Lacy, Councilman Stan Lau, Councilwoman Fran McKay, Councilwoman Sue Seidl.

Motion: I MOVE TO MAKE THE FINDING THAT THERE IS SUFFICIENT BLIGHT(PHYSICAL, SOCIAL, AND ECONOMIC) WITHIN THE EXISTING REDEVELOPMENT STUDY AREA TO MERIT CREATION OF THE REDEVELOPMENT DISTRICT AND ESTABLISHMENT OF THE REDEVELOPMENT AGENCY BY ORDINANCE, BASED UPON THE PRESENTATION AND ANALYSIS OF PHYSICAL, SOCIAL, AND ECONOMIC BLIGHT, AS DEFINED BY NEVADA REVISED STATUTE CHAPTER 279 SECTION 388, **Action:** Approve, **Moved by** Councilwoman Fran McKay, **Seconded by** Councilman Stan Lau. **Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 5). **Yes:** Councilman Dan McCassie, Councilman Ray Lacy, Councilman Stan Lau, Councilwoman Fran McKay, Councilwoman Sue Seidl,

Motion: I MOVE TO MAKE THE FINDING THAT THE REDEVELOPMENT PLAN IS CONSISTENT WITH THE CURRENT CITY OF FERNLEY MASTER PLAN, BASED UPON THE LANGUAGE AND ANALYSIS PRESENTED IN BOTH THE OWNER PARTICIPATION AGREEMENT/RULES AND THE REDEVELOPMENT PLAN, **Action:** Approve, **Moved by** Councilwoman Fran McKay, **Seconded by** Councilman Stan Lau. **Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 5). **Yes:** Councilman Dan McCassie, Councilman Ray Lacy, Councilman Stan Lau, Councilwoman Fran McKay, Councilwoman Sue Seidl

Motion: I MOVE TO MAKE THE FINDING THAT IT IS ECONOMICALLY AND FINANCIALLY FEASIBLE TO CREATE THE REDEVELOPMENT DISTRICT AND ESTABLISH THE REDEVELOPMENT AGENCY AT THIS TIME, BASED UPON THE PRESENTATION AND ANALYSIS OF THE REDEVELOPMENT AGENCY'S ECONOMIC AND FISCAL FEASIBILITY ASSESSMENT, **Action:** Approve, **Moved by** Councilwoman Fran McKay, **Seconded by** Councilman Stan Lau. **Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 5). **Yes:** Councilman Dan McCassie, Councilman Ray Lacy, Councilman Stan Lau, Councilwoman Fran McKay, Councilwoman Sue Seidl

MOTION: MOVE TO DIRECT STAFF TO PREPARE AN ORDINANCE FOR THE ADOPTION A REDEVELOPMENT PLAN ESTABLISHING FERNLEY REDEVELOPMENT PROJECT AREA NO 1 AS PRESENTED WITH THE 5 UNITS AND TAKE ALL STEPS NECESSARY IN THAT REGARD TO COMPLY WITH APPLICABLE LAW. **Moved by** Councilwoman Fran McKay, **Seconded by** Councilman Stan Lau.

Redevelopment Attorney Thornley stated the discussion on which districts should be included in redevelopment will take place before the ordinance is adopted.

AMENDED MOTION: MOVE TO DIRECT STAFF TO PREPARE AN ORDINANCE FOR THE ADOPTION A REDEVELOPMENT PLAN ESTABLISHING FERNLEY REDEVELOPMENT PROJECT AREA NO 1 AS PRESENTED TAKE ALL STEPS NECESSARY IN THAT REGARD TO COMPLY WITH APPLICABLE LAW **Moved by** Councilwoman Fran McKay, **Seconded by** Councilman Stan Lau. **Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 5). **Yes:** Councilman Dan McCassie, Councilman Ray Lacy, Councilman Stan Lau, Councilwoman Fran McKay, Councilwoman Sue Seidl.

Dr. Steinman explained the City Council can amend the redevelopment plan upon its creation after the second reading of the ordinance to adopt.

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

Councilman Lacy requested a future agenda item regarding the length of time presentations can be given.

Councilwoman Seidl requested a future agenda item regarding retention /program to keep critical employees at the City.

9. PUBLIC COMMENT

JP Smith, Fernley resident, made a commitment to City Council to build in this community.

ADJOURNMENT

There being no further business to come before it, the Fernley City Council meeting adjourned at 10:30 pm.

Approved by the Fernley City Council on January 2, 2019 by a vote of:

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

ATTEST: City Clerk Kim Swanson

Mayor Roy Edgington