



CITY OF FERNLEY

CITY COUNCIL

AGENDA REPORT

Meeting Date: August 19, 2020

REPORT TO:	Mayor and City Council
REPORT THRU:	Derek Starkey, City Engineer
REPORT FROM:	Kari Weitzel, Admin III
REVIEWED BY:	Brandi Jensen, City Attorney
REVIEWED BY:	Denise Lewis, City Treasurer

FINANCIAL IMPACT: Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	CURRENTLY BUDGETED: Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	FUND/ACCOUNT:
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ACTION REQUESTED: <input type="checkbox"/> Consent <input type="checkbox"/> Ordinance <input checked="" type="checkbox"/> Resolution <input type="checkbox"/> Motion <input type="checkbox"/> Receive/File

AGENDA ITEM: Staff Report (For Possible Action): Discussion and possible action to approve resolution 20-013 to accept the public improvements including roadway, water, sewer and storm drain infrastructure for the Silverland Estates PH 2, Windrow Drive.

Business Impact (per NRS Chapter 237): <input type="checkbox"/> A Business Impact Statement is Attached. <input checked="" type="checkbox"/> A Business Impact Statement is not required because this is not a rule (term excludes vehicles by which legislative powers are exercised under NRS Chapters 271, 278, 278A, or 278B).

Agenda Item Brief: Staff is seeking Council approval of a resolution to accept the roadways and utility infrastructure for the Silverland Estates PH 2, Windrow Drive. The improvements were completed and are currently under a one year warranty period. NRS 278.390 requires the local planning commission or the governing body to accept roadway right of way and easements by resolution.

See attached report for background, analysis, alternatives.

RECOMMENDED MOTION:

“I move to approve resolution 20-013 to accept the public improvements including roadway, water, sewer and storm drain infrastructure for the Silverland Estates PH 2, Windrow Drive.”

ALTERNATIVES:

Staff does not recommend City Council choose to not accept the improvements.

PROJECT SUMMARY:

Silverland Estates PH 2, Windrow Drive was final mapped in 2006. In 2018, the new owners of the lots submitted permits to construct the improvements needed for the final map. The improvements have been completed and staff has received the final verification of public improvements letter from the engineer of record as well as the record drawings for the project. Staff has written the resolution to reflect the requirements of NRS. After the resolution is approved, Staff will have it recorded with the County Recorder.

BACKGROUND:

The final map for the project was recorded in 2006. At that time, in accordance with the City of Fernley Development Code and Nevada Revised Statute, NRS, 278.380 the City of Fernley rejected any offer for streets and required the owner to post a security for the improvements in an amount of 110% of the approved engineer’s estimate. The owner has since completed the construction and the City has issued a notice of completion.

The next steps are to retain a 10% warranty security and accept the improvements by resolution.

After the resolution is signed staff will send to the Lyon County recorder’s office and notify the City’s finance department to include the value of the infrastructure in the City’s financial statement.

ANALYSIS:

None.

FINDINGS:

None.

LEGAL IMPLICATIONS:

NRS 278 sets the state laws for planning and zoning. The City of Fernley Development Code and Design Standards sets the laws for the development in the City of Fernley.

FINANCIAL IMPLICATIONS:

The added value of the new improvements will be added to the City’s financial records. The ongoing cost of maintenance will be absorbed into the current budget for streets, water and sewer. The additional homes created by the map and constructed with the improvements will supplement the City’s water and sewer revenues with additional service accounts.

ATTACHMENTS:

- **Resolution 20-013 Silverland Estates PH 2, Windrow Court Acceptance Resolution**
- **Memo to Finance Department**