

**MINUTES OF THE  
FERNLEY CITY COUNCIL MEETING**

**SEPTEMBER 16, 2020**

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

Mayor Edgington explained this meeting was broadcasted by Zoom. He explained how to access Zoom and how to ask questions during the appropriate time.

**1. INTRODUCTORY ITEMS**

**1.1. Roll Call**

**Present:** Mayor Roy Edgington, Councilman Ray Lacy, Councilman Albert Torres, Councilman Stan Lau, Councilwoman Fran McKay, Councilwoman Shellie Severa, City Manager Daphne Hooper, City Attorney Brandi Jensen, Deputy City Attorney Brent Kolvet, City Engineer Derek Starkey, Deputy City Treasurer Thomas Lucas, Planning Director Tim Thompson, Assistant Planner Olivia John, Building Official Shawn Keating, Public Works Director Dave Whalen, City Clerk Kim Swanson, Administrative Specialist April Homme.

**1.2. Public Forum**

There was none.

**1.3. (For Possible Action) Approval of the Agenda**

**Motion:** MOVE TO APPROVE THE AGENDA, **Action:** Approve, **Moved by** Councilman Stan Lau. **Seconded by** Councilman Ray Lacy.

Councilman Torres requested Item 2.5 be removed from the Consent Agenda and added as a discussion item to be heard after Item 3 Reports.

**Amended Motion: Motion:** MOVE TO APPROVE THE AGENDA REMOVING ITEM 2.5 FROM CONSENT AGENDA AND ADD TO AGENDA AFTER ITEM 3 REPORTS, **Action:** Approve, **Moved by** Councilwoman Stan Lau, **Seconded by** Councilman Ray Lacy, **Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 5). Yes: Councilman Albert Torres, Councilman Ray Lacy, Councilman Stan Lau, Councilwoman Fran McKay, Councilwoman Shellie Severa.

## **2. CONSENT AGENDA:**

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

**2.2. (Possible Action) Approval of Minutes from September 2nd**

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

**2.4. For Possible Action to Approve the Purchase of 30 laptops from CDW-G in the amount not to exceed \$44,718.22 to expand the options for staff to work remotely amid the COVID-19 pandemic utilizing the CARES Act funding.**

**2.5. Possible action to Approve award of a contract to Hansford Economic Consulting LLC to provide a five-year planning Water and Sewer Utility Rate Study Update for an amount not to exceed \$35,000. (2.5 was heard after reports)**

**2.6. Possible Action to Approve the Will-Serve for Donner Trails Phase 12A. 44 ERC's for Water and 44 ERC's for Sewer for Lyon County Parcel 021-201-51 located at 0 Madison Rd. Fernley, NV.**

**2.7. Possible Action to Approve the Will-Serve for Love's Travel Stop #246 – Godfather's addition .18 ERC's for Water and .58 ERC's for Sewer for Lyon County Parcel 021-061-23 located at 825 Commerce Center Drive, Fernley, NV.**

**Motion:** MOVE TO APPROVE THE CONSENT AGENDA REMOVING ITEM 2.5 **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 Albert Torres, Councilman Ray Lacy, Councilman Stan Lau, Councilwoman Fran McKay, Councilwoman Shellie Severa.

### **Item 2.5 was heard after Reports.**

Councilman Torres felt this item should be postponed until the beginning of the year.

City Manager Hooper explained the reason for addressing this item at this time.

Councilwoman McKay requested the City of Fernley do a comparison of other city water rates prior to any increase in water rates.

Mayor Edgington stated we have an outdated system that needs to be updated therefore we should proceed with the study and review the recommendations and that rate increases could be delayed.

City Manager Hooper reiterated the study was not to increase rates. The intent of this item is to assess where the City is after the five-year period and to identify any issues.

Discussion ensued.

**Motion:** MOVE TO APPROVE AWARD OF A CONTRACT TO HANSFORD ECONOMIC CONSULTING LLC TO PROVIDE A FIVE-YEAR PLANNING WATER AND SEWER UTILITY RATE STUDY UPDATE FOR AN AMOUNT NOT TO EXCEED \$35,000.,

**Action:** Approve, **Moved by** Councilwoman Fran McKay, **Seconded by** Councilman Stan Lau. **Vote:** Motion passed (**summary:** Yes = 4, No = 1,). **Yes:** Councilman Ray Lacy, Councilman Stan Lau, Councilwoman Fran McKay, Councilwoman Shellie Severa.

**No:** Councilman Albert Torres.

**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.**

Mayor Edgington stated there would be no reports from Lyon County, the District or the Sheriff's office.

City Manager Hooper provided updates on City Hall Construction. She stated the City is working on the logistics for a drive through Spooktacular; which will be held at the Out of Town Park. The Spooktacular plans will be submitted for final approval. Currently there are two positions open; Deputy City Engineer and Deputy City Manager. City Manager Hooper stated the City is also working on the Strategic Plan. The draft will be provided to Council in October for comments, and then sent out to the community for additional comments, prior to final approval.

Councilman Lau stated there has been a lot of truck traffic on Miller Lane. He contacted Nevada Cement and the situation was resolved.

Councilwoman McKay reported September 26<sup>th</sup> is the National Swales Cleanup Day. Volunteers to meet at 9:00am, north of Terrible's Casino. Masks and social distancing are required.

Mayor Edgington spoke about voting and election dates.

**Item 2.5 was heard after reports.**

#### **4. ORDINANCES - ADOPTION**

- a. Discussion with City Council & Staff
- b. Public Input
- c. Additional Discussion with City Council & Staff
- d. Council Action or Direction to Staff

**4.1. Second Reading, Public Hearing on Bill #287 - ZMA20003 (FOR POSSIBLE ACTION) Consideration and possible action to adopt Bill #287 as an ordinance for a Zoning Map Amendment request from Vertex Fund 1 LLC, to change the zoning on a site comprised of nine parcels totaling approximately ±33.32 acres generally located north of Fremont Street, south of U.S. Interstate 80, west of Granada Street & Wildwood Drive, and east of Vine Street, Fernley, NV.**

- To change the zoning on a ±7.08-acre parcel from SF6 (Single Family 6000 sq. ft.) to MDR14 (Medium Density Residential 14 du/ac max). (APN: 020-516-06)
- To change the zoning on seven parcels totaling ±24.09 acres from SF12 (Single Family 12,000 Sq. ft.) to MDR14. (APN's: 021-092-23, 021-092-26, 021-092-27, 021-092-46, 021-092-47, 021-092-54, and 021-092-55)
- To change the zoning on a ±2.06-acre parcel from RR1 (Rural Residential 1 acre) to MDR14. (APN: 021-092-05)

Assistant Planner Olivia John presented this item using the attached power point presentation regarding the proposed ZMA20003. She gave a description of the existing parcels and the proposed changes. She stated she was available for questions.

Councilman Stan Lau asked if staff was comfortable with the sewer capacity for this project.

Assistant Planner Olivia John referred this question to City Engineer Derek Starkey.

City Engineer Derek Starkey stated a water and sewer modeling study is being performed and the City will have a better understanding of utilities upon the study completion.

Mayor Edgington opened for public input, there was none.

**Motion:** MOVE TO ADOPT BILL #287 AS AN ORDINANCE FOR A ZONING MAP AMENDMENT REQUEST FROM VERTEX FUND 1 LLC, TO CHANGE THE ZONING ON A SITE COMPRISED OF NINE PARCELS TOTALING APPROXIMATELY ±33.32 ACRES GENERALLY LOCATED NORTH OF FREMONT STREET, SOUTH OF U.S. INTERSTATE 80, WEST OF GRANADA STREET & WILDWOOD DRIVE, AND EAST OF VINE STREET, FERNLEY, NV.

- TO CHANGE THE ZONING ON A ±7.08-ACRE PARCEL FROM SF6 (SINGLE FAMILY 6000 SQ. FT.) TO MDR14 (MEDIUM DENSITY RESIDENTIAL 14 DU/AC MAX). (APN: 020-516-06)
- TO CHANGE THE ZONING ON SEVEN PARCELS TOTALING ±24.09 ACRES FROM SF12 (SINGLE FAMILY 12,000 SQ. FT.) TO MDR14. (APN'S: 021-092-23, 021-092-26, 021-092-27, 021-092-46, 021-092-47, 021-092-54, AND 021-092-55)
- TO CHANGE THE ZONING ON A ±2.06-ACRE PARCEL FROM RR1 (RURAL RESIDENTIAL 1 ACRE) TO MDR14. (APN: 021-092-05)

**Action:** Approve, **Moved by** Councilman Stan Lau, **Seconded by** Councilman Ray Lacy.

**Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 5). **Yes:** Councilman Albert Torres, Councilman Ray Lacy, Councilman Stan Lau, Councilwoman Fran McKay, Councilwoman Shellie Severa.

## 5. STAFF REPORTS

### 5.1. (For possible action) Update on City of Fernley COVID-19 response including City Hall reopening, funding for state and local governments, local business re-opening plans, and local events.

City Manager Hooper updated the City Council on recent activities. She stated construction will soon begin at City Hall. The Boys & Girls Club have been awarded funds and will be providing an all-day distance learning center. The Boys & Girls Club will soon be recruiting employees. The City is moving forward with the purchase of a freezer for the food bank. Mortgage and rent assistance are available for those affected by COVID-19,

contact Lyon County Human Services. The City continues to work with Lyon County on the Governors Directives. She encouraged everyone to get tested and stated the public can go to the Get Healthy Carson website for testing location information. The City has received half of the Cares Act Funds and second half of the funds will be received on a reimbursable basis. City Hall facilities and parks are not open to the public to rent at this time.

Councilwoman McKay inquired if testing could be offered on a Saturday. City Manager Hooper stated that was a challenge and she would work with County Manager Page.

Councilman Lacy inquired about the new ambulance. City Manager Hooper stated the new ambulance for the fire department is on order.

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

There were none.

**7. PUBLIC FORUM**

Mendy Elliot Managing Partner, Capitol Partners, requested to add regular commentary legislative updates to future agendas.

**ADJOURNMENT**

There being no further business to come before it, the Fernley City Council meeting adjourned at 6:03 pm.

Approved by the Fernley City Council on October 07, 2020 by a vote of:

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

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**ATTEST: City Clerk Kim Swanson**

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**Mayor Roy Edgington**