



CITY OF FERNLEY

CITY COUNCIL AGENDA REPORT

Meeting Date: March 3, 2021

REPORT TO:	Mayor and City Council
REPORT THRU:	Derek Starkey, City Engineer
REPORT FROM:	Kari Weitzel, Admin Specialist III
REVIEWED BY:	David Rigdon, Special City Water Attorney
REVIEWED BY:	Denise Lewis, City Treasurer

FINANCIAL IMPACT: Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	CURRENTLY BUDGETED: Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>	FUND/ACCOUNT: 510-395-910, 520-395-910
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ACTION REQUESTED: <input checked="" type="checkbox"/> Consent <input type="checkbox"/> Ordinance <input type="checkbox"/> Resolution <input type="checkbox"/> Motion <input type="checkbox"/> Receive/File

AGENDA ITEM: Staff Report (For Possible Action): Possible Action to Approve the Will-Serve for TMAI Building A Unit 110 - Carniceria of .36 ERC's for Water and 1.38 ERC's for Sewer for Lyon County Parcel 020-341-01 located at 1030 Inglewood Drive Build A Unit 110- Carniceria, Fernley, NV.

Business Impact (per NRS Chapter 237): <input type="checkbox"/> A Business Impact Statement is Attached. <input 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: 1. TMAI Building A Unit 110 - Carniceria is seeking a Will-Serve Request for tenant improvements for this building shell. 2. This project requires .36 ERC's for water and 1.38 ERC's for sewer. 3. The project qualifies to pay a fee in lieu of dedication of water rights pursuant to FMC 32.39.060(a).

See attached report for background, analysis, alternatives.

RECOMMENDED MOTION:

“I move to approve the Will-Serve for TMAI Building A Unit 110 - Carniceria of .36 ERC’s for Water and 1.38 ERC’s for Sewer for Lyon County Parcel 020-341-01 located at 1030 Inglewood Drive Building A Until 110, Fernley, NV.

ALTERNATIVES:

N/A

PROJECT SUMMARY:

TMAI Building A Unit 110 - Carniceria is seeking a will-serve for .36 water ERC’s and 1.36 sewer ERC’s to be used for tenant improvements.

Pursuant to FMC 32.39.060(a), commercial properties where the calculated ERC is less than 0.5 may pay a fee in lieu of dedication of a water right. The in lieu of fee for the requested will-serve is \$3,080.00. The water connection fee is \$1,859.40 and \$4,794.12 for sewer connection which will be required to be paid before issuance of the will serve commitment.

BACKGROUND:

While The Meadows at Ingelwood holds a beneficial interest in water rights previously banked with the City, they have chosen to pay the in lieu of fee for this particular project as authorized under FMC 32.39.060(a).

ANALYSIS:

City staff has determined that the City has adequate water and sewer resources to support the requested will-serve commitment.

FINDINGS:

N/A

LEGAL IMPLICATIONS:

N/A

FINANCIAL IMPLICATIONS:

N/A

ATTACHMENTS:

- 1) Draft Will Serve Commitment.