



CITY OF FERNLEY

CITY COUNCIL AGENDA REPORT

Meeting Date: April 7, 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 a will-serve commitment for the Fremont Street Apartments project of 84.69 ERC's for Water and 257.66 ERC's for Sewer for Lyon County Parcel 021-271-15 located at 1115 Fremont Street 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).
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Agenda Item Brief: <ol style="list-style-type: none">1. Fernley Investment Group is seeking a will-serve commitment for its Fremont Street Apartments project.2. This project requires 84.69 ERC's (94.853af) for water and 257.66 ERC's for sewer.3. Fernley Investment Group has 102.521 acre feet of beneficial interest in water rights banked with the City. A portion of that will be applied towards this Will-Serve.4. After the issuance of the will-serve commitment Fernley Investment Group will have a remaining credit of 7.668 AF that can be applied to future projects.
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See attached report for background, analysis, alternatives.

RECOMMENDED MOTION:

“I move to approve the Will-Serve for the Fremont Street Apartments project of 84.69 ERC’s for Water and 257.66 ERC’s for Sewer for Lyon County Parcel 021-271-15 located at 1115 Fremont Street Fernley, NV.

ALTERNATIVES:

N/A

PROJECT SUMMARY:

Fremont Street Apartments is seeking a will-serve for 84.69 water ERC’s (94.583af) and 257.66 sewer ERC’s to be used for the development of a multifamily apartment project. The project includes 216 apartment units to be built as 27 two-story buildings together with a clubhouse/office and maintenance building on 11.67 acres.

Water and sewer connection fees will be paid at the time of each building permit that is issued in a total amount of \$1,332,534.69.

BACKGROUND:

In 2020 and 2021 Fernley Investment Group obtained assignments of beneficial interest in 102.521 AF of water that was previously banked with the City of Fernley. With the approval of this will-serve request, Fernley Investment Group will have 7.668af of remaining water credits that can be applied to will-serves for future projects.

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.
- 2) A&A Casey to FIG (50.256 AF)
- 3) A&A Reno Land Development Co. to FIS (42.345 AF)
- 4) A&A O’Gorman to FIG (9.92 AF)