



# CITY OF FERNLEY

## CITY COUNCIL AGENDA REPORT

**Meeting Date: May 5, 2021**

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

<b>FINANCIAL IMPACT:</b> Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	<b>CURRENTLY BUDGETED:</b> Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>	<b>FUND/ACCOUNT:</b> <b>510-395-910, 520-395-910</b>
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<b>ACTION REQUESTED:</b> <input checked="" type="checkbox"/> Consent <input type="checkbox"/> Ordinance <input type="checkbox"/> Resolution <input type="checkbox"/> Motion <input type="checkbox"/> Receive/File
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<b>AGENDA ITEM: Staff Report (For Possible Action):</b>  Possible Action to Approve a will-serve commitment for The Meadows at Inglewood Building A Unit 105 of .23 ERC's for Water and .58 ERC's for Sewer for Lyon County Parcel 020-341-11 located at 1030 Inglewood Drive Build A Unit 105, Fernley, NV.
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<b>Business Impact (per NRS Chapter 237):</b> <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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<b>Agenda Item Brief:</b> <ol style="list-style-type: none"><li>1. The Meadows at Inglewood Building A Unit 105 - is seeking a Will-Serve Request for tenant improvements for this building shell.</li><li>2. This project requires .23 ERC's for water and .58 ERC's for sewer.</li><li>3. The project qualifies to pay a fee in lieu of dedication of water rights pursuant to FMC 32.39.060(a).</li></ol>
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**See attached report for background, analysis, alternatives.**

**RECOMMENDED MOTION:**

"I move to approve the Will-Serve for The Meadows at Inglewood Building A Unit 105 of .23 ERC's for Water and .58 ERC's for Sewer for Lyon County Parcel 020-341-11 located at 1030 Inglewood Drive Building A Unit 105, Fernley, NV.

**ALTERNATIVES:**

N/A

**PROJECT SUMMARY:**

The Meadows at Inglewood (aka "TMAI") Building A Unit 105 is seeking a will-serve for .23 water ERC's and .58 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 is currently \$7,700 per acre-foot. Accordingly, the fee for the requested will-serve is \$1,925.00. The water connection fee for this project is \$1,187.95 and the sewer connection fee is \$2,014.92 both of which will be required to be paid before issuance of the will serve commitment.

**BACKGROUND:**

While The Meadows at Inglewood 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.