



# CITY OF FERNLEY

## CITY COUNCIL

### AGENDA REPORT

**Meeting Date: December 15, 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>	<b>David Rigdon</b> , Special City Water Attorney
<b>REVIEWED BY:</b>	Denise Lewis, City Treasurer

<b>FINANCIAL IMPACT:</b> Yes: <input checked="" type="checkbox"/> No: <input 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 the Will-Serve Request from The Meadows at Inglewood, 1030 Inglewood Dr. Unit #100-105 for .18 ERC's for Water and .72 ERC's for Sewer for Lyon County Parcel 020-341-11 located at the at 1030 Inglewood Drive Unit #100-105, Fernley, NV 89408
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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 is seeking a Will-Serve for tenant improvements for a Realty Company at 020-341-11 located at the at 1030 Inglewood Drive Unit #100-105, Fernley, NV 89408.</li><li>2. This project requires .18 ERC's for water and 0.72 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 Request from The Meadows at Inglewood, Realty Company Unit #100-105 for 0.18 ERC's for Water and 0.72 ERC's for Sewer for Lyon County Parcel 020-341-11 located at the at 1030 Inglewood Drive, Unit #100-105 Fernley, NV 89408."

**ALTERNATIVES:**

N/A

**PROJECT SUMMARY:**

The Meadows at Inglewood is seeking a will-serve for 0.18 water ERC's and .72 sewer ERC's to be applied towards the tenant improvements for a realty company in building B Unit 100 -105 building shell on Lyon County Parcel 020-341-11 located at the at 1030 Inglewood Drive Unit #100-105, Fernley, NV 89408.

Water and sewer connection fees will be paid at the time of building permit issuance in the amount of \$4,970.98.

**BACKGROUND:**

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 \$1,540.00. The water connection fee is \$929.70 and \$2,501.28 for sewer connection which will be required to be paid before issuance of the will serve commitment.

**ANALYSIS:**

The water needed for this project has been previously dedicated under a prior banking agreement. 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) Assignment to Will Serve