



CITY OF FERNLEY

CITY COUNCIL

AGENDA REPORT

Meeting Date: December 15, 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 checked="" type="checkbox"/> No: <input 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 Request from The Meadows at Inglewood, 1046 Inglewood Dr. Unit #110 for .93 ERC's for Water and 5.1 ERC's for Sewer for Lyon County Parcel 020-341-01 located at the at 1046 Inglewood Drive Unit #110, Fernley, NV 89408
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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. The Meadows at Inglewood is seeking a Will-Serve for tenant improvements for a steak house at 020-341-01 located at the at 1046 Inglewood Drive Unit #110, Fernley, NV 89408.2. This project requires .93 ERC's for water and 5.1 ERC's for sewer.3. The Meadows at Inglewood has 10.04-acre feet of beneficial interest in water rights remaining. A portion of that will be applied towards this Will-Serve.

See attached report for background, analysis, alternatives.

RECOMMENDED MOTION:

“I move to approve the Will-Serve Request from The Meadows at Inglewood, Steak House Unit #110 for .93 ERC’s for Water and 5.1 ERC’s for Sewer for Lyon County Parcel 020-341-01 located at the at 1046 Inglewood Drive, Unit #110 Fernley, NV 89408.”

ALTERNATIVES:

N/A

PROJECT SUMMARY:

The Meadows at Inglewood is seeking a will-serve for .93 water ERC’s and 5.1 sewer ERC’s to be applied towards the tenant improvements for a steak house in building I building shell on Lyon County Parcel 020-341-01 located at the at 1046 Inglewood Drive Unit #110, Fernley, NV 89408.

Water and sewer connection fees will be paid at the time of building permit issuance in the amount of \$22,520.85.

BACKGROUND:

The Meadows at Inglewood holds a beneficial interest in 15.01 acre-feet of water rights dedicated under a Groundwater Dedication Agreement in 2007.

In August of 2018, The Meadows at Inglewood used .98 ERC’s (1.1 AF) for Building – A located at 1030 Inglewood Drive, Fernley, NV 89408.

In August of 2020, The Meadows at Inglewood used .79 ERC’s (.88 AF) for Building – H Located at 1044 Inglewood Drive, Fernley, NV 89408.

In February 2021, The Meadows at Inglewood used 2.15 (2.4 AF) water ERC’s and 6.9 sewer ERC’s to be used to for the TMAI Events Center.

In March 2021, The Meadows at Inglewood used .53 (.59 AF) water ERC’s to be used for the TMAI Unit 100 – Yogurt Beach.

Accordingly, prior to the issuance of this will-serve request, The Meadows at Inglewood has 10.04 acre-feet of uncommitted water remaining under the banking agreement prior to the issuance of this will serve.

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) Draft Will Serve Commitment.
- 2) Assignment to Will Serve