



CITY OF FERNLEY

CITY COUNCIL AGENDA REPORT

Meeting Date: January 19, 2022

REPORT TO:	Mayor and City Council
REPORT THRU:	Daphne Hooper, City Manager
REPORT FROM:	Daphne Hooper, City Manager
REVIEWED BY:	Brandi Jensen, City Attorney
REVIEWED BY:	Denise Lewis, City Treasurer

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

AGENDA ITEM: Staff Report (For Possible Action): Public hearing to consider comments regarding resolution of intent to exchange real property with Lyon County and possible action to approve transfer of 105 Lois Lane (APN 021-103-57) to Lyon County.

Agenda Item Brief: The City Council adopted a resolution of intent to exchange property with Lyon County and to set a public hearing to consider comments from the public. This the public hearing set by that resolution. After hearing comments from the public, the City Council may vote to approve the transfer of 105 Lois Lane (APN 021-103-57) to the County.

Recommended Motion:
"I move to approve the transfer for 105 Lois Lane, Fernley, NV, APN 021-103-57 to Lyon County and to authorize the mayor execute the deed."

Business Impact (per NRS Chapter 237):

A Business Impact Statement is Attached.

A Business Impact Statement is not required because this is not a rule (term ex vehicles by which legislative powers are exercised under NRS Chapters 271, 272, 273, 274, 275, 276, 277, 278A, 278B).

attached report for background, analysis, alternatives.

BACKGROUND:

See

The City previously entered an agreement to exchange property with Lyon County to facilitate development of a new senior on property owned by the City. Construction of the new senior center has now been completed and the County has transferred the old senior center property to the City. To complete the exchange, the City was required to adopt a resolution and set a public hearing to consider comments from the public pursuant to NRS 277.050.

On January 5, 2022, the City adopted Resolution # 22-001 to declare its intent to exchange property with the County and setting the public hearing required by NRS 277.050 for today's meeting of the City Council. Notice of this public hearing was published in the Reno Gazette Journal on January 10 and 11, 2022.

ANALYSIS:

The property to be conveyed consists of approximately 2.2 acres located at 105 Lois Lane (APN 021-103-57). The County has completed construction of the new senior center on Lois Lane and has demolished the old senior center, which was located at 1170 W Newlands Dr (APN 020-321-01). The County subsequently transferred the Newlands Dr property to the City on September 21, 2021.

NRS 277.050 and NRS 277.053 authorize the City to exchange property with other public agencies without advertising for public bids and without an appraisal if the properties continue to be used for public purposes. In accordance with NRS 277.050, the City has adopted a resolution of intent to exchange property with the County and is holding the required public hearing.

After receiving public comments on the proposed exchange, the City may vote to approve the transfer of 105 Lois Lane (APN 021-103-57) to the County.

LEGAL IMPLICATIONS:

See above analysis as well as NRS 277.050, NRS 277.053

FINANCIAL IMPLICATIONS:

The City will gain and lose a property asset in that the parties have exchanged the parcel owned by the City located at 105 Lois Lane, APN 021-103-57 for the property owned by Lyon County located at 1170 W Newlands Dr, APN 020-321-01

ATTACHMENTS:

Resolution # 21-006

Deed to Lyon County (unsigned)