



CITY OF FERNLEY

CITY COUNCIL

AGENDA REPORT

Meeting Date: January 19, 2022

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 D.R. Horton for Cook Ranch Estates Ph3 for 76 ERC's for Water and 76 ERC's for Sewer for 76 Single Family Residential lots for Lyon County Parcel 021-171-52 located at Jill Marie Ln. and Brierwood Ln., Fernley, NV 89408

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. D.R. Horton for Cook Ranch Estates Ph 3 is seeking a Will-Serve for 76 Single Family lots in Fernley, NV.2. This project requires 76 ERC's, which is equal to 85.12 acre-ft, for water and 76 ERC's for sewer for the 76 lots.3. D.R. Horton for Cook Ranch Estates Ph 3 has 85.12-acre feet of beneficial interest in water rights.

See attached report for background, analysis, alternatives.

RECOMMENDED MOTION:

“I move to approve the Will-Serve Request from D.R. Horton for Cook Ranch Estates Ph 3 for 76 ERC’s for Water and 76 ERC’s for Sewer for 76 Single Family Residential lots for Lyon County Parcel 021-171-52 located at Jill Marie Ln. and Brierwood Ln., Fernley, NV 89408”

ALTERNATIVES:

N/A

PROJECT SUMMARY:

D.R. Horton for Cook Ranch Estates Ph3 is seeking a will-serve of 76 ERC’s for Water and 76 ERC’s for Sewer for 76 Single Family Residential lots for Lyon County Parcel 021-171-52 located at the at Jill Marie Ln and Brierwood Ln. Fernley, NV 89408.

Water and sewer connection fees will be paid at the time of building permit issuance.

BACKGROUND:

In May of 2021, D.R. Horton was assigned 36.24 acre-feet of water rights.

In September of 2021, Tuscan Village assigned their 48.88 acre-feet of water to D.R. Horton.

January 2022, D.R. Horton holds a beneficial interest in 85.12 acre-feet of water rights that are going to be used for 76 single family residential homes in the 3rd phase of Cook Ranch Estates, located on Jill Marie Ln, and Brierwood Ln. in Fernley, NV 89408.

After the issuance of this will service D.R. Horton will have depleted all banked water rights.

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