

<p>Roy Edgington, Mayor  Raymond Lacy, Ward 1  Daniel McCassie, Ward 2  Stan Lau, Ward 3  Susan Seidl, Ward 4  Fran McKay, Ward 5</p>	<p style="text-align: center;"><b>FERNLEY CITY COUNCIL MEETING  AGENDA</b></p> <p style="text-align: center;">Fernley City Hall  595 Silver Lace Blvd. • Fernley, NV 89408  Phone: (775) 784-9830 • Fax (775) 784-9839</p>
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**FCC Meeting: April 17, 2019**

The Mayor reserves the right to hear agenda items out of order, combine two or more agenda items for consideration, or remove an item from the agenda or delay discussion relating to an item on the agenda at any time. All items are action items unless otherwise noted.

**Time Certain:** Time certain designates a definite time for the start time of that item. The time certain item may NOT begin earlier than the designated time certain. It may begin later than the designated time, but not earlier.

**5:00 p.m. OPEN MEETING – PLEDGE OF ALLEGIANCE**

**Mayor’s statement:** “To avoid meeting disruptions, please place cell phones in the silent mode or turn them off during the meeting. All meetings are recorded. When addressing the Council please state your name and speak clearly into the microphone. Thank you for your understanding.”

**1. INTRODUCTORY ITEMS**

**1.1. Roll Call**

**1.2. Public Comment**

Public comment is limited to five (5) minutes per person however, the Mayor has discretion to limit public input that is not at the beginning or the end to a lesser time. Items not agendized for this meeting cannot be acted upon other than to place them on future agendas. Public input is prohibited regarding comments, which are not relevant to, or within the authority of, the public body, or if the content of the comments is willfully disruptive of the meeting by being irrelevant, repetitious, slanderous, offensive, inflammatory, irrational or amounting to personal attacks or interfering, with the rights of other speakers.

**1.3. Approval of the Agenda**

**2. CONSENT AGENDA:**

(PLEASE NOTE: All matters listed under the consent agenda are considered routine, and may be acted upon by the Council members in one motion, and without an extensive hearing. Any member of the Council may request that an item be taken from the consent agenda, discussed, and acted upon separately during this meeting.)

**2.1. (Possible Action) Approval of Voucher Report.**

Documents:

**2.2. (Possible Action) Approval of Minutes from March 20, 2019**

Documents:

[FCC MINUTES 20190320.PDF](#)

**2.3. (Possible Action) Approval of Business Licenses**

Documents:

[NEW APR 2019\\_1.PDF](#)

**2.4. Consideration and Possible Action to approve two contracts for Professional Planning Services with (1) Lumos & Associates, Inc. not to exceed \$25,000 and (2) Wood Rodgers, Inc. not to exceed \$25,000 for the purpose of supplementing staff's efforts to update the City of Fernley's Development Code.**

Documents:

[PROFESSIONAL SERVICES CONTRACT CODE UPDATE - CC STAFF REPORT.PDF](#)

[LUMOS CONTRACT - CODE UPDATE.PDF](#)

[WOOD RODGERS CONTRACT - CODE UPDATE.PDF](#)

**2.5. Possible Action to Approve the Will-Serve for Fernley Partners Retail II, LLC. for 0.65 ERC's for Water and 2.17 ERC's for Sewer for Lyon County Parcel 021-272-21 located at 1365 Chisolm Trail, Fernley, NV.**

Documents:

[2019.04.17 STAFF REPORT FOR GROCERY OUTLET WILL SERVE.PDF](#)

[2019.04.17 WILL SERVE FOR GROCERY OUTLET.PDF](#)

**2.6. Possible Action to Approve the Will-Serve for Walmart Real Estate Business Trust for 0.12 ERC's for Water and 0 ERC's for Sewer for Lyon County Parcel 021-023-69 located at 1550 East Newlands Drive, Fernley, NV.**

Documents:

[2019.04.17 STAFF REPORT FOR WALMART REAL ESTATE BUSINESS TRUST.PDF](#)

[2019.04.17 WILL SERVE FOR WALMART REAL ESTATE BUSINESS TRUST.PDF](#)

**2.7. Possible Action to approve a request to waive the liquor license fee for Rotary International fundraiser to be held on April 27th at the Fernley Senior Center.**

Documents:

## **ROTARY REQUEST.PDF**

**3. REPORTS** This item is for various public entity representatives to provide general information to the Council and public. No action will be taken.

**3.1. Reports by City Staff, City Council and the Mayor, including but not limited to monthly statistical reports by city departments.**

**3.2. 2019 State of Nevada Legislative Update**

Documents:

## **FERNLEY-BDR.DOCX**

### **4. STAFF REPORTS**

**4.1. Discussion and possible action to approve the interlocal agreement to transfer ownership of real property between the City of Fernley and Lyon County.**

### **5. PUBLIC HEARINGS**

- a. Discussion with City Council & Staff
- b. Public Input
- c. Additional Discussion with City Council & Staff
- d. Council Action or Direction to Staff

#### **5.1. Public Hearing – TSM 2018-002 & DR 2019-002**

A Tentative Subdivision Map and Design Review request from Sun Quest Investments LLLP, on a site approximately ± 6.42 acres, generally located at the northeastern corner of Hardie Lane and Cottonwood Lane, Fernley, NV. (APN: 021-121-19).

A. Consideration and possible action on a Tentative Subdivision Map (Hardie Lane Townhomes) request to allow for a 66-lot townhome subdivision.

B. Consideration and possible action on a Design Review to allow for a 66-lot townhome development in the NR-2 (Multiple Residence) zoning district.

Documents:

## **CC STAFF REPORT.PDF**

**ATTACHMENT 1 - CONDITIONS OF APPROVAL -TSM 2018-002.PDF**

**ATTACHMENT 2 - CONDITIONS OF APPROVAL DR 2019-002.PDF**

**ATTACHMENT 3 - VICINITY MAP.PDF**

**ATTACHMENT 4 - CIVIL PLANS.PDF**

**ATTACHMENT 5 - PHASING PLAN.PDF**

**ATTACHMENT 6 - PRELIMINARY SITE PLAN.PDF**

**ATTACHMENT 7 - LANDSCAPE PLAN.PDF**

**ATTACHMENT 8 - ARCHITECTUAL ELEVATIONS.PDF**

## **6. ADDRESS REQUEST(S) FOR FUTURE AGENDA ITEMS.**

## **7. PUBLIC COMMENT**

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## **ADJOURNMENT**

**This notice and agenda is being posted before 9:00 a.m., 04/12/2019 in accordance with NRS 241.020 at the following locations: [www.cityoffernley.org](http://www.cityoffernley.org), <https://notice.nv.gov>; North Lyon County Fire Protection District, 195 E Main Street; Senior Citizen's Center, 1170 W. Newlands Drive; Fernley Post Office 315 E Main Street; and Fernley City Hall, 595 Silver Lace Blvd. To obtain supporting material for this agenda please visit the City of Fernley website at [www.cityoffernley.org](http://www.cityoffernley.org) or contact Kim Swanson, City Clerk, inside City Hall at 595 Silver Lace Blvd, Fernley, NV 89408, email [cityclerk@cityoffernley.org](mailto:cityclerk@cityoffernley.org) or call (775) 784-9830. Notice to persons with disabilities: Members of the public who are disabled and require special assistance or accommodations at the meeting are requested to notify Fernley City Hall, at least 24 hours in advance at (775) 784-9830 or email [cityclerk@cityoffernley.org](mailto:cityclerk@cityoffernley.org)**