

**MINUTES OF THE
FERNLEY CITY COUNCIL MEETING
MAY 21, 2025**

Mayor Neal E. McIntyre called the meeting to order at 5:00 pm.

1. INTRODUCTORY ITEMS

1.1. Pledge of Allegiance

1.2. Roll Call

Present: Mayor Neal E. McIntyre, Councilman Ryan Hanan, Councilwoman Felicity Zoberski, Councilman Stan Lau, Councilman Albert Torres, Councilman Joe Mendoza, City Manager Ben Marchant, Deputy City Manager Lydia Altick, HR Manager Mitzi Carter, City Attorney Aaron Mouritsen, Administrative Specialist II Braelyn Birkel, Administrative Specialist I Sandy Harris, Accounting Manager Jennie Carrick, City Treasurer Robert Carson, Building Official Charity Birkel, Planning Director Michele Rambo, Public Works Director Barry Williams, City Engineer Maria Paz Fernandez, Utilities Director Seong Kim, Muni Court Judge Lori Matheus, Court Administrator Sierra Keathley-Dunn.

1.3. Public Forum

Mayor Neal E. McIntyre stated there was public input from companies that could not be here and gave each Council Member and the public a copy of the comments.

Becki Howlett on behalf of the 4th of July, announced that Councilman Albert Torres was chosen as Grand Marshall of the parade.

Seong Kim, Utilities Director and a resident of Fernley, expressed his opinion regarding City Manager Benjamin Marchant.

Greg Neff, Fernley resident, stated that on Nevada Pacific Parkway, between Emigrant Way, the traffic circle and the highway is becoming a real safety hazard. He asked the Council to consider speed bumps or other traffic-calming measures.

Jamie and Roman Sisneros, Fernley residents, stated grass or turf fields are needed to keep up with demand. They urged City Council to read the Parks Master Plan and start chipping away at our turf projects.

1.4. (For Possible Action) Approval of Agenda

Motion: I MOVE TO APPROVE THE AGENDA AS PRESENTED. **Action:** Approved. **Moved by:** Councilman Ryan Hanan, **Seconded by:** Councilman Stan Lau. **Vote:** Passed, **Summary:** Yes 5. **Yes:** Councilwoman Zoberski, Councilman Lau, Councilman Torres, Councilman Hanan, Councilman Mendoza.

2. CONSENT AGENDA

2.1. (Possible Action) Approval of Voucher Report

2.2. (Possible Action) Approval of Minutes

2.3. (Possible Approval) Approval of Business Licenses

Administrative Specialist I Sandy Harris read the new business licenses.

2.4. Six-month review of the Planning Department's expedited fee for outside consultant review of development applications.

Motion: I MOVE TO APPROVE THE CONSENT AGENDA AS PRESENTED. **Action:** Approved. **Moved by:** Councilman Ryan Hanan, **Seconded by:** Councilman Stan Lau. **Vote:** Passed, **Summary:** Yes 5. **Yes:** Councilwoman Zoberski, Councilman Lau, Councilman Torres, Councilman Hanan, Councilman Mendoza.

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

Chief Deputy Mitch Brantingham, Lyon County Sheriff's Office commented on the statement regarding the traffic on Nevada Pacific and Emigrant Way. Sergeant Santos, who runs the STET team, will be in that area doing more enforcement. That area is always a traffic problem, even when we're out doing enforcement. They had the opportunity to come down and participate in mock courtroom trials here last week with some elementary school kids. It was a nice event. He talked about cracking down on the homeless camps and explained what the school resource officers do over the summer. We had no major complaints or incidents occurring at the Music, Murals and Margaritas event.

Mayor Neal E. McIntyre stated for the record that every Council person got a copy of an email that was received from Chief Brian Bunn, Lyon County Fire Protection District. The mayor read a little bit of what he wrote there. "Let me be clear, North Lyon Fire is NOT broke. We are financially stable but underfunded relative to the service demands."

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

Ben Marchant, City Manager, stated that this Saturday, May 24, 2025, the Northern Nevada Veterans Coalition is looking for volunteers at 8:30 am to help with the Flag-in Day in preparation for the Memorial Day event at the Nevada Veterans Cemetery on Monday, May 26th at 11:00 am. On Monday May 26, 2025, City Hall will be closed in observance of Memorial Day.

Lydia Altick, Deputy City Manager, reported May 10th was the first Annual Business Expo and it was a great success. Also, on the city website there is an updated announcement and a virtual public meeting for the Nevada Pacific Parkway Extension RAISE Grant. This is an opportunity to look at those updates and to provide comments if you have any. Go to the city's website and look at city projects. You'll see the RAISE Grant project, and you can view the virtual public meeting comment periods.

Councilman Torres stated Jessica Murdock did an amazing job on putting together the Annual Business Expo. Fernley Convention and Tourism Authority (FCTA) is now accepting grant applications for fiscal year 25/26 round one. Applications will be accepted until May 30th at 5 pm. This round is for events that take place from July 1st through December 31st. The FCTA Board will review the grant applications and make grant selections during June 9, 2025, FCTA Board meeting, which starts at 6 pm. If is your first time submitting a grant application, you're strongly encouraged to contact the City Manager's office prior to submitting a grant application. Detailed information is posted to the Fernley website as well as Facebook. If you have any questions, please call (775) 784-9858.

Councilwoman Zoberski congratulated our High School Varsity Softball Girls for winning state. The Music, Murals and Margaritas was amazing.

Councilman Hanan stated he had the pleasure of visiting All Points Bar and Grill in Fernley. It's a new establishment in the old Pizza Shack at 790 East Main Street.

Mayor McIntyre stated that he wanted to take responsibility for the action that has been displayed here by the council. We have been very unprofessional, and we need to be more respectful. If you would please let the council people, or himself, or whoever has the floor, let them finish speaking before interrupting and making comments, and he will make sure that you get your turn to speak.

Councilman Lau apologized to Councilman Torres and the Council and the people for getting so excited at the last City Council meeting.

3.2. State of Nevada Legislative update

No update

4. PROCLAMATIONS BY THE MAYOR

Mayor Neal E. McIntyre presented proclamations for Mental Health Awareness Month, Art Week and National Public Works Week.

5. STAFF REPORTS

5.1. Discussion and Possible Action to make a determination pursuant to Step 4 of the grievance process regarding Grievance No. 01-25 filed by IBEW1245 pertaining to the CBA violation requirement to negotiate new classifications.

Aaron Mouritsen, City Attorney, stated to the Council that they have in their packet a copy of the grievance as well as the grievance submission. The union is present, as well as City Manager, Ben Marchant. All parties are present to take any questions before deciding.

Councilman Mendoza disclosed that he is a small business owner doing electrical work, and he does hire IBEW members as his employees. He is a card-carrying member of IBEW401. If there's anything that will be voted on tonight, he will abstain from that vote simply because he is a member of the IBEW.

Ben Marchant, City Manager, stated this is a unique sort of grievance in that there are no city employees or members of the Union that were affected to initiate step 1 or step 2 of the grievance. This is arising out of the creation of new positions that were approved by the City Council in February.

Dylan Gottfried, Senior Assistant Business Manager, Local 1245, stated that we never negotiated over this new classification. What we claim is a violation, and we want to remedy the request. A remedy is that we sit down and agree upon the classification and the wage range and job duties that were not done.

Councilman Joe Mendoza requested a recess for a legal brief.

Mayor Neal E. McIntyre called for a recess: 5:47 pm - 5:53 pm.

Councilwoman Zoberski disclosed that her husband is also a part of the IBEW1245, and it's not going to affect her vote in this decision.

Ben Marchant, City Manager, stated that at least two positions that were the subject of the letter to the City Council, which would be the electrician and the SCADA specialist, have both been advertised, interviewed, and filled. He suggested that any outcome of either proceeding, either a negotiation or an arbitrated settlement, would be retroactive to their date of hire, so that they would be made whole.

Motion: I MOVE TO HAVE IBEW AND THE CITY OF FERNLEY PUT TOGETHER THEIR NEGOTIATING TEAM AND WORK THIS OUT BEFORE GOING TO ARBITRATION AND LET'S FIX THE PROBLEMS BEFORE THEY BECOME A PROBLEM. **Action:** Approved. **Moved by:** Councilman Albert Torres, **Seconded by:** Councilman Stan Lau. **Vote:** Passed, **Summary:** Yes 3, No 1, Abstained

1. **Yes:** Councilwoman Zoberski, Councilman Lau, Councilman Torres, **No:** Councilman Hanan, **Abstain:** Councilman Joe Mendoza.

5.2. (For possible action) Discussion to create a committee between the City Council, the Community Foundation, and the Boys and Girls Club regarding the future lease of the Community Response and Resource Center (CRRC)

Councilwoman Felicity Zoberski would like to create a committee between the CRRC, Fernley Community Foundation, the Boys & Girls Club and the council. It would be helpful if we had a rotating city liaison on this committee. There will be a different council member every month or every 2 months. However, we decide to hold those meetings. That way, every Council member is brought into what's going on with CRRC, the lease with the Boys & Girls Club, and any future development of parks or gymnasiums. She will get with staff and get all the names mentioned together so that she can form a committee and then get started from there.

Motion: I MOVE TO APPROVE CREATING A COMMITTEE BETWEEN THE CITY COUNCIL, COMMUNITY FOUNDATION, THE BOYS & GIRLS CLUB REGARDING THE FUTURE LEASE OF THE COMMUNITY RESOURCE AND RESPONSE CENTER. BUT I WOULD ALSO LIKE THAT AGENDA ITEM TO ALSO BE NOT JUST ABOUT THE FUTURE LEASE OF THE COMMUNITY RESOURCE AND RESPONSE CENTER, BUT ALSO THE NEXT PHASES, AS FAR AS DEVELOPMENT GOES, FUNDRAISING AND FUTURE DEVELOPMENT ALL AROUND. **Action:** Approved. **Moved by:** Councilwoman Zoberski, **Seconded by:** Councilman Hanan. **Vote:** Passed, **Summary:** Yes 5. **Yes:** Councilwoman Zoberski, Councilman Lau, Councilman Torres, Councilman Hanan, Councilman Mendoza.

5.3. (For possible action) Discussion to confirm the date of the Waste Management survey completion and to bring back the results of the survey conducted to determine the best option selected by our citizens. The survey should include both residential and business options.

Mayor Neal E. McIntyre stated for the record that George Peak and Greg Peake sent an email disagreeing with this.

Kim Fleming, Waste Management, stated if they have a finalized draft or a final version of the survey by May 31st or June 1st, they will be able to send out a survey that will go in the bill to all residents at the beginning of July.

Motion: I MOVE TO DIRECT STAFF TO CONFIRM THE WASTE MANAGEMENT SURVEY COMPLETION DATE AND TO BRING BACK THE RESULTS OF THE SURVEY CONDUCTED TO DETERMINE THE BEST OPTION SELECTED BY OUR CITIZENS. THE SURVEY SHOULD INCLUDE RESIDENTIAL OPTIONS ONLY. **Action:** Approved. **Moved by:** Councilman Albert Torres, **Seconded by:** Councilman Stan Lau. **Vote:** Passed, **Summary:** Yes 5. **Yes:** Councilwoman Zoberski, Councilman Lau, Councilman Torres, Councilman Hanan, Councilman Mendoza.

6. PUBLIC HEARINGS

6.1. (For possible action) Discussion regarding the Fiscal Year 2025/2026 final budget including, but not limited to: All funds within the Water Enterprise Fund; Wastewater Enterprise Fund; General Fund; Special Revenue Funds; Capital Improvement Program; rates; all city departments; the budget process; timelines, goals, and existing budget; debt, staffing, including but not limited to reorganization, reclassification, employee positions and contracts, new positions, and other matters related thereto.

Councilman Mendoza requested the public safety item be removed out of the general vote. There's a public safety line in this budget that could affect the fire district that he works for as a Fire Captain. That line item, from what he understood, was to support services for law enforcement and fire within the city limits. To maintain transparency, and to avoid any conflict of interest, he requested that this line item be removed and have a separate discussion before we continue with the rest of the budget, because this one he will be abstaining from as well. He also asked why we are building a fire station. With the surplus of money, the city of Fernley could assist with putting two people out in that fire station that's being built for the city of Fernley to help with public safety within the city.

Robert Carson, City Treasurer, stated there is nothing included in the public safety function for this budget proposal. We didn't add it specifically, because of the conversation that we had at the workshop.

Mayor Neal E. McIntyre stated we do not have a public line-item safety in the budget, seeing how it is not a function of the city. The building of the fire station is because of a development agreement with Mark IV. The city itself does not have a fire department, but we will have a fire station which we offered to lease to the North Lyon County Fire Department. The city of Fernley will own that fire station, and when the time comes and the revenues are available to the fire department, it will be available for Lyon County Fire to occupy that building.

Mayor McIntyre stated there have been no changes to this balanced budget. This budget reflects Council's top priorities.

Public input:

Scott Barnes, President of the Fernley Builders Association and President-elect of the National Association of Industrial and Office Properties strongly supported the final budget proposal presented to City Council.

Derek Kirkland, a board member of Fernley Builders Association and represents several developers supported the budget moving forward.

Lowell Patton, Fernley resident, the owner of two businesses, stated as it's presented, he supports this budget.

Paul Kinne, Mark IV Capital, stated he supported the budget.

Dana Uhlhorn, Fernley resident, supported the budget moving forward.

Tammy Richardson, Fernley resident, supported the budget that is being presented.

Councilwoman Zoberski thanked all the staff for working so diligently to put this budget together and wanted to make sure that the staff knows that the Council is aware of how well they worked on this budget, and how much hard work that they put into it.

Councilman Torres inquired about the hiring of both Utilities Director 2, and Utilities Director 1. He thought the discussion was the 2 at this time, and then wait until this time next year, to hire the 1. With code enforcement, he was in favor of both positions if they don't have to be post-certified. He felt the code needs to be fixed before we hire anybody so that they are trained the right way.

Robert Carson, City Treasurer, stated that during the workshop the Utility Engineer 1 and 2 positions were discussed and tonight City Council is just approving the allocation. These won't be coming to you until mid-year next year, and they won't be hired until the very earliest, January 1st. But if we bring the job descriptions and the positions to you, and you decide not to approve them, then we'll go from there.

Motion: I MOVE TO APPROVE THE BUDGET AS PRESENTED **Moved by:** Councilman Ryan Hanan, **Seconded by:** Councilman Stan Lau. Councilman Hanan withdrew his motion for public comment.

Deborah Bement stated she is staff and was the Committee Chair for the Incorporation Committee. Asked questions regarding the position that was being asked to defund.

Mayor Neal E. McIntyre called for a recess: 7:01 pm - 7:06 pm.

Motion: I MOVE TO APPROVE THE FISCAL YEAR 2025/2026 CITY OF FERNLEY BUDGET AS PRESENTED. **Action:** Denied. Moved by: Councilman Ryan Hanan, Seconded by: Councilman Stan Lau. **Vote:** Failed, Summary: Yes 2, No 3. **Yes:** Councilman Lau, Councilman Hanan, **No:** Councilwoman Zoberski, Councilman Torres, Councilman Mendoza.

Motion: I MOVE TO APPROVE THE BUDGET AS PRESENTED WITHOUT FUNDING THE CITY MANAGER POSITION. **Moved by:** Councilman Albert Torres, **Seconded by:** Councilwoman Felicity Zoberski.

Mayor McIntyre allowed, prior to the vote, for further discussion and public comment after the motion was made and seconded.

Councilman Hanan asked why they wanted to delete the city manager position from the budget. Councilman Torres stated they were asked not to talk about those matters per legal brief.

Discussions continued.

Tammy Richardson, Fernley resident, stated this should be kept business, not personal. She asked Council to not defund the position just because they do not like the person in that position.

Dana Uhlhorn, Fernley resident, stated he will ask for a recall if the council tries to defund the city manager position.

Kelly Brye, Fernley resident, stated how do we go forward unless the goal is to change the form of city government.

Dan Ravetto, Fernley resident, expressed concern regarding the motion to defund the city manager.

Lowell Patton, Fernley resident, stated to have a council by majority, say this city should not have a city manager, is just crazy. You're sending a message to businesses and residents that this city is not open for business.

City Manager Marchant stated that he speaks not only as city manager but as a resident of Fernley. He's been in his profession for 20 years now and has never felt so mistreated and not talked too. He has not been put on any notice of performance issues. He has not been told any goals that he should have met, that he has not met. He has not been served any papers. He's not under investigation, at least he wasn't as of the last time he talked to the city attorney, and to suggest that this city does not need a city manager as the organization grows, is very poor judgment and governance. It is foolish for a decision to be made rashly without proper public deliberation, to talk about the form of government, and how the city should be structured and planned for the long term. Bringing it up at the 11th hour on the night that you are approving the budget is a disservice to the citizens of Fernley for what kind of government you're trying to run. He does not typically stand up for himself because he has a very privileged position where he's entrusted with public trust. He works for the city of Fernley. He works for the mayor and is very passionate about providing the highest level of ethical, transparent, and honorable service. He has experience in 6 different cities in 5 different states and has done everything that has been asked of him throughout the process. Councilman Torres has represented that he is not honest because he did not follow the specific expectations, he had for a general request to pull back on the utilities management engineer because he didn't take it off the website. His interpretation is he pulled it back by not hiring it as requested, but the difference in expectations between vague versus clear directions does not constitute dishonesty on his

part. He has signed an acknowledgment that he was noticed that his character and competency could be discussed tonight, and he is bringing it up himself because he has nothing to hide and is here to serve. Councilman Hanan requested a legal brief.

Aaron Mourtisen, City Attorney, stated he wants to make sure that they understand that a legal brief needs to be limited to issues regarding potential or current litigation. Also understand that just because you talk to your lawyer it doesn't turn into a legal brief unless it discusses those.

Councilman Ryan Hanan stated with that he would make a motion to take a 10-minute recess, so we can discuss this outside of a legal brief in the hallway, and if there's information that you'd like to pass along to make your case.

Mayor McIntyre called for a break 7:46 pm - 7:59 pm

Councilman Hanan stated for the record that he sent out an olive branch to go talk in the hallway and ask one person to come out and tell him why we should defund this position, and no one took that opportunity to come out and talk. At this point he has no knowledge of why we're doing this.

Neal McIntyre II, as a citizen of Fernley his entire life, this greatly concerns him, and he knows it greatly concerns a lot of citizens. The public deserves an explanation of why you want to defund one of the best things that's happened to the city in the last 2 years.

Nancy Cook, a Fernley resident, stated this is a personnel situation, and it's personal, not economical. This is not for the good of Fernley.

Discussion continued.

Aaron Mourtisen, City Attorney, asked the clerk to read back the motion as originally presented, and who made the motion and the second, so the record is clear.

Sandy Harris stated the motion was made by Councilman Torres. He "moved to approve the budget as presented without funding the city manager position", and it was seconded by Councilwoman Zoberiski.

Motion: I MOVE TO APPROVE THE BUDGET AS PRESENTED WITHOUT FUNDING THE CITY MANAGER POSITION. **Action:** Approved. **Vote:** Passed, **Summary:** Yes 3, No 2. **Yes:** Councilwoman Zoberiski, Councilman Torres, Councilman Mendoza, **No:** Councilman Lau, Councilman Hanan.

Mayor McIntyre vetoed the motion.

Aaron Mourtisen, City Attorney, stated that they needed 4 votes to overturn it.

Motion: I MOVE TO OVERTURN THE VETO. **Action:** Denied, **Moved by:** Councilman Joe Mendoza, **Seconded by:** Councilman Albert Torres. **Vote:** Failed, **Summary:** Yes 3, No 2. **Yes:** Councilwoman Zoberiski, Councilman Torres, Councilman Mendoza, **No:** Councilman Lau, Councilman Hanan.

Mayor Neal E. McIntyre called for a recess: 8:24 pm - 8:32 pm.

Aaron Mourtisen, City Attorney, stated council has a few options in front of them today. Option 1 is to continue to discuss the budget today and try to see if you can come to a resolution and then finish up the rest of the agenda. Option 2 would be to move this budget hearing, and this would require a motion by the council. It is agendaized for Friday, at 1:00 pm, just in case this was a possibility. The council can motion to come back on Friday at 1:00 pm and discuss this again. Option 3 would be for the council to pick another date next week to come back and discuss the budget, and we would need at least 5 days to agendaize it. Option 4 would just be to not come back at all. If you choose not to come back at all, there will be no budget.

Robert Carson, City Treasurer, stated that if we were to not have an approved budget by June 1st to the State, what would happen would be that we would adopt a budget by default and what gets adopted is

the fiscal year 2025 budget which we're currently in. There are a lot of issues with doing that. The council would not be able to revisit any of the budget without the approval of the Department of Taxation. They would control our budget at that point. We would miss out on revenues, because then we would be playing catch-up.

Motion: I MOVE TO CONTINUE ITEM 6.1 TO A SPECIAL MEETING ON MAY 28, 2025. **Action:** Approved. **Moved by:** Councilman Joe Mendoza, **Seconded by:** Councilman Albert Torres. **Vote:** Passed, **Summary:** Yes 4, No 1. **Yes:** Councilwoman Zoberski, Councilman Lau, Councilman Torres, Councilman Mendoza, **No:** Councilman Hanan.

Motion: I MOVE TO AGENDIZE THURSDAY THE 29TH AT 1700 HOURS FOR ITEM 6.1 TO BE HEARD AGAIN IF IT IS REQUIRED BY LAW. IF NOT, WE WILL STICK TO THE WEDNESDAY. **Action:** Approved. **Moved by:** Councilman Joe Mendoza, **Seconded by:** Councilman Albert Torres. **Vote:** Passed, **Summary:** Yes 4, No 1. **Yes:** Councilwoman Zoberski, Councilman Lau, Councilman Torres, Councilman Mendoza, **No:** Councilman Hanan.

7. PUBLIC FORUM

None at this time

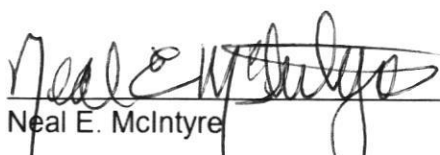
The next meeting will be either May 28th or 29th.

8. ADJOURNMENT

There being no further business to come before it, the Fernley City Council meeting adjourned at 8:52 pm.

Approved by the Fernley City Council on June 18, 2025, by a vote of:

AYES 3 NAYS: 0 ABSTENTIONS: 0 ABSENT: 2


Neal E. McIntyre


ATTEST: City Clerk Kim Swanson

	GOVERNMENTAL FUND TYPES AND EXPENDABLE TRUST FUNDS				
	ACTUAL PRIOR YEAR 6/30/24 (1)	ESTIMATED CURRENT YEAR 6/30/25 (2)	BUDGET YEAR 6/30/26 (3)	PROPRIETARY FUNDS BUDGET YEAR 6/30/26 (4)	TOTAL (MEMO ONLY) COLUMNS 3+4 (5)
REVENUES					
*Property Taxes	4,656,505	5,357,093	5,854,007	-	5,854,007
Other Taxes	732,717	682,000	730,000	-	730,000
Licenses and Permits	5,336,752	4,950,850	5,096,000	-	5,096,000
Intergovernmental Resources	5,640,536	17,439,825	8,436,062	-	8,436,062
Charges for Services	-	-	-	17,053,000	17,053,000
Fines and Forfeits	169,289	167,938	144,700	-	144,700
Miscellaneous	2,002,859	1,949,669	1,026,522	3,580,000	4,606,522
TOTAL REVENUES	18,538,658	30,547,375	21,287,291	20,633,000	41,920,291
EXPENDITURES-EXPENSES					
General Government	3,040,119	6,395,031	6,340,882	-	6,340,882
Judicial	532,235	657,433	902,786	-	902,786
Public Safety	-	-	-	-	-
Public Works	5,692,804	8,325,568	11,677,641	-	11,677,641
Sanitation	-	-	-	-	-
Health	280,908	390,680	950,081	-	950,081
Welfare	-	-	-	-	-
Culture and Recreation	1,165,015	4,485,621	2,255,863	-	2,255,863
Community Support	5,287,625	12,485,837	3,132,860	-	3,132,860
Intergovernmental Expenditures	-	-	-	-	-
Contingencies	-	-	730,952	-	730,952
Utility Enterprises	-	-	-	19,954,956	19,954,956
Hospitals	-	-	-	-	-
Transit Systems	-	-	-	-	-
Airports	-	-	-	-	-
Other Enterprises	-	-	-	-	-
Debt Service - Principal	-	-	-	-	-
Interest Cost	-	-	-	-	-
TOTAL EXPENDITURES-EXPENSES	15,998,705	32,740,170	25,991,065	19,954,956	45,946,021
Excess of Revenues over (under)					
Expenditures-Expenses	2,539,952	(2,192,795)	(4,703,774)	678,044	(4,025,730)

*This amount includes \$30,000 of delinquent property taxes to be collected in the budget year

	GOVERNMENTAL FUND TYPES AND EXPENDABLE TRUST FUNDS				
	ACTUAL PRIOR YEAR 6/30/24 (1)	ESTIMATED CURRENT YEAR 6/30/25 (2)	BUDGET YEAR 6/30/26 (3)	PROPRIETARY FUNDS BUDGET YEAR 6/30/26 (4)	TOTAL (MEMO ONLY) COLUMNS 3+4 (5)
OTHER FINANCING SOURCES (USES):					
Proceeds of Long-term Debt	-	-	-	-	-
Sales of General Fixed Assets	-	-	-	-	-
Operating Transfers (in)	-	-	-	-	-
Operating Transfers (out)	-	-	-	-	-
TOTAL OTHER FINANCING SOURCES (USES)	-	-	-	-	-
Excess of Revenues and Other Sources over (under) Expenditures and Other Uses (Net Income)	2,539,952	(2,192,795)	(4,703,774)	678,044	XXXXXXXXXXXXXX
FUND BALANCE JULY 1, BEGINNING OF YEAR	16,171,586	18,711,537	15,518,741	XXXXXXXXXXXXXX	XXXXXXXXXXXXXX
Prior Period Adjustments	-	-	-	XXXXXXXXXXXXXX	XXXXXXXXXXXXXX
Residual Equity Transfers	-	-	-	XXXXXXXXXXXXXX	XXXXXXXXXXXXXX
FUND BALANCE JUNE 30, END OF YEAR	18,711,538	16,518,742	10,814,967	XXXXXXXXXXXXXX	XXXXXXXXXXXXXX
TOTAL ENDING FUND BALANCE	18,711,538	16,518,742	10,814,967	XXXXXXXXXXXXXX	XXXXXXXXXXXXXX

REVENUES	(1)	(2)	(3) (4) BUDGET YEAR ENDING 6/30/26	
	ACTUAL PRIOR YEAR ENDING 6/30/2024	ESTIMATED CURRENT YEAR ENDING 6/30/2025	TENTATIVE APPROVED	FINAL APPROVED
TAXES				
Ad Valorem	4,656,505	5,357,093	5,854,007	5,854,007
Property Taxes Delinquent	-	-	30,000	30,000
Residential construction tax	175,131	182,000	150,000	150,000
SUBTOTAL TAXES	4,831,636	5,539,093	6,034,007	6,034,007
LICENSES AND PERMITS				
Business Licenses	830,107	887,076	800,000	800,000
Franchise Fees	2,420,682	1,865,954	2,100,000	2,100,000
Liquor License	43,775	44,125	40,000	40,000
Gaming License	123,638	154,429	125,000	125,000
Animal Licence	4,172	5,100	6,000	6,000
Passport Fees	44,252	29,345	20,000	20,000
Building Permits and Fees	1,280,490	1,393,320	1,300,000	1,300,000
Planning and Zoning Fees	287,248	344,504	400,000	400,000
Public Works/Civil Fees	204,140	166,493	200,000	200,000
Public Works/Civil Inspection Fees	81,703	56,506	100,000	100,000
Other Fees (Copy and Notary)	646	-	-	-
SUBTOTAL LICENSES AND PERMITS	5,320,852	4,946,850	5,091,000	5,091,000
INTERGOVERNMENTAL				
CTX (Consolidated Tax)	268,972	227,627	231,176	228,479
MVFT (Gas Tax)	412,103	390,638	438,759	439,583
RTC	702,973	5,378,517	7,500,000	7,500,000
County Parks Agreement	60,000	60,000	60,000	60,000
County Road Contribution	180,000	180,000	180,000	180,000
Other (Marijuana Sales Tax)	26,512	27,178	28,000	28,000
SUBTOTAL INTERGOVERNMENTAL	1,650,560	6,263,960	8,437,935	8,436,062
FINES AND FORFEITURES				
Municipal Court Revenue	135,182	146,661	123,100	123,100
Misc Fees	51	77	600	600
SUBTOTAL FINES AND FORFEITURES	135,233	146,738	123,700	123,700

*This amount includes \$30,000 of delinquent property taxes to be collected in the budget year

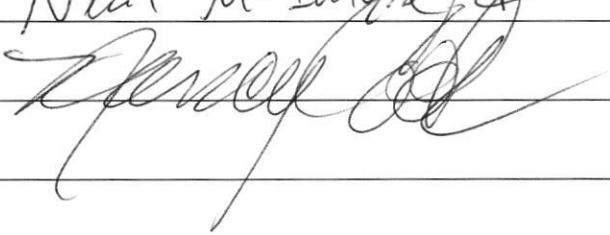
City of Fernley
(Local Government)
SCHEDULE B - GENERAL FUND

REVENUES	(1)	(2)	(3) (4) BUDGET YEAR ENDING 6/30/26	
	ACTUAL PRIOR YEAR ENDING 6/30/2024	ESTIMATED CURRENT YEAR ENDING 6/30/2025	TENTATIVE APPROVED	FINAL APPROVED
MISCELLANEOUS				
Interest Earnings	20,448	11,250	6,000	6,000
Subtotal	20,448	11,250	6,000	6,000
OTHER FINANCING SOURCES: Operating Transfers In (Schedule T)				
BEGINNING FUND BALANCE	542,167	262,358	273,608	273,608
Prior Period Adjustment(s) Residual Equity Transfers				
TOTAL BEGINNING FUND BALANCE	542,167	262,358	273,608	273,608
TOTAL RESOURCES	562,615	273,608	279,608	279,608
EXPENDITURES				
COMMUNITY DEVELOPMENT				
Salaries and Wages	-	-	-	-
Employee Benefits	-	-	-	-
Services and Supplies	-	-	-	-
Capital Outlay	300,257	-	-	-
Subtotal	300,257	-	-	-
OTHER USES				
CONTINGENCY (not to exceed 3% of total expenditures)				
Transfers Out (Schedule T)				
ENDING FUND BALANCE	262,358	273,608	279,608	279,608
TOTAL COMMITMENTS & FUND BALANCE	562,615	273,608	279,608	279,608

City of Fernley
(Local Government)

FUND Capital Projects Fund

Please sign in

Name	Contact Information
Becky Hurdlett	
Janne S.	
Roman Sinesos	FYF/Commissioner@gmail.com
Dylan Gottfried	
MARTIN KUMLE	
SCOT DARNES	
Derek Kirkland	775-771-0066
PAUL KINNE	775-742-0175
Dana Uhlhorn	
Dana Uhlhorn	
KELLY BRUE	
Dan Ravetto	
Ben Marchant	
Neal McIntyre	
	

5.3

Neal McIntyre

From: Gregory Peek <gregory@ergsinc.com>
Sent: Wednesday, April 23, 2025 1:39 PM
To: Neal McIntyre; Neal McIntyre
Cc: Ryan Hanan; Felicity Zoberski; Stan Lau; Albert Torres; Joe Mendoza; Ken Barlow
Subject: April 16 Agenda item # 9.b – Waste Management Franchise Agreement

Mr. Mayor,

As you may remember, during the April 16 City Council meeting, I tried to comment on Agenda item #9.b regarding the Fernley/Waste Management Franchise Agreement. Unfortunately, there was an issue with the audio. I respectfully offer these comments for consideration.

ERGS Properties develops, constructs, and manages multifamily properties in Northern Nevada. ERGS currently has two active communities in Fernley. We have a long history with Waste Management in Reno. Reno's franchise agreement forced us to use Waste Management. It was not a good experience.

It is my understanding that Waste Management is seeking two items: i) obtain an extension on existing residential franchise agreement, and ii) expand the franchise agreement to all users (i.e., commercial, retail, industrial, etc.).

As part of its decision making about whether to extend and/or expand the franchise agreement, , I respectfully ask the Council to consider a few items:

- Dispute Resolution Process. In our experience, there was no way to appeal charges. There must be a viable, robust dispute resolution process that is overseen by the City of Fernley.
- Overage Charges. There must be a clear and workable definition of "overage" charges. Our experience has been that "overage" is subjective. And, there is some likelihood that drivers were incentivized to impose overage charges; to wit, sales calls were received within hours of alleged overages.
- Timing of Trash Collection. For businesses, timing of collection must be within a reasonable window and consistent. Our experience is that it is neither...and we do not have a remedy. The window we have been given was 5:00 a.m. to 7:00 p.m. Obviously, this is not reasonable.
- City of Fernley Duty to Customers and Residents. If Fernley forces customers to one user, it stands to reason that the City is obligated to ensure the vendor (Waste Management) is performing adequately and addressing concerns in a good faith manner. If Fernley citizens and businesses are not happy with Waste Management services or actions, should not City of Fernley intervene? An ombudsman, perhaps?
- Reno Experience. Reno City Council voted to terminate agreement with Waste Management. Termination reasons are myriad. Further, there is pending class action lawsuit against Waste Management in Reno due to their alleged deceptive practices. Reno Councilwoman Meghan Ebert said she has received many calls and emails from her constituents about the level of

service..."I think we should hear from other options and negotiate better services for our constituents." (thisisreno.com, Reno terminates agreement with Waste Management to pursue updated contract, Oct. 11, 2024.)

- Open Bid Process. If Fernley is going to continue with a franchise agreement, please open the process to others interested in providing the service. During public comment, at least one operator stated he'd like to bid. Conducting a true, open, competitive bid process will benefit Fernley citizens.
- Allow Consumer Choice. Competition in the marketplace generates better products, services and pricing. Currently, Fernley businesses have a choice. Some go with Waste Management. Some use other providers. Why would City of Fernley want to take away consumer choice?
- What Survey?!?!? During the hearing, there was discussion about a survey with four options. I have not seen this survey. The ERGS management team has not seen this survey. How widely was the survey disseminated? Further, during the hearing, it sounded like the survey was prepared by Waste Management? If true, I am skeptical of its findings. Of the four options, was there an option of "NO FRANCHISE AGREEMENT – Let the competitive, free market work?" I urge council to revisit the survey.
- Professional Guidance. It is my understanding that there are professionals who can help guide the City of Fernley in its decision-making process to ensure citizens and businesses are protected. If Fernley decides it is in the best interest of the city to create a monopoly (franchise agreement), it would be wise to ensure all boxes are checked.

Bottom line: Without consumer choice, customers have no remedy. A franchise agreement creates a monopoly. Waste Management has proven itself to not be a good actor.

The City of Fernley has a choice: Either allow consumer choice and competition, or continue with a monopoly, which requires the City to take on liability, oversight, and angry Waste Management customers.

I am happy to discuss further our experience with Waste Management.

Gregory Peek
President
ERGS Properties
(775) 972-0213

Your Voice Matters: Help Share the Future of Waste Collection in Fernley

Your feedback will help improve curbside waste services and make a positive impact on our community. This short survey takes just a few minutes!

Do you live in Fernley? (Yes/No)

Insert your email to continue the survey.

1. What's most important to you about waste services in Fernley?

Pick one option (assume no change in cost):

- ☐ Adding curbside recycling to reduce landfill waste
 - ☐ Reducing the number of trash bags at the curb
 - ☐ Getting more free vouchers for the transfer station
 - ☐ Keeping things the way they are
-

2. Which service do you use the most right now?

Select one:

- ☐ Paid drop-offs at the transfer station
 - ☐ Free voucher for the transfer station
 - ☐ Extra trash bags placed at the curb
 - ☐ Other: (please explain)
-

3. How likely are you to support adding curbside recycling?

Curbside recycling helps free up space in your trash cart, diverts recyclables from the landfill, and contributes to Fernley's environmental goals.

- ☐ Very likely – I'm excited about the benefits and convenience
 - ☐ Somewhat likely – I'd be open to it, especially if there's no cost
 - ☐ Not likely – I prefer to keep the current service as it is
-

4. Which service enhancements would you like to see in the future?

Select all that apply:

- ☐ Curbside recycling collection to make recycling easier and more accessible
 - ☐ More than one transfer station voucher per year
 - ☐ Carts & bins instead of trash bags at the curb for extra waste
 - ☐ More options for disposing of extra waste
-

5. Which service package would you prefer?

Select one:

☐ Keep my current trash service + bi-weekly recycling

Save approximately \$4/month

☐ 96-gallon trash cart (no extra bags) + bi-weekly recycling + 2 transfer station vouchers per year

Save approximately \$5/month

☐ 96-gallon trash cart + stickers for additional waste (instead of extra bags) + bi-weekly recycling + 2 transfer station vouchers per year

Save approximately \$4.50/month

6. Do you have any additional thoughts or suggestions about waste and recycling services in Fernley?

We'd love to hear your ideas or concerns. Your feedback helps shape the future of local services.

 [Open text box]

Auto message after the survey is submitted

Thank you! Your input helps shape better services for Fernley. We appreciate your time!

Neal McIntyre

From: Brian Bunn <bbunn@northlyonfire.com>
Sent: Wednesday, May 21, 2025 5:02 AM
To: Neal McIntyre
Subject: North Lyon Fire
Attachments: NLF_to_CoF_Mayor_McIntyre.pdf

You don't often get email from bbunn@northlyonfire.com. [Learn why this is important](#)

Mayor McIntyre,

I hope this message finds you well.

Attached to this email is a letter of challenges and fiscal status of North Lyon Fire. Your City Clerk was also sent a copy of this letter to be read into record during public comment at your May 21, 2025, meeting, as I will not be available to attend.

Kind Regards,

Brian Bunn

Fire Chief | North Lyon County Fire Protection District

195 E Main St, Fernley, NV 89408

bbunn@northlyonfire.com | (775) 575-3310 Office | (775) 980-7909 Mobile





Lyon County Fire Protection District

195 East Main Street

Fernley, Nevada 89408

District Office (775) 575-3310 District Fax (775) 575-3314

www.northlyonfire.org

Brian Bunn, Interim Fire Chief

Directors

Paul Murphy

Debbie Skinner

Jay Rodriguez

Alyssa Roemer

Vacant

Brian Bunn

Fire Chief, North Lyon County Fire Protection District

195 East Main Street

Fernley, NV 89408

May 15, 2025

Mayor Neal McIntyre

City of Fernley

595 Silver Lace Blvd

Fernley, NV 89408

Dear Mayor McIntyre,

I am writing to address the ongoing circulation of false and damaging statements regarding the financial status and operational integrity of the North Lyon County Fire Protection District. It is imperative that as leaders serving the City of Fernley, we operate with accurate, verified information, especially when public safety and trust are at stake.

Upon accepting the role of Fire Chief, I immediately undertook a comprehensive review of all operational and financial aspects of the district. Every part of the organization was examined with a clear objective: locate deficiencies, evaluate risks, develop a stabilization plan, and execute reforms to bring the district fully into statutory compliance. This has been and continues to be my top priority—for the district and for the residents of Fernley.

Leadership sometimes demands difficult and unpopular decisions. One such decision involved adjusting daily staffing levels to ensure financial sustainability. These changes were not made lightly, but were necessary due to the unsustainable spending practices of a prior administration that consistently exceeded the district's receivable revenues.

The unfortunate reality is that both our previous and current staffing levels fall well short of what is required to meet the growing demand for service in Fernley. Unlike many other communities, Fernley exists in a relative emergency response "island." Ambulance transport times are often a minimum of two and a half hours, and the nearest mutual aid resources are located over 20 minutes away. These conditions necessitate both clear-eyed planning and maximum efficiency from our limited resources.

North Lyon County Fire Protection District is an Equal Opportunity Employer

Despite these challenges, our first year of reform has brought measurable success:

- Eliminated over \$2 million in liabilities.
- Reduced annual expenses by \$400,000.
- Completed long-overdue preventative maintenance on critical fleet vehicles.
- Developed a budget for the upcoming fiscal year that meets and exceeds all statutory requirements.

Still, I continue to hear misleading claims—some reportedly from members of the council—asserting that the district is broke, incapable of providing service, nearing closure or bankruptcy, not utilizing volunteers, or is under threat of a state takeover. These rumors are not only false—they are harmful.

Let me be clear:

- North Lyon Fire is NOT broke.
- We are financially stable, but underfunded relative to service demand.
- We provide exceptional emergency response given our constraints.
- We will not be closing our doors.
- We are not, nor have we considered, filing for bankruptcy.
- We utilize volunteers in our rebranded Support Services Division.
- Volunteer onboarding is limited by cost, but expansion is being evaluated.
- We have worked closely with the Nevada Department of Taxation and expect to be removed from scrutiny following next year's budget cycle.

While we continue to operate with caution and discipline, the district is no longer in a reactive posture—we are building toward a stronger future. Over the next 12–18 months, we will:

- Complete a comprehensive Blue Ribbon Committee Report, serving as our operational strategic plan.
- Review and update all district policies, procedures, and operating guidelines.

These efforts are laying the groundwork to responsibly expand services in alignment with available funding.

I hope to foster a productive and cooperative relationship with the City of Fernley Council, Mayor, and City Manager—one grounded in facts, focused on solutions, and committed to protecting the safety of our community.

Thank you for your time and your service to the City of Fernley. I remain available to meet, present data, or answer any questions you may have.

Sincerely,

Brian Bunn

Brian Bunn

Fire Chief

North Lyon County Fire Protection District

North Lyon County Fire Protection District is an Equal Opportunity Employer

Neal McIntyre

From: Loren Chilson <LChilson@gcwengineering.com>
Sent: Tuesday, May 20, 2025 9:20 AM
To: Neal McIntyre
Cc: Kimberly Swanson
Subject: Please Approve the 25-26 City Budget

Some people who received this message don't often get email from lchilson@gcwengineering.com. [Learn why this is important](#)

Mayor Neal McIntyre

This email is to encourage the City Council to **approve** the 25-26 City Budget. The City must approve adequate budgets to complete and implement Capital Improvement Plans, infrastructure plans, and long-range planning documents. Without adequate staffing and progress on infrastructure projects the city will fall behind other agencies competing for funding, grants, and developer interest. Companies like Microsoft will not entertain the City of Fernley if the City cannot demonstrate it has the ability to provide adequate services.

Thank you for your consideration and efforts.



Loren Chilson, PE

Executive Vice President

D 775.834.0170 O 775.322.4300
W gcwengineering.com C 775.544.9432

5482 Longley Lane, Suite B
Reno, Nevada 89511



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Neal McIntyre

From: Jackson Grout <jgrout@markiv.com>
Sent: Tuesday, May 20, 2025 9:06 AM
To: Neal McIntyre; Kimberly Swanson
Subject: City Council Meeting 5/21- Final Budget Proposal Support

Hello, Mr. Mayor and Kimberly,

I hope your weeks are off to a great start. I will not be able to attend the upcoming City Council meeting in person, however, wanted to email you with my strong support for the Council to pass the Final Budget Proposal.

I believe the passing of this budget will continue to accelerate the positive growth of Fernley that we've seen over the last few years.

Thank you very much for your consideration and I hope you both have a wonderful day.

Best,

Jackson Grout

Vice President, Asset Management

D 949.408.3028
1740 N. Nevada Pacific Parkway, Suite 100
Fernley, NV 89408
jgrout@markiv.com
www.markiv.com



MARK IV CAPITAL

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Neal McIntyre

From: Lance Semenko <lsemenko@qdconstruction.com>
Sent: Tuesday, May 20, 2025 1:13 PM
To: Neal McIntyre
Cc: Kimberly Swanson
Subject: budget

You don't often get email from lsemenko@qdconstruction.com. [Learn why this is important](#)

Mr. Mayor,

I am emailing you to let you know that we support the City not defunding the position of the City Manager. Fernley has really turned things around and having a City Manager has been a big part of that. I would hate to see all the progress you all have made with Victory Logistics and other developments in the area go backwards for lack of a budget approval by the council. Please let me know if you have any questions for me.

Thank you,



Lance Semenko | CEO
Q&D Construction LLC
D: (775) 353-7023, F: (775) 786-5136, C: (775) 302-6420
lsemenko@qdconstruction.com

SERVICE. INTEGRITY. QUALITY.

Neal McIntyre

From: Bryce Clutts <brycec@metcalfbuilders.com>
Sent: Tuesday, May 20, 2025 5:23 PM
To: Neal McIntyre
Cc: Kimberly Swanson
Subject: Fernley City Budget

Some people who received this message don't often get email from brycec@metcalfbuilders.com. [Learn why this is important](#)

Good afternoon Mayor.

I am writing to respectfully request that the Fernley City Council pass the Final Budget proposal. This budget proposal is critical to continuing the good work being done in your community. Without the passing of this budget proposal the City stands to sacrifice critical infrastructure, a comprehensive master plan, capital improvement plan, and critical staffing needed for economic development.

Thank you to you and the entire city council for your service to the community.

BRYCE CLUTTS

President & CEO

P: (775) 885-1844 | C: (702) 604-1226

1900 S. McCarran Blvd., Suite 270

Reno, NV 89502

metcalfbuilders.com



TOGETHER WE ARE BUILDING THE FUTURE®

Neal McIntyre

From: Ryan Gold <ryan.gold@martinharris.com>
Sent: Wednesday, May 21, 2025 8:39 AM
Subject: support for the Council to pass the Final Budget Proposal

Some people who received this message don't often get email from ryan.gold@martinharris.com. [Learn why this is important](#)

Good morning, I hope this finds you well. I am writing in support for the Council to pass the Final Budget Proposal.

Thank you,
Ryan



Ryan Gold
Director of Procurement
m: 775-250-9302
e: ryan.gold@martinharris.com

PROUD PARTNER OF THE 2023 WORLD CHAMPIONS VEGAS GOLDEN KNIGHTS



Neal McIntyre

From: Andy Tourin - First Centennial Title Company <AndyT@fctnv.com>
Sent: Tuesday, May 20, 2025 10:28 AM
To: Neal McIntyre
Cc: Kimberly Swanson
Subject: Support For New 25-26 Budget

Dear Mayor McIntyre,

First Centennial Title is a proud member of the Fernley Chamber of Commerce, the Fernley Builder's Association, and of the Fernley business community in general. As such, we strongly support the passage of the 25-26 budget as proposed.

Thank you,



ANDY TOURIN

PRESIDENT

Office: 775.689.8510
Cell: 775.750.7006
www.firstcentennial.com
andyt@fctnv.com
1450 Ridgeview Drive, Suite 100
Reno, NV 89519

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Neal McIntyre

From: Shutt, Greg @ Reno <Greg.Shutt@cbre.com>
Sent: Wednesday, May 21, 2025 9:35 AM
To: Neal McIntyre
Cc: Kimberly Swanson
Subject: 25-26 Budget

Some people who received this message don't often get email from greg.shutt@cbre.com. [Learn why this is important](#)

Good morning. I am writing to convey my support for the City of Fernley passing the new 25-26 budget. I understand there are some disagreements between city council members on this budget. The passing of this budget is vitally important to the business and residents of Fernley as well as Northern Nevada.

Failure to do so would be somewhat catastrophic and detrimental to the community and postpone what has been years of hard work within the business community and the city. The momentum that is currently underway with local developers and businesses will stall millions and millions of much needed dollars to the city by way of fee's and taxes that will go directly to the city.

Thank you for your time.

Greg

Greg Shutt, SIOR
Executive Vice President | Lic. BS.0046346
CBRE | Industrial & Logistics
7900 Rancharra Parkway, Ste. 200 | Reno, NV 89511
T +1 775 823 6923 | F +1 775 356 6181 | C +1 775 250 3069
Greg.Shutt@cbre.com
www.cbre.us

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Neal McIntyre

From: Greg Evangelatos <ggevangelatos@fastmail.fm>
Sent: Wednesday, May 21, 2025 10:49 AM
To: Neal McIntyre
Subject: City of Fernley Final Budget for FY 25-26

You don't often get email from ggevangelatos@fastmail.fm. [Learn why this is important](#)

Mayor McIntyre: This message comes from Greg Evangelatos, AICP, Nevada Planning Consulting and I have been representing several builder developers in Fernley over the past 7 years.

I realize that the task of governing and building a consensus is not an easy one. I know that you are looking out for the well being of all Fernley residents and businesses in your approach to fiscal responsibility.

I sincerely hope that you can come to some agreement tonight relative to moving forward on your annual budget. Our government is built on compromise and consensus.

My best thoughts and support are with you.

--

Greg Evangelatos
ggevangelatos@fastmail.fm

Neal McIntyre

From: Brittany Hall <brittany@hgconstructionnv.com>
Sent: Wednesday, May 21, 2025 2:04 PM
To: Neal McIntyre; Kimberly Swanson
Subject: Support for Passing the 2025-2026 Budget

To whom it may concern,

We are formally writing this email to send our support for the approval of the 2025-2026 City of Fernley Budget. We, as builders, are dependent on the City of Fernley growing and evolving for many reasons. There are many concerns we have about what will happen to future growth and development if this budget is not passed. One of our major concerns is the Master Area Plans. Not having an approved master area plan will cause many delays in developing and will end up costing builders and developers a lot of money to sit on projects that are being forced to a standstill.

For us personally, there is a property that we are looking to develop, which is located in the Southwest Area plan. Unfortunately, because there is no Southwest Area plan, the city has informed us that we are not allowed to proceed with this project. We were also told there is no set time frame for having this plan approved and adopted. With that said, basically any land that a developer would like to develop will be put on hold for an indefinite period of time. This makes no sense, and it appears that the City is against development and growth and has no desire to make accommodations to help developers and builders keep up with the rising demand for residential homes or commercial properties.

From what we understand, the 2025-2026 Budget will have a huge role in whether or not this area plan will move forward within the next year. Fernley cannot grow nor improve without the City taking these concerns into consideration and making the appropriate decisions to keep construction and development progressing. We, as builders, are directly affected by this, and so is the town. Fernley is anticipating a large increase in population over the next couple of years due to the Victory Logistics Industrial Park and other commercial/manufacturing companies coming to town and the city denying any future developments until they have a plan adopted will only cause us to be behind in development and will not allow for future residents to move to town.

There are other concerns we have about the city not adopting the 2025-2026 budget. First, there is no way the prior year's budget is appropriate for this year. It is our understanding that if this budget is not approved, we will revert to the prior year's budget. With that said, how can this future year be expected to look the same as the previous year? As a growing city (if that is what we are trying to be) how can we justify the prior year's budget being appropriate for this year? Things like the wastewater system and capital improvements are issues that need to be accounted for, and every year that should be studied and adjusted based on new factors and figures.

Finally, it is our understanding that if this budget is not approved, city staff will not be able to accommodate the amount of building applications and inspections that are projected for the next year. This is a huge concern for builders and developers. The longer we wait for the city to approve plans, the more costly it gets for developers and builders. Eventually they will not be able to afford to build in this town.



COMMERCIAL REAL ESTATE
DEVELOPMENT ASSOCIATION
NORTHERN NEVADA CHAPTER

May 21, 2025

Dear Fernley City Council members:

On behalf of NAIOP Northern Nevada, the largest commercial real estate advocacy group in our region, I want to thank you for your service to our community and your willingness to listen to our concerns.

We don't need to tell you how critical the City of Fernley and your surrounding communities are to the future of Northern Nevada. As our state and region continue to attract new industries and the employees who work in them, it is imperative that our local governments be prepared and forward-looking to ensure that we have the necessary infrastructure and institutional support to make them, and all of us, successful.

Additionally, we know that there will always be disagreements among dedicated public servants such as yourself. Each one of you is committed to moving this city forward and we are always ready to stand alongside you to make that happen.

As such, we would urge this Council to approve the FY 25-26 budget as suggested by staff. There are several provisions of the draft budget that are mission critical to ensuring that Fernley continues to grow and serve your constituents in a responsible way. If this budget is NOT approved:

- The North and SW area plans will not have an infrastructure plan.
- There will be no Comprehensive Master Plan.
- There will be no Capital Improvement Plan.
- There will be no new staff to keep up with permit submittals for Building and Planning, resulting in longer review times and the potential for more errors.
- Minimal work towards updating the Wastewater Treatment Plant may result in a development slowdown due to capacity issues.
- Studies in process could either slow down or halt.

A budget is a statement of an entity's priorities. And we believe the priorities above should be a primary concern of this Council. We urge you to ensure these issues are addressed in the budget you approve, and we are ready and willing to work with you to ensure these goals are accomplished.

Again, thank you for your service and for your willingness to listen to our concerns and work with us to address these important issues.

Please do not hesitate to reach out to me with any questions.

Sincerely,

A handwritten signature in cursive script, appearing to read "Brent Nasset".

Brent Nasset
President, NAIOP Northern Nevada



May 21, 2025

Dear Mr. Mayor and members of the City Council:

RE: Public Hearing Item 6.1 Fiscal Year 2025/2026 Final Budget

Mark IV Capital has and will continue investing in the City of Fernley through the Victory Project. To date, more than \$400 million has been invested to make Fernley recognized as the new Northern Nevada focal point for technological and industrial development that is sought after by companies worldwide to relocate here. Our future investments include the Nevada Pacific Parkway extension between I-80 and US 50 Alt., Power Generation Plant, Water and Wastewater enhancements, to name a few.

Because of these community investments, we strongly support the Final Budget Proposal presented to you by City Staff. This budget will not only aid in our development efforts but also enhances the Fernley community overall by:

- Updating the City's Comprehensive Master Plan.
- Updating the Capital Improvement Plan.
- Increasing the Utility Staff to help maintain city standards with current and evolving Federal and State Wastewater and Water Treatment standards.
- Increasing Staff and Consultants for Development Application and Permit reviews decreasing staff project workloads.
- Maintaining Fernley's momentum with Treatment Plant expansions and infrastructure improvements related to projected growth.

Affirming this budget directly addresses the goals the mayor has set in his strategic plan for the City of Fernley and sends a clear message to Northern Nevada and business and industry leaders from other parts of the country. How many other Cities can say that they are operating in the Black? For these reasons we strongly encourage the City Council to approve the Final Budget Proposal for Fiscal Year 2025/2026.

Respectfully,

N.E. Rick Nelson
Senior Vice President, Northern Nevada