

**MINUTES OF THE
FERNLEY CITY COUNCIL MEETING
JULY 16, 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, Councilwoman Felicity Zoberski, Councilman Stan Lau, Councilman Albert Torres, Councilman Ryan Hanan, Councilman Joe Mendoza, Deputy City Manager Lydia Altick, City Attorney Aaron Mouritsen, City Clerk Kim Swanson, Administrative Specialist I Sandy Harris, City Treasurer Robert Carson, Building Official Charity Birkel, Planning Director Michele Rambo, Public Works Director Barry Williams, Deputy Public Works Director Olivia John, City Engineer Maria Paz Fernandez, Utilities Director Seong Kim.

1.3. Public Forum

None at this time.

1.4. (For Possible Action) Approval of Agenda

Motion: I MOVE TO APPROVE THE AGENDA. **Action:** Approved, **Moved by:** Councilman Stan Lau, **Seconded by:** Councilman Ryan Hanan. **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

2.4. For Possible Action to approve an agreement between Kinder Morgan, hereinafter referred to as SFPP, L.P. and the City of Fernley to accept a donation of \$25,000 for the City of Fernley's Animal Services Department.

2.5. Possible Action to approve a contract for legal services related to water resources to Taggart & Taggart, Ltd. for an amount not to exceed \$550,000 for fiscal year 2025-2026.

2.6. For Possible Action to purchase one (1) full-size SUV for the City of Fernley's Fleet Department for an amount not to exceed \$70,000.

2.7. For Possible Action to purchase one (1) articulating/telescoping aerial bucket truck for the City of Fernley's Fleet Department for an amount not to exceed \$195,000.

2.8. For Possible Action to purchase one (1) 3-yard dump truck with liftgate for the City of Fernley's Streets and Storm Drains Department for an amount not to exceed \$100,000.

2.9. For Possible Action to purchase one (1) mid-size SUV for the City of Fernley's Public Works Department for an amount not to exceed \$50,000.

2.10. For Possible Action to purchase one (1) ¾-ton, four-wheel drive pickup truck with service body for the City of Fernley's Parks Department for an amount not to exceed \$80,000.

2.11. For Possible Action to purchase one (1) ¾-ton, four-wheel drive pickup truck for the City of Fernley's Streets and Storm Drains Department for an amount not to exceed \$75,000.

- 2.12. For Possible Action to purchase one (1) mid-size SUV for the City of Fernley's Engineering Department for an amount not to exceed \$50,000.
- 2.13. For Possible Action to purchase one (1) ½-ton four-wheel drive pickup truck for the City of Fernley's Engineering Department for an amount not to exceed \$60,000.
- 2.14. For Possible Action to purchase one (1) modular building to create additional office space for the Water Distribution Department for an amount not to exceed \$300,000.
- 2.15. For Possible Action to purchase one (1) modular building to create additional office space for the Water Treatment Plant Department for an amount not to exceed \$300,000.
- 2.16. For Possible Action to purchase one (1) modular building to create additional office space for the Wastewater Department for an amount not to exceed \$300,000.
- 2.17. For Possible Action to purchase one (1) 1/2-ton, four-wheel drive truck for the City of Fernley's Utility Billing Department for an amount not to exceed \$60,000.
- 2.18. For Possible Action to purchase one (1) mid-size SUV for the City of Fernley's Utility Department for an amount not to exceed \$45,000.
- 2.19. For Possible Action to purchase one (1) 1/2-ton, four-wheel drive pickup truck for the City of Fernley's Water Distribution Department for an amount not to exceed \$60,000.
- 2.20. For Possible Action to purchase one (1) 1/2-ton, four-wheel drive pickup truck for the City of Fernley's Water Treatment Plant Department for an amount not to exceed \$60,000.
- 2.21. For Possible Action to purchase one (1) 3-yard dump truck for the City of Fernley's Water Distribution Department for an amount not to exceed \$100,000.
- 2.22. For Possible Action to purchase one (1) Vac-Con for the City of Fernley's Water Distribution Department for an amount not to exceed \$700,000.

Barry Williams, Public Works Director, stated this item is for possible action to purchase a Vat-Con for the City of Fernley's Water Distribution Department for an amount not to exceed \$700,000. The quote that was attached to the original staff report was incorrect. The correct proposal was given to the Council, and copies were placed on the back table for the public.

Motion: I MOVE TO APPROVE ITEM 2.22. **Action:** Approved. **Moved by:** Councilman Stan Lau, **Seconded by:** Councilman Ryan Hanan. **Vote:** Passed, **Summary:** Yes 5. **Yes:** Councilwoman Zoberski, Councilman Lau, Councilman Torres, Councilman Hanan, Councilman Mendoza.

2.23. For Possible Action to purchase one (1) 3/4-ton, four-wheel drive pickup truck with service body for the City of Fernley's Wastewater Department for an amount not to exceed \$90,000.

2.24. For Possible Action to purchase one (1) solar CCTV inspection system van for the City of Fernley's Wastewater Department for an amount not to exceed \$500,000.

2.25. For Possible Action to purchase one (1) 1/2-ton, four-wheel drive pickup truck for the City of Fernley's Utility Department for an amount not to exceed \$60,000.

Motion: I MOVE TO PULL CONSENT AGENDA ITEM 2.22 FOR FURTHER DISCUSSION AND ITEM 2.4 MOVED TO NEXT MEETING. **Action:** Approved, **Moved by:** Councilman Stan Lau, **Seconded by:** Councilman Ryan Hanan. **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.

Sergeant Santos, Lyon County Sheriff's Department, reported that there were no major incidents during the 4th of July gathering. They have been seeing an uptick in DUI's in Fernley lately. He encourages members of our public to call in reckless drivers. They have *NHP and 911. We need to get DUI drivers off the road.

Captain JT McCoy, North Lyon County Fire, reported there were a total of 326, 911 calls for the month of June. 234 of those were EMS calls that led to 145 transports to hospitals. They received mutual aid from neighboring departments 22 during the month. They assisted with the brush fire off I80 and the fire at Trex.

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

Lydia Altick, Deputy City Manager, reported that the Community Response and Resource Center is built and received a temporary CFO last week, and should have the final Certificate of Occupancy by the end of this month. We've planned a ribbon cutting for August 27, which is a Wednesday at 2 pm, and all the public is invited.

Councilman Hanan reported that he met with Sheriff Brad Pope and Deputy Chief Branningham. He learned about activities in Fernley and the things they are doing to keep the folks in Fernley safe. He met with Polyglass and looked at some of the expansion projects they're doing. At the 4th of July celebration, he sat with Ms. Altick and the folks from Animal Services and the Friends of Fernley Animal Services, to help fundraise for what we hope is a new animal shelter in Fernley.

Councilwoman Zoberski reported that all three age divisions of the Fernley Softball Little League went to the states. The 12U Division got 3rd place in the State tournament, and the 10U Division got second place, so they are finalists. Our Junior girls won first place in the state tournament, so they are headed to Arizona, to play in the regionals, and their first game will be against Idaho on Friday at 7:30. We're really starting to create a name in our youth sports. She also gave a shout-out to Coach Diane Chapin. Coach Chapin has traveled to every tournament and every game, giving them advice. She runs summer programs of extra softball practices so that they can practice. She is as committed as she can be.

Councilman Lau reported that they had a great Sports Commission meeting on the 9th. There are a lot of issues that will be brought forward. He had coffee with the new Chamber of Commerce Manager.

Councilman Torres reported that this Friday and Saturday the Stan Ceresola Roping Memorial event will be held at the Out-Of-Town Park rodeo grounds, and then Saturday and Sunday the Junior Rodeo will be at the same location. The Senior Citizens Advisory Committee did their fan drive and were able to give away all the fans that were purchased or donated to our senior citizens.

Councilman Mendoza thanked Becki Howlett for her big part and endless hours for the 4th of July event. We have a firefighter within our fire district that we're raising money for at the Black Bear Diner, and we're going to do a Black Bear Takeover. This is a person within our fire department that's been affected by cancer, and we are trying to support their family, and it will be August 13th, and we believe the sheriffs may be getting involved with that. We will be out there serving and raising money for one of our own.

Mayor Neal E. McIntyre reported that there are a lot of open positions. We are doing a lot of interviews and applications for planning and in the engineering department. The \$3 million appropriation money that we put in for the surface water intake is still looking good. He also congratulated the Junior softball team for winning the state tournament. Diane Chappen is the most winning coach in Nevada when it comes to sports in any division. Ms. Chapin is the President of the Youth Girls Softball League and softball coach at the high school.

3.2. State of Nevada Legislative update

Mendy Elliott, Flynn Giudici Government Affairs, gave an overview of the 2025 Nevada legislature session. They tracked 127 bills for the City of Fernley. The 2025 legislative priorities were affordable housing and homelessness, employment, law, economic development, tax abatement, health care and

then there was some judicial. They were looking at public safety and trying to change some of the laws. She thanked the Mayor, Council and staff for all their help and input.

Councilman Torres stated that this council, along with Ms. Elliott, and with our staff, this was the most action that the City of Fernley has ever taken in its history and there was only one bill, which was the small rail bill that we either opposed or supported, that didn't go our way.

4. PROCLAMATIONS BY THE MAYOR

Mayor Neal E. McIntyre presented a proclamation to the Desert Pigs.

5. PRESENTATIONS

5.1. Possible Action, Presentation and adoption of Resolution 25-011, providing for the transfer of the City's 2025 Private Activity Bond Volume Cap to the Nevada Rural Housing Authority

Katie Coleman, Communications Director of the Nevada Rural Housing Authority (NRHA), expanded upon some of the highlights that they have included in their request to transfer the city's unused private activity Bond Cap to NRHA. Each year, the City of Fernley transfers its unused private activity Bond Cap to NRHA resulting in continued success for their "Home at Last" program. Fernley has been a longstanding contributor to the success of the program through the transfer of that unused Bond Cap. These transfers allow NRHA to create real, lasting housing opportunities. Bond Cap isn't money. It's a Federal allocation that enables entities like NRHA to issue tax-exempt bonds to fund qualified housing initiatives like their homeownership programs.

Motion: I MOVE TO APPROVE RESOLUTION 25-011 PROVIDING FOR THE TRANSFER OF THE CITY'S 2025 PRIVATE ACTIVITY BOND VOLUME CAP TO THE NEVADA RURAL HOUSING AUTHORITY. **Action:** Approved, **Moved by:** Councilman Albert Torres, **Seconded by:** Councilman Ryan Hanan. **Vote:** Passed, **Summary:** Yes 5 **Yes:** Councilwoman Zoberski, Councilman Lau, Councilman Torres, Councilman Hanan, Councilman Mendoza.

6. STAFF REPORTS

6.1. Presentation, discussion, and possible action regarding the selection of an executive search firm to assist in the hiring of a City Manager from the three proposals received; CPS HR Consulting, Bob Murray & Associates, Prothman Executive Recruitment

Robert Carson, City Treasurer, gave a brief summary of the three proposals that were received from CPS HR Consulting, Bob Murray & Associates, and Prothman Executive Recruitment. All three companies have similar proposals and similar processes, and they are proposing a 16-week or 4-month process to go through and select a new City Manager.

Mayor Neal E. McIntyre stated that he recommends that CPS HR Consulting be hired. He personally talked to all three different firms. CPS HR went in-depth into what they would do for us, whereas the other two just said they would send us information and sent pamphlets. Our City Engineer, Maria, also worked with CPS HR Consulting, and they did a fantastic job in their searches.

Motion: I MOVE TO RECOMMEND THAT CPS HR BE SELECTED TO LEAD THE SEARCH FOR THE NEW CITY MANAGER. **Action:** Approved, **Moved by:** Councilman Ryan Hanan, **Seconded by:** Councilman Stan Lau. **Vote:** Passed, **Summary:** Yes 3, No 2. **Yes:** Councilwoman Zoberski, Councilman Lau, Councilman Hanan, **No:** Councilman Torres, Councilman Mendoza.

6.2. Discussion and possible action to accept Mark IV's Special Assessment District petition application for improvements to Nevada Pacific Parkway.

Lydia Altick, Deputy City Manager, presented. Mark IV Capital requested from the city the formation of a Special Assessment District (SAD) under the developer petition method for the Victory Logistics District Development, and other benefiting landowners to finance eligible public improvements for the existing Nevada Pacific Parkway. On June 4, 2025, the Fernley City Council approved Resolution 25-005 to establish guidelines and procedures for the creation of private property owner-requested Special Assessment Districts. For the Mark IV process, we have had the pre-application meeting, and the application and petition process is 75% complete. Tonight, we're asking for City Council approval to move forward with that petition. After that there will be a formal petition that will come before the City Council and a public hearing. If approved, we will begin negotiations, after that, we obtain security costs from Mark IV. She gave a brief overview of the project. We recommend moving forward with the SAD petition request with the following conditions: developers contacting other property owners regarding the formation of the SAD, developer to provide the most recent appraisal of Mark IV property to ensure there is current value in excess of assessment, and to provide the timing of SAD formation bond issuance and project expenditures. Mark IV is responsible for all costs of the project before the time the bonds are issued.

Motion: I MOVE TO APPROVE MOVING FORWARD WITH THE MARK IV SPECIAL ASSESSMENT DISTRICT PETITION REQUEST WITH THE FOLLOWING CONDITIONS: 1) MARK IV WILL CONTACT OTHER PROPERTY OWNERS REGARDING FORMATION OF THE SAD; 2) TO PROVIDE MOST RECENT APPRAISAL OF MARK IV PROPERTY TO ENSURE THERE IS CURRENT VALUE ABOVE ASSESSMENT; AND 3) TO PROVIDE THE DESIRED TIMING OF SAD FORMATION, BOND ISSUANCE AND PROJECT EXPENDITURES. **Action:** Approved, **Moved by:** Councilman Albert Torres, **Seconded by:** Councilman Ryan Hanan. **Vote:** Passed, **Summary:** Yes 5. **Yes:** Councilwoman Zoberski, Councilman Lau, Councilman Torres, Councilman Hanan, Councilman Mendoza.

6.3. Discussion and possible action to amend the Rules of Decorum to include rules for digital appearance for council members. Councilman Hanan

Councilman Hanan stated the policy for digital appearance was created during the covid epidemic. We don't have that issue anymore, and it's important that council members are attentive and behind the dais.

Motion: I MOVE TO DIRECT THE CITY ATTORNEY TO REVISE THE RULES REGARDING DIGITAL PARTICIPATION, PHONE PARTICIPATION WITH EXCEPTIONS FOR ILLNESS AND FAMILY EMERGENCIES. ADDITIONALLY, DIGITAL APPEARANCES SHOULD REQUIRE MEMBERS TO BE STATIONARY, CAMERA ON, AND PARTICIPATING IF THEY ARE GRANTED PERMISSION TO ACCESS VIA ZOOM OR OTHER DIGITAL MEDIA. ALL REQUESTS TO APPEAR DIGITALLY MUST BE APPROVED BY THE MAYOR WITH PRIOR APPROVAL. **Moved by:** Councilman Hanan **Seconded by:** Councilman Lau.

Councilman Torres asked to have a discussion. A lot of government entities, commissions and city councils have actually gotten away from Zoom, and they are calling in because Zoom and Teams take up more of the clerk's time. This is great overreach. If the voters in that ward for any of us sitting up here have a problem, then the voters and the public need to go to that member of council who they are fully available for. We are elected. None of us answer to each other, we answer to the voters, we answer to our staff, and vice versa. If I want to call in, I should be allowed to call in if I'm making comments, and I'm voting, and I'm not getting lost because I'm not paying attention. That's my responsibility as an adult. I don't have to be on video, and I'm allowed to do that by our current rules of decorum and if we got rid of the video and just do call in, I'd be a hundred percent for that as well.

Councilwoman Zoberski stated that we are not the only city experiencing this. One of the things they found is that there is reduced meeting fatigue, so constantly being on video and tiring leads to distractions, allowing officials to turn off their cameras can potentially increase focus on the discussion itself. There is also the privacy and comfort issue. If you are in your home, you might be uncomfortable showing your homes or not having a suitable backdrop. We need to think about both sides of this. She agrees that we should trust our council members enough with the camera on or off. She has a hard time supporting it, only because she has not heard it from the public. She's never had a person from the public come up to her and complain or say it doesn't feel transparent that somebody's on video. It's not her place to police the council up here. She would rather have full trust that they're doing what they were voted in to do.

Councilman Hanan stated that he is asking that we send this back to our attorney to review, not create a new rule, but to create rules that are compatible with our requirement to serve the public. Part of that requirement is that we are up here, and we face the public, and that they see our faces, they hear our comments. Routinely, when we're doing zoom, we have communication issues. It's incumbent upon elected officials, if they choose to use that method for whatever reason that's granted, that they be responsible for having a solid connection which allows them to provide that service, to do their job for the city. The people elected us to sit up here. They don't elect us to sit at home or to be in our car or be on vacation on zoom with the camera off not participating, that should be an unexcused absence. There is a problem that is forming here, and we need to stop it.

Councilman Lau stated he's been there for 11 years and there have been a lot of changes. Right now, he has never seen more chaos in the city council. He withdrew his second motion.

Action: No Action

Mayor Neal E. McIntyre stated that the motion dies.

7. PUBLIC FORUM

None at this time.

Mayor Neal E. McIntyre stated that he will be absent from the August 6, 2025, meeting and Pro-Tem Councilwoman Zoberski will be running the meeting.

The next meeting will be August 6, 2025, at 5 pm.

8. ADJOURNMENT

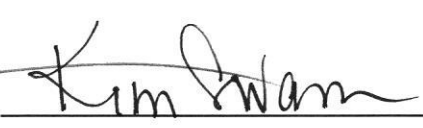
There being no further business to come before it, the Fernley City Council meeting adjourned at 6:46 pm.

Approved by the Fernley City Council on August 6, 2025, by vote of:

AYES 5 NAYS: 0 ABSTENTIONS: 0 ABSENT: 0



Felicity Zoberski, Mayor Pro Tem



ATTEST: City Clerk Kim Swanson