

**MINUTES OF THE
FERNLEY CITY COUNCIL MEETING
AUGUST 20, 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, City Engineer Maria Paz Fernandez, Utilities Director Seong Kim.

1.3. Public Forum

Fernley resident Bill Willsie had questions regarding the oversized load that backed up traffic Monday morning. He also inquired if the city has the ability to dictate what can and cannot come through the city.

Tammy Dittman expressed concern regarding the fire hydrants being taken care of.

Tessa Garvin asked if the city was going to address the incident involving the council member.

Aaron Mouritsen, City Attorney, stated that in compliance with open meeting law, the Council is prohibited from discussing or acting on any items that are not properly agendaized and that were not placed on the agenda 5 days in advance. Additionally, any discussion of any individuals is required to comply with opening law requirements for notice.

1.4. (For Possible Action) Approval of Agenda

Mayor Neal E. McIntyre asked to have item 6.3 pulled as the contract agreement with the Boys and Girls Club is not finalized. It should be finalized this week. He called for a special meeting on Wednesday, August 27, at 5 p.m. to allow the Council enough time to look at a complete agreement.

Motion: I MOVE TO APPROVE THE AGENDA AS PRESENTED WITH 6.3 REMOVED AND RESCHEDULED TO AUGUST 27TH AT 5 P.M. **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

City Clerk Kim Swanson read the new business licenses.

2.4. Possible action to approve a contract for on-call inspection services and engineering support services with NCE.

2.5. Possible Action to approve the Alvogen, Amneal, Apotex, Hikma, Indivior, Mylan, Sun and Zydus Opioid Settlement

2.6. For Possible Action to purchase one (1) 3/4-ton, four-wheel drive pickup truck with an animal transportation body for the City of Fernley's Animal Control Department for an amount not to exceed \$100,000.

2.7. Discussion and possible action to approve the scope of work and contract for the East Lift Station Improvements Project with Lumos & Associates for a total of \$64,200.

Motion: I MOVE TO APPROVE THE CONSENT 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.

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 reported that volunteers are conducting a backpack giveaway at the substation on Saturday, August 23, 2025, from 9:00 am - 3:00 pm. The Shop With A Sheriff program has started fundraising. If people would like to make a donation to that program or sponsor a kid, they can get in touch with Sheriff Pope directly, 463-6600, or stop by one of the substations, and we accept donations there.

JT McCoy, North Lyon County Fire, reported that they ran a total of 306 calls of service in the month of July. 207 of those were medical emergencies that led to 107 transports to the area hospitals. We had to bring in mutual aid to assist us with those calls 16 times. NLFPD will be selling pink t-shirts for the month of October. The plan is to take the proceeds, and we will wrap one of our fire engines in pink to support breast cancer awareness for a month and also make donations to the National Breast Cancer Foundation. They had a fundraiser at Black Bear Diner for one of their member's family member, who has cancer.

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, gave an update on the RAISE grant for Nevada Pacific Highway. We are now at 30% design. That 30% has been approved by the Union Pacific Railroad. The 60% submittal is scheduled for the end of September. The NEPA required environmental review has been completed and received a finding of no significant impact status from the Federal Highway Administration. Construction is planned to start in the spring of 2026. The City signed the Notice of Substantial Completion this week for the CRRC which will clear the way for the final certificate of occupancy. The ribbon cutting is next week at 2 p.m. The City is looking for donations and sponsorships for our Spooktacular event which will be at City Hall on October 31st.

Councilman Torres gave a shout out to staff member Jessica Murdock for all her work along with the volunteers and city staff at the Main Street Park. The RTC approved two projects this week. The first one is the Cedar Lane reconstruction project, and the second one is the Industrial Park Rehabilitation Project which will include Industrial Drive, Salvador and Resource Drive.

Councilman Lau congratulated the head football coach at Fernley High School. Last weekend they beat Douglas County. Pop Warner is starting on Friday.

Councilman Hanan reminded everyone that the Corridor study is still on the city website for another week. He encouraged everyone to participate in the study.

Mayor McIntyre reminded everyone of the Mayor's Clean Sweep & Recycle on Saturday, September 13th. We have teamed up with Redwood Materials, Hero Environmental Services, and Waste Management. All the containers will be at the Out-of-Town Park behind the rodeo grounds, and you're going to be able to recycle things like tires, paint, and a lot of other things for free. This is for resident homeowners. This isn't for businesses. The city website has a list of exactly what you can drop off.

4. PROCLAMATIONS BY THE MAYOR

Mayor McIntyre presented the Mayor's Spotlight to Diane Chapin.

Mayor McIntyre presented a proclamation in honor of the Fernley Junior All-Stars Youth Softball Team.

Mayor Neal E. McIntyre called for a break 5:39 pm - 5:47 pm.

5. PUBLIC HEARINGS

5.1. (For Possible Action) Second reading, discussion, and possible action on Bill #361 (associated with CA25001) to revise Section 32.03.040(b) (Comprehensive Master Plan Amendment) of the City of Fernley Development Code to better reflect the requirements found in NRS 278.210 for amending the Master Plan.

Planning Director Rambo stated this item is a correction to the Master Plan amendment process. There is a vagueness in our code about the process of how to do Master Plan Amendments. We have added language to make it clear how the process works.

There was no public input.

Motion: I MOVE TO APPROVE BILL #361 AS PRESENTED BY STAFF. **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. Discussion and Possible Action to revise the offer letter for the City Attorney.

Aaron Mouritsen, City Attorney, stated that he is asking for a change in the offer letter, in terms of termination. If the council or mayor make the decision to terminate him, there would be a 6-month severance agreement.

Motion: I MOVE TO APPROVE THE REVISED OFFER LETTER TO THE CITY ATTORNEY TO ADD 6-MONTH SEVERANCE. **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.

6.2. Discussion and possible action to approve the extension of the professional services contract with Stantec for the Highway 50 Loop Design project.

Seong Kim, Utilities Director, recommended moving this item to the next regular scheduled meeting.

Motion: I MOVE TO MOVE THIS ITEM TO THE NEXT COUNCIL 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.

6.3. Discussion and possible action to approve a lease agreement between the Boys & Girls Club of Truckee Meadows and the City of Fernley for the lease of the Community Response & Resource Center.

This item will be discussed at the special meeting on August 27, 2025.

6.4. Discussion and Possible Action: Authorization to Proceed with Design, Planning, and Prioritization of Recommended Improvements for the Fernley East Wastewater Treatment Plant (EWWTP) for a total cost of \$27.4 million (Phase 1,(2026): \$10.3 million, Phase 2 (2031): \$17.1 million) and accepting the presentation of Preliminary Engineering Report by Lumos & Associates.

Kim Seong, Utilities Director, stated that currently our wastewater system has a lagoon and pond system to treat our wastewater, but we are losing the effective volume of the pond because of depositing and accumulating sand, soil, and dirt and debris. Furthermore, we are not able to meet the nitrogen limit set by the state.

Jonathan Lesbrons, Loomis & Associates, gave a presentation on the preliminary engineering report on the east wastewater treatment plant. He concluded with recommendations.

Director Kim and Mr. Lesbrons answered questions from the council.

Motion: I ACCEPT THE PRESENTATION AND MOVE TO APPROVE AUTHORIZATION FOR THE UTILITIES DEPARTMENT TO PROCEED WITH THE DESIGN, PLANNING AND PRIORITIZATION OF RECOMMENDED IMPROVEMENTS FOR THE FERNLEY EAST WASTEWATER TREATMENT PLAN AS OUTLINED IN THE APRIL 2025 PRELIMINARY ENGINEERING REPORT FOR A TOTAL COST OF \$10.3 MILLION IN FISCAL YEAR 2026. **Action:** Approve, **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.

6.5. Discussion and Possible Action and Discussion to accept the Preliminary Engineering Report for Design, Planning, and Prioritization of Recommended Improvements for the Fernley Water Treatment Plant (WTP), with a presentation by CDM Smith.

Seong Kim, Utilities Director, stated that our water system relies entirely on groundwater. Our water production has to run 24 hours a day, 365 days, and it's been 16 years running that way. It is still a relatively new system, but we are experiencing some fatigue and it is stressing out our equipment. He explained maintenance on the system must be completed, but since it's running 24 hours, we cannot do it. Another alternative is to get surface water from the canal. By having surface water in our water plant, we can have time for maintenance. There is also a need for a sludge-drying bed system. The estimated cost is \$40 million; we are currently requesting approval of \$4 million to fund the design phase. The remaining \$36 million for construction and implementation will be presented to the Council later.

Conan Monson, CDM Smith, presented a summary of their recommendations for changes and improvements including upgrading the SCADA system as part of this project.

Director Kim and Mr. Monson answered questions from the Council.

Motion: I MOVE TO APPROVE THE UTILITIES DEPARTMENT TO PROCEED WITH THE PANNING AND DESIGN OF THE RECOMMENDED IMPROVEMENTS FOR THE FERNLEY WATER TREATMENT PLANT (WTP) AS OUTLINED IN THE JUNE 2025 PRELIMINARY ENGINEERING REPORT, WITH A TOTAL ESTIMATED PROJECT COST OF \$40 MILLION, FURTHERMORE I MOVE TO APPROVE THE USE OF UP TO \$4 MILLION BY THE UTILITIES DEPARTMENT TO CARRY OUT

THE DESIGN PHASE OF THE PROJECT. **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.

6.6. Discussion and possible action to direct staff to pursue federal and state grants to offset costs for the pre-construction, design and engineering on the East Wastewater Treatment Plant.

Seong Kim, Utilities Director, recommended adding the water treatment plant to the motion.

Christine Brandon, Western Nevada Development District, stated the district supported city staff, and the city in exploring and finding the grant possibilities for both wastewater and water projects, because we have both of those, and it's a lot of money.

Christine Brandon stated that they would probably look at separate grants. They're looking at the Economic Development Administration for the wastewater treatment plant for the design, for right now. Then, for water treatment, they're going to probably look into the Environmental Protection Agency. They will also look at state funds that would be available through the State Revolving Loan Fund. They're going to pursue all funding possibilities.

Councilman Albert Torres asked Christine Brandon to mention what the EPA told WNDD when we were looking at funding for another project, about what they would most prefer when it came to the sewage treatment plant.

Christine Brandon stated it's always about economic development, with that new wastewater treatment plant, it's very important that we get the purple pipe, that we have the ability to recycle it, but also to sell it to our industrial users. That creates more jobs, more industries coming.

Motion: I MOVE TO DIRECT STAFF TO PURSUE FEDERAL AND STATE GRANTS TO OFFSET COSTS FOR THE PRE-CONSTRUCTION, DESIGN, AND ENGINEERING ON THE EAST WASTEWATER TREATMENT PLANT AND THE WATER TREATMENT PLANT. **Action:** Approved, **Moved by:** Councilman Stan Lau, **Seconded by:** Councilman Albert Torres. **Vote:** Passed, **Summary:** Yes 5. **Yes:** Councilwoman Zoberski, Councilman Lau, Councilman Torres, Councilman Hanan, Councilman Mendoza.

7. RESOLUTIONS

7.1. Discussion and possible action to approve Resolution 25-014 to implement negotiations with the Boys & Girls Club of Truckee Meadows for design and construction of the Early Learning Center.

Lydia Altick, Deputy City Manager, stated this resolution formally recognizes the partnership with the Boys & Girls Club Truckee Meadows that promotes education, equity, and opportunity. The City finds that it is in the public interest to enter into negotiations with the B&GC to determine the feasibility, terms, and conditions for the potential sale of property to support this endeavor. The outcome of the negotiations will be brought back to the City Council for approval before any transactions or conveyance is completed.

Motion: I MOVE TO ADOPT RESOLUTION 25-014 FORMALIZING NEGOTIATIONS WITH THE BOYS & GIRLS CLUB FOR THE DESIGN AND CONSTRUCTION OF THE EARLY LEARNING CENTER. **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.

8. PUBLIC FORUM

Tammy Dittman asked when there are first readings and second readings, why they are not actually read, and when you add something to an agenda, isn't that a violation of the open meeting law? Like, when you added the water treatment plant to the already agendized item of the wastewater treatment plant. She also gave Council a list of damaged hydrants she got from the fire department.

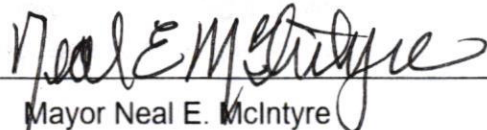
There will be a Special Council meeting held on August 27, 2025, at 5:00 pm, and the next regular City Council meeting will be September 3, 2025.

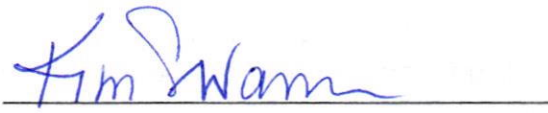
9. ADJOURNMENT

There being no further business to come before it, the Fernley City Council meeting adjourned at 7:10 pm.

Approved by the Fernley City Council on September 17, 2025, by a vote of:

AYES 5 NAYS: 0 ABSTENTIONS: 0 ABSENT: 0


Mayor Neal E. McIntyre


ATTEST: City Clerk Kim Swanson

