

**MINUTES OF THE
FERNLEY CITY COUNCIL MEETING
SEPTEMBER 3, 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, Senior Planner Alisa Johansson, Assistant Planner Lisa Warner, Planning Director Michele Rambo, Public Works Director Barry Williams, 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

City Clerk Kim Swanson read the new business licenses.

2.4. Discussion and Possible Action to approve a contract with Kimley-Horn for development of a Capital Improvement Plan and Impact Fee Study in an amount not to exceed \$349,000.

2.5. Possible Action to approve a contract with Kimley-Horn for development of the North and Southwest Fernley Infrastructure Plan in an amount not to exceed \$349,000.

2.6. Possible Action to Approve Amendment Number 3 to the 1.5 MG Treated Water Reservoir Agreement with Resource Development Company (RDC) for \$29,005 to complete the project.

2.7. Possible Action to Approve Amendment Number 3 to the 1.5 MG Treated Water Reservoir ("TWR2") Agreement with Shaw Engineering ("Shaw") for \$6,500 to Complete the Project.

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.

None at this time.

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 new hires, openings, and promotions. The city received the final Certificate of Occupancy for the Community Response and Resource Center. The first Animal Services Microchip Clinic was held. The next clinic is September 27th at City Hall. The cost is \$15, or a donation of a 10-pound bag of dog food for our pet pantry. Friends of Fernley Animal Services will be hosting the first ever Howloween. This is a 5K at the Out-Of-Town Park with your dog. There will be vendors and food trucks to benefit the planning, design, and construction of a Fernley Animal Services facility. This will be held on Sunday, October 19th, at the out-of-town Park.

Councilman Hanan reported that at the union negotiation grievance was settled 100% to the satisfaction of the City and the Union. He attended the ribbon cutting at the CRRC. He attended the microchip event from the City of Fernley Animal Control.

Councilman Torres reported Saturday, September 6th is the first annual Western Nevada NAMI Golf Tournament.

Councilman Mendoza inquired about the RFP's for IT. Deputy City Manager Altick stated she is hoping to get it out this week.

Mayor McIntyre thanked everyone for CRRC. If it wasn't for the council and staff, it would not have been possible. He sent out a survey to all staff as well as the council on what they would like to see in a City Manager. The Mayor's Clean-Up and Recycle is on September 13th. Looking for volunteers and donations. The clean-up will be at the Out-Of-Town Park. If anybody would like to volunteer, or donate, please contact April Homme at 775-784-9858. He served on the school board for 14 years and had the privilege of being on the Board with Bridget Peterson from Dayton for 10 years. She has decided to resign and wants to publicly give a thank you for her commitment to the Lyon County School District.

4. PROCLAMATIONS BY THE MAYOR

None at this time.

5. PRESENTATIONS

5.1. Discussion and Possible Action to review and provide direction to staff regarding evaluation of Utility Rates and Fees.

Seong Kim, Utilities Director, stated that the council previously adopted a utility rate schedule through December 2026 for a 3% increase scheduled for January 2026. Construction and utility costs have risen faster than anticipated, mainly due to the Utility Department's new capital improvement program.

Hansford Economic Consulting gave a presentation and stated with a rate study the City is trying to achieve revenue sufficiency. This is to rehabilitate or replace utility assets so that users are paying for their use of the system now and not leaving it to future customers when repairs become critical and the costs become more expensive. To fund the necessary capital improvement projects to meet new regulatory standards, and/or increase the capacity of the utility systems, and also to meet any current bond covenants and other financial legal obligations of the systems. This is done by establishing appropriate rate and fee schedules for each utility enterprise fund. Since 2021, the average change in prices has ranged from 4% to 6%. We are trying to project for the next 5 years, but caution that there are assumptions of new debt in fiscal year 2029. The bond sales are rough estimates for the rate study.

City Treasurer Carson clarified that the rate study that is being presented is based on our capital improvement plan for the next 5 years. A new wastewater treatment plant wasn't included in the CIP plan if we move forward with that, and it's funded, that will change our entire capital outlay, or capital improvement for the next 5 years. As we go through the process, we will look at our revenues and the rates annually to see if the increases are needed or if we cap them because we have a brand-new system.

Councilman Mendoza stated he would like to see what it would look like if we were to receive the grant money, and for one year increase 4.5% as opposed to the 8.5%. He also inquired about the timeline for the grants. If we were to cap and not raise any rates for the next 6 months and revisit this in 6 months, would that be detrimental to our water and sewer budget? Will that be enough time for us to decide in 6 months whether or not, or how much we want to increase?

Deputy City Manager Altick stated that we have been working closely with Western Nevada Development District on specific grants for the wastewater treatment plant, and possibly some other different funding for the water treatment facility. We're also looking at using a lobbyist to gain even more grants and get a step-up in that whole process. We should know something within a year.

City Treasurer Carson stated it will change the budget that we are currently in, because it will limit the revenues. For the fiscal year 26 budget, there were increases factored in, our revenues would probably come in slightly lower than what we had. It will limit the funds that come in this year, because there is not \$4 million to cover the debt service payments, but the debt service payments do have to be made.

Councilman Torres felt the one-year outlook is a great idea. How do we look at what the 80-20 split is going to be if we don't know what grant will be. He suggested they return in 9 to 12 months, knowing what the grants they have gotten and then looking at them.

Councilman Hannan stated we should look at this closely in January and see where we are, and every single year. He would like a report every 6 months. He wants to be cautious and methodical.

Mayor McIntyre stated that a couple federal lobbyist groups have called him. He will be bringing it to the Council within the next couple of meetings to get their approval.

Councilman Torres stated that we have another meeting with the EDA on the afternoon of the 11th. Our grants guy Don and our Executive Director, Christine, are working on getting those grants for the water treatment and sewage treatment. The sewage treatment grant is for planning and design at this point.

Motion: I MOVE TO REITERATE WHAT COUNCILMAN MENDOZA WAS LOOKING FOR, AS FAR AS IT COMING BACK EVERY YEAR, AS WELL AS WHAT COUNCILMAN HANAN SUGGESTED, WHICH IS TO LOOK AT WHAT WOULD BE THE OFFSET TO THE WATER AND SEWER RATES WITH AN INCREASE TO SEWER AND WATER HOOKUPS. **Action:** Approved, **Moved by:** Councilman Torres, **Seconded by:** Councilman Hanan, **Vote:** Passed, **Summary:** Yes 5. **Yes:** Councilwoman Zoberski, Councilman Lau, Councilman Torres, Councilman Hanan, Councilman Mendoza.

Mayor Neal E. McIntyre called for a break: 6:30 pm - 6:40 pm

5.2. Presentation by the City Attorney on City Council Rules of Procedure.

Aaron Mouritsen, City Attorney, gave a presentation and clarification on the basic principles that are laid out in the City Council Rules and Procedures.

6. ORDINANCES

6.1. (For Possible Action) Introduction and first reading of Bill #362 (associated with CA25002) to revise Section 32.09.090(i) (Landscaping and Screening) of the City of Fernley Development Code

to update the location and design requirements and other specifications for trash enclosures and update the screening requirements for mechanical and electrical equipment and facilities.

Lisa Warner, Assistant Planner, stated this is the first reading to amend the development code for trash enclosures and mechanical screening to ensure consistency throughout the City of Fernley.

Councilman Mendoza inquired about the mechanical and electrical screening asking if it has been taken into account for the operation of those specific units? Lisa Warner, Assistant Planner, stated that they didn't list a specific amount of space, but that is something she will look at.

6.2. (For Possible Action) Introduction and first reading of Bill 364, associated with CA25003, a request from the City Clerk's Office and the Planning Department to amend the home occupation use standards contained in Fernley Municipal Code, Title 32, Chapter 7, Section 200 to keep home businesses from impacting their surrounding neighbors.

Alisa Johansson, Senior Planner, presented the first reading and introduction. Our goal is to amend the use standards. Our purpose is to limit adverse impacts of the home occupations on neighboring properties, to capture occupations and scenarios that were not contemplated in the original code, and to enhance compatibility.

7. RESOLUTIONS

7.1. For Discussion and Possible Action to adopt Resolution #25-013: Pavement Cut Moratorium Policy

Maria Paz Fernandez, City Engineer, presented the Pavement Cut Moratorium Policy. This policy will prohibit non-emergency pavement cuts on newly resurfaced, reconstructed, or newly installed streets for a period of five (5) years after completion. The purpose is to protect the City's investment in pavement infrastructure, maintain roadway quality, and reduce premature deterioration caused by utility or excavation cuts. This moratorium aligns with industry best practices and supports the City's long-term asset management goals.

Motion: I MOVE TO APPROVE RESOLUTION #25-013, ESTABLISHING A 5-YEAR PAVEMENT CUT MORATORIUM ON NEWLY RESURFACED OR RECONSTRUCTED STREETS TO PROTECT THE CITY'S INVESTMENT AND MAINTAIN ROADWAY QUALITY. **Action:** Approve, **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.

8. PUBLIC FORUM

Councilwoman Felicity Zoberski asked if we have load weight limits on our roads in the codes.

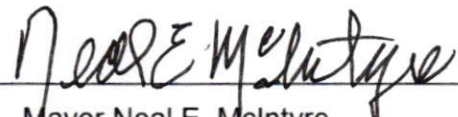
Maria Paz Fernandes, City Engineer, explained we have road classifications, so there are different thicknesses for each type. There are different design standards for different road classifications that allow for certain loads for each road classification.

The next City Council meeting will be on September 17, 2025, at 5:00 pm

9. ADJOURNMENT

There being no further business to come before it, the Fernley City Council meeting adjourned at 7:18 pm.

AYES 5 NAYS: 0 ABSTENTIONS: 0 ABSENT: 0



Mayor Neal E. McIntyre



ATTEST: City Clerk Kim Swanson