



N E V A D A

AGENDA
Regular Meeting
City Council

Wednesday, October 1, 2025 • 5:00 PM

Mayor
Neal E. McIntyre

City Council
Ward 1 - Ryan Hanan
Ward 2 - Felicity Zoberski
Ward 3 - Stan Lau
Ward 4 - Albert Torres
Ward 5 - Joe Mendoza

City Manager

Fernley City Council Chambers, 595 Silver Lace Boulevard, Fernley, NV 89408

Zoom information:

Please click the following link to join the webinar: <https://us02web.zoom.us/j/82966343247>, or one tap_mobile: 12532158782, Dial: 669 900 9128, Webinar ID: 829 6634 3247

Public Notice: This agenda has been physically posted in compliance with 241.020 at Fernley City Hall, 595 Silver Lace Blvd. In addition, this agenda has been electronically posted in compliance with NRS 241.020(3) at www.cityoffernley.org and NRS 232.2175 at <https://notice.nv.gov/> To obtain further documentation regarding posting, please contact the City Clerk's Office at (775) 784-9830 or cityclerk@cityoffernley.org

Public Comment: Those wishing to address the City Council may submit public comment through the [online public comment form](#), or by sending an email to cityclerk@cityoffernley.org. Comments received prior to 4:00 pm the day of the meeting will be provided to City Council and added to the record but will not be read during the live meeting. Public comments received after 4 pm the day of the meeting will be included in the record but may not reach council members before action is taken. Public comment, whether on action items or public comment, is limited to three (3) minutes per person. Unused time may not be reserved by the speaker, nor allocated to another speaker. The public may comment on any matter that is not specifically included on an agenda as an action item or comment on a specific agenda item. Items not included on the agenda cannot be acted upon other than to place them on a future agenda. Additionally, if you wish you can comment in person at the meeting or use the Raise your Hand feature in Zoom (*9 if you are participating via phone).

Accommodations: City Council and staff will make reasonable efforts to assist and accommodate individuals with disabilities desiring to attend the meeting. Please contact the City Clerk's Office at (775) 784-9830 in advance so that arrangements can be made.

Supporting Material: Staff reports and supporting material for the meeting are available at the City Clerk's Office, and on the City's website at www.cityoffernley.org Pursuant to NRS 241.020(6), supporting material is made available to the general public at the same time it is provided to the City Council.

Order of Business: The presiding officer shall determine the order of the agenda. The Fernley City Council may combine two or more agenda items for consideration; remove an item from the agenda; or delay discussion relating to an item on the agenda at any time. All items are action items unless otherwise noted. Items scheduled to be heard at a specific time will be heard no earlier than the stated time but may be heard later.

1. INTRODUCTORY ITEMS

- 1.1. Pledge of Allegiance**
- 1.2. Roll Call**
- 1.3. Public Forum**
- 1.4. (For Possible Action) Approval of Agenda**

2. CONSENT AGENDA

(PLEASE NOTE: ALL MATTERS LISTED UNDER THE CONSENT AGENDA ARE CONSIDERED ROUTINE, AND MAY BE ACTED UPON BY THE COUNCIL MEMBERS IN ONE MOTION, AND WITHOUT AN EXTENSIVE HEARING. ANY MEMBER OF THE COUNCIL MAY REQUEST THAT AN ITEM BE TAKEN FROM THE CONSENT AGENDA, DISCUSSED, AND ACTED UPON SEPARATELY DURING THIS MEETING.)

- 2.1. (Possible Action) Approval of Voucher Report**
- 2.2. (Possible Action) Approval of Minutes — Closed Session June 2025**
- 2.3. (Possible Approval) Approval of Business Licenses**
- 2.4. For possible action and approval to Purchase Temporary Air-Gap Equipment and SCADA/Electrical Integration for East Lift Station Project (design in process). The temporary equipment cost is not to exceed (NTE) \$30,000.**
- 2.5. For Possible Approval of Professional Services with Shaw Engineering for Water Treatment Plant (WTP) Water Hammer Remediation — Design, Permitting, Bidding/Construction Administration, and Inspection for a total cost not to exceed \$41,200.**
- 2.6. Possible Action to Approve a contract with Lumos & Associates for Design and Construction Management services for the SR 828 (Farm District Road) Bike Path Phase 3 Project.**
- 2.7. Possible Action to Approve a contract with Lumos & Associates for Construction Management services for the Industrial Park Reconstruction Project**
- 2.8. For Possible Action to Approve the award of the 2025-2027 Biennial Generator Maintenance and Service Contract to Arc Generator Services in amount not to exceed the unit price per services listed in the bid document not exceeding an annual cost of \$22,655 and a two (2) year cost of \$45,310.**
- 2.9. For Possible Action to Approve the award of the 2025-2027 Biennial Traffic Signal Maintenance Service Contract to Titan Electrical Contracting, Inc. in amount not to exceed the unit price per services listed in the bid document not exceeding \$85,508 annually.**
- 2.10. Discussion and Possible Action to approve the job description and wage scale for the Code Enforcement Officer position.**
- 2.11. Possible Action to change Court Marshal wage scale to align with the updated compensation plan.**
- 2.12. Possible Action to reappoint Jackie LaVoie, Sharon Holley, Denise Moorman and Lisa Callahan to the Fernley Senior Citizens Advisory Committee for a two-year term.**

3. REPORTS - THIS ITEM IS FOR VARIOUS PUBLIC ENTITY REPRESENTATIVES TO PROVIDE GENERAL INFORMATION TO THE COUNCIL AND PUBLIC. NO ACTION WILL BE TAKEN.

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

4. PROCLAMATIONS BY THE MAYOR

5. PRESENTATIONS

- 5.1. Presentation, discussion and possible action on the City of Fernley retaining Merchant McIntyre Associates lobbying firm.
- 5.2. A presentation by Fernley Community Foundation and Fernley Main Street on the collaboration with the City of Fernley for the transformation of Polaris Plaza into a vibrant, inclusive, and sustainable public space that serves as a central gathering place and a catalyst for economic, cultural, and community development in the heart of Fernley.
- 5.3. Presentation by Pool/Pact regarding outside legal representation.

6. ORDINANCES

- 6.1. (Possible Action) Introduction and first reading of the First Amendment to the Red Hawk Ranch Development Agreement (Bill #368, DA20002-AMD1) submitted by Wood Rodgers, Inc. on behalf of Red Hawk Ranch LLC, Series B and DB-BB Investments I, LCC to request the following changes: 1) incorporate all property owners and parcels into the agreement, 2) extend the expiration date of all applicable tentative subdivision maps, 3) establish the framework for a future Special Assessment District, 4) allow an on-site density transfer, and 5) relocate the community park. The Red Hawk Ranch Development Agreement, as amended, encompasses four (4) parcels totaling approximately 161.09 acres in area (APNs 021-041-07, -08, -09, -10).
- 6.2. Discussion and Possible Action. Introduction and first reading of a Zoning Map Amendment (ZMA25001) request from Wood Rodgers, Inc. on behalf of Genica Clover Ranch, LLC, rezoning six (6) parcels containing approximately 24.72 acres from RR½ (Rural Residential, ½-acre minimum) and RR5 (Rural Residential, 5-acre minimum) to SF6 (Single Family, 6000-square foot minimum) generally located between Farm District Road to the south, Langdon Street to the north, Winnie Lane to the west, and Nevada Pacific Boulevard to the east (APNs 021-331-15, -19, -20, -22, -29, and -38).
- 6.3. Introduction and first reading of Bill #367 associated with a Zoning Map Amendment request (ZMA25002) from the City of Fernley rezoning one parcel containing approximately 23.19 acres generally located at 2305 Farm District Road from SF20 (Single Family, 20,000-square foot minimum) to OSP (Open Space and Parks) to bring the site into conformance with the Comprehensive Master Plan land use designation of Open Space and Parks (OSP) (APN 021-303-16).

7. PUBLIC HEARINGS

- 7.1. Discussion and Possible Action to adopt Bill #369 regulating alcohol delivery from licensed covered food establishments within City limits.

8. STAFF REPORTS

- 8.1. Discussion and Possible Action to Direct Staff: Consider whether the City should hire a professional consultant to conduct an efficiency study, and provide direction to staff as appropriate.
- 8.2. Discussion and Possible Action to approve the reclassification of Administrative Specialist II to Utilities Project Coordinator.
- 8.3. Discussion and possible action regarding canceling the July 1, 2026, City Council Meeting due to City of Fernley 25th Anniversary events. (Councilman Hanan)

9. PUBLIC FORUM

10. ADJOURNMENT

Next Meeting: October 15th @ 5pm