



N E V A D A

AGENDA
Regular Meeting
City Council

Wednesday, October 15, 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

Acting City Manager
Lydia Altick

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

2.3. (Possible Approval) Approval of Business Licenses

2.4. Possible Action to Approve the Will-Serve Request from ERGS Fernley, LLC for River Ranch Apartments Phase 1 for 11.25 ERC's of water and 34.80 ERC's for Sewer for Lyon County Parcel 021-281-19 located at 501 River Ranch Rd, Fernley, NV 89408.

2.5. Possible Action to Approve the Will-Serve Request from ERGS Fernley, LLC for River Ranch Apartments Phase 2 for 25.65 ERC's of water and 95.04 ERC's for Sewer for Lyon County Parcel 021-281-19 located at 501 River Ranch Rd, Fernley, NV 89408.

2.6. Possible Action to Approve the Will-Serve Request from ERGS Fernley, LLC for River Ranch Apartments Phase 3 for 32.40 ERC's of water and 124.02 ERC's for Sewer for Lyon County Parcel 021-281-19 located at 501 River Ranch Rd, Fernley, NV 89408.

2.7. Possible Action to Approve the Will-Serve Request from ERGS Fernley, LLC for River Ranch Apartments Phase 4 for 22.05 ERC's of water and 79.98 ERC's for Sewer for Lyon County Parcel 021-281-19 located at 501 River Ranch Rd, Fernley, NV 89408.

2.8. Possible Action to Approve the Will-Serve Request from M4 New Fernley QOZB, LLC for Building C Tenant Improvements for a new office at Victory Logistics District for .91 ERC's for Water and 3.91 ERC's for Sewer for Lyon County Parcel 021-242-20 located at 1730 N. Nevada Pacific Pkwy, Fernley, NV 89408.

2.9. Possible Action to Approve the Will-Serve Request from The Meadows at Inglewood for Reno Orthopedic Center for .04 ERC's for Water and .22ERC's for Sewer for Lyon County Parcel 020-341-11 located at 1034 Inglewood Drive. Unit C, Fernley, NV 89408

2.10. Possible Action to Approve the Will-Serve Request from Love's Travel Stops & Country Stores, Inc for Love's Travel Stop RV Parking Addition for 0.11 ERC's for Water and 0.13 ERC's for Sewer for Lyon County Parcel 021-061-23 located at 825 Commerce Center Drive, Fernley, NV 89408.

2.11. Possible Action to Approve the Will-Serve Request from M4 New Fernley QOZB, LLC for Tenant Improvements for a new office with Victory Logistic Building B for 0.70 ERC's of water and 2.97 ERC's for Sewer for Lyon County Parcel 021-242-21 located at 1740 N. Nevada Pacific Pkwy STE 110, Fernley, NV 89408.

2.12. Possible Action to Approve the Will-Serve Request from Southwest Gas for Interior Office Remodel for 0.13 ERC's for Water and .43 ERC's for Sewer for Lyon County Parcel 021-242-14 located at 5900 Macdonald Drive Fernley, NV 89408.

- 2.13. Possible Action to Approve the Will-Serve Request from Donut Bistro for a new commercial establishment for 0.24 ERC's for Water and 1.09 ERC's for Sewer for Lyon County Parcel 020-034-02 located at 45 W. Main Street, Fernley, NV 89408
- 2.14. Possible Action to Approve the Will-Serve Request from Martin Bunyard for 1000 Jenny's Lane for 1 ERC's of water for Lyon County Parcel 020-351-03 located at 1000 Jenny's Lane, Fernley, NV 89408.
- 2.15. Discussion and possible action to approve an amendment for additional engineering services related to the East Cedar Street Roadway Rehabilitation project, including sewer and water utility improvements, as well as the construction management services for an additional cost of \$368,700.
- 2.16. Discussion and possible action to approve a ground lease agreement between the Boys & Girls Club of Truckee Meadows and the City of Fernley for the ground lease of the Early Learning Center site.

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. Jesse Fromeyer, Kinder Morgan representative, is presenting a generous donation of \$25,000 to support City of Fernley Animal Services. This contribution reflects Kinder Morgan's commitment to community engagement and animal welfare, aligning with the values of Fernley's Animal Control Department, which focuses on public safety, responsible pet ownership, and compassionate care for animals in our community.
- 5.2. Jessica Murdock, City of Fernley Development Coordinator, to present an update on the Art Park and recognition to TREX, Twisted Steel, and Fernley Aces for their donations to Main Street Art Park.

6. STAFF REPORTS

- 6.1. Discussion and possible action for approval to move forward with the continuation of Phases 2 and 3 of the Main Street Art Park.
- 6.2. Discussion and possible action to authorize the City to enter into an agreement with Legal Services Agreement with SL Environmental Law Group, Madonna & Madonna LLP, Douglas & London, P.C., Taft Stettinius & Hollister LLP, and Levin Papantonio Proctor Buchanan O'Brien Barr Mougey P.A. for PFAS Litigation. There is no upfront cost to the City under a contingency arrangement. The firm will be compensated at 25% of any gross recovery from the settlement.

7. RESOLUTIONS

- 7.1. Possible action to approve Resolution #25-015 to update the Engineering Department Fee Schedule reflecting the amounts shown in the revised contract with Shaw Engineering for Permit Review
- 7.2. (For Possible Action) Discussion and possible action regarding Resolution 25-016, associated with MPA25003, a Comprehensive Master Plan Amendment request from the City of Fernley to adjust the Comprehensive Master Plan land use designation for an approximately 2.29-acre parcel located at 60 Sage Street from Low Density Residential (LDR) to Commercial (C)

for consistency with the existing zoning designation of C2 (General Commercial) and for consistency with past Master Plan Amendments for this site (APN 020-272-01).

8. PUBLIC HEARINGS

- 8.1. (For Possible Action) Discussion and possible action regarding 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).
- 8.2. (For Possible Action) Discussion and possible action regarding concurrent requests for a Zoning Map Amendment (ZMA25001) and Tentative Subdivision Map (TSM25001) 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) and creating a 105-lot single-family residential subdivision 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).
- 8.3. (For Possible Action) Discussion and possible action regarding 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).

9. PUBLIC FORUM

10. ADJOURNMENT

Next Meeting: November 5, 2025 @ 5 pm