

**MINUTES OF THE
FERNLEY CITY COUNCIL MEETING
OCTOBER 1, 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, Acting City Manager Lydia Altick, HR Manager Mitzi Carter, City Attorney Aaron Mouritsen, City Treasurer Robert Carson, City Clerk Kim Swanson, Administrative Specialist I Sandy Harris, Building Official Charity Birkel, Planning Director Michele Rambo, Deputy Public Works Director Olivia John, 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 WITH ITEM 5.3 BEING REMOVED TO BE HEARD IN THE FUTURE. **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 — Closed Session June 2025

2.3. (Possible Approval) Approval of Business Licenses

City Clerk Kim Swanson read the new 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.

Motion: I MOVE TO APPROVE THE CONSENT AGENDA. **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.

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, Lyon County Sheriff's Office, reported that Deputy Zmak who was working as the School Resource Officer, is recovering from an incident. Deputy Danny Harlow will be covering the schools for Deputy Zmak on a temporary basis. He stated that there will be some traffic enforcement details coming up focusing on and targeting the school zone over on Cottonwood in particular, the area around Cottonwood and Farm District; which will consist of increased law enforcement presence in those areas during the school zone hours. Other traffic enforcement details around the city will include the stoplight at Newlands and the Main Street stoplight, in an effort to get some traffic issues sorted out. He said State Police is also involved due to some cross-jurisdiction. He stated that the department is doing some work on crime stats right now, as the reporting mechanisms crashed during the state breach. He stated that property crimes and violent crimes are all trending down, particularly over the last 2 years or so but traffic stop arrests, drug arrests and things like that, are still trending up due to an increase in proactive law enforcement. He mentioned that Deputy Jose Vasquez is back in Fernley and that there are a couple of deputies at the Academy who will be done around mid-November. He covered some of the special events they have coming up such as the Beef & Brews, Spooktacular and Shop-With-A- Sheriff.

Mayor McIntyre stated that the reason the crime is down is because the presence of the Lyon County Sheriff's Department in Fernley and he thanked them for making the City of Fernley a safer place.

Councilman Hanan stated he really appreciates all the saturation events.

Councilwoman Zoberski inquired about how the numbers work.

Chief Deputy Brantingham summarized how the department handles statistics but stated that the format doesn't affect citizens on any level and it doesn't change the job that the department is doing and that it is explained in detail in their annual report.

Councilman Mendoza asked if when they are working on cottonwood are they going to work on Hardie Lane.

Chief Deputy Mitch Brantingham noted that the situation on Hardie Lane has been a constant problem and that they have been out doing some enforcement there. He explained that they sat down with the school and Councilman Torres a few years ago and they worked through some different options for moving traffic through there, but that there are enforcement issues because conducting traffic stops on the area tends to cause a substantial mess when trying to find a safe location to stop a vehicle.

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

Acting City Manager Altick announced that five employees started in September. She gave a brief update on the RAISE Grant: 30% of plans have been reviewed by NDOT and Union Pacific Railroad and approved and construction is still on schedule for to start in spring of 2027. She summarized the City's requests for proposals and stated that all the CDBG funds have been spent on the Main Street beautification improvements.

Councilman Torres announced the FSCAC meeting will be October 10, 2025, at 9 am in the City Council Chambers and that the girls' softball tournament, Fight the Fight, will be at the Out-of-Town Park on October 11th and 12th.

Councilman Hanan thanked Animal Control for their microchip event in September and announced that The Howl-O-Ween 5K Walk Run will be at the Out-of-Town Park on October the 15th at 8 AM. He stated that the committee for the Fernley 25th anniversary had met and was planning multiple events over the course of a few days and that he has requested an agenda item to cancel the first meeting in July as it is going to be a busy week.

Mayor Neal E. McIntyre mentioned that Spooktacular is just around the corner and that the City of Fernley is inviting local businesses, organizations, and clubs to join in on the fun by sponsoring this year's event and helping hand out candy. Anyone wishing to participate can reach out to Jessica Murdoch at jmurdock@cityoffernly.org. He stated that he met with the Fire Department Chief last week and is really looking forward to seeing how the Fire Department and the City of Fernley can help each other. He also stated that he had a meeting with Lyon County Manager Andrew Haskins and will be having ongoing meetings to go over how Lyon County can help the City of Fernley as it goes through this growth spurt. He said he would like Lyon County to be involved in the City's 25th anniversary celebration and gave an update on the City Manager search, stating that there are 8 applicants and hopes that candidates would be brought forward in mid-December.

4. PROCLAMATIONS BY THE MAYOR

Mayor McIntyre presented the National 4-H Week (October 5, 2025 - October 11, 2025) proclamation to Hillary Dashiell.

5. PRESENTATIONS

5.1. Presentation, discussion and possible action on the City of Fernley retaining Merchant McIntyre Associates lobbying firm.

Acting City Manager Altick, introduced this item and stated that Merchant McIntyre Associates' objective is to secure federal funding to provide budget relief and help Fernley take a leap forward on initiatives to better serve its citizens. She said that Merchant McIntyre will pursue significant funding for the City of

Fernley priority projects, such as facility upgrades at the wastewater treatment plant, the water treatment plant, the water treatment facility for surface water integration, the roundabout, parks, athletic fields, and public safety. She proposed a 90-day engagement with four deliverables: (1) Conduct a resource inventory to identify specific funding objectives and potential grant requests for Fernley. (2) Prepare a comprehensive federal funding strategy for the city, featuring a detailed federal grants grid to assess funding opportunities and evaluate Merchant McIntyre's strategies to secure that funding. (3) Arrange substantive meetings with congressional staff and executive branch program officers who have jurisdiction over the Merchant McIntyre funding targets. (4) Support Fernley in all facets of the federal grant process, including planning, writing, designing, partnership development, budget development, application submissions, and administrative requirements.

Mark McIntyre from Merchant McIntyre Associates, stated that they had prepared the Federal Funding Action Plan based on meetings with staff.

Brandon Bookout from Merchant McIntyre Associates, reviewed some of the relevant ROIs that they've achieved for similar cities.

Councilman Joe Mendoza asked what they could realistically deliver within this 3-month period where City Council could measure the effectiveness of their organization in helping with these funds.

Mr. McIntyre stated that they will take the City through what they call a resource inventory process, which will lead to a comprehensive federal funding strategy and a very detailed grants analysis. Based on due dates, a very specific action plan will be developed, and grant writing will be done, which will showcase the company's strategic thinking and added value.

Councilwoman Zoberski stated concern over entering into a time-trial period with a government shut down happening and asked if staff had initiated contact with this firm or if it was the other way around. She suggested tabling this item until other lobbying firms can be used for comparison or put it out to bid.

Mr. McIntyre stated the shutdown pauses the process, but it doesn't stop the process, so the grants and the congressional earmarks will continue to flow.

Mr. Bookout stated they sent a letter to Mayor McIntyre because they identified the city as a prime candidate for federal funding, based on the city's federal grant eligibility.

Mayor McIntyre confirmed email correspondence with the company.

Councilman Torres asked if grants that are posted at the federal level have to be posted at the same time to everybody in the public, whether you're a lobbyist, county or city municipality and if the company had reached out to the City's local lobbyist to find out how to possibly work with them on securing grants since they have a home field advantage and have the information and institutional knowledge beforehand. He proposed that funds can be better spent by investing in City staff to find and write the grants and by making contacts through federal delegation, by people in-house.

Mr. McIntyre stated that the federal grants process is a highly relational process and the company serves as a go between by asking direct questions to the federal government and individual program officers who run these grant programs. He stated that they try to win the grants before they're announced by

working on the Notice of Funding Opportunity when it comes out and that they have not researched out the City's local lobbyist.

Councilman Hanan stated favor in having multiply lobbyists and being open to discussion about future opportunities. He proposed a 6-month or a 1-year trial at a more competitive price, to show what the company can do.

Motion: I MOVE TO NOT APPROVE A CONTRACT WITH MERCHANT MCINTYRE ASSOCIATES FOR THEIR FEDERAL FUNDING SUPPORT. **Action:** Approved, **Moved by:** Councilman Albert Torres, **Seconded by:** Councilwoman Felicity Zoberski. **Vote:** Passed, **Summary:** Yes 3, No 2. **Yes:** Councilwoman Zoberski, Councilman Torres, Councilman Mendoza, **No:** Councilman Lau, Councilman Hanan.

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.

Cody Wagner of the Fernley Community Foundation presented this item; he reviewed the timeline and the progress of the project. He spoke of the donations made by Polaris, fundraising efforts of the Foundation, and working with the Rotary Club. He stated that the was to try to create a community-first event space with potential uses for public, private, and philanthropic causes. He asked Council for permission to proceed with Phase 1, which included adding fencing, extending the concrete slab 380 square feet, installation of artificial turf, custom engraved bricks, and the rest of the landscaping and irrigation, all from local vendors. Mr. Wager stated that Lowe's has chosen this project as their community impact project for the year and they would be donating up to \$2,500 worth of materials from their store plus some manpower. He said that they have scheduled Tuesday, October 21st to get the landscaping aspects done and asked for shrubs, planting and landscaping materials, post concrete and polymeric sand for the bricks. He asked to partner with the City in the form of a resolution, MOU, or some sort of lease agreement and spoke of events being hosted by the Foundation, the Boosters Club, sports leagues, and other non-profit organizations.

Shannon Ceresola with Main Street Fernley, spoke of creating a vision of what they would like Main Street to be, and tie into what is proposed for at the plaza. She stated that the goal is to have a cohesive look and that the first of ten benches was placed this week. She stated appreciation of the Fernley Community Foundation and the local chamber office in creating one vision, using the same energy and the synergy between all of these groups to bring it all together to complete a project that all can be proud of.

City Attorney Mouritsen stated today is just a presentation, so the Council shouldn't take any action on this item. He proposed to have a pre-planning meeting scheduled with Planning, the Community Foundation and staff to discuss an MOU or a land lease, and discuss the pros and cons.

Councilman Hanan thanked them for all their hard work and stated excitement for the project.

Councilwoman Zoberski stated a concern over scheduling a pre-planning meeting if Lowe's is trying to have their workday and come do work by the 21st. She noted that scheduling the meeting soon would be best.

Councilman Joe Mendoza asked if this would be better accomplished during a workshop.

Cody Wagner commented that ideally the pre-planning meeting be schedule soon and then if it's an MOU, have it as a consent agenda item at either the next meeting or that first meeting of November, as long as the Foundation has permission to move forward with the Lowe's part of it.

Mayor Neal E. McIntyre called for recess - 6:54 pm - 7:04 pm.

5.3. Presentation by Pool/Pact regarding outside legal representation.

This item was pulled from the agenda.

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).

Planning Director Rambo gave the first reading of the ordinance needed to amend the development agreement and stated that there will be a presentation and public hearing at the next meeting.

Councilwoman Felicity Zoberski asked to be emailed about how many public notices will be sent out.

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).

Planning Director Rambo gave the first reading for a zoning map amendment for 6 parcels from RR1/2 and RR5 to SF6. There will be a detailed presentation and public hearing at the next meeting.

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).

Planning Director Rambo stated this is the third first reading for this item. This one deals with the property that has been designated for the Mayor's Fishing Pond Park. This is just a cleanup, to bring it into conformance with the Master Plan designation. At the next meeting there will be more details and a public hearing as well.

7. PUBLIC HEARINGS

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

City Clerk Swanson stated that this is the second reading and adoption of Bill 369, which is derived from AB 375 that was enacted during the 83rd legislative session. This bill is commonly referred to as the Cocktails to Go Bill, as it allows the off-premises delivery of alcoholic beverages. This bill allows certain food establishments that are already licensed for on-premise alcohol sales to sell and deliver sealed alcoholic beverages for off-premise consumption. She stated that a 50-cent surcharge per drink funds the DUI prevention through the expanded Ignition Interlock and DUI Reduction Program and that no new license is needed. She noted that the establishments that are currently licensed can offer this service, delivering alcohol requires extra training, and establishments must use tamper-evident packaging. Staff recommends adoption of this bill as it creates a new revenue stream for the 22 qualified food-covered establishments in our city.

Councilman Mendoza asked how it is tracked that a driver is qualified and who regulates the tamperproof and quality of drinks.

City Clerk Swanson stated that she has asked for cooperation from the Nevada Restaurant Association to help us get the point across that Uber drivers must be trained and get a City of Fernley business license. It is up to the restaurant to regulate the tamperproof containers.

There was no public input.

Motion: I MOVE TO ADOPT BILL 369 AN ORDINANCE REGULATING ALCOHOL DELIVERY FROM LICENSED COVERED FOOD ESTABLISHMENTS WITHIN THE CITY LIMITS. **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.

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.

Acting City Manager Altick stated this item was requested on September 3rd by Councilman Mendoza, and staff is looking for direction on this item. She noted that there have been 3 efficiency studies done between 2020 and 2023. The first study was a Development Review Operational Assessment done in 2021 by Management Partners, and the result of this was an implementation action plan. The second was a federal municipal court and Fernley city attorney evaluation in 2022 done by the National Center for State Courts, and the result was a technical assistance efficiency study. The third one was done in 2020 to develop an action plan to ensure growth occurs in a manner sensitive to the character of the community, and the result of that was the 2021-2026 strategic plan. Basically, this is going to be a discussion amongst you all about what you would like to see within an efficiency study to help guide staff on what it is you're looking for in that efficiency study.

Councilwoman Zoberski stated that after the first efficiency study they were getting updates on all the priority lists. When we did the efficiency study, we had a checklist and then it fell off. She asked if there's a way that we can get a checklist of these priorities and where we're at with the priorities.

Lydia Altick, Acting City Manager, stated that she did an update about a year and a half ago. There are a couple of things on there that we haven't done but 90% of those we are actually still doing.

Councilman Torres expressed the importance of a new efficiency study as the City has multiple new staff members and departments. It's time to take an inward look again to see where we're strong, where we're weak, what we're doing right, and what we can improve on, while at the same time looking at reasons for the high turnover.

Councilman Mendoza stated his goal was to identify areas that the City could improve on to be more efficient and he wants to identify and figure out what we are actually doing with the City resources, and be good stewards of what the community has entrusted to us with.

City Attorney Mouritsen stated that he would like to see a specific efficiency study done by somebody specifically for city attorneys or for attorneys' offices, so we can get that specialized assistance that we need. The last efficiency study was done in March 2022, and it was very useful, and he believes we've actually accomplished all our goals on it, but he would like some additional specialized help if we decide to move forward there.

Councilman Hanan asked if it would be better to wait until we have a new City Manager in place to do an efficiency study since other people have had to assume temporary responsibilities to get the job done. He recommended that the study be done when the City has filled the positions that are required for it to operate efficiently.

Councilwoman Zoberski stated she has full confidence in an efficiency study being done in each of the individual departments so that we can figure out what needs to be done to make that department more efficient. She noted that bringing a City Manager in and having a roadmap already laid out is going to be a lot better than having somebody come in and do an efficiency study before they're ready for it.

Mayor McIntyre stated that if we go out for RFP right now, by the time everything is said and done, we will have a new city manager.

Motion: I MOVE TO DIRECT STAFF TO PREPARE AND ISSUE A REQUEST FOR PROPOSAL TO CONDUCT A GOVERNMENT EFFICIENCY STUDY OF EVERY DEPARTMENT WITHIN THE CITY OF FERNLEY, SPECIFICALLY, BUT NOT LIMITED TO OPERATIONAL EFFICIENCY, FISCAL RESPONSIBILITY, SERVICE DELIVERY, TRANSPARENCY AND ACCOUNTABILITY, AND LONG-TERM SUSTAINABILITY, AND TO RETURN TO COUNCIL WITH A MINIMUM OF, BUT NOT LIMITED TO, 3 FIRMS TO PROVIDE THAT DETAILED ASSESSMENT. **Action:** Approved, **Moved by:** Councilman Joe Mendoza, **Seconded by:** Councilman Albert Torres. **Vote:** Passed, **Summary:** Yes 5. **Yes:** Councilwoman Zoberski, Councilman Lau, Councilman Torres, Councilman Hanan, Councilman Mendoza.

Councilman Joe Mendoza requested that the study look at Operational Efficiency to evaluate current processes and staffing levels and Department Structures to identify opportunities for improved workflows,

reduced redundancy and streamlined decision-making. That a full review of expenditures, be done to identify areas of waste, duplication, or non-essential spending, recommend cost-saving strategies that do not compromise the delivery of core city services be done for fiscal responsibility. He asked that service delivery be looked at to assess whether the city is meeting service benchmarks in an area such as public safety, infrastructure. That permitting and community programs be evaluated to compare performance against peer municipalities in similar size and growth. He requested that transparency and accountability be stated to ensure findings are presented publicly in clear, actionable reports. That measurable benchmarks be created so that the community can track progress and hold leadership accountable and that long-term sustainability be a main goal, used to provide recommendations to position Fernley for future growth, leveraging technology, partnerships, and best practices.

8.2. Discussion and Possible Action to approve the reclassification of Administrative Specialist II to Utilities Project Coordinator.

HR Manager Carter presented this item. She stated that with the inception of the new Utilities Department in 2025, the director determined that the Administrator Specialist II was needed to provide support for the clerical administration within the growing department. The Administrative Specialist II position was posted and fulfilled internally on March 17, 2025 by a qualified candidate who was promoted per the City of Fernley Personnel Policies and Procedures Section 3.21. Based on the rapid growth of the Utilities Department, the Administrative Specialist duties and responsibilities quickly expanded and extended beyond the normal scope of the work for Administrative Specialists II. HR became involved in conducting a classification study to ensure the reclassification request was warranted and done in accordance with the City of Fernley's Personal Policies and Procedures, Section 4, Position Classification Plan and sections 4.1.5, reclassification numbers 4.1.5.1, through 4.1.5.4. Once the position discretion was created to capture the expanded duties, the salary was created based upon the mid-range salary for the Administrative Specialist III, and to allow growth within the classification. It was also determined that the Administrative Specialist II would not be back-filled, and the duties would be absorbed within the Project Coordinator Position. The finalized draft for the Project Coordinator was then sent to the IBEW Local 1245 business agent. For the purpose of collective bargaining as defined in NRS 288, the City shall recognize the Union as the exclusive representative for those classifications set forth in Appendix A. The IBEW business agent's designation that the proposed reclassification of that position was approved by marking yes in the designated area, and with his signature dated September 12, 2025.

Councilman Mendoza asked if the change to a contract meets NRS 288, if the proper process to open up a government CBA had been followed and if there is a need for an MOU to be added into the CVA.

City Attorney Mouritsen stated that changes to the contract means changes to the MOU and in this case, the MOU has a process for making those changes; if the union signs off on it and the city agrees to it, then it goes through.

HR Manager Carte, stated that the language says that new classifications which are appropriate for the inclusion of the bargaining unit may be established in the future, and representation shall be automatic after establishment of the new classification and rate. So, this is adding another classification into Appendix A, and it's not changing any of the language of the CBA itself.

Motion: I MOVE TO APPROVE THE RECLASSIFICATION OF THE ADMINISTRATIVE SPECIALIST II POSITION TO THE UTILITIES PROJECT COORDINATOR WITH THE JOB DESCRIPTION AND SALARY RANGE AS PRESENTED. **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.

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)

Councilman Hanan stated that they had their first meeting for the city's 25th Anniversary event and have identified quite the workload for the city and staff. Events start early in the day on Wednesday and he spoke with the City Clerk about trying to reschedule that meeting so that we didn't have to break from the events and come over here and have our meeting and pull staff away. he noted that the following Wednesday there is the Planning Commission meeting scheduled and some other items that interfere with the rescheduling. He said that unless the Council has a better day or an opinion to reschedule, he would request that we cancel the meeting.

Councilman Torres stated he likes the idea but thinks canceling 10 months out is a little too early, not because of the events, but because it is unknown what projects may need to be heard that day. He proposed cancelling the meeting closer to the scheduled date so the council knows what projects are coming out and have a better idea of what the budget's going to look like.

Councilwoman Zoberski requested that this be heard closer to the scheduled meeting time as well.

Motion: I MOVE TO TABLE THIS ITEM UNTIL THE FIRST MEETING IN JANUARY. **Action:** Approved. **Moved by:** Councilman Ryan Hanan, **Seconded by:** Councilwoman Felicity Zoberski. **Vote:** Passed, **Summary:** Yes 5. **Yes:** Councilwoman Zoberski, Councilman Lau, Councilman Torres, Councilman Hanan, Councilman Mendoza.

9. PUBLIC FORUM

None at this time.

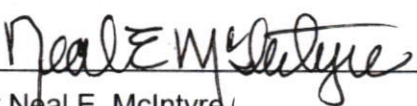
The next City Council meeting will be October 15, 2025, at 5:00 pm.

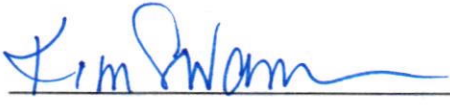
10. ADJOURNMENT

There being no further business to come before it, the Fernley City Council meeting adjourned at 8:04 pm.

Approved by the Fernley City Council on October 15, 2025, by a vote of:

AYES 5 NAYS: 0 ABSTENTIONS: 0 ABSENT: 0


Mayor Neal E. McIntyre


ATTEST: City Clerk Kim Swanson

Sandy Harris

From: Jennifer Van Wormer <vanwormer.jen@gmail.com>
Sent: Tuesday, September 30, 2025 1:01 PM
To: City Clerk
Subject: Agenda item 6.2 for October 1, 2025

Some people who received this message don't often get email from vanwormer.jen@gmail.com. [Learn why this is important](#)

Council Members,

Thank you for providing a chance to voice our concerns regarding the October 1, 2025 City Council meeting Agenda item 6.2: Zoning map amendment ZMA25001 and tentative subdivision map TSM25001, regarding Clover Lane Subdivision.

We ask that you deny the request for the zoning map amendment and tentative subdivision map. The requested changes are trying to force small lot size homes into an area surrounded by ranch homes, agricultural land that is irrigated with a ditch and ranch animals.

We strongly oppose the request to reconfigure and reduce the size of the existing flood basin to accomodate an unnecessary continuation of Fort Sutter Road to this development. Construction and vehicular traffic in this narrow area would create a vulnerable weakness to a critical flood prevention instrument.

In addition there are already TWO streets that are planned and partially constructed to accommodate vehicles traveling from the area North of the development, into, adjacent to, and beyond Clover Lane.

The first is Westward Lane which is on the immediate east end of the Clover Lane development. Original plans show this road being finished and connected directly to this development. The second is Winnie's Lane which is on the adjacent West end of the development. Not to mention the additional FOUR other nearby options to travel from the roundabout or from Farm District Road to this Clover Lane development.

We already have too many streets crisscrossing throughout our residential neighborhoods. This is leading to people that do not live in these areas to speed through trying to find a shortcut and is leading to unsafe conditions for children walking and biking to school as well as those residents out walking and trying to enjoy our neighborhoods. Many of our current streets are long in need of repair. Fix the main roads that move more traffic effectively and do not force an unnecessary short cut street into a neighborhood.

We appreciate your attention to our concerns.

Jennifer Van Wormer
James Shelton