

**MINUTES OF THE
FERNLEY CITY COUNCIL MEETING
NOVEMBER 5, 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 Zoberiski, Councilman Stan Lau, Councilman Albert Torres, Councilman Ryan Hanan, Councilman Joen Mendoza, Acting 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, Planning Director Michele Rambo, Deputy Public Works Director Olivia John, City Engineer Maria Paz Fernandez, Utility Engineering Manager Ana Navarro, Utilities Director Seong Kim.

1.3. Public Forum

Becki Howlett stated that there needs to be streetlights by the Boys & Girls Club and the Art Park.

Tammy Dittman stated that there needs to be lane strips on Chisholm Trail.

Kim Fleming, Waste Management, gave a brief update on the Fernley survey. They received 967 surveys from the customers in Fernley. Of those surveys, they received an average satisfaction score of 9.06 out of 10. Waste Management has submitted a request to senior leadership for expedited repairs to the transfer station. Fernley residents can take advantage of the convenient bulky waste disposal service. This curbside service is available for an additional charge. Customers can call and schedule a pickup. Household hazardous waste cannot be collected during bulky pickup. The transfer station hours are 8:00 am to 6:00 pm, and they close for lunch 12:00 - 12:30, every day.

1.4. (For Possible Action) Approval of Agenda

Motion: I MOVE TO APPROVE THE AGENDA AS PRESENTED. **Action:** Approved, **Moved by:** Councilman Ryan Hanan, **Seconded by:** Councilman Stan Lau. **Vote:** Passed, **Summary:** Yes 5. **Yes:** Councilwoman Zoberiski, 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 authorize the posting and hiring of one (1) Utilities Engineer I and one (1) Utilities Engineer II, effective January 1, 2026, as previously approved in the FY 2025-26 Budget.

2.5. Discussion and possible action to authorize the posting and hiring of two (2) Utility Operators and two (2) Shift Operators, effective January 1, 2026, as previously approved in the FY25/26 Budget.

2.6. Possible Action to authorize the execution of the water rights banking and dedication agreement between, Robert C. Herrera, and the City of Fernley, APN 020-354-09 TCID serial number 1054-1-I-1 in the amount of 2.565 acre feet annually.

2.7. Possible Action to approve the expenditure of \$60,000 as a contribution toward the purchase and installation of a new Courtroom Audio-Visual (AV) System at the Canal Township Justice Court facility.

2.8. Possible Action to Approve the Will-Serve Request from Farm District, LLC for Farm District Road Mobile Home Park for 0.79 ERC's of water for Lyon County Parcel 021-301-35 located at Farm District Road, Fernley, NV 89408

2.9. 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 \$255,803.

2.10. Possible Action to approve Amendment A to the contract with Wood Rodgers for the Fernley-NDOT Corridor Action Plan (Project 2025.001.4) to add \$10,000 to the project budget (Task 4 - Develop Alternatives and Evaluate (T&M)) to accommodate additional population and traffic modeling.

2.11. Possible action to approve the Mayor's appointment of Jordan Hicks to the Fernley Senior Citizen Advisory Committee for a 2-year term expiring November 30, 2027.

Motion: I MOVE TO APPROVE THE CONSENT AGENDA. **Action:** Approved, **Moved by:** Councilman Lau, **Seconded by:** Councilman 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, gave an update on the various trunk or treats that the department had participated in, along with the Panda Express ribbon cutting ceremony and the Chamber of Commerce Day. Sheriff's Office is participating in the preliminary meeting for the Christmas Parade. Most of the permitting is done from the Sheriff's office standpoint to get it off ground. They are looking forward to the parade and Coco-With-A-Cop. He also stated that they are working on the homeless camps around town.

Councilman Torres thanked the sheriff's department and the Desert Pigs for cleaning up the desert. He also stated that Sheriff Pope is running for re-election.

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

Lydia Altick, Acting City Manager, announced that City Hall will be closed November 11th for Veterans Day. Facebook and the City's website will have more details about the Christmas tree lighting and Coco With A Cop in the upcoming weeks. Saturday, December 6th, is the parade. Fernley High School JAG program has a Toys for Tots box located in City Hall, and unwrapped new presents will be accepted until December 10th. The Howl-O-Ween 5K in October was a giant success raising a little over \$4,000. It was sponsored by Friends of Fernley Animal Services, a non-profit. There was the 2025 Nevada Housing Conference in Las Vegas. There was information on new legislation for funding infrastructure for attainable housing, increasing low-income tax credits, increasing tax credit incentives for companies that are doing that type of development. The University of Nevada Extension did a housing study for every county in Nevada, and she is hoping to bring a presentation to highlight Fernley and Lyon County in the coming months. She also attended the 53rd Annual Nevada American Planning Association Conference

in Minden. There was a great presentation about data centers, the different types, uses and architectural options.

Councilman Joe Mendoza asked for an update on the RFP's for the efficiency study and IT.

Lydia Altick, Acting City Manager, stated a selection has been made for the IT co-managed service provider. PAC States was chosen and will be brought to Council at the next meeting for approval of the contract. As far as the efficiency study, there are no updates on that right now.

Councilman Albert Torres gave a shout-out to everyone involved with Spooktacular. The City is now accepting FCTA applications until the end of November. The grant application deadline is at 5pm on November 30, 2025. To help with this process, detailed information is on the City website at cityoffernley.org, and the FCTA Board will review the grant applications and make grant selections during the December 8th FCTA Board meeting, which starts at 6 p.m. Reach out to April Homme at 775-784-9858 if there are any questions. The Nevada League of Cities conference was held in Henderson. He will come in as Nevada League of Cities President starting January 1st.

Councilman Stan Lau had a meeting with Victory Logistics and how they're moving forward.

Councilwoman Felicity Zoberski congratulated all our new battalion chiefs in the fire department. They all worked really hard to get there.

Councilman Ryan Hanan attended the Howl-O-Ween 5k kick-off fundraiser to raise money for the new animal shelter in Fernley.

Mayor Neal E. McIntyre congratulated Councilman Joe Mendoza, William Snyder, and J.T. McCoy on their appointment as the first-ever North Lyon County Battalion Chiefs. At Spooktacular there was approximately 4,000 kids who attended. He gave a special thanks to all the donors, volunteers, and city staff. This event would not have been successful without the donors' generosity in donating to this great event for the community. He attended the open house for AT&T. Today was the ribbon cutting ceremony for Panda Express here in Fernley. There is a statue of a panda that says, "Panda, Fernley, Nevada". The manager of this area stated that it is the only statue of a panda at any of their stores. He announced that Mr. Jordan Hicks was selected to be the new Senior Citizen Advisory Committee member.

Jordan Hicks stated that he has been living in Fernley for about a year and a half. Currently, he is active-duty Navy. He is truly honored to serve on the committee and speak and be the voice for the concerns of the elderly community.

4. PROCLAMATIONS BY THE MAYOR

Mayor Neal E. McIntyre proclaimed National Flood Awareness Week, November 9 through November 15.

5. PUBLIC FORUM

Tammy Dittman asked about the City Priorities Report and what is happening with that.

Councilman Torres stated that a lot of the report was on development and the future needs of the city as far as development goes, housing, industrial, commercial, and retail. The one prior to that was the Downtown Redevelopment District, but we ended up having to settle that out of court with the county because it was done incorrectly. Three to four years ago, there was the efficiency study that we had, and most of that was implemented. Then, with basically the entire upper level of department heads and administration changing, a lot of that got pushed to the side, but we were probably a year into that.

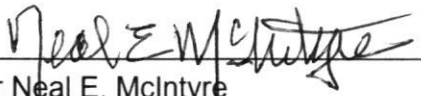
Mayor Neal E. McIntyre gave an update on the new City Manager position. There were 92 applicants. CPS HR has narrowed it down to 5 or 6, and they will be bringing them to the committee to select 3 out of the 5 or 6 to bring forward to the City Council on December 3rd.

6. ADJOURNMENT

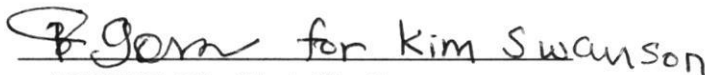
There being no further business to come before it, the Fernley City Council meeting adjourned at 5:40 pm.

Approved by the Fernley City Council on November 19, 2025, by a vote of:

AYES 5 NAYS: 0 ABSTENTIONS: 0 ABSENT: 0

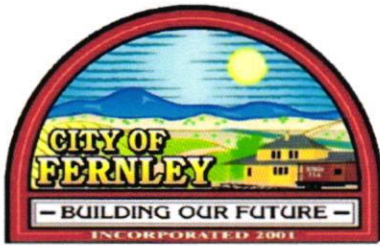


Mayor Neal E. McIntyre



ATTEST: City Clerk Kim Swanson

FCC 11/5/2025



Official Public Meeting Sign-in Sheet for the Record

[illegible]

Sandy Harris

From: noreply@civicplus.com
Sent: Thursday, October 23, 2025 8:43 AM
To: City Clerk
Subject: Online Form Submittal: Public Input Form

If you are having problems viewing this HTML email, click to view a [Text version](#).

Public Input Form

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 for which you are submitting a comment, 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). Public comments are limited to three (3) minutes. Public Comments submitted prior to 4:00 pm the day of the meeting will be provided to board members and added to the record but WILL NOT BE READ during the live meeting. Any public input received after 4 pm the day of the meeting will be included in the record but may not reach board members before action is taken.

Submitted by:* Cherish Capps

Email Address: cherishann45@gmail.com

Phone 406-490-1425

Number:

Address: 50 Comstock Drive Fernley NV 89408

Meeting(s) Any

where your
concern should
be expressed:*

Meeting Any

Date(s):*

Comments: * Subject: Urgent Need for a Homeless Shelter and Community Soup Kitchen Dear Mayor McIntyre and City Council Members, I am writing to express my deep concern about the growing number of individuals and families in our community who are experiencing homelessness and food insecurity. As a resident of Fernley, I believe it is our shared responsibility to ensure that every person in our town has access to basic necessities such as shelter, food, and safety. Over the past months and years, many of us have witnessed an increase in people living without stable housing—sleeping in parks, cars, or on sidewalks. Local organizations and churches do what they can, but the need has far exceeded what volunteers alone can provide. A dedicated homeless shelter and soup kitchen would not only offer immediate relief to those in crisis but also serve as a vital resource for helping individuals regain stability through access to meals, hygiene facilities, job training, and social services. Such a program would reflect the compassion and unity that define our community. Beyond meeting physical needs, it would send a powerful message that Fernley values the dignity and well-being of all its residents. With careful planning and collaboration between city leadership, local nonprofits, and community volunteers, this initiative could make a lasting difference in reducing homelessness and hunger in our area. I urge the council to prioritize the establishment of a homeless shelter and soup kitchen as part of our city's future planning and budget discussions. I would be honored to participate in any meetings or committees that explore this important issue further. Thank you for your time, leadership, and commitment to serving our community. I hope this proposal will inspire meaningful action toward providing hope and support for our most vulnerable neighbors. Cherish Capps

* indicates required fields.

View any uploaded files by [signing in](#) and then proceeding to the link below:

<http://www.cityoffernley.org/Admin/FormHistory.aspx?SID=10003>

The following form was submitted via your website: Public Input Form

Submitted by:: Cherish Capps

Email Address: : cherishann45@gmail.com

Phone Number:: 406-490-1425

Address: : 50 Comstock Drive Fernley NV 89408

Meeting(s) where your concern should be expressed:: Any

Meeting Date(s):: Any

Comments: : Subject: Urgent Need for a Homeless Shelter and Community Soup Kitchen

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Cherish Capps

Additional Information:

Form submitted on: 10/23/2025 8:42:48 AM

Submitted from IP Address: 16.203.151.142