

**MINUTES OF THE
FERNLEY CITY COUNCIL MEETING
NOVEMBER 19, 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, City Attorney Aaron Mouritsen, City Treasurer Robert Carson, Deputy City Clerk Brenda Gosser, Administrative Specialist I Sandy Harris, Building Official Charity Birkel, Planning Director Michele Rambo, Public Works Director Barry Williams, Utilities Director Seong Kim.

1.3. Public Forum

Tammy Dittman thanked the Mayor and staff for getting the hydrant inspections moving. She would like a timeline on when the hydrants will get their checkup.

Mayor McIntyre stated that every fire hydrant in the city is now operable. Barry Williams, Public Works Director, is working on getting quotes from different entities to do a pressure test and operate the valves and make sure they're all in working order, but as of right now, all the fire units are in working order.

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 Joe Mendoza. **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

Brenda Gosser, Deputy City Clerk, read the new business licenses.

2.4. Discussion and possible action to approve payment to A&K Earth Movers, Inc. for the emergency roadway repair of Wedge Lane in the amount of \$240,700.

2.5. Discussion and possible action to approve the extension of the Southwest Gas Franchise Agreement for 25 years.

2.6. Discussion and possible action to approve a contract with PacStates for IT Co-Managed IT Service Provider.

2.7. (Possible Action) Approval the Non-Exclusive ("Open") Waste Franchise Agreement for Multi-family and Non-Residential Waste Collection for Nevada Recycling & Salvage, LLC

Councilman Albert Torres asked for clarification on item 2.7. In approving this, it does not bind our commercial and industrial companies into using only that company. They can still choose the company that they want.

Aaron Mouritsen, City Attorney, stated this is a non-exclusive agreement, and that means anybody else can also come and compete in that same sphere.

Motion: I MOVE TO APPROVE THE CONSENT AGENDA. **Action:** Approved, **Moved by:** Councilman Stan Lau, **Seconded by:** Councilwoman Zoberski. **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, LCSO, reported incidents that occurred in Fernley over the weekend. On Saturday, around 4:00 pm, a vehicle went into the canal. They could not get it out until today. Also, there was a vehicle pursuit down Farm District. The vehicle ultimately crashed, and a foot chase pursued. One deputy was injured, which ended the pursuit of that suspect. That investigation continues and we should have him in custody in the next couple of days. There are 3 deputies graduating from the Post Academy and all our deputies will be back in Fernley, putting us back to our staffing capacity. Shop-With-A-Sheriff will be held December 13th at Walmart. The department will be at the Christmas Parade and will be here at City Hall for Coco-With-The-Cops following the parade.

Battalion Chief Snyder, North Lyon County Fire, stated that year-to-date they average 14, 911 calls per day. The interstate daily gets shut down in the mornings, evenings, and afternoons, which prolongs our transport times, and minimizes the amount of time our paramedics are in the city. In the last two days, they have had zero paramedics on for the last 48 hours, and they won't have paramedics tomorrow due to staffing. They are utilizing all their mutual aid partners from the City of Reno, Pyramid Lake out of Nixon, Silver Spring, and Stagecoach. The department is doing a turkey drive. We are buying turkeys, taking donated turkeys, and then, giving those to the needy families. They will be advertising the event on the social media outlets. They are currently in a recruitment process for a couple firefighter paramedics.

Mayor McIntyre stated that he had a meeting with our department heads and Chief Bunn was talking about non-emergency, non-life-threatening transport. If the freeway is closed, do they call Care Flight for those transports.

Councilwoman Felicity Zoberski asked about not having paramedics here, how often per day are we calling and asking for outside help, because we don't have people.

Battalion Chief Snyder stated, probably between 3 and 6 times a day, that we're asking outside communities to travel in to cover our stuff, and now we're utilizing helicopters daily because of distance.

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 for Thanksgiving on November 27th and 28th. The Rotary will be serving free Thanksgiving dinner at the Wigwam on Thursday from 1:00 pm to 3:00 pm. They need volunteers and cooks. On Saturday, November 22nd, there will be a microchip clinic at City Hall from 9 to 2, and that'll be the last one for the year. Interviews are being held for maintenance workers for the parks. December 6th is the Christmas Parade. Starting off in the morning is breakfast with the Grinch at the Boys and Girls Club at the Community Response and Resource Center, starting at 8 a.m. Then the parade, which starts at 5pm on Locust Street to Silver Lace Boulevard, ends

at City Hall. After the parade ends, the annual Christmas Tree lighting will be at City Hall around 6:00 pm., and then Coco-With-The-Cops, and free pictures with Santa.

Councilman Ryan Hanan stated he attended the Fernley 25th Anniversary meeting. He also attended the NNDA Future of Rural Nevada conference and there was positivity all around. Fernley was generally the topic of discussion the entire meeting. He had an opportunity to have an interview with Rolling Stone Magazine about Fernley and the Black Rock Desert. Fernley's on the map.

Councilman Albert Torres reported the deadline for FCTA grant applications is November 30th by 5 p.m. The FCTA Board will be reviewing the grant applications and making grant selections during the December 8th FCTA Board meeting at 6 p.m. There is a lot going on at the Legislative building. There's been a lot of discussion on the Film Bill. The downside of the Film Bill is the abatement that the State is giving to the film industry is C-Tax. Some of these counties with little to no income rely on C-Tax to stay alive. It's really going to hurt us. Crime bills have passed as well. Bill 10 will help address some housing issues. Major corporations are coming in and buying 5,000 -10,000 homes. When a corporation owns the homes and the property, they set the price, and they can set what the interest rate is going to be. This bill puts a limit on that.

Councilman Mendoza thanked Barry Williams, Public Works Director, for facilitating a meeting regarding our sporting leagues. He presented the idea of establishing a sports complex in the city that will accommodate all the sports and be big enough for future growth.

Mayor Neal E. McIntyre gave an update on the City Manager; 6 candidates were interviewed. We will bring 4 candidates to Council. Council should be expecting a packet from CPS HR by the end of this week. He is trying to set up meetings with each councilperson individually to go over these candidates and talk about the process. He had the opportunity to visit fishing ponds around the area. He was most impressed with the one in Gardnerville.

4. PROCLAMATIONS BY THE MAYOR

Mayor proclaimed November 29th as Small Business Saturday and presented a proclamation to McHoppers.

5. PRESENTATIONS

5.1. Presentation and discussion regarding the City's quarterly financial report.

Robert Carson, City Treasurer, presented an update on the City's quarterly financial report.

5.2. Presentation from Maurice Page, Executive Director of Nevada Housing Coalition on new legislation regarding housing and the state of housing in rural Nevada.

Michele Rambo, Planning Director, introduced Maurice Page, Executive Director of Nevada Housing Coalition.

Mr. Page presented a summary of the new laws and how they affect housing needs in the rural counties of Nevada. Recent studies under HUD report that affordable housing refers to housing that costs no greater than 30% of a person's gross income, including rent, mortgage, payments, and utilities. If you are paying more than 50%, you are severely cost burdened. In the State of Nevada, our residents are paying on average between 52% and 54% of their income towards their rent, utilities, or housing costs. The fear comes when you talk about affordable housing, property values, crime, community character, arguments stem from outdated zoning and lack of information. Over the last 3 to 5 years, with the increase of affordable housing developments and multifamily developments being built across the state, we have seen property values also increase during that time frame. Affordable housing is not necessarily

low income. It is not Section 8. These are not always HUD-funded programs. These are communities and multifamily developments that are built to reflect the community's income. With fewer units available and lower vacant rates, affordable rental housing is urgently needed moving forward. Nevada's crisis requires smart growth and cross-sector collaboration. We need partnerships with developers, localities, and more residents, and we need to promote more housing literature. There were 63 bills represented housing. Twenty-six of those housing bills were signed into law. AB 540 was the Governor's Housing Attainability Accountability Act, was the biggest bill that came out of the legislation. This bill will represent \$133 million coming out of our general fund. This money will go towards helping produce starter-type homes. The governor has planned to have these starter-type duplexes, condos, and townhome types of homes start in the low to mid 300s.

Mayor Neal E. McIntyre called for a break: 6:18 pm - 6:26 pm

6. STAFF REPORTS

6.1. Discussion and possible action to approve a six-month contract with PacStates for a city-wide infrastructure modernization and cloud identity migration plan.

Lydia Altick, Acting City Manager, explained PacStates provided a separate proposal for hardware infrastructure upgrades that are needed. She introduced Ryan Baskharoon from PacStates.

Ryan Baskharoon, PacStates, went over the IT shortfalls and the need to bring the city's IT services up to date. In the proposal, we have Uninterrupted Power Supply. They will be moving everything from hardware to cloud-based, so it's easier to manage, and it's less expensive than replacing hardware all the time. The only hardware they are going to be replacing every 3 to 5 years would be desktops.

Motion: I MOVE TO ENTER INTO A CONTRACT WITH PACSTATES FOR \$551,660.05 FOR IT ENTERPRISE INFRASTRUCTURE MODERNIZATION AND CLOUD IDENTITY MIGRATION PLAN.

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.

Councilmember Ryan Hanan wanted on the record that he took a senior staff member, who's pretty high up in the city, expressed some concerns, and then illustrated my ability to get into that room, and so that was the preface. It wasn't alone or unsupervised, and he felt the comment was a little derogatory.

7. PUBLIC FORUM

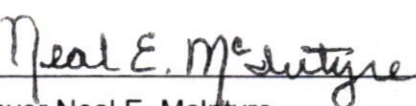
None at this time.

8. ADJOURNMENT

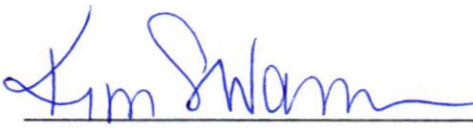
There being no further business to come before it, the Fernley City Council meeting adjourned at 6:55 pm.

Approved by the Fernley City Council on December 3, 2025, by a vote of:

AYES 5 NAYS: 0 ABSTENTIONS: 0 ABSENT: 0



Mayor Neal E. McIntyre



ATTEST: City Clerk Kim Swanson