

**MINUTES OF THE
FERNLEY CITY COUNCIL MEETING
DECEMBER 17, 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 Ryan Hanan, Councilman Joe Mendoza, Acting City Manager Lydia Altick, City Attorney Aaron Mouritsen, City Treasurer Robert Carson, City Clerk Kim Swanson, Administrative Specialist I Sandy Harris, Planning Director Michele Rambo, Senior Planner Alisa Johansson, Associate Planner Treston Rodriguez, Deputy Public Works Director Olivia John, Utilities Director Seong Kim. **Absent:** Councilman Albert Torres.

1.3. Public Forum

None at this time.

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 4. **Yes:** Councilwoman Zoberski, Councilman Lau, Councilman Hanan, Councilman Mendoza. **Absent:** Councilman Albert Torres.

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. Consideration and possible action to approve a Professional Services Agreement with Shaw Engineering for design, bid-phase, and construction management services for the Water Treatment Plant Compressed Air System Upgrade Project for \$74,250.

2.5. Consideration for possible approval of a Professional Services Agreement with Shaw Engineering for the Water Treatment Plant Chemical System Improvements Project for the amount of \$115,300.

2.6. Consideration and possible action to approve a Professional Services Contract with Shaw Engineering to develop a Request for Proposal (RFP) for the East Wastewater Treatment Plant (EWWTP) Upgrades, based on the recommendations outlined in the Professional Engineering Report presented to Council on August 6, 2025. The proposed contract amount is \$33,750.

2.7. (For Possible Action) Possible action to approve a contract with Matrix Design Group for the City of Fernley Comprehensive Master Plan Update in an amount not to exceed \$300,000.

2.8. Discussion and possible action to approve a contract with Design Workshop, Inc. for design services and preparation of construction documents for the US 95A/US 50A Roundabout Intersection for an amount not to exceed \$30,400.

2.9. Discussion and Possible action to approve the second amendment to the joint funding agreement between the City of Fernley and the State of Nevada for administration of the Truckee River Operating Agreement.

2.10. Possible action to approve the 2025 Emergency Operations Plans for the City of Fernley.

Motion: I MOVE TO APPROVE THE CONSENT AGENDA. **Action:** Approved, **Moved by:** Councilman Stan Lau, **Seconded by:** Councilman Ryan Hanan. **Vote:** Passed, **Summary:** Yes 4. **Yes:** Councilwoman Zoberski, Councilman Lau, Councilman Hanan, Councilman Mendoza. **Absent:** Councilman Albert Torres.

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 on the plane crash in Silver Springs. The plane was occupied by two people and a small dog. The last update was that everybody was alive but had some considerable injuries, but they were expected to pull through. The actual cause of the crash is under investigation by the FAA and NTSB. The other incident that he discussed was an arrest that was made two days ago in Fernley when they got a call for shots fired over at the Wendy's restaurant. The charge was two counts of felony, as well as child endangerment and battery. But noted that investigation is ongoing. He also reported that they had 53 kids with Shop-With-A-Sheriff; which was the most successful event that they have had for Shop-With-A-Sheriff so far.

Battalion Chief Bill Snyder, Lyon County Fire, stated that at the last Fire Board meeting, the district agreed to a MOU with their union on staffing. Stating that they are no longer going to mandate overtime past 96 hours in a row, but they may be closing fire stations due to staffing needs. He also stated that they were able to get 124 turkeys for the Thanksgiving turkey drive, have Fill-The-Ambulance with toys for children, and participated with the sheriff's office in their events.

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, stated that the microchip event is going to resume in January. They are the last Saturday of the month from 9 to 2, and it's \$15 to get a microchip, or a donation of a 10-pound bag of food. She stated that all the food that's donated stays local, and anyone who needs it can come to City Hall and get some if they need some for their pet.

Councilman Ryan Hanan gave a re-cap of the Christmas parade, the tree lighting, Coco-With-The-Sheriffs and the Menorah lighting. He stated that the FCTA meeting was held last week. He noted that he attended the Chamber Industrial Council quarterly meeting and that he had dinner with the previous fire chief, Jason Nichol. Chief Bunn gave 5 years of service to the City of Fernley, and was instrumental in opening Station 61, which was closed.

Mayor Neal E. McIntyre stated that the Menorah lighting was well attended, and it was the 11th year having this lighting here at Cit Hall. He noted that the Main Street crosswalk is now complete and that he attended Wreaths Across America. He stated that the Christmas tree that was in front of City Hall has been moved to the Depot on Main Street, where everybody can enjoy and thanked Councilwoman Zoberski for covering the meeting when he wasn't there.

4. PRESENTATIONS

4.1. Presentation, discussion and possible action to accept the Annual Comprehensive Financial Report for the year ended June 30, 2025. Presentation by Hinton Burdick, CPAs and Advisors.

Robert Carson, City Treasurer, introduced McKay Hall, partners with Hinton Burdick, who is the external CPA firm that did the financial audit this year. He thanked him and his team for all their hard work; and thanked staff and the finance department for their work as well. He recognized Jennie Carrick, accounting manager, for her hard work and exceptional work in this year's audit.

McKay Hall (zoom) thanked Mr. Carson for the introduction and seconded his commendation of staff. He presented the Annual Comprehensive Financial Report for the year ended June 30, 2025. Mr. stated that the Independent Auditors Report as unmodified or "clean opinion"; the report on compliance and on internal control over financial reporting found no material weaknesses or significant deficiencies; and the report on State compliance without findings. He presented the City's financial highlights and stated that all of the City's most significant funds (General, Water and Sewer) reported increases in fund balance or net position for fiscal year 2025.

Motion: I MOVE TO ACCEPT THE ANNUAL COMPREHENSIVE REPORT FOR THE YEAR ENDED JUNE 30, 2025, PRESENTED BY HINTON BURDICK, CPAS AND ADVISORS. **Action:** Approved, **Moved by:** Councilman Stan Lau, **Seconded by:** Councilman Ryan Hanan. **Vote:** Passed, **Summary:** Yes 4. **Yes:** Councilwoman Zoberski, Councilman Lau, Councilman Hanan, Councilman Mendoza. **Absent:** Councilman Albert Torres.

5. PUBLIC HEARINGS

5.1. (For Possible Action) Discussion and possible action regarding Bill #372 associated with ANX25001, a petition from M4 Victory Power QOZB, LLC to annex parcel 021-031-13 containing approximately 107.87 acres and generally located east of Interstate 80, west of Fernley Sink Lake, northeast of Duffy Road, and north of the existing Victory Logistics Planned Development to the City of Fernley.

Alisa Johansson, Senior Planner, presented the item, which was a voluntary annexation petition. She described the location, size, topography, etc. and that the immediate vicinity is similarly undeveloped with limited access. She stated that the requirements of Nevada Revised Statutes Chapter 268 does differentiate between different sizes of jurisdictions and different types of annexation procedures and staff followed specific alternative procedures identified under NRS 268-670, due to the size of Lyon County and due to the unique circumstances. She noted that the requirements state that all property owners must sign a petition requesting the annexation and in this case, there is one property owner, which submitted the petition accordingly. She said that at the November 12th Planning Commission meeting, the Commission unanimously voted to recommend approval of this action. That the item on the agenda was to discuss and potentially act upon the annexation only and that no pre-application meetings or in-

depth discussion with the applicants have been held. She stated that the property is owned by M4 Victory Power, which is an arm of Mark IV, and that as the sole property owner, they have the right to petition the City if they meet the requirements in NRS.

Councilwoman Felicity Zoberiski inquired about the zoning designation.

Ms. Johansson stated that GR20 is the zoning district that the parcel would be converted to upon annexation. If they would like to pursue a denser rural residential zoning, or any other zoning district, they would need to pursue a master plan amendment and a zoning map amendment, depending on the district chosen.

Mayor Neal E. McIntyre stated that by annexing these islands into the City of Fernley, the city will receive property tax from it, whereas if it was just Lyon County, then Lyon County would receive all those taxes from that.

Dave Snellgrove, Planning Manager with Bowman Consulting Group, stated that they are directly adjacent and just to the north to the Victory Logistics District. He noted that on the north-western side, it is physically cut off by Interstate 80 from any access or service linkages, and likewise, over on the eastern side of the property is the Bureau of Reclamation property, so the city is cut off there as well. He stated that the only direction to make connections for utilities and for access, is to the south; and that it made sense for the parcel to be in the city limits.

No public comment.

Councilwoman Felicity Zoberiski asked who decides if there is adequate fire protection.

Michele Rambo, Planning Director, stated that the decision came from the Fire Department and that when staff gets applications, they route them to the Fire Marshal for comment.

Motion: CONSIDERING THE ANALYSIS PRESENTED IN THE STAFF REPORT AND IN THE APPLICATION MATERIALS, I MOVE TO APPROVE AND ADOPT BILL #372, ANX25001, AND THE ANNEXATION PETITION CONTAINED THEREIN. **Action:** Approved, **Moved by:** Councilman Ryan Hanan, **Seconded by:** Councilman Stan Lau. **Vote:** Passed, **Summary:** Yes 4. **Yes:** Councilwoman Zoberiski, Councilman Lau, Councilman Hanan, Councilman Mendoza. **Absent:** Councilman Albert Torres.

6. PUBLIC FORUM

Mayor Neal E. McIntyre announced that at the next meeting on January 7th, there will be three applicants to bring forward for the City Manager position.

Tammy Dittman first thanked the City Council for making her more comfortable coming up the podium and asked for an update on the hydrants.

Mayor Neal E. McIntyre stated that they are still receiving RFPs for the servicing of the fire hydrants.

7. ADJOURNMENT

There being no further business to come before it, the Fernley City Council meeting adjourned at 6:06 pm.

Approved by the Fernley City Council on January 7, 2026, by a vote of:

AYES 5 NAYS: 0 ABSTENTIONS: 0 ABSENT: 0



Mayor Neal E. McIntyre



ATTEST: City Clerk Kim Swanson

[illegible]