



N E V A D A

AGENDA
Regular Meeting
City Council

Wednesday, March 4, 2026 • 5:00 PM

Mayor
Neal E. McIntyre

City Council
Ward 1 - Ryan Hanan
Ward 2 - Felicity Zoberiski
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 authorize the execution of the water rights banking and dedication agreement between JOHN FORSTER, Trustee of the FORSTER LIVING TRUST dated July 23, 2005, (the "Dedicator") and the CITY OF FERNLEY, a political subdivision of the State of Nevada (the "City"), APN 020-361-08 TCID serial number 1057-5 in the amount of 18 acre feet annually.**

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. ORDINANCES

- 5.1. (Possible Action) Introduction and first reading of Bill #379 associated with CA26001, a request from the Planning Department to amend the City's land use table, Fernley Municipal Code Title 32, Chapter 6, Section 150, Table 2, to allow multifamily and mixed-use developments by right in commercial zones pursuant to State Assembly Bill 241.**

6. STAFF REPORTS

- 6.1. Possible action to approve additional funding for the Phase 1, parcels 4 & 8 reversionary interest process, and the Phase 2 lands conveyance, totaling \$46,400.**

7. RESOLUTIONS

- 7.1. Councilman Torres' Request: Discussion and Possible action to adopt Resolution number 26-004 and discuss the competency, character, and/or alleged misconduct of Councilman Lau including the results of the independent investigation conducted by Sutton Law and Consulting, with possible action, including but not limited to: censure, removal from boards or committees, adoption of resolution, request for resignation, etc.**
- 7.2. Councilman Hanan's Request: Discussion and Possible Action to adopt Resolution number 26-003 and discuss the competency, character, and/or alleged misconduct of Councilman Torres including the results of the independent investigation conducted by Sutton Law and Consulting with possible action, including but not limited to: censure, removal from boards or committees, adoption of resolution, expulsion and request for resignation, etc**

8. PUBLIC HEARINGS

8.1. (For Possible Action) Discussion and possible action regarding Bill #380 associated with ZMA25001 and TSM25001, concurrent requests from Wood Rodgers, Inc. on behalf of Genica Clover Ranch, LLC, for a zoning map amendment and tentative subdivision map rezoning (6) parcels containing approximately 24.72 acres 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 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 (APNs 021-331-15, -19, -20, -22, -29, and -38).

9. ITEMS REQUESTED BY MAYOR OR CITY COUNCIL MEMBERS

**9.1. Discussion and Possible Action: The City Council previously approved moving forward with a comprehensive Efficiency Study to evaluate current operations, organizational structure, service delivery, and resource utilization. This direction was provided several months ago with the intent of advancing transparency, accountability, and operational effectiveness. Since that approval, limited formal updates have been provided to the Council regarding progress, development of the Request for Proposals (RFP), or anticipated timelines. As a result, this item is being brought forward to formally reestablish priorities, ensure accountability, and move the project forward in a timely and transparent manner.
(Councilman Mendoza)**

10. PUBLIC FORUM

11. ADJOURNMENT

Next Meeting: March 18th at 5pm