

**MINUTES OF THE
FERNLEY CITY COUNCIL MEETING
FEBRUARY 4, 2026**

Mayor Neal McIntyre called the meeting to order at 5:22 PM

1. INTRODUCTORY ITEMS

1.1. Pledge of Allegiance

1.2. Roll Call

Present: Mayor Neal McIntyre, Councilwoman Felicity Zoberski, Councilman Stan Lau (Zoom), Councilman Albert Torres, Councilman Ryan Hanan, Councilman Joe Mendoza, City Attorney Aaron Mouritsen, Acting City Manager Lydia Altick, City Clerk Kim Swanson, Deputy City Clerk Sandy Harris, Admin Spec. II Rachael Goetz, City Treasurer Robert Carson, Building Official Charity Birkel, Senior Planner Alisa Johansson, Assistant Planner Lisa Warner, Public Works Director Berry Williams, Deputy Public Works Director Olivia John, Utilities Director Seong Kim

1.3. Public Forum

Don Maquin inquired if the swings would be brought back to the In-town park.

Tammy Dittman, apologized for her post on social media.

Mike Moore expressed concern about a "walk out" scheduled to take place at Fernley High School on 2/6/2026.

1.4. (For Possible Action) Approval of Agenda

Mayor McIntyre asked to move Item 3.1 to the March 4th meeting

Arron Mouritsen City Attorney explained the reason for the continuation.

Motion: I MOVE TO APPROVE THE AGENDA WITH 3.1 MOVE TO THE MARCH 4TH, 2026 MEETING, AS PRESENTED. **Action:** Approve, **Moved by:** Councilman Hanan, **Seconded by:** Councilwoman Zoberski. **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

Kim Swanson, City Clerk, read new business licenses

2.4. Possible action to approve the liquor license for China King Buffet.

2.5. Possible action to approve the New Classification for the Grant Administrator.

2.6. Possible action to approve the liquor license for Fernley Wigwam.

Motion: I MOVE TO APPROVE THE CONSENT AGENDA AS PRESENTED. **Action:** Approve, **Moved by:** Councilman Ryan Hanan, **Seconded by:** Councilwoman Felicity Zoberiski. **Vote:** Passed, **Summary:** Yes 5 **Yes:** Councilwoman Zoberiski, Councilman Lau, Councilman Torres, Councilman Hanan, Councilman Mendoza.

3. RESOLUTIONS

3.1. Discussion and Possible Action to approve Resolution 26-002, addressing the expulsion and permanent exclusion of Stan Lau from all future Council Meetings.

This agenda item has been moved to the City Council meeting on 3/4/2026.

4. 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 discussed the protest at Fernley High school. The SRO's are monitoring, and there will be increased law enforcement presence. We are anticipating that we are going to have a significant number of kids that will participate in the protest. The plan is to monitor the protest, make sure that it does not escalate, and turn from a protest into a riot situation or things becoming violent, or property damage occurring.

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

Councilman Torres announced the city was awarded \$2 million, through the CDS. The city's \$2 million will go to the freshwater intake to bring that up to code and get it ready for use. Then the state, and NDOT, applied for funding as well, and they were awarded \$2 million. That is to build a roundabout at 95A in Cottonwood. There must be some type of traffic control at 95 and Cottonwood. It's only a matter of time before a high school kid goes out there and gets T-boned by a big truck. I don't know the timeline on that plan, but I know it was part of their study, and, it specifically says that it's for a roundabout.

Councilwoman Zoberiski invited the community to the last basketball game at the High School on Friday, 2/6/2026.

Councilman Hanan reported he was a guest speaker at the Fernley Rotary and then invited to the northern Nevada Rotary.

Mayor McIntyre invited the community to the State of the City speech on 2/26/2026 at the CRRC Building.

City Clerk Kim Swanson announced the candidate filing period opens March 2nd and closes March 13th. Ward 1, Ward 3 and Mayor are open.

5. PROCLAMATIONS BY THE MAYOR

None at this time.

6. PRESENTATIONS

6.1. Presentation by American Public Works Association Nevada Chapter, presenting the plaque for the City of Fernley's 2025 Project of the Year Award. This award recognizes the outstanding achievement of the Cottonwood Lane Reconstruction Project.

Ben Ferido, Project Manager, introduced Mike Wilhelm

Mike Wilhelm presented the City of Fernley the Project of the Year Award for 2025 for the Cottonwood Lane reconstruction project. This was in the small cities and rural communities' category, between \$5 million and \$10 million.

Councilman Torres specifically thanked Derek Starkey, who was our previous engineer, for all the work, blood, sweat, and tears, along with his staff, and Public Works. Unfortunately, Derek has gone on to other venues, but his work here is very much appreciated.

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

Robert Carson City Treasurer presented the financial report.

7. PUBLIC HEARINGS

7.1. (For Possible Action) Discussion and possible action to approve Bill #363 (associated with CA25006) to amend the Fernley Development Code dealing with Day Care to implement the following: 1) Amend Title 32, Chapter 2, Section 030 (Definitions) to update the Definitions of "Child Care Facility" and "Child Care, In Home" and add a definition for Adult Day Care; 2) Amend Title 32, Chapter, 7, Section 150 (Day Care/Child Care) to make minor grammatical corrections and amend Table 32.07.150-1 (Day Care/Child Care Use Standards) to update and expand on development standards; 3) Amend Title 32, Chapter 9, Section 120, Table 32.09.120-2 (Parking Ratios) to make minor grammatical corrections; and 4) Amend Title 32, Chapter 6, Section 150 (Unlisted Uses and Use Table) and amend Table 32.06.150-2 (Use Table) to make minor grammatical corrections, adjust where Day Care uses are allowed, and update required application types to establish this use type in appropriate zoning districts.

Lisa Warner Assistant Planner presented stating these changes open up more potential daycare options to better serve the community of Fernley and accommodate flexible work schedules.

No public comment.

Motion: I MOVE TO PASS, APPROVE, AND ADOPT BILL NUMBER 363 ASSOCIATED WITH CA25006 AS PRESENTED BY STAFF **Action:** Approve, **Moved by:** Councilman Albert Torres **Seconded by:** Councilman Ryan Hanan. **Vote:** Passed, **Summary:** Yes 5. **Yes:**

Councilwoman Zoberski, Councilman Lau, Councilman Torres, Councilman Hanan, Councilman Mendoza.

7.2. (For Possible Action) Discussion and possible action to approve Bill #374 (associated with CA25008) to amend Section 32.06.070 of the Fernley Development Code to amend Table 070-1 (Residential – Single-Family Density/Intensity Standards) to remove the 20' side combined setback for the SF6 zone and make minor grammatical corrections to the section as a whole.

Lisa Warner Assistant Planner presented the background on this code amendment adding discussions with developers and builders on various subdivision projects have deemed the development code regarding SF6 setbacks very restrictive. Developers and builders have requested the removal of the 20-foot side combined setback for the SF6 zones. This will give developers and builders more options in the placement of single-family residences on SF6 lots. This also gives developers and builders more options for larger single-family residences on SF6 lots.

No public comment.

Motion: I MOVE TO PASS, APPROVE, AND ADOPT BILL 374 ASSOCIATED WITH CA25008 AS PRESENTED BY STAFF. **Action:** Approve, **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

Break 6:17 - 6:29

7.3. (For Possible Action) Discussion and possible action regarding CA25007 and Bill #373, a request from the Planning Department and City Manager's Office to amend the definitions, use table entries, use standards, and parking supply requirements for the animal services land use as contained in Fernley Municipal Code, Title 32, Chapters 2, 6, 7, and 9 (FMC 32.02.030; FMC 32.06.150, Table 2; FMC 32.07.060; and FMC 32.09.120, Table 2).

Alisa Johansson, Senior Planner explained the amendments to the definitions , use standards, and parking requirements to update the municipal code Title 32.

No public comment.

Motion: CONSIDERING THE INFORMATION PROVIDED BY STAFF PRESENTATIONS AND IN THE STAFF REPORT, I MOVE TO APPROVE AND ADOPT BILL 373 ASSOCIATED WITH CA25007, AMENDING THE DEFINITIONS, USE TABLES ENTRIES, USE STANDARDS AND PARKING SUPPLY REQUIREMENTS FOR THE ANIMAL SERVICES LAND USES FMC32.02.030 FMC32.06.150 TABLE 2, FMC 32.07.060 AND FMC32.09.120 TABLE 2. **Action:** Approve **Moved by:** Councilman Ryan Hanan **Seconded by:** Councilman Albert Torres.

Vote: Passed, **Summary:** Yes 5 **Yes:** Councilwoman Zoberski, Councilman Lau, Councilman Torres, Councilman Hanan, Councilman Mendoza,

7.4. Discussion and possible action to adopt Bill #375, amending Fernley Municipal Code Title 2, Chapter 2, Section 4 (Powers and duties of the city manager) (b) Exceptions to authority; updating the evaluation process.

Aaron Mouritsen, City Attorney, explained as the rule currently stands the City Manager is required to get an evaluation once per year. That evaluation is completed by the Mayor and as part of the code, the mayor is allowed to reach out to heads of departments to solicit opinions and evaluations before making the mayor's evaluation. This bill would amend to include a requirement that the mayor would reach out to all members of City Council, and to get an evaluation from each member of City Council and then review those and be aware of what City Council's asking for in regard to the City Manager before completing his evaluation. At the end of the day, the evaluation would remain the mayor's evaluation, but it would require him to consult and communicate with the Council and get that evaluation from them.

No public input at this time.

Motion: I MOVE TO ADOPT BILL 375, AMENDING THE FERNLEY MUNICIPAL CODE, CHAPTER 2, SECTION 4, POWERS AND DUTIES OF THE CITY MANAGER, B, EXCEPTIONS TO AUTHORITY UPDATING THE EVALUATION PROCESS. **Action:** Approve, **Moved by:** Councilman Albert Torres, **Seconded by:** Councilman Ryan Hanan. **Vote:** Passed, **Summary:** Yes 5 **Yes:** Councilwoman Zoberski, Councilman Lau, Councilman Torres, Councilman Hanan, Councilman Mendoza.

8. ORDINANCES

8.1. (For Possible Action) Introduction and First Reading of Bill #376 (associated with CA25010) to amend Section 32.03.030, Section 32.07.220, Table 32.09.120-2, and Table 32.06.150 of the Fernley Development Code to allow stand-alone gaming establishments of any size without a resort hotel component.

Lisa Warner Assistant Planner delivered the first reading of Bill 376 pertaining to the Fernley Development code to allow stand-alone gaming establishments of any size without a resort hotel component.

8.2. Introduction and first reading of Bill #378 associated with CA25013, a request from the Planning Department to add definitions and development standards and to amend the public facility requirements pertaining to non-residential development in remote portions of the City (FMC 32.02.030, FMC 32.09.125, and FMC 32.12.010).

Alisa Johansson, Senior Planner delivered the first reading of Bill 378 a request from the Planning Department to add definitions and development standards and to amend the public facility requirements pertaining to non-residential development in remote portions of the city.

9. PUBLIC FORUM

Beckie Howlett questioned about publishing in the Reno Gazette Journal; how many Fernley residents get the paper and read the notices. She also invited the community to spaghetti dinner at the Senior Center on 2/21/2026.

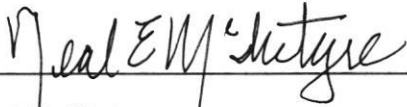
Rob Jacobson, Lyon County Commissioner stated he will get clarification on the county subsidizing the City of Fernley. He also invited the community to the Boys and Girls Passport to Party on 4/25/2025.

10. ADJOURNMENT

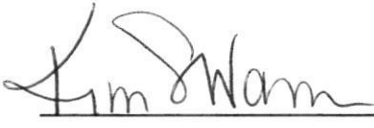
There being no further business to come before it, the Fernley City Council meeting adjourned at 6:55 PM.

Approved by the Fernley City Council on 3/4/24, by a vote of:

AYES 5 NAYS: 0 ABSTENTIONS: 0 ABSENT: 0



Mayor Neal E. McIntyre



ATTEST: City Clerk Kim Swanson

Kimberly Swanson

From: Stan Lau
Sent: Wednesday, February 4, 2026 2:00 PM
To: Kimberly Swanson; Neal McIntyre
Cc: Aaron Mouritsen; Lau, Stan
Subject: Public Statement to be Read into the Record.

Public Statement (Read into the Record)

Mayor and Councilmembers,

I am not joining you tonight because I am **Protesting** Line Item 3.1

For the Record, I object to Resolution 26-002.

This is not a policy of disagreement. The Council cannot vote away a Colleague's seat by Resolution. Nevada Law distinguishes internal discipline from removal from office, and this Resolution improperly collapses those powers.

The resolution asserts notice and due process. That is disputed. No personal service or directed written notice was provided and proceeding under those conditions further undermines the legitimacy of this action.

The interpretation would allow a majority to convert internal policy into the removal authority-an end-run around statutory vacancy processes the Legislature has expressly defined.

I request that this Objection be placed in the record and included in the meeting packet.

All Rights Reserved.

Thank you,

Stan Lau
Fernley city Councilman Ward 3

2 | 4 | 2026

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