



N E V A D A

AGENDA
Regular Meeting
City Council

Wednesday, April 1, 2026 • 5:00 PM

Mayor
Neal E. McIntyre

City Council
Ward 1 - Ryan Hanan
Ward 2 - Felicity Zoberski
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. Discussion and Possible action to approve a contract for professional services with JUB Engineers, Inc. to provide construction management and materials testing services for the Mesa Drive Water Main Extension project in the amount of \$60,354.00.**
- 2.5. Possible Action to authorize the execution of the water rights banking and dedication agreement between, 301 Flint Street, LLC, a Nevada Limited Liability Company, to the City of Fernley, APN 020-093-15, 020-093-16, 020-093-17, and 020-093-18 TCID Serial Number 1028-1, 1028-1-1, 1028-1-2, and 1028-1-3 in the amount of 3.6, 3.38, 3.6 and 3.6 acre-feet.**
- 2.6. Possible action to approve the revised position descriptions for the Water Treatment Plant Utility Operator, Shift Operator, and Supervisor positions. Revised language was necessary to bring the position descriptions into alignment with NAC 445A.6243**
- 2.7. Discussion and possible action to approve the purchase and installation of Advanced Metering Infrastructure (AMI) receiver equipment and associated services in an amount not to exceed \$322,848.79**
- 2.8. (For Possible Action) Possible approval of the submittal of a grant application to the Nevada Department of Wildlife for the amount of \$100,000 to assist in the funding of the Mayor's pond park design and/or construction.**
- 2.9. Possible Action to Approve the Will-Serve Request from Jenuane Communities Onda Verde, LLC for Village3, Friendly 5 Subdivision for 50.11 ERC's of water and 50.00 ERC's for Sewer for Lyon County Parcel 021-303-67 located at 0 Farm District Road, Fernley, NV 89408.**
- 2.10. Discussion and possible action to approve an Agreement for Professional Services with Shaw Engineering to provide review, design, permitting, bid support, construction management and installation observation and compliance services for the Water Treatment Plant Microfiltration Rack System Electrical Improvements Project, for a total amount of \$37,500.**
- 2.11. Possible Action to Approve the Will-Serve Request from Northern Nevada Veterans Memorial Cemetery for NNVMC - Committal Building for 0.40 ERC's of water for Lyon County Parcel 021-091-08 located at Mission Way, Fernley, NV 89408.**
- 2.12. Discussion and possible action to approve a contract with Sloane Consulting Group for preparation of the City of Fernley Cemetery Master Plan for an amount not to exceed \$120,000.**
- 2.13. Discussion and possible action to approve a contract with TSK for preparation of the City of Fernley Facilities Master Plan for an amount not to exceed \$876,036.**

- 2.14. Discussion and possible action to approve a contract with OpenGov for the implementation and hosting of Enterprise Asset Management Software for an amount not to exceed \$108,998.66 in Term 1, \$46,181.79 in Term 2, and \$48,490.88 in Term 3.
- 2.15. Discussion and possible action to approve Amendment C of the Lumos & Associates contract for the East Lift Station Improvements Project in the amount of \$12,000.00
- 2.16. Possible Action to Approve a contract with Eastern Sierra Engineering for Design services for the Good Earth Subdivision Reconstruction Project.
- 2.17. Possible action to approve a new classification — Community Development Program Manager

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. (For Possible Action) Introduction and first reading regarding Bill #381 associated with ZMA26001, a request from M4 Victory Power QOZB, LLC for 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 rezoning the property from GR20 (General Rural, 20-acre minimum) to I (Industrial).
- 5.2. (Possible Action) Introduction and first reading of Bill #377, a request from the Planning Department to amend the adjacency development standards contained in Title 32, Chapter 9, Section 30.
- 5.3. (Discussion and Possible Action) Introduction and first reading of Bill #382 amending Fernley Municipal Code Title 2, Administration, Chapter 8, Mayor and City Council, Section 2.08.01, Salaries and annual increases by adjusting the salary for Mayor and City Council.

6. RESOLUTIONS

- 6.1. (For Possible Action) Discussion and possible action on Resolution #26-005, requested by Mark IV Capital, authorizing the formation of a working group to establish the estimated costs for the creation of the Fernley Power District, a municipal utility to serve the Victory Logistics District and directing the preparation of an Ordinance pursuant to NRS 266.290.
- 6.2. Discussion and possible action to approve Resolution No. 26-006, authorizing the submission of an application for funding through the Nevada State Revolving Fund (SRF) Program for the Highway 50 Water Main Extension and Looping Project.

7. PUBLIC HEARINGS

- 7.1. (For Possible Action) Discussion and possible action regarding CA26001 and Bill #379, 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.

8. PUBLIC FORUM

9. ADJOURNMENT

Next Meeting: April 15th @ 5pm