

**MINUTES OF THE
FERNLEY CITY COUNCIL MEETING
FEBRUARY 18, 2026**

Mayor Neal E. McIntyre called the meeting to order at 05:00 PM at Fernley City Hall, 595 Silver Lace Blvd., Fernley, NV 89408

1. INTRODUCTORY ITEMS

1.1. Pledge of Allegiance

1.2. Roll Call

Present: Mayor Neal McIntyre, Councilwoman Felicity Zoberiski, Councilman Albert Torres, Councilman Ryan Hanan, Councilman Joe Mendoza, City Attorney Aaron Mouritsen, Acting City Manager Lydia Altick, 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, Utilities Director Seong Kim, HR Manager Mitzi Carter, Planning Director Michele Rambo **Absent:** Councilman Stan Lau.

1.3. Public Forum

Becki Howlett invited the community to the Fernley 4th of July spaghetti dinner fund-raiser at 6 PM at the Senior Center.

1.4. (For Possible Action) Approval of Agenda

Motion: I MOVE TO APPROVE THE AGENDA REMOVING ITEM 7.1. **Action:** Approve, **Moved by:** Councilman Albert Torres, **Seconded by:** Councilman Ryan Hanan. **Vote:** Passed, **Summary:** Yes 4 **Yes:** Councilwoman Zoberiski, Councilman Torres, Councilman Hanan, Councilman Mendoza **Absent:** Councilman Lau

7.1 was removed from the current agenda due to an updated statute that will need to be revisited.

2. CONSENT AGENDA

2.1. (Possible Action) Approval of Voucher Report

2.2. (Possible Approval) Approval of Business Licenses

Deputy City Clerk Sandy Harris read the new business licenses.

2.3. Possible action to approve the updated Staff Travel policy.

2.4. Possible action to approve the updated Uniform policy.

2.5. Possible Action to Approve the Will-Serve Request from AGRU America, Inc for AGRU America Expansion for 1.21 ERC's of water and 6.45 ERC's for Sewer for Lyon County Parcel 021-251-26 located at 230 Lyon Drive, Fernley, NV 89408.

2.6. (Possible Action) to approve a contract with Lumos & Associates, Inc. for the preparation of the City of Fernley's Storm Drain Master Plan for an amount not to exceed \$156,000.

2.7. For Possible Action: To approve a contract with Wood Rodgers for \$79,700 (lump sum and time and materials not to exceed) for boundary surveys of the eight parcels (Phase 1) conveyed from the Bureau of Land Management (BLM) to the City of Fernley.

Motion: I MOVE TO APPROVE THE CONSENT AGENDA AS WRITTEN. **Action:** Approve, **Moved by:** Councilman Ryan Hanan, **Seconded by:** Councilwoman Felicity Zoberski. **Vote:** Passed, **Summary:** Yes 4 **Yes:** Councilwoman Zoberski, 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.

Lyon County Chief Deputy Mitch Branningham reported the Sheriffs did training in January for the implementation of new taser devices. He asked if there are complaints regarding traffic patrols, to contact Sergeant Santos. Sergeant Santos track of complaints and then coordinates the response.

Battalion Chief Bill Snyder from North Lyon Fire reported there were 361 calls for January, which is 11.6 calls a day with an average response time of 8 minutes. North Lyon Fire will be hosting the Northern Nevada Children's Cancer Foundation fundraiser, dates to follow.

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 the Code Enforcement Open House on Friday, March 13th at 6 PM and Saturday, March 14th at 9 am. The Main Street Fernley is offering a grant for facade improvement for a business on Main Street. Information can be found at mainstreetfernley.org Saturday, February 28th, from 9 am to 2 pm, is a low-cost microchip clinic.

Councilman Hanan announced a ribbon cutting for Reno Orthopedic Center. They are open and accept appointments online.

Councilwoman Zoberski invited the community to Fernley High School this weekend. They are hosting the State Basketball tournament. Girls' varsity starts at 3 pm and boys varsity is at 4:40 pm.

Councilman Mendoza and the Finance Department met with the county to discuss the \$4 million that was mentioned at last meeting. There are still questions and there will be more conversations.

Mayor Neal McIntyre invited the community to the State of the City, to be hosted at the CRRC building on February 26th from 6 to 8 pm.

4. PROCLAMATIONS BY THE MAYOR

None at this time.

5. PRESENTATIONS

5.1. Presentation, discussion and possible action by Poseidon Education.

Patti Diaz-Zachary presented for Poseidon Education. The program is ready to start as soon as March 1st, at Fernley Intermediate and Fernley High School. There will be one 5th grade class and one high school class.

Robert Carson, City Treasurer, stated the funding required for this program will come out of the Water Enterprise Fund.

Councilman Mendoza requested we document the process with photos and videos.

Motion: I MOVE TO ACCEPT BOTH OF THESE PROGRAMS AND INCLUDE THE FUNDING FROM THE ENTERPRISE FUND. **Action:** Approve, **Moved by:** Councilman Albert Torres, **Seconded by:** Councilman Ryan Hanan. **Vote:** Passed, **Summary:** Yes 4 **Yes:** Councilwoman Zoberski, Councilman Torres, Councilman Hanan, Councilman Mendoza.

6. PUBLIC HEARINGS

6.1. (For Possible Action) Discussion and possible action to approve 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 the resort hotel component.

Lisa Warner, Assistant Planner, presented.

There was no public comment.

Motion: I MOVE TO APPROVE BILL 367 ASSOCIATED WITH CA25010 AS PRESENTED BY STAFF. **Action:** Approve **Moved by:** Councilman Ryan Hanan, **Seconded by:** Councilwoman Felicity Zoberski. **Vote:** Passed, **Summary:** Yes 4 **Yes:** Councilwoman Zoberski, Councilman Torres, Councilman Hanan, Councilman Mendoza.

6.2. (For Possible Action) Discussion and possible action to approve and adopt 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).

Lisa Warner, Assistant Planner, presented.

Demetri Nikolakakis commented on how difficult it is to get waivers completed.

Motion: I MOVE TO APPROVE AND ADOPT BILL 378 ASSOCIATED WITH CA25013, ADDING DEFINITIONS AND DEVELOPMENT STANDARDS AND AMENDING PUBLIC FACILITY REQUIREMENTS PERTAINING TO NON-RESIDENTIAL DEVELOPMENTS IN THE REMOTE PORTIONS OF THE CITY, FMC 32.02.030, FMC 32.09.125, AND FMC32.12.010. **Action:** Approve, **Moved by:** Councilman Ryan Hanan, **Seconded by:** Councilman Joe Mendoza. **Vote:** Passed, **Summary:** Yes 4, **Yes:** Councilwoman Zoberski, Councilman Torres, Councilman Hanan, Councilman Mendoza

7. STAFF REPORTS

7.1. Discussion and Possible Action to approve the Proposed Salary Increases for City Council and Mayor based on the 2025 Compensation Study.

Pulled from this meeting

7.2. Discussion and possible action to approve the City of Fernley's maximum allowed operating property tax rate to be levied for fiscal year 2027 and for submission to the State of Nevada Department of Taxation.

Motion: I MOVE TO APPROVE THE CITY OF FERNLEY'S MAXIMUM ALLOWED OPERATING PROPERTY TAX RATE TO BE LEVIED FOR FISCAL YEAR 2027 AND FOR SUBMISSION TO THE STATE OF NEVADA DEPARTMENT OF TAXATION. **Action:** Approve, **Moved by:** Councilman Albert Torres, **Seconded by:** Councilman Ryan Hanan. **Vote:** Passed, **Summary:** Yes 4 Yes: Councilwoman Zoberski, Councilman Torres, Councilman Hanan, Councilman Mendoza

8. ORDINANCES

8.1. Introduction and first reading of Bill 380 associated with ZMA25001, a zoning map amendment request from Wood Rodgers, Inc. on behalf of Genica Clover Ranch, LLC, rezoning six (6) parcels containing approximately 24.72 acres and 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) (APNs 021-331-15, -19, -20, -22, -29, and -38).

Alisa Johansson gave the first reading.

9. PUBLIC FORUM

No public comment at this time.

10. ADJOURNMENT


There being no further business to come before it, the Fernley City Council meeting adjourned at 6:34 PM.

Approved by the Fernley City Council on 4/1/2024, by a vote of:

AYES 4 NAYS: 0 ABSTENTIONS: 0 ABSENT: 0



Mayor Neal E. McIntyre



ATTEST: City Clerk Kim Swanson