



N E V A D A

AGENDA
Regular Meeting
City Council

Wednesday, June 17, 2026 • 5:00 PM

Mayor
Neal E. McIntyre

City Council
Ward 1 - Ryan Hanan
Ward 2 - Felicity Zoberski
Ward 3 -
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 Approve the Will-Serve Request from Pilot Travel Centers, LLC - Tenant Improvements for 0.52 ERC's for Water and 3.04 ERC's for Sewer for Lyon County Parcel 021-061-34 located at 465 Pilot Road, Fernley, NV 89408.**
- 2.5. Possible Action to authorize the execution of the Water Rights Banking and Dedication Agreement with STEPPING STONES OF FERNLEY, LLC, APN 021-331-40, TCID serial number 1059-13 in the amount of 10.08 acre feet annually.**
- 2.6. For Possible Action: For approval of an amendment to the City of Fernley's Personnel Policies and Procedures by adding a new Section, "6.16. Paid Parental Leave" to Section 6. "Leave Plans".**
- 2.7. Possible action to approve the award of the 2026-2027 Annual Materials Supplier Contract to Western Nevada Supply in an amount not to exceed the unit pricing listed in the attached inventory pricing list.**
- 2.8. Discussion and Possible action to approve a contract with Lumos & Associates in an amount not to exceed \$195,800.00 for engineering services for the Rolling Meadows Lift Station Rehabilitation.**
- 2.9. (For Possible Action) to approve acceptance of public infrastructure associated with the Sunrise Trails Phase 1 project.**
- 2.10. (For Possible Action) to approve acceptance of public infrastructure associated with the Panda Express project.**
- 2.11. (For Possible Action) to approve acceptance of public infrastructure associated with the River Ranch Apartments project.**
- 2.12. (For Possible Action) to approve acceptance of infrastructure associated with the Victory Logistics D-1 Pond Relocation project.**
- 2.13. (For Possible Action) to approve acceptance of public infrastructure associated with the Fernley Justice Court project.**
- 2.14. Possible action to authorize the execution of the Water Right Banking and Dedication Agreement with DNC WEST COAST PROPERTIES LLC, APN 020-032-03, TCID serial number 1031-A-A in the amount of 1.215 acre feet.**
- 2.15. Discussion and possible action to approve a professional services contract with Shaw Engineering. The contract will provide design services including permitting, geotechnical**

investigation, easement establishment and bidding support for the South Arm Interceptor, Phase 1 project. The cost of the contract is \$649,900.00.

2.16. (For Possible Action) to approve acceptance of public infrastructure associated with the Tractor Supply project.

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. PRESENTATIONS

5.1. Presentation by Matrix Design Group to introduce the Comprehensive Master Plan 2050 update and provide an overview of the process, estimated timeline, and anticipated community outreach.

6. PUBLIC HEARINGS

6.1. (For Possible Action) Discussion and Second Reading of Bill #385, associated with PD05-06MOD, a Major Modification to the handbook associated with the Friendly 5 Planned Development requested by Scott Berge to modify : 1) the proposed arterial roadway connection from the northern boundary of the development to U.S. Highway 50, 2) adding a new section to the handbook to establish design standards and requirements for the arterial roadway connection, and 3) revising Condition 4.K to modify the timing requirement for construction of the roadway connection, along with other clarifying revisions. The subject site is generally located on both the north and south sides of Farm District Road, approximately 800 linear feet east of its intersection with Jessica Lane.

6.2. (Discussion and Possible Action) Second reading and Adoption of Bill #387 amending Fernley Municipal Code Title 2, Administration, Chapter 8, May and City Council, Section 2.08.01, Salaries and annual increases by adjusting the salary for the Mayor and City Council.

6.3. (For Possible Action) Discussion and second reading of Bill #386, an Ordinance establishing the Fernley Power District as a municipal electric utility of the City of Fernley pursuant to NRS 266.290; setting forth the public utility proposed to be established, the estimated cost thereof, and the proposed manner and terms of payment; defining the initial service area within the victory logistics district; establishing the Fernley Power District board as the governing body of the district and prescribing its composition, member selection, and powers and duties; delegating to the board administrative and regulatory authority over the district; and other matters properly related thereto.

7. ORDINANCES

7.1.

(For Possible Action) Discussion and first reading regarding DA22002AMD1, an amendment to a Development Agreement associated with Sherwood Village requested by 890 Fremont Street, LP to reflect changes in the project form and layout of the proposed development. The subject site consists of approximately ± 26.47 acres, is designated Mixed Residential in the Master Plan and zoned MDR14 (Medium Density Residential, maximum 14 du/ac), and is generally located north of Fremont Street, south of U.S. Interstate 80, west of Wildwood Drive, and east of Vine Street, Fernley, Nevada (APNs: 021-092-05, 021-092-23, 021-092-26, 021-092-27, 021-092-55, 021-092-58, 021-092-59, 021-092-60).

8. STAFF REPORTS

8.1. Discussion and Possible Action to canvass the vote from the June 9, 2026, Primary Election per NRS 293.387.

8.2. (For Possible Action) Review and discussion of two potential Zoning Code Amendments regulating data centers within the City of Fernley.

9. RESOLUTIONS

9.1. (For possible action) Discussion and possible action to approve resolution #26-012 to commit \$3,996,000 of the City of Fernley's fiscal year 2026 general fund ending fund balance for the design and construction of capital projects and purchase of capital equipment approved in the fiscal year 2027 Capital Improvement Plan that was presented as part of the final budget.

9.2. (For possible action) Discussion and possible action to approve resolution #26-013 amending the City of Fernley Cost Allocation Plan.

10. ITEMS REQUESTED BY CITY COUNCIL MEMBERS

10.1. Possible action to request staff to cease work on the preparation of the title 16 rewrite and to create an ordinance allowing a civil penalty for existing code violations as an alternate to current criminal penalties.

11. PUBLIC FORUM

12. ADJOURNMENT

Next Meeting: July 15th @ 5pm