

**MINUTES OF THE
FERNLEY CITY COUNCIL MEETING
APRIL 15, 2026**

1. INTRODUCTORY ITEMS

1.1. Pledge of Allegiance

1.2. Roll Call

Present: Mayor Neal E. McIntyre, Councilwoman Zoberiski, Councilman Torres, Councilman Hanan, Councilman Mendoza, HR Manager Mitzi Carter, City Treasurer Robert Carson, City Clerk Kim Swanson, Admin Specialist II Rachael Goetz, Planning Director Michele Rambo, Public Works Director Barry Williams, Deputy Public Works Director Olivia John, Project Manager Alex Lopez-Martinez, City Engineer Salvador Pleitez, Outside Council Rebecca Brough, Acting City Manager Lydia Altick.

1.3. Public Forum

Becki Howlett reported on the Fernley 4th of July stating all forms are available online, and they are looking for nominations for the Grand Marshal, and they are selling raffle tickets.

John Reichlein stated he likes to read the Fernley Reporter and agrees with the most recent front-page article about the City funding the fire department.

Tammy Dittman stated the city should work on roads before new projects are started, such as the mayor's pond.

A former project manager stated he has a lot of experience with installing electrical generators, and he is concerned about the 23.9-megawatt generators proposed for the City of Fernley. He was also concerned about the potential data center.

Stan Lau returned his April 1st paycheck back to the city. Since being expelled from council on March 4th, 2026, the city has paid him his councilman wages for March and April, and he's returning the April payment. He states he reserves his rights to collect them back if reinstated as a councilman.

Don Maquin stated he recently had a chance to interact with the Public Utilities Division, and they were very prompt in taking care of what was needed. He also requested the adult/youth swings be put back in the parks.

1.4. (For Possible Action) Approval of Agenda

Motion: I MOVE TO APPROVE THE AGENDA AS PRESENTED **Action:** Approve, **Moved by:** Councilman Ryan Hanan **Seconded by:** Councilwoman Felicity Zoberiski **Vote:** Passed, **Summary:** Yes 4 **Yes:** Councilwoman Zoberiski, Councilman Torres, Councilman Hanan, Councilman Mendoza

2. CONSENT AGENDA

2.1. (Possible Action) Approval of Voucher Report

2.2. (Possible Approval) Approval of Business Licenses

2.3. Possible Action to award the 2026-2027 Annual Chemical Supplier Contract to Thatcher Company of Nevada, Inc. for an amount not to exceed the unit price per pound as listed in the submitted bid document for each chemical supplied.

2.4. Possible Action to appoint Misty Love to the Fernley Senior Citizen Advisory Committee. Her term will expire on 9/30/2027.

2.5. Possible Approval of contract with Resource Development Company, in the amount of \$3,391,700.00 for new construction of Ricci Tank #2.

2.6. Possible Approval of contract for Professional Services with Shaw Engineering. The contract will provide Construction Management, Inspections and Testing for the Ricci Tank 2 project.

2.7. Possible Action to approve the liquor license for Los Placosos

2.8. Discussion and Possible action to approve a new classification - Engineering Permit Technician

Motion: I MOVE TO APPROVE THE CONSENT AGENDA **Action:** Approve, **Moved by:** Councilwoman Felicity Zoberski, **Seconded by:** Councilman Ryan Hanan. **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.

Chief Deputy Brantingham of the Lyon County Sheriff's Office recognized the passing of Sheriff Hickox in Churchill County. Sheriff Hickox was a strong partner of Lyon County, and the Churchill County Sheriff's office supported the Sheriff's department through numerous cases and were integral in the Naomi Iron case. Sheriff Hickox was on the ground with Lyon County Sheriff's while they were serving search warrants and doing other work in Fallon. He made sure Lyon County Sheriff's officers were taken care of and had all the resources needed. His service will be held on May 2nd at the Churchill Fairgrounds. Lyon County is looking forward to establishing a good relationship with the new Sheriff. Chief Deputy Brantingham stated this Friday Lyon County has two deputies graduating with their Post 3 Certificate. He also reported on several events taking place.

Brian Bunn, North Lyon Fire Chief, wanted to address the working group established under resolution 26-005. Council's direction was clear that North Lyon County Fire Protection District was to be included as a participant. Despite that, the initial meetings moved forward without notification to us or inclusion to the district. Their involvement is not optional, particularly in discussions involving infrastructure, power, and systems that directly impact fire protection. He appreciates that communication has since been initiated and steps are being taken to include them. However, it is important that council directions are followed as adopted.

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

Acting City Manager Altick, The Community Research Response and Resource Center. We've done our final reconciliation, and the city was able to save \$1,056,000 off the guaranteed maximum. This includes the addition of the playground and artificial turf. The Early Learning Center groundbreaking took place, and The

Boys and Girls Club have been given the design and construction of the Early Learning Center by the Pennington Foundation. They've received a building permit from the City of Fernley, and they are starting construction. They hope to have it constructed by the fall. Nevada Pacific Parkway is at 60% construction documents and 90% should be completed by the first part of June. The Fernley Senior Citizens Advisory Committee is hosting a community planting day on Saturday from 8 to 12 at the Fernley Desert Memorial Cemetery. Following is the Fernley Business Expo at City Hall. Also on Saturday, the Animal Rescue Group Of Northern Nevada is hosting a bingo night from 5 to 9 pm at the Fernley Senior Center to raise money for local cats. The Boys and Girls Club Passport to Party on April 25th.

Acting City Manager Altick gave the update for the Building Department as the Building Official is in training. In March, 69 applications were submitted, and 53 permits were issued. For code enforcement, there were 97 complaints filed in March, 85 cases were closed, 75 vehicles tagged and 19 vehicles towed.

Barry Williams, Public Works Director, reported Public Works and Utilities crews have completed a full evaluation of the City Infrastructure and Utility System following Monday's earthquake, no damage has been identified and all services remain fully operational. We will continue to monitor conditions and provide updates as needed. Public Works representatives had the opportunity to attend the career fair at Fernley High School.

Salvador Pleitez, City Engineer, reported the new fire station has received state approval for the water improvement plans. We have issued the Certificate of occupancy for Justice Court. Fernley 5, Village 3 is nearly completed, all the asphalt, curb and gutter, and sidewalk are in place.

Michele Rambo, Planning Director, reported the work on the South Area Plan has been moving along nicely. There will be a public open house on April 30th, at 6:00 pm at the CRRC. The people who attended the first meeting can see how their comments were interpreted into the land use plan.

Seong Kim, Utilities Director reported they are in the process of upgrading water and waste assistance. They are hoping to finish the design for the upgrade by March 2027 and then hopefully start construction in January 2028 and have it finished by 2030. The utilities department is exploring all financing sources, including grants.

Councilman Torres publicly acknowledged a long-time Deputy for the Sheriff's Office, Russ Cadwater, who passed away on April 1st.

Councilman Hanan was able to attend the friends of Fernley Animal Services meeting. They are a nonprofit organization that is raising money to build an animal shelter in Fernley. He also encouraged the public to report mosquitoes. They can do so by going to the vector section on the city website. He also thanked Public Works for covering the graffiti along the railroad tracks.

Mayor McIntyre reported that Lyon County School District presented him with the Challenge coin, and he's humbled and honored to have received this. He also attended the community career fair at Fernley High

School. The Mayors Clean Sweep has been moved from May 2nd to May 30th. If you'd like to help volunteer or donate, please contact April Homme at 775-784-9858.

4. RESOLUTIONS

4.1. Discussion and Possible Corrective Action related to the following:

1. Councilman Torres' Request: Pursuant to NRS 241.0365, Discussion and Possible Corrective action to adopt Resolution number 26-002 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, permanent expulsion from city council under NRS 266.240, etc.

- a. **Public outburst conduct resulting in a Hostile Work Environment Complaint received following the City Council Budget meeting held on April 3, 2025, and May 8, 2025.**
- b. **This resulted in an independent external investigation that supported hostile work environment by yourself to another Councilman.**
- c. **Exhibit B, Independent External Investigation Report Conclusion attached.**
- d. **Exhibit C, Resolution 26-002.**

Mr. Stan Lau was given an opportunity to speak on his own behalf and, after clarification from outside attorney, Rebecca Brough, Mr. Lau acknowledged that he received the 241 notice and all the reports from council.

Ryan Hanan, stated at the advice of legal counsel, I'm voting no on this item. I believe this process is being mishandled and opens the city to litigation and a lawsuit. While I do not condone the actions of Councilman Lau, or any outbursts, I think this sets a dangerous precedent by which the panel up here can remove somebody against the will of the people. The people that elected Councilman Lau has a right to a recall election, and to start that process. That process has not been done.

Motion: I MAKE THE MOTION TO ADOPT RESOLUTION NUMBER 26-002 TO PERMANENTLY REMOVE COUNCIL MEMBER STAN LAU FROM CITY COUNCIL, EFFECTIVE IMMEDIATELY PURSUANT TO NRS 266.240.

Action: Approve, **Moved by:** Councilman Joe Mendoza, **Seconded by:** Councilwoman Felicity Zoberski.

Vote: Passed, **Summary:** Yes 3, No 1 **Yes:** Councilwoman Zoberski, Councilman Torres, Councilman Mendoza, **No:** Councilman Hanan.

5. PUBLIC HEARINGS

5.1. (For Possible Action) Discussion and possible action of a Type 1 Vacation request, T1V25001, by M4 Victory Development, LLC to abandon a portion of the public roadway known as "Duffy Road", located east of Nevada Pacific Parkway and south of Interstate 80 within the Mark IV Capital Victory Logistics District.

Alex Lopez-Martinez, Project Manager presented. He stated it is roughly 0.53 miles, and that section of Duffy Road was relinquished by the Nevada Department of Transportation and was approved by City Council with

a cooperative transfer agreement, and that agreement was recorded on July 29, 2024. As part of the abandonment of Duffy Road, a new road, Innovation Drive, will be constructed. This road will supplement public access and connectivity to the community that uses that portion of Duffy Road daily. Mark IV Capital will assume all Duffy Road maintenance and liability responsibilities. This easement and agreement will be in effect until the new road has been constructed and has been accepted by the City of Fernley for dedication.

This action item was presented to the Planning Commission on April 8th and they unanimously voted 7-0, recommending this body approval of the Type 1 vacation. He did want to confirm that this vacation is in accordance with the development agreement DA22001, which was approved on April 3rd, 2024.

John Duffy, a Fernley resident, was at the Planning Council last week and requested the Planning commission and now this Council and Mark IV Capital that an effort be put forward to have Duffy Road remain contiguous. The lower portion is currently named in the plans, Innovation Drive. He is requesting that the City put forward a plan to rename that to Duffy Road as well, so Duffy Road remains contiguous on both the eastern and the western sides.

There was a recess for council to discuss with Legal Counsel. When the meeting continued, staff asked Mark IV Capital representatives, if a motion was made today, would they accept it with the condition of keeping Duffy Road named continuously? After discussion, it was decided that everyone agreed to keep the name continuously.

Motion: I MOVE TO APPROVE WITH THE CONDITION OF KEEPING DUFFY ROAD CONTINUOUSLY AS REQUESTED BY THE PUBLIC. **Action:** Approve, **Moved by:** Councilman Joe Mendoza, **Seconded by:** Councilman Ryan Hanan. **Vote:** Passed, **Summary:** Yes 4, **Yes:** Councilwoman Zoberski, Councilman Torres, Councilman Hanan, Councilman Mendoza

5.2. (For Possible Action) Discussion and possible action to approve Resolution #26-007 and Bill #381 associated with MPA26001 and ZMA26001, concurrent requests from M4 Victory Power QOZB, LLC for parcel 021-031-13 containing approximately 109.06 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 adjusting the master plan land use designation from GR (General Rural) to I (Industrial) and rezoning the property from GR20 (General Rural, 20-acre minimum) to I (Industrial).

Michelle Rambo, Planning Director stated this is a master plan and a zoning change. A comprehensive master plan amendment may be approved when all the following findings can be made, adding there are three. A public hearing was held at the Planning Commission meeting in March, where they unanimously recommended approval of both items.

Dave Snellgrove, with Bowman Consulting representing Mark IV Capital. This is 109 acres and adjacent to the south is the Victory PD area. When Mr. Snellgrove worked on the handbook with Victory Logistics a few years ago Victory did not hold the land. Victory Logistics goes out to the east and is adjacent to the Bureau of Reclamation land. The location of this is directly north, adjacent to Victory Logistics, we're cut off by the

freeway it is a very significant barrier over to the western side, and to the eastern side, you've got the open space area, the Bureau of Reclamation land that will not be bringing utilities or access or anything in.

Council questioned if a portion of the property would be used for workforce housing for the industrial area? Scott Barnes, Vice President for Mark IV Capital, stated the workforce housing and those components will be in the North Fernley Plan that will be developed this spring. And so that is separate and separated by the freeway. They don't want to mix workforce housing right there in an entire industrial development.

Motion: BASED ON THE ANALYSIS PRESENTED IN THE STAFF REPORT, I MOVE TO APPROVE RESOLUTION # 26-007 AND BILL #381 ASSOCIATED WITH MPA20001 AND ZMA26001 ADJUSTING THE MASTER PLAN USE DESIGNATION FOR PARCEL 021-031-13 FROM GENERAL RURAL TO INDUSTRIAL AND ZONING THE PROPERTY FROM GENERAL RURAL 20-ACRE MINIMUM TO INDUSTRIAL. **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

5.3. (For Possible Action) Discussion and possible action regarding CA25012 and Bill #377, a request from the Planning Department to amend the adjacency development standards contained in Title 32, Chapter 9, Section 30.

Michele Rambo, Planning Director, stated this change is to make it easier to follow and read and easier for the developers to know what is required.

Councilwoman Zoberski expressed several concerns about the adjacent standards and after staff discussion it was decided to table this until it can be further clarified.

Motion: I MOVE TO TABLE ITEM 5.3 **Action:** Table, **Moved by:** Councilman Albert Torres, **Seconded by:** Councilman Ryan Hanan. **Vote:** Passed, **Summary:** Yes 4, **Yes:** Councilwoman Zoberski, Councilman Torres, Councilman Hanan, Councilman Mendoza.

5.4. (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.

This item is agendized incorrectly. Council agreed to table this item.

Motion: I MOVE TO TABLE ITEM 5.4 **Action:** Table, **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 FORUM

John Reichlein expressed concern about the sequence of building the bridge for Nevada Pacific Parkway versus the gas power plant. The second item has to do with the speaker system. It's been years since we've talked about this speaker system, and you've been plowing money into this thing every couple of years.

John Duffy thanked the council members for the consideration of his request to keep the name of Duffy Road.

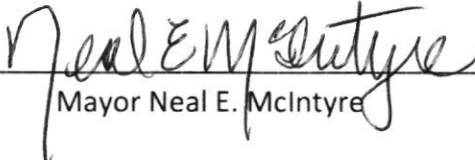
Don Maguien, expressed concerns about the deterioration of the in-town skate park. He wants to know if the city is going to repair it before kids have accidents.

7. ADJOURNMENT


There being no further business to come before it, the Fernley City Council meeting adjourned at 6:48 PM.

Approved by the Fernley City Council on May 6, 2026, by a vote of:

AYES 4 NAYS: 0 ABSTENTIONS: 0 ABSENT: 0

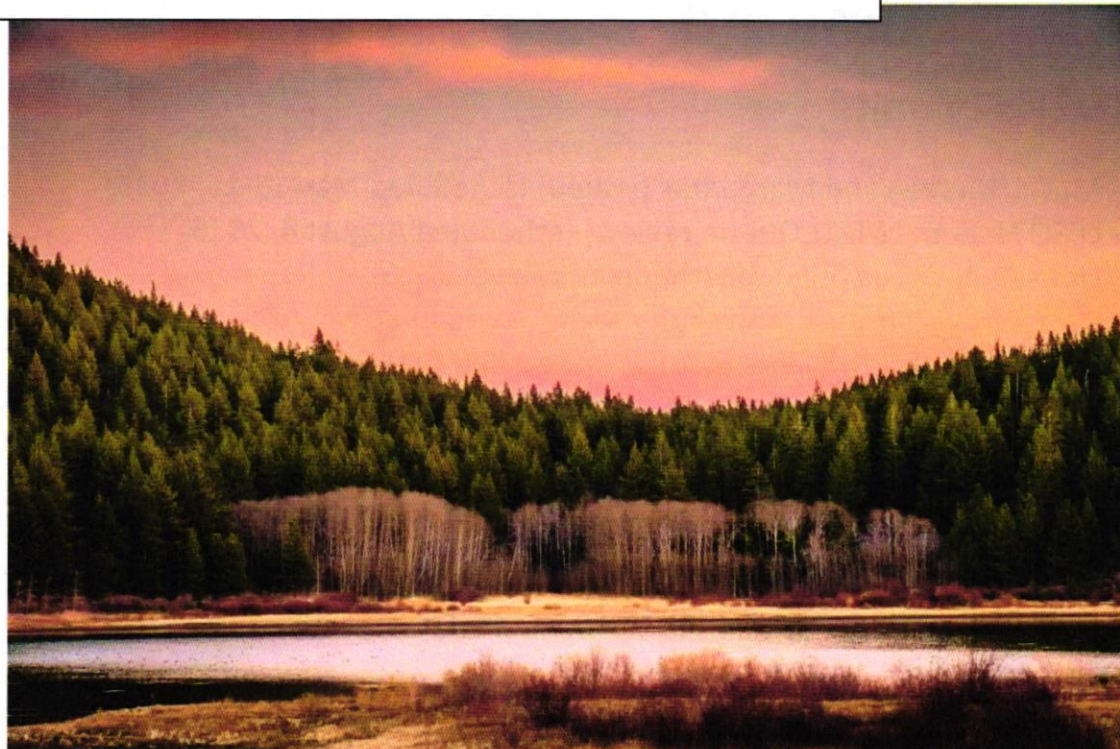


Mayor Neal E. McIntyre



ATTEST: ~~City Clerk Kim Swanson~~
Deputy City Clerk

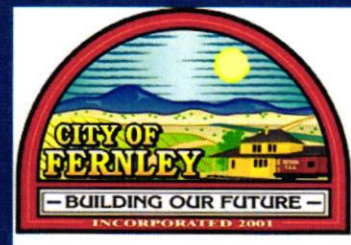
April - Spooner Lake State Park



MONTHLY REPORT

APRIL 2026

PLANNING DEPARTMENT
MICHELE RAMBO, AICP, PLANNING DIRECTOR



Projects Submitted

Temporary Use Permits

- TUP26002 – Music, Murals, and Margaritas (issued) (scheduled May 15-16, 2026)
- TUP26003 – LCSO National Night Out (in review) (scheduled August 4, 2026)
- TUP26004 – Lions Club Circus (issued) (scheduled May 8, 2026)
- TUP26007 – Davis Shows Spring Carnival (in review) (scheduled May 26-June 7, 2026)
- TUP26008 – Fernley 4th of July Events (issued) (scheduled June 28-July 5, 2026)
- TUP26013 – Fern45 Off Road Showcase (issued) (scheduled May 30, 2026)
- TUP26016 – AMP Monster Trucks (issued) (scheduled June 13, 2026)
- TUP26017 – Check the Chip Day (issued) (scheduled August 15, 2026)
- TUP26018 – Rastelli Circus (in review) (scheduled May 18, 2026)
- TUP26019 – Jordan World Circus (in review) (scheduled September 24, 2026)
- TUP26020 – Wigwam Summer Events (issued) (multiple dates)
- TUP26021 – Wal-Mart Temporary Storage (issued)
- TUP26022 – All Points Grill Fundraisers April/May (issued) (multiple dates)



CONDITIONAL USE PERMIT – CUP26002 – PILOT TRAVEL CENTER REMODEL

A Conditional Use Permit application request by Pilot Travel Centers LLC to expand the existing 11,163 square foot building by 2,059 square feet and complete a re-pipe and fuel system upgrade at the existing Pilot Travel Center located at 465 W Main Street (APN: 021-061-34) in a Commercial (C2) zoning district.



Statistics

Active Projects

Total = 23

Entitlements (Admin. Review, Conditional Use Permit) = 3

Land Division (Subdivision, Parcel Map, BLA, etc.) = 11

Legislative (Master Plan/Zoning Amendment, Planned Development, etc.) = 3

Miscellaneous (Deviation, TUP, Variance, Vacation, Waiver) = 6

Processing Time

Overall Average = 2.4 Months

Entitlements (Admin. Review, Conditional Use Permit) = 1.5 Months

Land Division (Subdivision, Parcel Map, BLA, etc.) = 3 Months

Legislative (MP/Zoning Amend., Planned Development, etc.) = 3 Months

Miscellaneous (Deviation, Variance, Vacation) = 2 Months

Temporary Use Permits = 15 Days

Pre-Application Meetings

	Jan	Feb	Mar	Apr	May	June	July	Aug	Sep	Oct	Nov	Dec	Total
2024	3	6	3	8	2	4	4	3	6	7	4	3	53
2025	6	2	1	4	5	5	5	3	6	6	4	1	48
2026	6	2	6	4	-	-	-	-	-	-	-	-	18

Customer Contacts

2026 to date = 2531

April = 522

Top Three Inquiries

Information Requests

- Accessory Structures
- Signs
- Business Licenses



Ongoing Planning Activities

Development Impact Fees

- Staff is in the early stages of developing impact fees for new development (streets, utilities, parks, public services, and more)
- Capital Improvement Advisory Committee created on May 1, 2024
- Capital Improvement Plan/Impact Fee Study underway

Development Code Update

- Updating to modernize it and clean it up
- Draft of Chapters 1-3 complete
- Small updates being made regularly

Process Streamlining

- Staff is working to streamline the application process
- Revising applications, updating/creating checklists, standardizing the process with predictable steps
- Participating with other development-related departments to work as a more cohesive group

Ongoing Projects

Comprehensive Master Plan

- Consultant – Matrix

Infrastructure Plan(s) North and Southwest Areas

- Consultant – Kimley-Horn

Capital Improvement Plan & Impact Fee Study

- Consultant – Kimley-Horn

South Area Plan

- Consultant – Kimley-Horn

Upcoming Public Hearings

Planning Commission Meeting 5/13/26

PD05-06MOD – Friendly 5 Development Agreement

In Other Planning News...

INCOMPLETE APPLICATIONS

*WE WILL NO LONGER BE ACCEPTING INCOMPLETE APPLICATIONS. ALL ITEMS INCLUDED IN THE APPLICATION CHECKLIST MUST BE PART OF THE SUBMITTAL PACKAGE. IF ANY ITEMS ARE MISSING INCLUDING PAYMENT, THE APPLICATION WILL AUTOMATICALLY BE DEEMED INCOMPLETE AND WILL BE REJECTED. *

