



N E V A D A

AGENDA
Regular Meeting
City Council

Wednesday, July 15, 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

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 Lyon County School District - Fernley High School, Commons & Culinary Improvements for 0.11 ERC's for Water and 0.94 ERC's for Sewer for Lyon County Parcel 021-181-01 located at 1300 Hwy 95A, Fernley, NV 89408.**
- 2.5. Possible Action to Approve the Will-Serve Request from Fernley QOZB, LLC – Final Parcel Map for 0.89 ERCs for Water for Lyon County Parcel 021-232-53 located at 305 Stanley Drive, Fernley, NV.**
- 2.6. Discussion and Possible Action to approve a contract with A & K Earth Movers, Inc. for the Mesa Drive Water Main Extension Project in the amount not to exceed \$245,000.00.**
- 2.7. Discussion and Possible action to approve the purchase of 15 ASPIRO Aspirator floating surface aerators from Komline Aerator Solutions in the amount of \$396,825.00, per Nevada Division of Environmental Protection (NDEP) requirement for the East Wastewater Treatment Plant.**
- 2.8. Discussion and Possible Action to approve a contract with Lumos & Associates for Construction Management Services for the East Lift Station Improvements in the amount of \$47,400.00.**
- 2.9. Possible Action to Approve the Will-Serve Request from Jones Development Company – Texcel Remodel for 0.075 ERCs and 0.399 ERCs of Sewer for Water for Lyon County Parcel 021-251-18 located at 2275 Newlands Drive, Suite 102, Fernley, NV.**
- 2.10. Discussion and possible approval of a contract with Resource Development Company to construct and replace the Micro Filtration Reverse Flow Stainless Steel piping at the Water Treatment Plant for the price of \$521,150.00**
- 2.11. (Possible Action) Approval of a grant application to the U.S. Department of Transportation's Bridge Investment Program for the Fernley Gustafson Road Bridge Replacement project.**
- 2.12. Discussion and possible approval of a contract with Olympus and Associates Inc. for the Treatment Water Reservoir 1 Rehabilitation Project in the amount of \$931,750.00.**
- 2.13. For Possible Action to purchase one (1) 3/4-ton, four-wheel drive pickup truck with service body for the City of Fernley's Wastewater Department for an amount not to exceed \$80,000.**
- 2.14. For Possible Action to purchase one (1) 10-yard dump truck for the City of Fernley's Fleet Department for an amount not to exceed \$250,000.**

- 2.15. For Possible Action to purchase one (1) 3/4-ton, four-wheel drive pickup truck with service body for the City of Fernley's Streets and Storm Drains Department for an amount not to exceed \$100,000.
- 2.16. For Possible Action to purchase one (1) 1-ton, four-wheel drive pickup truck with service body for the City of Fernley's Parks Department for an amount not to exceed \$100,000.
- 2.17. For Possible Action to purchase one (1) 3/4-ton, four-wheel drive pickup truck for the City of Fernley's Fleet Department for an amount not to exceed \$70,000.
- 2.18. For Possible Action to purchase one (1) 3/4-ton, four-wheel drive pickup truck with service body for the City of Fernley's Facilities Department for an amount not to exceed \$100,000.
- 2.19. For Possible Action to purchase one (1) 1/2-ton, four-wheel drive pickup truck for the City of Fernley's Parks Department for an amount not to exceed \$60,000.
- 2.20. For Possible Action to purchase one (1) 10-yard dump truck for the City of Fernley's Water Distribution Department for an amount not to exceed \$223,141.
- 2.21. For Possible Action to purchase one (1) full-size SUV for the City of Fernley's Animal Control Department for an amount not to exceed \$60,000.
- 2.22. Possible Action to Approve the Collective Bargaining Union Agreement between the City of Fernley and IBEW Local 1245 effective 7/1/26-6/30/28.

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 Kategos AI, on AI technologies.

6. PUBLIC HEARINGS

- 6.1. (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.
- 6.2. (For Possible Action) Discussion and second 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).
- 6.3. (For Possible Action) Discussion and Possible Action Regarding Resolution No. 26-016, a Resolution declaring the City's intent to acquire certain real property interests by eminent domain for public street improvements to Fremont Street and a public emergency access

road (Vine ROW) associated with the Sherwood Village development. APNs: 020-181-01, -04, -05, 021-092-16, -17, -22, -51, -52, -53.

- 6.4. Discussion and Possible Action to approve Bill #389 amending Fernley Municipal Code Title 2, Chapter 8 to remove the City Manager and add new evaluation requirements.

7. STAFF REPORTS

- 7.1. Presentation, discussion, and possible action on the fiscal year 2027 Community Development Block Grant Program update, priorities, and citizen participation process.
- 7.2. Discussion and possible approval of a contract with CDM Smith for the engineering and design of the Surface Water Treatment Expansion project at the Water Treatment Plant. The contract amount will be \$10,899,764.00

8. RESOLUTIONS

- 8.1. Possible Action to adopt Resolution 26-017, establishing low-cost spay/neuter fees for the City of Fernley Animal Control Program.
- 8.2. Discussion and Possible Action to adopt Resolution 26-019, updating the Business License Fee Schedule by adding a special event organizer and updating the special event licensing process.

9. PUBLIC FORUM

10. ADJOURNMENT

Next Meeting: August 5th at 5pm