

**MINUTES OF THE
FERNLEY CITY COUNCIL MEETING
MARCH 19, 2025**

Mayor Neal E. McIntyre called the meeting to order at 5:00 pm.

1. INTRODUCTORY ITEMS

1.1. Pledge of Allegiance

1.2. Roll Call

Present: Mayor Neal E. McIntyre, Councilman Ryan Hanan arrived at 5:03 pm, Councilwoman Felicity Zoberski, Councilman Stan Lau, Councilman Albert Torres, Councilman Joe Mendoza, City Manager Ben Marchant, Deputy City Manager Lydia Altick, City Attorney Aaron Mouritsen, City Clerk Kim Swanson, Administrative Specialist I Sandy Harris, City Treasurer Robert Carson, Building Official Charity Birkel, Planning Director Michele Rambo, Public Works Director Barry Williams, Deputy Public Works Director Olivia John, City Engineer Maria Paz Fernandez.

1.3. Public Forum

Becki Howlett, representing Fernley 4th of July, reminded everyone of the fundraiser spaghetti dinner on March 29th at the Senior Center. Doors open at 5:00 pm and dinner is from 6:00 pm to 8:00 pm.

1.4. (For Possible Action) Approval of Agenda

Motion: I MOVE TO APPROVE THE AGENDA. **Action:** Approved. **Moved by:** Councilman Stan Lau, **Seconded by:** Councilwoman Felicity Zoberski. **Vote:** Passed, **Summary:** Yes 5. **Yes:** Councilwoman Zoberski, Councilman Lau, Councilman Torres, Councilman Hanan, Councilman Mendoza.

2. CONSENT AGENDA

2.1. (Possible Action) Approval of Voucher Report

2.2. (Possible Action) Approval of Minutes

2.3. (Possible Approval) Approval of Business Licenses

Kim Swanson, City Clerk, read the new business licenses.

2.4. Possible action to authorize the execution of the water rights banking and dedication agreement with Lynn Puccinelli, APN 009-271-19 TCID serial number 845-1 in the amount of 127.215 acre feet.

2.5. Possible Action to Approve the Will-Serve Request from Dr. Vial Dental Office for 0.80 ERCs for Water and 2.61 ERCs for Sewer for Lyon County Parcel 020-341-12 located at 1042 Inglewood Dr, Building G STE 15-120, Fernley, NV 89408

2.6. Discussion and Possible Action to Approve the City of Fernley Annual Road and Street Mileage Report to be submitted to the Nevada Department of Transportation (NDOT).

2.7. Possible action to authorize the execution of the water rights banking and dedication agreement with David F. Stix JR, APN 021-472-05 TCID serial number 1076-6 in the amount of 1.12 acre feet.

2.8. Discussion and Possible Action to approve Community Garden Lease agreement the Board of Regents of the Nevada System of Higher Education, on behalf of the University of Nevada, Reno Fernley 4-H Gardening Club (Lyon County Extension office)

Motion: I MOVE TO APPROVE THE CONSENT AGENDA. **Action:** Approved. **Moved by:** Councilman Stan Lau, **Seconded by:** Councilwoman Zoberski. **Vote:** Passed, **Summary:** Yes 5. **Yes:** Councilwoman Zoberski, Councilman Lau, 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 Mitch Brantingham, Lyon County Sheriff's Department, introduced Sergeant Santos. On Saturday night, March 15th, the traffic Enforcement team paired with the Nevada State police and the Churchill County sheriff's office, and they conducted a DUI saturation in the Fernley area. They conducted 171 stops which led to 7 DUI arrests. They had 9 total arrests and issued 97 citations. The department is putting together a work crew to participate in the Mayor's Clean Sweep. He is not sure how many inmates they will for that event. Chief Deputy provided an update on the homeless camp by the Veterans Cemetery.

Councilman Ryan Hanan stated it's scary to think that people that are that inebriated are out on the road. They present a huge risk to the population, to the community, and thanked them for all the work that they've done. It's made a huge difference and they're saving lives.

Councilman Albert Torres thanked them for the report. When Sergeant Santo was hired back in 2014, he showed an immense amount of promise and thanked him for not letting us down.

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

Ben Marchant, City Manager, recognized Charity Birkel, Building Official, for completing Fire 1 Inspection and Fire 2 Inspection certifications.

Councilman Mendoza stated that he won't be attending the next City Council meeting. Our local Firefighters Association is hosting a Black Bear Takeover for the Northern Nevada Children's Cancer Foundation. Come after the meeting and let the firefighters serve you dinner and tip large. All proceeds will be given to the foundation.

Councilman Albert Torres reported that he spent the week in Washington, D.C. and was able to meet with our Congressmen and Senators in person at least one time, as well as their staff. We're continuing to make sure that the RAISE grant is still going to be funded. Another issue that they were aware of is that we have had a change in our relationship with BOR. He thanked Mr. Jack Worsley, who is the regional manager for BOR for being so cooperative with us, and they still want to fund the medical issues that a lot of our counties are not able to provide for themselves. They know what we need. They know that Northern Nevada, especially Fernley, has this opportunity to not only grow but explode, and they're paying attention to it, and especially our infrastructure needs as well.

Councilman Stan Lau thanked Barry Williams, Public Works Director, and Ben Marchant, City Manager, for the Sports Commission meeting that was held.

Councilwoman Felicity Zoberski reminded everyone that this weekend is Softball Opening Day at Out Of Town Park. Lyon County schools start spring break the second week in April. Fernley High School will be doing a softball camp during spring break.

Mayor Neal E. McIntyre talked about the Mayor's Cleanup on April 12th at the Out of Town Park. They will meet at the park at 7:30 am and will have a coffee wagon and lunch will be provided. They will be

cleaning up the city cemetery and the pond site and the community garden site, which is right off Rainbow. The Fernley Senior Citizens Advisory Committee is also a part of the Mayor's cleanup.

3.2. State of Nevada Legislative update

Mendy Elliott (Zoom) gave a State of Nevada Legislative update. They are reviewing bills and sending them to the City Manager. The bills of interest right now, Senate Bill 69, which is Story County's bill. The city of Fernley has been involved in this bill. We were originally in opposition. We are currently neutral. There was an amendment that had been proposed, but as of yesterday it had been rejected by Story County. County Commissioner Marilyn Kirkpatrick was instructed by Senator Donato to see if she could come and help mediate between all the parties. Senate Bill 283 came out. This is the Rental Assistance Bill, and unfortunately, they used a bill from 2 years ago, and there was not any rental assistance that was going to be provided for the rural communities, and she has worked with the bill sponsors, and we now have an amendment. There will be \$2 million dollars for rural Nevada that will be administered by the Nevada Rural Housing, which is very important for the citizens of Fernley. Senate Bill 51, which is an affordable housing bill that would allow the city of Fernley, if they waive any types of fees for affordable housing projects that the State is going to set up a fund that would allow the city to go to this bank and request a certain portion to be returned back to the city of Fernley. The Nevada League of Cities Mayor's Day is Thursday, March 20th. There will be breakfast from 8:00 am until noon, and then there's a meeting with the Governor at 1:00 pm. We haven't worked through all the bills, but we will get through them this weekend, and we'll be able to have a little more update. By April 11th all the bills will need to have passed out of the House of Origin. The biggest issue right now is that we have 5 bills from the Governor that have not yet dropped. He has an Economic Development Bill, a Health Bill, a Public Safety Bill, an Education Bill and a Housing Bill. I was hoping before this meeting tonight that we would have some narrative. There are some impacts to Fernley on several of these bills, so as soon as we get them, we'll get with the City Manager. We'll do some analysis, and we'll make a determination on how these bills will impact the City of Fernley.

4. PROCLAMATIONS BY THE MAYOR

None

5. PRESENTATIONS

5.1. Discussion and Possible Action, Presentation by PacStates on the findings of the IT Assessment and recommendations.

Ryan Baskharoon, Virtual CIO and MSP Manager for PacStates, gave a presentation on the network assessment findings and solutions. Key areas needing attention include communication gaps, trailing and cybersecurity, budget and collaboration, infrastructure, IT solutions, software transitions, cybersecurity initiatives, roles and responsibilities, operational efficiency, and IT support.

Councilman Albert Torres asked if the standard for cybersecurity is to have someone in-house or to go to an outside vendor for that. One idea is that we may be able to use enterprise funds from water and sewer to hire an IT Specialist to work for water, in the water and sewer, which may include billing, because it's water and sewer. That would take a huge portion off of John's plate or would help him. We know that we have a revenue source for both of those that is going to continue to grow.

Ryan Baskharoon stated that it is a hybrid system that's co-managed. You want someone here, and you want someone to be able to oversee all of it.

Councilman Ryan Hanan inquired if there is anything in the 500-page document that needs to be kept secure or is it open to the public?

City Attorney Aaron Mouritsen stated that he gave it a quick review and there's nothing that stuck out as a risk.

Councilman Joe Mendoza asked if this assessment included any monitoring of the instrumentation and communication of our water plant and treatment plants or is that completely out of this.

Ryan Baskharoon stated that it was part of this. The whole goal is to see if we can automate that to where reporting comes back here when things are not working right, then you send a tech out and it saves time.

Councilwoman Felicity Zoberski inquired about how often we should be evaluating our IT.

Ryan Baskharoon suggested a big analysis every year. If everything is going alright, then every 2 years.

Motion: I MOVE TO DIRECT THE MAYOR TO DIRECT STAFF TO SOLICIT BIDS FOR THE DEFICIENCIES PRESENTED IN PACSTATES FINDINGS OF OUR IT ASSESSMENT AND ALL RECOMMENDATIONS. **Action:** Approved. **Moved by:** Councilman Ryan Hanan, **Seconded by:** Councilman Stan Lau. **Vote:** Passed, **Summary:** Yes 5. **Yes:** Councilwoman Zoberski, Councilman Lau, Councilman Torres, Councilman Hanan, Councilman Mendoza.

Ben Marchant, City Manager, stated this was a specific contract to perform the study, and wanted the focus to be on the results of the study with recommendations of the Council to consider alternatives. This wasn't a request for a bid or a proposal. He appreciates the motion of the City Council and the support to continue looking at this and asking for proposals from reputable companies that can provide this service, and we can move forward with that, and he will work with Mr. Carson to provide an amount in the budget that they will see on April 3rd.

Mayor Neal E. McIntyre called for a break 6:23 pm - 6:30 pm.

5.2. For Possible Action: Presentation and Discussion regarding Landscape Restoration of the Fernley Roundabout

Olivia John, Deputy Public Works Director, gave a presentation regarding the landscape restoration at the Fernley roundabout. Staff is requesting guidance from the City Council, so we have a better understanding of what the community may want to see there. The State is responsible for managing the safe operations of the intersection, coordinating construction activities near and within the roundabout, and providing maintenance and repair of the constructed infrastructure, excluding the maintenance at the very center of the roundabout. On June 22, 2007, the State of Nevada, acting through the Department of Transportation in the City of Fernley, signed an interlocal agreement in which the city agreed to provide a hundred percent of the annual landscape maintenance within the center of the roundabout. This agreement included the operations, maintenance, repair, and replacement of the irrigation, plants, ground cover, hardscape features and removal of graffiti and weeds. To comply with interlocal agreement, the city must work with NDOT to redesign the focal point of the roundabout. As a standard practice, most landscape projects of this size require permits to ensure compliance with legal requirements. A right-of-way occupancy encroachment permit must be obtained through NDOT. In addition, the applicant is required to comply with NDOT's design standards and get permits from any of the local jurisdictions. She gave a quick synopsis of the benefits and the challenges of hardscape, softscape and artificial designs.

Councilwoman Zoberski stated that she does like the mix of the zeroscape and metal, which seems to be a Nevada adopted idea, and to have the differently colored DG. Having something that includes the character Fernley would be a great idea.

Councilman Ryan Hanan stated that one of the things that he thought about was making multicolored rocks, so doing one colored rock and then doing a second colored rock in the symbol of something that had to do with Vaqueros, something that had to do with Fernley. Something has to do with Nevada, or something that has to do with the American flag. Those seem to be the key points that people want one or all of those, and I think those are very representative of Fernley and the people that live here. Everyone

wants a flagpole, and we've had discussions about that, and there's a concern that if it's hit, and it falls down, and it obstructs traffic, it will cause a hazard. I would like to spend the least amount of money possible, and do something that is the biggest bang for our buck. He also inquired if there was a way to secure an agreement with NDOT that any future expansion would preserve a statue. Some sort of interlocal agreement that we can create, that that would be preserved in the destruction if it's reassessed or realigned.

Barry Williams, Public Works Director, stated that we could have that conversation with NDOT to see what that requirement would be for them to preserve it in case they come through with a construction project or a widening project. Either way, it would be for the city to either remove the structure that we placed there or remove any items that we placed there during their construction.

Councilman Stan Lau stated just concrete it over. You can put different colored pavers. Put an American flag. You can put painted concrete.

Councilman Joe Mendoza stated we need to do something that our community will take pride in. If we were to do a statue, we could put in the specs to have something like that removable and when they do the upgrade to the roundabout, we would still maintain the investment. There is a cost to some of these things, but if we put some forethought into the design initially, we can make it as easy as possible to move it out for construction and replace it or move it to another place in our community.

Councilman Albert Torres inquired about the budgeted expense and if WNDD had been spoken to about getting a portion of this paid for. He suggested tabling this until we get as much citizen input on what they want before the Council decides.

Barry Williams, Public Works Director, stated that the budget hasn't been identified for this yet. It's going to be very difficult to PIN down a number without any kind of guidance on the design. Once the council members come together and figure out what type of design you're looking for, we could have something mocked up and go out for a bid after that. We wanted to have this discussion tonight to see which direction you want to go, and once we have a better idea of which direction you want to go, we'll be able to approach WNDD and see what our options are.

Ben Marchant, City Manager, proposed giving it a little more time since the next Council meetings in 2 weeks on April 2nd, so that we can put out several different concepts and just ask people to vote or comment on what they prefer.

Motion: I MOVE TO BRING THIS BACK IN A MONTH. LET'S MARKET AS MUCH AS POSSIBLE, LET'S GET THE INPUT FROM THE PUBLIC AND THEN MOVE FOWARD FROM THERE. **Action:** Approved.

Moved by: Councilman Albert Torres, **Seconded by:** Councilman Stan Lau. **Vote:** Passed, **Summary:** Yes 5. **Yes:** Councilwoman Zoberski, Councilman Lau, Councilman Torres, Councilman Hanan, Councilman Mendoza.

6. RESOLUTIONS

None at this time.

7. ITEMS REQUESTED BY MAYOR OR CITY COUNCIL MEMBERS

Councilman Joe Mendoza requested the presentation from the City Attorney be moved to April 16th.

8. ADDRESS REQUEST(S) FOR FUTURE AGENDA ITEMS

Councilman Albert Torres requested working with staff on making a city policy when bringing in developers to have them contribute to a group or a project in Fernley.

Councilman Joe Mendoza requested to agendize looking at employee productivity and organizational efficiency of departments as a whole.

9. PUBLIC FORUM

Becki Howlett, Fernley resident, stated that she went to the meeting with the ACES about the 2026 celebration and one thing they did discuss was doing something in the roundabout for the celebration and possibly doing something to put in there and move later. Something that represents Fernley. Since it's the 250th anniversary of the country, maybe do Betsy Ross's flag on one side and do the current flag on the other side.

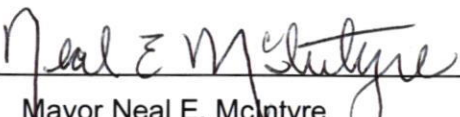
The next City Council meeting will be April 2, 2025, at 5:00 pm.

10. ADJOURNMENT

There being no further business to come before it, the Fernley City Council meeting adjourned at 7:02 pm.

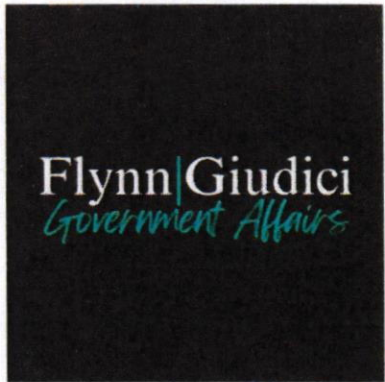
Approved by the Fernley City Council on April 2, 2025, by a vote of:

AYES 4 NAYS: 0 ABSTENTIONS: 0 ABSENT: 1


Mayor Neal E. McIntyre


ATTEST: City Clerk Kim Swanson

3. 2



FGGA Fernley

Bills	Sponsors	Title	Last Action	Latest Version	Position
AB 3	Assembly Committee on Judiciary	Increases the monetary threshold for mandatory nonbinding arbitration in civil actions. (BDR 3-472)	Assembly • Feb 17, 2025: Heard – Assembly Judiciary Feb 17, 2025 8:00 AM	As Introduced	For Review
AB 43	Assembly Committee on Government Affairs	Revises provisions relating to public works. (BDR 28-465)	Assembly • Feb 4, 2025: Read first time. To committee.	As Introduced	For Review
AB 51	Assembly Committee on Government Affairs	Revises provisions relating to public records. (BDR 19-430)	Senate • Feb 6, 2025: Mentioned No Jurisdiction – Senate Legislative Operations and Elections Feb 06, 2025 3:15 PM	As Introduced	For Review
AB 61	Assembly Committee on Growth and Infrastructure	Authorizes the Regional Transportation Commission of Washoe County or any local government within Washoe County to establish a demonstration project for a certain toll road. (BDR 43-468) Bill up for consideration • Assembly Committee on Growth and Infrastructure - Agenda released Feb 25, 2025 01:30pm Room 3143 of the Legislative Building, 401 South Carson Street, Carson City, NV., Videoconferenced to Room 3 of the Nevada Legislature Hearing Rooms, 7120 Amigo Street, Las Vegas, NV.; 1:30 PM Agenda	Assembly • Feb 4, 2025: Read first time. To committee.	As Introduced	For Review
AB 64	Assembly Committee on Government Affairs	Revises provisions relating to public meetings. (BDR 19-445) Bill up for consideration • Assembly Committee on Government Affairs - Agenda released Feb 26, 2025 08:00am Room 4100 of the Legislative Building, 401 South Carson Street, Carson City, NV., Videoconferenced to Room 1 of the Nevada Legislature Hearing Rooms, 7120 Amigo Street, Las Vegas, NV.; 8:00 AM Agenda	Assembly • Feb 4, 2025: Read first time. To committee.	As Introduced	For Review

Bills	Sponsors	Title	Last Action	Latest Version	Position
AB 66	Assembly Committee on Judiciary	Revises provisions relating to district courts. (BDR 1-473)	Assembly • Feb 12, 2025: Notice of eligibility for exemption.	As Introduced	Eligible for Exemption For Review
AB 84	Gregory Koenig	Revises provisions relating to county roads. (BDR 35-152) Bill up for consideration • Assembly Committee on Growth and Infrastructure - Agenda released Feb 25, 2025 01:30pm Room 3143 of the Legislative Building, 401 South Carson Street, Carson City, NV., Videoconferenced to Room 3 of the Nevada Legislature Hearing Rooms, 7120 Amigo Street, Las Vegas, NV.; 1:30 PM Agenda	Assembly • Feb 4, 2025: Read first time. To committee.	As Introduced	For Review
AB 93	Brian Hibbetts Thaddeus Yurek Reuben D'Silva	Revises provisions relating to public employees. (BDR 53-160)	Assembly • Feb 16, 2025: Notice of eligibility for exemption.	As Introduced	Eligible for Exemption For Review
AB 94	Philip PK O'Neill	Revises provisions relating to public works. (BDR 28-193)	Assembly • Feb 4, 2025: Read first time. To committee.	As Introduced	For Review
AB 96	Assembly Committee on Government Affairs	Revises provisions relating to master plans. (BDR 22-397)	Assembly • Feb 18, 2025: Heard – Assembly Government Affairs Feb 18, 2025 8:00 AM	As Introduced	For Review
AB 108	Sandra Jauregui Steve Yeager	Makes an appropriation to the Outdoor Education and Recreation Grant Program Account. (BDR S-875)	Assembly • Feb 5, 2025: Notice of exemption.	As Introduced	Eligible for Exemption For Review
AB 109	Selena La Rue Hatch	Revises provisions relating to water. (BDR 48-212)	Assembly • Feb 9, 2025: Notice of eligibility for exemption.	As Introduced	Eligible for Exemption For Review
AB 115	Venise Karris	Authorizes certain state buildings to be used for certain purposes. (BDR 27-864) Bill up for consideration • Assembly Committee on Government Affairs - Agenda released Feb 25, 2025 08:00am Room 4100 of the Legislative Building, 401 South Carson Street, Carson City, NV., Videoconferenced to Room 1 of the Nevada Legislature Hearing Rooms, 7120 Amigo Street, Las Vegas, NV.; 8:00 AM Agenda	Assembly • Feb 12, 2025: Notice of eligibility for exemption.	As Introduced	Eligible for Exemption For Review
SB 3	Senate Committee on Government Affairs	Revises provisions relating to public contracts. (BDR 27-431)	Senate • Feb 3, 2025: Read first time. To committee.	As Introduced	For Review

Bills	Sponsors	Title	Last Action	Latest Version	Position
SB 17	Senate Committee on Judiciary	Revises provisions relating to specialty courts. (BDR 14-474) Bill up for consideration • Senate Committee on Judiciary - Agenda released Feb 25, 2025 01:00pm Room 1214 of the Legislative Building, 401 South Carson Street, Carson City, NV., Videoconferenced to Room 6 of the Nevada Legislature Hearing Rooms, 7120 Amigo Street, Las Vegas, NV.; 1:00 PM Agenda	Senate • Feb 3, 2025: Read first time. To committee.	As Introduced	For Review
SB 20	Senate Committee on Judiciary	Revises provisions relating to criminal procedure. (BDR 14-476) Bill up for consideration • Senate Committee on Judiciary - Agenda released Feb 25, 2025 01:00pm Room 1214 of the Legislative Building, 401 South Carson Street, Carson City, NV., Videoconferenced to Room 6 of the Nevada Legislature Hearing Rooms, 7120 Amigo Street, Las Vegas, NV.; 1:00 PM Agenda	Senate • Feb 3, 2025: Read first time. To committee.	As Introduced	For Review
SB 48	Senate Committee on Government Affairs	Revises provisions relating to planning and zoning. (BDR 22-413)	Senate • Feb 10, 2025: Mentioned Not Agendized – Senate Government Affairs Feb 10, 2025 3:30 PM	As Introduced	For Review
SB 61	Senate Committee on Government Affairs	Revises provisions relating to the powers and duties of certain cities relating to the annexation and detachment of territory. (BDR 21-467)	Senate • Feb 3, 2025: Read first time. To committee.	As Introduced	For Review
SB 70	Senate Committee on Finance	Makes an appropriation to the City of Fernley for continued construction and development at the Fernley Community Response and Resource Center. (BDR S-127)	Assembly • Feb 21, 2025: Mentioned no jurisdiction – Assembly Government Affairs Feb 21, 2025 8:00 AM	As Introduced	For Review
SB 73	Senate Committee on Legislative Operations and Elections	Revises provisions relating to elections. (BDR 24-455)	Senate • Feb 3, 2025: Read first time. To committee.	As Introduced	For Review
SB 74	Senate Committee on Legislative Operations and Elections	Revises provisions relating to elections. (BDR 24-482)	Senate • Feb 3, 2025: Read first time. To committee.	As Introduced	For Review
SB 78	Senate Committee on Revenue and Economic Development	Revises provisions relating to boards, commissions, councils and similar bodies. (BDR 18-301)	Assembly • Feb 19, 2025: Mentioned no jurisdiction – Assembly Government Affairs Feb 19, 2025 8:00 AM	As Introduced	For Review
SB 99	Senate Committee on Government Affairs	Authorizes, under certain circumstances, certain governing bodies of a city or county to impose linkage fees on certain developers. (BDR 22-373)	Senate • Feb 19, 2025: Heard, No Action – Senate Government Affairs Feb 19, 2025 3:30 PM	As Introduced	For Review

23 bills