

the Fernley reporter

FERNLEY'S HOMETOWN NEWS

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\$1.00 | The Week of March 20, 2026

Candidate filing closes with crowded fields in several Lyon County races

By Robert Perea

Fernley Mayor Neal McIntyre will face four challengers in his bid for re-election to a second term, while incumbent City Councilman Ryan Hanan has two opponents for his Ward 1 council seat. Four people filed to run for the Ward 3 seat previously held by Stan Lau, who was term-limited even before he was expelled from the council on March 4.

A flurry of late filings before the deadline last Friday helped fill out the ballot that voters will see this year, beginning with the primary election on June 9.

Dozens of candidates filed for local offices across Lyon County and the City of Fernley before the close of the 2026 filing period Friday, setting up competitive races for county commission and school board seats and a wide range of special districts, as well as for mayor and the city council.

In Fernley, McIntyre will seek his second term against challengers John Kenneth Barchie, Tim Bickerton, Alexis Colosi and Lawrence Ruiz. Hanan is being opposed in Ward 1 by Gregory Barrett and Debbie



The Lyon County Board of County Commissioners (BOCC) swearing in newly elected officials in a ceremony led by the Honorable Judge John P. Schlegelmilc, January 2025. Photo courtesy of Lyon County BOCC.

Skinner. The Ward 3 race will feature Ryan Cross, Roy Edgington, Danaya Izarraraz and Alisa Rhyno.

The city council and mayor's seats are nonpartisan offices. The two candidates with the most votes in the primary election will advance to the general election, unless one candidate receives more than 50 percent of the vote to win the seat outright in the primary.

There were also two seats open in both the North Lyon Fire Protection

District Board of Directors and the Fernley Swimming Pool GID Board of Trustees. For the fire board, the candidates are incumbent Christine Sullivan, who was appointed to the board to fill a vacancy last fall, along with Erik Wallitner and Aaron Wilson. For the Pool Board, incumbent Suzanne Prouty was the only person to file.

At the county level, two county commission seats, three seats on the

school board and the offices of sheriff and district attorney are up for grabs this year. Sheriff Brad Pope filed to run for re-election, and he will be opposed by Timothy Shaffer. District Attorney Steve Rye did not seek re-election and instead filed to run for District Court Judge, where he is unopposed. Mark Krueger and Mario Walther will compete to replace Rye.

On the School Board, District 2 incumbent Darin Farr is being challenged by Pete Chapin and Michael Moore. District 4 incumbent Tom Hendrix is running unopposed, while District 6 incumbent Kallie Day, who was appointed to fill a vacancy last year, will face Vince Spoon.

In County Commission District 2, incumbent Scott Keller will face challenger Davy Stix Jr. District 5 drew four candidates, with Mark Jones, Cole Mortensen, Mark Phillips and Micah Thomas Triplett and all entering the race.

County Assessor Troy Villines, Clerk-Treasurer Staci Lindberg and Recorder Anita Talbot are all un-

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District Attorney files appeal of dismissal of battery case against Lau

By Robert Perea

Lyon County District Attorney Steve Rye filed a Notice of Appeal on March 9 of the Feb. 27 Fernley Municipal Court order that dismissed the battery case against Fernley City Councilman Stan Lau.

The appeal challenges the dismissal, which followed months of procedural delays and disputes over Lau's right to a speedy trial.

Attorney Lauren Gorman, representing Lau, had filed two motions to dismiss the case, on Jan. 30 and Feb. 16.

In the Jan. 30 motion, Gorman argued the case should be dismissed on the grounds that Lau was not brought to trial within 60 days of arraignment, that the delay was not attributable to the defendant and the State could not demonstrate good cause.

Much of the delay stemmed from the case being transferred back and

forth between courts last fall.

On Aug. 20, Fernley City Attorney Aaron Mouritsen filed a Motion to Transfer the case to Canal Township Justice Court, followed by an Amended Motion to Transfer on Aug. 27 to send the case to Walker River Justice Court.

An arraignment hearing was held on Sept. 17 in Walker River Justice Court. A prosecutor was not present at that hearing, and a pretrial hearing was scheduled for Oct. 14. That hearing was continued until Nov. 13. On that date, the prosecutor and Lau's attorney stipulated to transfer the case back to Fernley Municipal Court because the case did not meet the requirements for transfer.

On Jan. 13, Fernley Municipal Court Judge Lori Matheus entered an order recusing herself and assigning Senior Judge Derek Dreiling to preside. Lau was arraigned in Municipal Court by Judge Dreiling on Jan. 22 and

appointed counsel. Rye said Lau invoked his right to a speedy trial for the first time at the Jan. 22 arraignment, and a trial was scheduled for March 13.

On Feb. 12, Rye filed an Opposition to Motion to Dismiss in response to the motion filed by Gorman on Jan. 30, arguing that Lau did not invoke his right to a speedy trial at the Sept. 17 arraignment in Walker River Justice Court. In that motion, Rye wrote that there is no misconduct on the part of the prosecution, or extended prejudice to the defendant.

In her second Motion to Dismiss on Feb. 16, Gorman argued that Lau never waived his right to a speedy trial.

"The State appears to argue that because Mr. Lau failed to 'assert' his right to a trial in 60 days he waived it. That is contrary to statute," Gorman wrote. "Under NRS 178.556, the 60-day trial right is not something that



Stan Lau, photo courtesy of the City of Fernley

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the Fernley reporter

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The Fernley Reporter
P.O. Box 126
Fernley, Nevada 89408

the Fernley reporter

FERNLEY'S HOMETOWN NEWS

President / Editor
Robert Perea
robert@fernleyreporter.com

Publisher
Rachel Dahl
rachel@fallonmediallc.com

Advertising
For advertising contact:
775-481-3582, or email
Advertising@fallonmediallc.com

Ad Design
Christine Bryner
christine@studio509llc.com

Office Manager
Amber Hardin

Logistics Manager
Denice Pinder

Graphic Design
Allyson Ahlert
Allyson@fallonmediallc.com

Contributors

- Jenny Bench
- Kelly Brye
- Nancy Chapman
- Phil Christian
- Jaimie Daniels
- Christy Lattin
- Leanna Lehman
- Kerry Lyman
- Matt McCreary
- Justin Miller
- Mike Moresi
- John Poundstone
- Dan Ravetto
- Shana Rhinehart
- Mary Sorensen
- Davy Stix
- Dana Uhlhorn

Volunteers

Tammy Dittman

Mail

P.O. Box 126
Fernley, Nevada 89408
admin@FallonMediaLLC.com
775-376-3219

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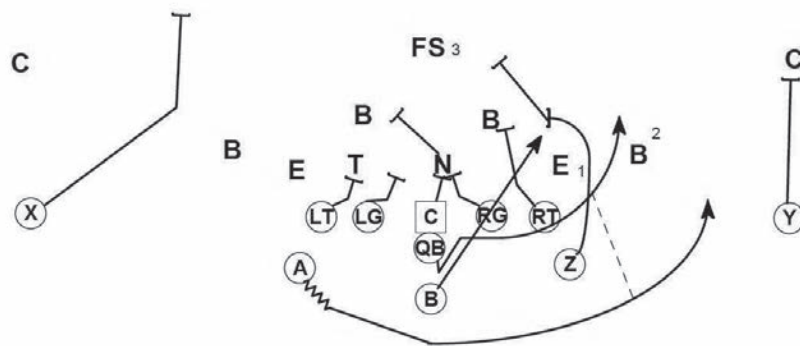
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LETTER FROM THE EDITOR

The Inside Veer



The weight we carry and the stories that lighten it

Some weeks the local news feels like carrying a backpack full of bricks.

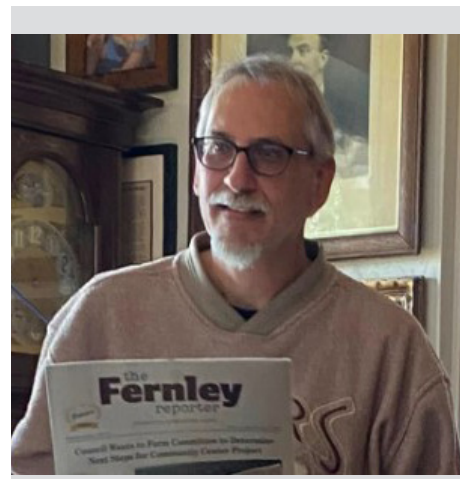
A City Councilman gets expelled, then an appeal is filed in a case that has already exhausted half the town's patience, and in the middle of it all, the election season kicks off with candidate filings, campaign announcements and the familiar refrain of people choosing sides before the signs even go up.

It's the kind of stretch where every story feels like it arrives with its own stack of documents and a reminder that people are already mad about it.

And then right alongside that, the smaller stories show up that don't demand a legal brief or a public records request. Those stories usually aren't loud, and they don't require a special meeting or a statement from legal counsel.

They may not carry the weight of those heavier stories, but I think they're just as important. Maybe not in terms of the issues at hand, but they keep a community from feeling like it's defined only by its heaviest moments.

While the big stories are loud and complicated and dominate the conversation, most people's lives happen in the quieter spaces. Those quieter spaces matter more than we give them credit for because



ROBERT PEREA

they're the everyday routines that make a day feel manageable instead of chaotic.

The big things might shake things up, but despite the attention they draw, it's the quieter things that decide whether someone has a good week or a bad one, or at least it should be. Sometimes we have to set down that backpack full of bricks and focus on the parts of the week that actually keep us going.

I have to remind myself of that quite often, because it takes hours to write some of the big stories, while some of the others take just a few minutes. Then I look at the list of the most-read stories on the website, and it's never those big things. It's two basketball players who made themselves into the best players in Fernley High School his-

tory, the softball coach who was presented with an award, a student who won a prestigious scholarship and an upcoming seminar to help seniors learn how to avoid falls.

That's because, for all the noise they may make, people don't live their lives inside expulsions, appeals and controversies. We live them in everyday moments, the wins and recognitions, the losses and frustrations, and we all just want to find a way to keep from falling.

Robert Perea has covered news and sports in Northern Nevada since 1993. He has published The Fernley Reporter online since 2016, loves music, is a sucker for the pets who have adopted him, and is thrilled to be printing the Reporter.

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Fernley Women's Golf Club Results, Mar. 10

Game: Mutt & Jeff (2 Flights)

1st Flight winner (Purple Flight):
Patty Liljeberg, 29
2nd: Lois Thiel, 31

2nd Flight winner (Red Flight):
Terry Richter, 31
2nd: Shane Miller, 34
3rd: Loretta Bradley, 34
4th: Nancy Newton, 35
5th: Bonnie MacQuarrie, 35
6th: Marta Garrett, 36

Low Putts: Loretta Bradley, 31
Birdies: Patty Liljeberg,
Hole #'s 3,5,8, 9; Lois Thiel, #17;
Marta Garrett, #7
Closest to hole #7:
Terry Richter, 8'6"
Closest to hole # 11:
Susan Marinucci, 37'0"

FERNLEY NEWS MINUTE

Get the latest in City of Fernley and Lyon County news every weekday at 6am, 9am, 1pm, & again at 4pm with the Fernley News Minute. sponsored by The Fernley Reporter and presented by 101.3 fm My Biggest Little Radio

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FEATURES

Revitalized Fernley Rotary Club finds new energy and focus

By Robert Perea

When Sarah Braswell stepped in as president of the Rotary Club of Fernley at the start of the year, it wasn't part of a long planned transition. President Jessie Wagner resigned the week after Christmas, prompting an emergency board meeting and a quick decision that Braswell, the president-elect, would take the helm for the next year and a half.

"It's been a learning curve, but people have been incredibly kind and helpful," she said.

What Braswell walked into, though, was more than a leadership vacancy. The club had slipped into a period of low energy and limited participation. Attendance had thinned, committees had gone dormant, and the same handful of members were carrying most of the work.

Braswell says that has shifted quickly.

The club now has full committees again, with members stepping into roles where the club had been lagging. Kelsey Kibbe has returned to chair youth programs and manage the club's social media presence. Traci Jo Brye is heading fundraising, and the club has begun pairing with local businesses for events that support long standing Rotary projects such as its Weekend Backpack Food Program for students, Breakfast with the Grinch, the community Thanksgiving meal, and Easter and Christmas meal deliveries for shut ins.

This year, the club is also planning a pageant to crown Miss Fernley, in partnership with Mrs. Nevada Ruth



Rotary Club of Fernley members Pat Hon, Josie Stursa, Judy Van Heyningen and Carol Franich help pack food for the club's Weekend Backpack Food Program. Photo courtesy of Rotary Club of Fernley

Wayrynen, as part of the city's 25th anniversary festivities. A new committee is working on "karma boxes" where residents can take what they need or leave what they can. The Interact Club at Fernley High School is also developing a version for the campus. Another committee is focused on club engagement, planning quarterly fellowship events such as group trips to sporting events or Reno Aces games.

"Everybody is stepping up," Braswell said. "We've added seven new members and brought back

three who had drifted away. I haven't seen this level of participation in a long time."

Meeting attendance reflects that shift. The club meets at noon on Monday's at All Points Grill, and Braswell said recent meetings have averaged 38 to 40 members, with the lowest turnout still above 20. Guest speakers have helped, Braswell said, as has a renewed sense of purpose.

Part of the spark, she acknowledged, came from the formation of a new Rotary satellite club in Fernley. While leaders of that club have em-

phasized they weren't trying to compete, Braswell said its creation forced the original club to take stock of its own direction.

"It made us ask, 'Do we want to stay in this apathetic place?'" Braswell said. "We had drifted during COVID, and this pushed us to get back to the foundations of Rotary."

She frames the relationship as cooperative, not adversarial. The two clubs are already planning joint projects, and Braswell credits the new club with helping spark renewed energy.

"I'm actually very thankful," she said. "It wasn't about winning or losing. It just reminded us of who we wanted to be."

What followed was a wave of participation she hadn't seen in years. Members began pitching ideas, volunteering for committees, and taking ownership of projects. Long time members returned and new members joined. The club's internal culture shifted from maintenance to momentum.

"We're in the forming stage," Braswell said. "We're maintaining the things we've always done, but we're also building so we can expand our impact."

For Braswell, the revitalization is less about competition and more about re-discovering what the club can be when members feel connected and engaged.

"The ideas are flowing, the follow through is there, and the energy is back," she said. "I'm excited and I'm thankful, because I couldn't do this without them."

LETTERS TO THE EDITOR

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ANNOUNCEMENTS

Walther announces campaign for District Attorney

Staff Report

Mario Walther has announced he is running for Lyon County District Attorney.

Walther is a fourth generation Nevadan who has spent his legal career working in Lyon County. He has practiced in a variety of areas of law and has worked with local courts, law enforcement agencies, and community members.

"I care deeply about this community and the people who call Lyon County home," Walther said. "Throughout my career, I have worked closely with our courts, law enforcement, and residents, and I believe that experience has given me the perspective needed to serve effectively as District Attorney."

In addition to his private practice, Walther serves as a Commissioner on the Nevada Board of Wildlife

Commissioners. In that role, he has worked with nonprofit organizations, ranch-ers, farmers, government officials, and other stakeholders on public lands and conserva-tion issues.

Walther said his background has given him a broad understanding of how cases move through the court system.

"I have seen how the system works from every angle," he said. "That experience allows me to identify weaknesses, build stronger cases, and make sure justice is served while maintain-ing fairness and integrity."

If elected, Walther said he would focus on partnerships with local law enforcement, sup-port for victims, and ensuring the justice system func-tions effectively for county residents.

Walther lives in Lyon County with his family and is active in the local community.



Mario Walther

Free workshop scheduled to help seniors avoid falls

Staff Report

Lyon County Senior Services and the University of Nevada, Reno Sanford Center for Aging will be hosting a free workshop to help seniors avoid falls and help make their homes safer.

Healthy Steps for Older Adults (HSOA) is a free, small group workshop proven to reduce falls. The workshop also provides steps to make homes safer, manage medicines and learn how to improve strength, balance and overall fitness, along with providing other resources to help prevent falls.

The workshop is scheduled from 9:30 a.m.-3 p.m. on Thursday, March 26 at the Silver Springs Senior Center. There will be a break from 1:30 a.m. to 12:30 p.m.

Workshops are facilitated by trained leaders and provide a safe and positive learning experience. Free snacks and light breakfast included.

To register, call (775) 784-4772, Option 2, or visit <https://bit.ly/SanfordSpring26Lyon>.

Staff Report

Western Nevada College is giving students additional ways to join the spring semester, offering a range of late start, short term and open entry classes as the term reaches its mid-point.

WNC President J. Kyle Dalpe said the flexible options are designed for students whose schedules don't always align with a traditional semester.

WNC offers late start, flexible classes for spring semester

Many late start and short term classes begin March 23, with offerings in American Sign Language, auto mechanics, human anatomy, manufacturing automation, mathematics, welding and other high demand areas.

Open entry courses are also available in aviation, construction, English, finance, music, psychology and additional subjects. Students have until March 26 to enroll in open entry classes and must complete the coursework

by the end of the semester.

Current and prospective students can review available classes at wnc.edu/class schedule. Individuals not yet enrolled can begin the admissions process at wnc.edu/starthere.

For more information, contact Admissions and Records at 775 445 3277. Students seeking academic guidance can reach Academic Advising at 775 445 3267 or schedule an appointment at wnc.edu/advising.

Lyon County reviews code enforcement, building permit process in public workshop

Staff Report

The Lyon County Commission held a code enforcement workshop Monday to review a new draft ordinance and take a broader look at how the county handles building permit applica-tions, reviews and approvals.

Code enforcement staff outlined how the county responds to public nuisances, zoning vio-lations, unpermitted construction and other safety issues. The department opens and

closes about 30 cases a month and typically resolves roughly 80 percent of them through voluntary compliance. At any given time, about 200 cases remain active.

Commissioners also received a presentation on the county's building permit process, with discussion centered on ways to improve efficiency and better support both staff and the building community.

Community Development officials said they will use the feedback from

the workshop to re-vise the proposed code enforcement ordinance and return with updated language for possible adoption.

Residents can file code enforcement complaints online or contact the Code Enforcement Office at (775) 344 8326 for assistance. Workshop materials, including the full presentation, are available on the county's website, and recordings of past commission meetings can be viewed on the Lyon County YouTube channel.

Share with your Community.

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Please attach a photo to the email. Obituary text must be sent in Word document format, or in the body of an email, no images or pictures of text please.



FERNLEY SENIOR CENTER MENU

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Lunch Served Monday - Friday 11:30 a.m. - 12:30 p.m. | Prices: 60+ \$2 donation, for those under 60 \$7 fee.

Monday, Mar. 9

Beef Ravioli with Marinara
9 Grain Bread
Broccoli
Diced Pears
100% Juice

Tuesday, Mar. 10

Mediterranean Beef Skillet (Beef, WW Pasta, Tomatoes, Spinach, Black Olives & Feta Cheese)
Black Bean & Corn Salad
Fruit Cocktail

Wednesday, Mar. 11

Arroz Con Pollo (Chicken with Rice)
Mixed Veggies
Spinach Salad
Mixed Berry Cup
7 Grain Bread

Thursday, Mar. 12

Baked Fish Fillet
French Baked Potatoes
Garden Salad
Balsamic Vinaigrette
Creamy Coleslaw
Strawberries

Friday, Mar. 13

Meatloaf
Mashed Potatoes
Brown Gravy
Whole Wheat Roll
Peas
Carrots
100% Juice

COMMUNITY

Lyon County Sheriff's Office introduces new K9 team

By Robert Perea

The Lyon County Sheriff's Office has added a new K9 team to its ranks, pairing Detective Nick Walker with K9 Kilo following the duo's completion of a six week handler and patrol certification course.

Walker and K9 Kilo recently returned from the training program, where they completed work in obedience, tracking, suspect apprehension and other disciplines required for operational police service dogs. With their certification finished, the team

has been assigned to the Sheriff's Office Investigations Division's Special Investigations Unit, where they will support investigative work and assist patrol deputies throughout the county.

Kilo joins the agency after it lost two K9s last year, when K9 Borys retired in August, and K9 Inca died in December.

Sheriff's Commander Jeff Miller said police service dogs remain an important tool for both patrol and investigative operations, providing capabilities that help enhance officer safety and support community policing efforts.



New Lyon County Sheriff's Office K9 team of Detective Nick Walker and K9 Kilo has been assigned to the Special Investigations Unit. Photo courtesy of LCSO

Fernley Community Events

MAR. 20

FAMILY CRAFT
1:00 p.m. – 4:00 p.m.
Fernley Branch Library
575 Silver Lace Blvd
775-575-3366

OPEN MIC NIGHT (21+)
6:30 P.M. – 10:00 P.M.
McHoppers Brew Co.
396 US Highway 95A North

MAR. 21

VIDEO GAME CLUB
1:00 p.m.
Fernley Branch Library
575 Silver Lace Blvd
775-575-3366

CELEBRATING SUCCESS GALA
Chamber of Commerce
Fernley 25th Anniversary
and Awards
5:00 p.m.
Corkscrew Land & Cattle Company
1000 Truckee Ln

MAR. 21 (continued)

LIVE MUSIC (21+)
Mr. Johnson and his Loaded Dice
7:00 p.m.
McHoppers Brew Co.
396 US Highway 95A North

LINE DANCING
7:00 p.m.
Frontier Fun Center
480 W. Main St.
775-575-7529

MAR. 24

TRIVIA FONTIER
7:00 P.M.
Frontier Fun Center
480 W. Main St.
775-575-7529

MAR. 25

FUN PAINT PARTY Create a lighted bottle - fundraiser for **PRECIOUS PAWS SOCIETY OF NEVADA**
6:00 p.m. – 8:00 p.m.
McHoppers Brew Co.
396 US Highway 95A North

MAR. 26

HEALTHY STEPS FOR OLDER ADULTS (HSOA) - free workshop
9:30-3:00 P.M. (Break 11:30-12:30)
Silver springs senior center
2945 Churchill road
(775) 784-4774

PUBLIC MARKET
5:00 - 7:00 p.m. (second and forth Thursdays Jan-May)
Fernley Senior Center
105 Lois Lane
775-575-3370 Ext.1

TRIVIA (21+)
7:00 p.m.
McHoppers Brew Co.
396 US Highway 95A North

MAR. 27

BINGO NIGHT hosted by Fernley Republican Women
6:30 p.m.
Fernley Senior Center
105 Lois Ln.

MAR. 28

LOW COST MICRO CHIP CLINIC (\$15 or 10 lb bag of pet food donation)
9:00 a.m. – 2:00 p.m.
Animal Services
595 Silver Lace Blvd
(775) 784-9803

INFERNO MUSIC FESTIVAL
Live music, performances & vendors
10:00 a.m. - 10:00 p.m.
Reno Fernley Raceway
775-439-2237
<https://fernleyaces.net/inferno>

MAR. 29

INFERNO MUSIC FESTIVAL
Live music, performances & vendors
7:00 a.m. - 1:00 p.m.
Reno Fernley Raceway
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<https://fernleyaces.net/inferno>



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BUSINESS

Council approves funds for federal land appraisals, Phase II processing

By Kerry Lyman

The Fernley City Council approved an expenditure of \$11,200 at its March 4 meeting to appraise 474 acres of federal land that was recently conveyed to the city so the land may be sold and developed by private interests.

The two parcels to be appraised were part of a larger eight-parcel, 2,167-acre Phase I federal land conveyance granted to the city last June. Acting City Manager Lydia Altick said the two parcels were chosen for appraisal because unnamed parties had expressed interest in developing the properties. She did not disclose what might be developed on the parcels.

In the same action on March 4,

the council also approved an additional expenditure of \$35,200 to continue processing the proposed Phase II federal land conveyance to the city of 15 more parcels containing 7,612 acres.

When the Phase I parcels were conveyed to the city last year, Altick indicated that probably only one or two of the eight parcels would be considered for private development, but they would have to go through a "reversionary interest" process, whereby the federal government would have the property appraised for fair market value before it could be sold.

She said the process is controlled by the federal government and would probably take about a year.

One of the two parcels selected

to go through the reversionary process is an "L" shaped parcel of 160 acres located north of and adjacent to Interstate 80 (I-80), about midway between Exit 46, the West Fernley exit, and Exit 48, the East Fernley exit.

The other 314-acre parcel is located north of and almost abutting Highway 50A, just east of where the eastern end of Farm District Road meets Highway 50A.

Last June, following the Phase I land conveyance, Altick had said the other six parcels would likely be used by the city to expand the city's parks, athletic fields, trailheads, maybe relocate the city's rodeo grounds and provide for local animal services instead of having to rely on the Silver Springs animal facility.

Meetings

Fernley City Council
1st and 3rd Wednesday of the month at 5:00 p.m.
City Hall, 595 Silver Lace Blvd.
Next meeting March 25

Fernley Planning Commission
2nd Wednesday of the month at 5:00 p.m.
City Hall, 595 Silver Lace Blvd.
Next meeting April 8

Fernley Senior Citizen Advisory Committee
2nd Friday of even numbered months at 9:00 a.m.
City Hall, 595 Silver Lace Blvd.
Next meeting April 10

Lyon County Commission
1st and 3rd Thursday of the month at 9:00 a.m.

Lyon County Administrative Complex, 27 S. Main St., Yerington
Next meeting April 2

Lyon County Planning Commission
2nd Tuesday of the month at 9:00 a.m.
Lyon County Administrative Complex, 27 S. Main St., Yerington
Next meeting April 14

Lyon County Library Board of Trustees
4th Tuesday of the Month at 9:30 a.m.
Locations rotate between the 5 county libraries
Next meeting March 24

Lyon County School District Board of Trustees
4th Tuesday of the month at 6:30 p.m.
Locations rotate between each attendance area
Next meeting March 24

North Lyon County Fire Protection District Board of Trustees
2nd or 3rd Thursday of the month
195 E. Main St.
Next meeting April 9

Fernley Swimming Pool General Improvement District
3rd Tuesday of the month at 5:30 p.m.
300 Cottonwood Lane
Next meeting April 21

Planning Commission recommends approval of land use changes for power plant site

By Kerry Lyman

In a unanimous vote on March 11, the Fernley Planning Commission recommended approval of a zone change and master plan amendment for the site of a proposed gas-fired power plant to serve large energy users in the Victory Logistics industrial district.

The 108-acre power plant site was annexed into the city in mid-December by a unanimous vote of the city council.

The master plan amendment and zone change would change the master plan land use designation from general rural to industrial and would rezone the property from general rural, 20-acre minimum lot size, to industrial, according to the staff report.

There was no public comment during the planning commis-

sion's public hearing on the matter. Commissioner Cody Wagner asked if the power plant would still require a conditional use permit and was told it would, while Commissioner Robert Flores asked if a wall adjacent to Interstate 80 (I-80) would be required and was told that would depend on requirements from the Nevada Department of Transportation.

The triangular-shaped power plant parcel is located directly adjacent to I-80 on the west, Bureau of Land Reclamation land to the east, and City of Fernley land containing the Victory Logistics Planned Development to the south.

The proposed master plan amendment would require approval by a two-thirds vote of the seven-member planning commission, or by at least five members, according to a staff re-

port on the item. The planning commission's unanimous approval easily cleared that hurdle.

To finalize the proposed master plan amendment and zone change, an additional public hearing is tentatively set to be heard before the city council in April, the staff report noted.

The power plant site is proposed to begin by generating 250 megawatts of power, according to earlier comments from Scott Barnes, Mark IV Capital's vice president of entitlement, and will scale up to 1.8 gigawatts of power as demands from proposed data centers in the Victory Logistics district increase.

Barnes compared the generation of 1.8 gigawatts of power as being similar to today's 2 gigawatts of power generation for all of Reno-Sparks and Washoe County.

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GOVERNMENT

Crowded field emerges in race for Nevada's 2nd Congressional District

By Rachel Dahl

A wide-open race for Nevada's 2nd Congressional District is quickly becoming one of the most closely watched contests in the state, with more than two dozen candidates filing before last week's deadline.

The surge of candidates follows U.S. Rep. Mark Amodei's decision not to seek re-election, creating a rare open seat in a district that has long leaned Republican.

Candidate filing for the 2026 election cycle closed Friday, March 13, solidifying a crowded field that includes Republicans, Democrats, and a third-party contender, all vying to represent Nevada's sprawling northern district.

The Republican primary is shaping up to be especially competitive, with a large field of candidates entering the race.

Among the most prominent is former state Sen. James Settelmeyer, who formally entered the race and, as of this week, stepped down from his role as director of the Nevada Department of Conservation and Natural Resources. His resignation, effective March 27, signals a full

commitment to the campaign.

Settelmeyer led the state agency overseeing natural resources, wildfire preparedness, and water management, and his departure comes as he transitions from state leadership back into electoral politics.

Other Republican candidates include David Flippo, a financial advisor who shifted his campaign from Nevada's 4th Congressional District following Amodei's announcement, and former Eureka County Sheriff Jesse Watts.

Several additional Republican candidates have filed, making the GOP primary one of the most crowded races on the ballot.

Democrats have also fielded a sizable slate of candidates, reflecting what many see as a potential opportunity in an open-seat race.

Among those who have filed are Greg Kidd, a venture capitalist who previously ran for the seat as an independent candidate and is now running as a Democrat, and Teresa Benitez-Thompson, a former state assemblymember currently working in the Nevada Attorney General's Office.

Kathy Durham, a retired teacher,

is also among the early entrants in the Democratic field.

Lynn Chapman of the Independent American Party has filed and will appear on the general election ballot, alongside the winners of the Republican and Democratic primaries.

Nevada's primary election is scheduled for June 9, 2026, where both major parties will narrow their fields. The winners will advance to the general election on Nov. 3.

With such a large number of candidates, particularly on the Republican side, the primary is expected to play a decisive role in shaping the outcome of the race.

Nevada's 2nd Congressional District covers much of rural and northern Nevada, including Lyon County and Fernley, making the outcome of this race particularly relevant to local residents.

With no incumbent in the race, voters will be choosing not just between candidates, but potentially between different directions on issues ranging from public lands and water policy to economic development and federal representation for rural communities.

Candidate Field (As Filed)

U.S. Representative – Nevada District 2

Republican Candidates

- Jennifer Billat
- William "Bill" Conrad
- Thomas Doyle
- David Flippo
- George Forbush
- Bruce Grego
- Douglas "Doug" Miller
- Jerry Olsen
- Rick Shepherd
- Fred J. Simon Jr.
- Michael "Mike" Smith
- James A. Settelmeyer
- Sherman Tylawsky
- Jesse James Watts
- Andrea Lowe

Democratic Candidates

- Kathy Durham
- Gamaliel Z. "Gamy" Enriquez
- Matthew Fonken
- Gerold Lee Gorman
- Joshua Hebert
- Robert G. "Greg" Kidd
- Mark Jolle
- Teresa Francisca Benitez-Thompson
- Morgan Wadsworth
- Samuel White
- John Kerns

Third Party / Other

- Lynn Chapman (Independent American Party)

Continued from FRONT - CANDIDATE...

opposed in their re-election bids. District Court Judge candidates John Schlegelmilch in Department 1 and Stephen Rye in Department 2 are also unopposed.

In other races in the county Charles W. Shirley and Jennifer Williamson filed to run for the Central Lyon County Fire Protection District

5, but no candidate filed to run for District 3.

Yerington's at large City Council race, which has three council terms to fill, includes Nathan Bake, Nick Beaton, Shane Martin and Frank Pizzo. Frank Hunewill filed for the Smith Valley Fire Protection District Board, which had three positions up for election.

Mason Valley Swimming Pool GID drew filings from Toni Britschgi,

Stephani Johnston, Leah Miller, Lacey Parrott, Lea Sencion and Alissa Villalobos to compete for five seats.

The Silver Springs/Stagecoach Hospital District Trustee race for three positions includes Elinor Jackson, Vida Keller, Brent Lovett and Diane Schramke.

For the South Lyon County Hospital District, Julie Utzman-Bolt, Verona Weir-Cooley, Joanne Lawson filed for

the board that has three spots up for grabs.

Lesia Bielman was the only candidate to file for the Stagecoach General Improvement District Board, which had two seats available.

No candidates filed to run for the Mason Fire Protection District Board, which has three 4-year terms.

Contact Your Elected Officials

Senator Catherine Cortez Masto
202-224-3542
Cortezmastose.senate.gov

Senator Jacky Rosen
202-224-6244
Rosen.senate.gov

Congressman Mark Amodei
775-686-5760
Amodei.house.gov

Nevada State Senator Robin Titus
Minority Leader
Robin.titus@sen.state.nv.us

Nevada Assemblyman Greg Koenig,
Assistant Minority Floor Leader North
Gregory.koenig@asm.state.nv.us

Lyon County Commissioner - 1
John Cassinelli
775-461-6296
jcassinelli@lyon-county.org

Lyon County Commissioner - 2
Scott Keller - Chair
775-661-6283
skeller@lyon-county.org

Lyon County Commissioner - 3
Tammy Hendrix - Vice Chair
775-461-6223
thendrix@lyon-county.org

Lyon County Commissioner - 4
Robert Jacobson
775-240-7267
rjacobson@lyon-county.org

City of Fernley Mayor
Neal McIntyre
775-784-9857
mayor@cityoffernley.org

Fernley City Council Ward 1
Councilman Ryan Hanan
775-784-9852
rhanan@cityoffernley.org

Fernley City Council Ward 2
Councilwoman Felicity Zoberski
775-784-9855
fzoberski@cityoffernley.org

Fernley City Council Ward 4
Councilman Albert Torres
775-784-9853
atorres@cityoffernley.org

Fernley City Council Ward 5
Councilman Joe Mendoza
775-784-9800
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peterson.bridget@lyoncsd.org

NOTICES

NOTICE OF GENERAL ELECTION

for Divisions 2, 4, 5, 6 & 7

**To be held on Tuesday, April 7, 2026
Truckee-Carson Irrigation District
Churchill County
State of Nevada**

PUBLIC NOTICE IS HEREBY GIVEN that the general election of the Truckee-Carson Irrigation District ("District") will be held on Tuesday, the 7th day of April 2026 between the hours of 7:00 o'clock a.m. and 7:00 o'clock p.m., Pacific Standard Time, at the polling place herein specified. At such general election, the Directors for Divisions 2, 4, 5, 6 & 7 will be elected.

The District shall constitute one precinct for the April 7, 2026 General Election. The outside boundary of the precinct shall be the outside boundary of the division of the District designated to vote at that particular precinct. The division and polling place for the precinct shall be:

**Division 2, 4, 5, 6 & 7
Truckee-Carson Irrigation District
2666 Harrigan Road
Fallon, Nevada**

CANDIDATES:

- Wade Workman
- Michael Olsen
- Eric Olsen
- Abraham Schank
- Lester deBraga

Absentee Ballots will be available Friday March 23, 2026 until Monday April 2, 2026

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the Fernley reporter

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LAW AND ORDER

Arrest report

All information for the arrest report is provided by the Lyon County Sheriff's Office and is considered by law to be public information.
All subjects are innocent until proven guilty in a court of law.

Mar. 9 – Mar. 15, 2026

DANIEL MATHENA – Area: Fernley, Bail Amount: \$3,395, Charges: DUI, (2nd); Drive w/revoked driver's license; Driver fail to obey red traffic light
ERIK MILLER – Area: Mason Valley, Bail Amount: \$4,275, Charges: Possess schedule I, II controlled substance, less than 14 grams, 1st or 2nd offense; Use/possess drug paraphernalia; Assist other agency--Hold
STEVEN OLIGNEY – Area: LYSO, Bail Amount: \$1,180, Charges: Failure to appear after bail, misdemeanor crime
ALEXIS KAROL – Area: Fernley, Bail Amount: \$28,140, Charges: Residential burglary, 1st; Domestic battery, 1st
JAMES PITCHER – Area: Mason Valley, Bail Amount: \$605, Charges: Failure to appear after bail, misdemeanor crime
GORDON BRYAN – Area: LYSO, Bail Amount: \$0, Charges: Felony arrest fugitive from other state/complaint/warrant; Felony arrest for violation of probation/condition of suspended sentence
GORDON BAYNE – Area: Silver Springs, Bail Amount: \$1,630, Charges: DUI, (1st), Open alcohol container in

vehicle; Fail to maintain lane/improper lane change/use signal
LEAH SIGMORE – Area: LYSO, Bail Amount: \$890, Charges: Failure to appear after bail, felony crime; Assist other agency--Hold
REBEKKA DUGGER – Area: LYSO, Bail Amount: \$1,000, Charges: Criminal contempt
LEE LAWSON – Area: Dayton, Bail Amount: \$1,993, Charges: Failure to appear on traffic citation; Assist other agency--Hold
EDGAR HERNANDEZ – Area: Mason Valley, Bail Amount: \$1,000, Charges: Assist other agency--Hold
KEVIN CAMYN – Area: Mason Valley, Bail Amount: \$1,000, Charges: Failure to appear after bail, misdemeanor crime
JAYDEN KETELAAR – Area: Dayton, Bail Amount: \$640, Charges: Drive w/revoked driver's license; Felony arrest for violation of probation/condition of suspended sentence
DONALD HARRELL – Area: Fernley, Bail Amount: \$1,410, Charges: DUI, (1st); Fail to maintain lane/improper lane change/use signal; Fail to drive on right half of road; Felony arrest for vio-

lation of condition of parole
MASON HOOVER – Area: Dayton, Bail Amount: \$63,140, Charges: Domestic battery, 1st; Possess/receive/transfer stolen vehicle; Battery by prisoner/probationer/parolee against 1st responder
RYAN PETERS – Area: Fernley, Bail Amount: \$6,140, Charges: Use/possess drug paraphernalia; Destroy/conceal evidence; Felony arrest for violation of condition of parole
CAIB TETREAU – Area: Fernley, Bail Amount: \$10,000, Charges: Failure to appear after bail, felony crime
CHRISTOPHER GEORGE – Area: Dayton, Bail Amount: \$755, Charges: Drive w/revoked driver's license; Operate unregistered vehicle/trailer/semi
SETH CARSON – Area: LYSO, Bail Amount: \$1,535, Charges: Assist other agency--Hold
KAMERON SMOKEY – Area: Fernley, Bail Amount: \$21,560, Charges: Possess schedule I, II controlled substance, less than 14 grams, 1st or 2nd offense; Obtain/use personal ID of another to avoid/delay prosecution;

Allow child abuse/neglect (endanger) (1st); Domestic battery, 1st; Battery; Use/possess drug paraphernalia; False statement to/obstruct public officer
DANIEL FORTH – Area: Fernley, Bail Amount: \$13,615, Charges: DUI, (1st); Duty upon damaging unattended vehicle/property; Driver/passenger fail to report unattended vehicle/property accident; Fail to decrease speed or use due care
BRITANY SANCHEZ – Area: Dayton, Bail Amount: \$755, Charges: License plates improperly displayed; Drive w/revoked driver's license
ADRIENNE GILL – Area: LYSO, Bail Amount: \$1,680, Charges: Failure to appear after bail, misdemeanor crime
KYLE BARNES – Area: Fernley, Bail Amount: \$3,140, Charges: Domestic battery, 1st
TEAHO MILLER – Area: Fernley, Bail Amount: \$6,780, Charges: Attempt to prevent/dissuade report of a crime/cause prosecution/arrest; Resist public officer; Domestic battery, 1st
NICHOLAS WILSON – Area: Fernley, Bail Amount: \$1,275, Charges: DUI, (1st); Fail to maintain lane/improper lane change/use signal

LCSO, regional agencies complete FEMA active shooter incident management training

By Robert Perea

Supervisors, deputies, SWAT operators and dispatchers from the Lyon County Sheriff's Office joined more than 50 first responders from agencies around the county last week for a three day Active Shooter Incident Management course at the Lyon County Fairgrounds in Yerington.

The FEMA led ASIM Advanced training uses full scale, simulation based scenarios to test how law enforcement, fire, EMS, dispatch and emergency management personnel coordinate during fast moving critical incidents. The course is certified by the National Tactical Officers' Association as a national standard for active shooter response.

Lt. Bret Willey said personnel from the Central Lyon, Mason Valley and Smith Valley fire protection districts, the Lyon County Office of Emergency Management, Yerington Police Department, Lyon County Juvenile Probation and Battle Born Medevac also participated.

Held inside the fairgrounds' Big Barn, the course placed responders in high fidelity scenarios that ran from

the initial 911 call through final medical transport. Participants rotated through incident command roles including incident commander, tactical commander, public information officer, logistics and crisis response positions, using a shared checklist and common playbook designed to standardize decision making across agencies.

Each scenario required deputies and supervisors to coordinate not only the initial law enforcement response but also rescue teams, paramedics, air medevac resources and county emergency management assets. Willey said many participants were placed in unfamiliar roles to give them a broader understanding of the responsibilities and communication demands involved in a major critical incident.

For several deputies and supervisors, it was the first time they had worked through a simulated event involving so many outside agencies.

Active shooter and active assailant incidents are highly complex and can shift rapidly, Willey said, making realistic, multi agency training essential for evaluating and strengthening response plans.

The training was funded through the Department of Homeland Security's FEMA Homeland Security National Training Program in partnership with the TEEX National Emergency Response and Recovery Training Center and ALERRT.

The Sheriff's Office thanked Lyon

County Emergency Management for coordinating the course.

"As law enforcement professionals, we hope never to have to respond to such an incident, but with the help of our first responder partners, we stand ready should that day ever come," Willey said.



More than 50 first responders from agencies around the county participated in active-shooter incident management training last week at the Lyon County Fairgrounds. Photo courtesy of Lyon County Sheriff's Office

Continued from FRONT - LAU...

needs to be affirmatively invoked. Instead, it is mandatory until and unless it is waived by the defendant."

She also argued that the State cannot meet its burden of showing good cause for the delay, saying the venue transfers are attributable to the prosecution, not the defense.

Lau was arrested Aug. 18 on a request for a citizen's arrest after an altercation with a construction worker, who charged that Lau punched him in the side of the head.

According to a Motion to Suppress statements filed by Lau's attorney on Feb. 16, Chester Patterson was working as part of a road construction crew near 110 Shadow Lane when Lau attempted to leave the parking lot around 3 p.m. The motion states Lau confronted Patterson, began yelling, then approached him, grabbed his glasses off his face and punched him in the side of the head.

After Lau left the scene, Patterson filled out a citizen's arrest form. A sheriff's deputy later contacted Lau at his home, where Lau admitted to grabbing Patterson's glasses, but said he did so in response to Patterson pushing his chest against him. Lau also said Patterson threw his hard hat at him,

first claiming it hit him in the stomach and later saying it hit him in the back.

Lau was arrested and charged with battery and destruction of property.

In the Motion to Suppress, Gorman argued that officers questioned Lau without issuing a Miranda warning advising him of his rights. She wrote that because Lau was accused of a misdemeanor that was not committed in the presence of law enforcement, the officers lacked independent authority to arrest him. She also wrote that because they relied on a citizen's arrest form asserting that Lau had already been arrested and was merely being delivered to law enforcement, any statements obtained after the form was signed are the direct product of a post-arrest interrogation without the issuing of Miranda warnings and must be suppressed.

The motion argues that a citizen's arrest is not a future authorization, it is a formal declaration that the arrest has already occurred.

"At that moment, Mr. Lau was under arrest," the motion states. "Because the officer had no statutory or constitutional authority to arrest absent the citizen's action, the only possible moment of arrest is when the citizen's arrest was signed affirming an arrest had been made and Mr. Lau

was merely being delivered to law enforcement – not later."

The motion requested that because Lau was never Mirandized, the court suppress all statements allegedly made by Lau after 3:50 p.m. on August 18.

In his Opposition to the Motion to Suppress filed on Feb. 19, Rye argued that Lau was not in custody for the purposes of Miranda, and that Miranda does not apply to a citizen's arrest. He wrote that Lau was not formally under arrest, was able to move about freely while talking to deputies, and voluntarily answered questions.

He also argued that a Miranda warning only applies when law enforcement has taken someone into custody and requested the Motion to Suppress be denied.

"Although a citizen's arrest under Nevada law may be an arrest, Miranda does not apply until the arrest is effectuated by a law enforcement officer," Rye wrote.

The Notice of Appeal was filed to the Third Judicial District Court. A hearing on the matter has not yet been scheduled.

Timeline

Aug. 18 Stan Lau arrested on citizen's arrest on misdemeanor charges

of battery and destruction of property

Aug. 20 Motion to Transfer case to Canal Township Justice Court filed by Fernley City Attorney Aaron Mourtsen

Aug. 27 Amended Motion to Transfer case to Walker River Justice Court filed by Fernley City Attorney Aaron Mourtsen

Nov. 14 Order Transferring Jurisdiction to Fernley Municipal Court by filed Justice of the Peace Thomas Perkins

Jan. 30 Motion to Dismiss filed by Attorney Lauren Gorman, representing Lau

Feb. 3 Motion to Suppress filed by Attorney Lauren Gorman, representing Lau

Feb. 12 Opposition to Motion to Dismiss by District Attorney Steve Rye

Feb. 16 Motion to Dismiss filed by Attorney Lauren Gorman, representing Lau, in reply to the Opposition to Motion to Dismiss

Feb. 19 Opposition to Motion to Suppress Statements filed by District Attorney Steve Rye

Feb. 19 Request for Submission filed by Attorney Lauren Gorman, representing Lau

March 9 Notice of Appeal filed by District Attorney Steve Rye



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Victory Logistics District Open House

This page is brought to the community through a partnership between Fallon Media Co. and Victory Logistics District, and is aimed at informing Fernley residents about local government, community development, and economic growth. Each week, we provide in-depth coverage of key issues shaping the city's future, fostering transparency, and encouraging engagement.

SPORTS

Vaqueros host Fallon after sweeping defending state champs

By Robert Perea

A week after getting swept in a three-game series in Dayton to open league play, the Fernley High School baseball team responded with its own sweep over the defending 3A state champion last weekend.

The Vaqueros beat Truckee 13-3 on Friday, then 7-5 and 4-3 in Saturday's doubleheader to even their league record at 3-3 heading into their rivalry matchup with Fallon this weekend.

"We fixed those mistakes that held us back against Dayton and played clean baseball," coach Thomas Chapin said. "Our pitchers all threw very well and were a big key of the success."

The Vaqueros and Greenwave will play a single game at 3 p.m. Friday, then a doubleheader starting at 11 a.m. Saturday. Fallon is in a three-way tie for second place in the Northern 3A with a 5-1 record, winning two-of-three from South Tahoe and sweeping Lowry.

The Vaqueros came out like a team looking to make amends in Friday's first game against Truckee, scoring four runs in each of the first two innings. They scored in every inning except the third before ending the game in the sixth by the 10-run rule.

Nikko Pryor and Spencer Pryor had back-to-back run-scoring doubles in the bottom of the first. After Truckee got two runs in the top of the second, Spencer Pryor singled home two runs



Fernley's Nikko Pryor dives into third base as Truckee's Thomas Smart tries to catch the ball during last Friday's game. Photo by Robert Perea

in the bottom half of the inning, then two more runs scored on a sacrifice fly and a passed ball.

Fernley made it 10-2 in the fourth inning when Nikko Pryor hit a double that scored Riley McCullar, then Pryor scored on a throwing error as he was trying to advance to third on the throw home. The Vaqueros took advantage of three walks and an error to score twice in the sixth to end the game.

In addition to his offensive exploits,

Nikko Pryor also had a strong outing on the mound, pitching the first 4 2/3 innings before coming near the pitch limit. He struck out eight and walked one while allowing three runs. Matthew Bigrigg need only 13 pitches to retire all four batters he faced in relief to finish the game.

The Vaqueros held on to win the first game of Saturday's doubleheader 7-5 after building a 5-run lead.

They were up 3-2 before they scored

four runs in the fifth inning. Doubles by Jayse Jones and Riley McCullar started the rally and made it 4-2, then the Vaquero capitalized on Truckee errors to push three more across.

Nikko Pryor hit a 2-run homer in the first inning, and both Vance Swindlehurst and Brodie Jones had two hits.

All of the scoring in Saturday's second game came in the second and third innings. The Vaqueros got three in the bottom of the second. Spencer Pryor and Brodie Jones singled to start the rally. One run scored on a ground out by Bigrigg and two scored on an error.

Truckee tied the game with three of their own in the top of the third. In the bottom of the third, McCullar singled, stole second, stole third and scored on a sacrifice fly by Nikko Pryor.

Jayse Jones pitched a complete game, throwing only 73 pitches with three strikeouts, one walk and giving up six hits.

"Overall as a team we were consistently putting the ball in play and creating offensive opportunities for ourselves," Chapin said.

He said last week's success started with a great week of practice. With Fallon coming in this week, the Vaqueros have a chance to put themselves right in the mix at the top of the league.

"We're gonna get back to work, replicate our successes at practice, and look to have another great weekend in a massive rivalry series," he said.

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SPORTS

Fernley softball dominates Truckee, South Tahoe

By Robert Perea

The Fernley High School softball team has had little trouble the past few years against most of the Northern 3A West division, and they had even less last weekend in beating Truckee on Friday and South Tahoe twice on Saturday.

Grace Chapin hit a single, a triple and a home run and drove in seven runs as the Vaqueros beat Truckee 22-0 on Friday. Saturday four different players had three hits and two others had two each in a 20-0 win over South Tahoe in the first game of a doubleheader, then in the

second game Ximena Rodriguez drove in three runs and Chapin and Janessa Robinson each drove in two in an 11-0 win over the Vikings.

The Vaqueros had 19 hits overall and every player who batted got at least one hit in Friday's win. They scored nine runs in the first inning, six in the second and seven in the third. Chapin's two-run triple in the first inning made it 5-0 as part of the nine-run first inning. Fernley had five singles and a double by Emma Collins as part of the six-run second inning and Chapin's 3-run homer in the third finished the scoring.

Truckee was unable to put a runner on base against Robinson, who struck out three.

Emma Masters likewise didn't allow a baserunner in the first game of Saturday's doubleheader against South Tahoe. She struck out six in three innings.

Fernley scored 11 times in the first inning. Bella Leija hit a two-run triple and the Vaqueros had six-run scoring singles and doubles by Taylor Tollestrup, Emma Masters and Chapin that produced runs.

In the second game Saturday, Fernley scored its 11 runs on just five hits, taking advantage of five South

Tahoe errors and 10 walks. Pitchers Liana Delgadillo and Robinson each struck out three batters.

"Our pitchers are throwing well and not putting runners on," coach Diane Chapin said. "I felt we hit good on Friday, and even better in game one on Saturday."

The Vaqueros continue to face West Division teams this week, with a single game against the Debbie Smith Academy at 3 p.m. Friday and a doubleheader against Wooster starting at noon Saturday. They start East Division play against Lowry next weekend.

Fernley girls win High Desert Frosh Soph Invite; boys place fourth

By Robert Perea

The Fernley High School girls won the High Desert Frosh Soph Invitational last Friday at McQueen High School, scoring 129 points to edge Reno, which finished second with 114. The Fernley boys placed fourth with 61 points.

Nakyla John led the girls with a win in the 100 meters in 13.61 seconds and a second place finish in the 200 in 29.00. Asia Christopher swept the hurdles, winning the 100 meter hurdles in 17.65 and the 300 hurdles in 51.64.

Fernley also won three relay events. The 4x100 team finished first in 59.15, the 4x200 won in 1:51.60 and the 4x800 took first in 11:23.18.

In the field events, Angel Pochop

won both the shot put (30 01.50) and discus (89 08). Reese Johnson won the triple jump at 31 02, placed second in the pole vault at 7 feet and finished third in the 300 hurdles in 54.75. Bronwynn Garrett added a third place finish in the 400 meters in 1:07.00.

For the boys, Logan Allen won the pole vault at 8 feet, while Cole Reynolds took first in the triple jump with a mark of 37 07.00. Jayden Esparza finished second in the 110 meter hurdles in 16.73, and the 4x800 relay team placed third in 10:13.02.

This week the Vaqueros will have their juniors and seniors back in action as well as the team competes in the Fallon Elks Invitations starting at 9 a.m. Saturday.



Fernley's Asia Christopher runs the 100-meter hurdles in a meet in Fernley on Feb. 28. Christopher won both hurdles events at last week's meet at McQueen. Photo by Ron Perkins

New federal housing orders aim to lower mortgage costs, ease path to building homes

By Richard Roznos

On March 13, 2026, President Donald Trump signed two executive orders aimed at tackling one of the country's most persistent economic pressures: housing affordability.

The orders take on two major pieces of the problem—how expensive and difficult it is to build new homes, and how accessible mortgage financing is for buyers. Together, they are designed to increase housing supply while making it easier for qualified buyers to secure loans.

Whether they deliver meaningful results remains to be seen, but many housing experts say the approach targets the right pressure points in a market strained by rising prices and limited inventory.

For years, economists and industry groups have warned that the United States faces a significant housing shortage. A major reason: the cost and complexity of building.

The first executive order directs federal agencies to review—and potentially roll back—regulations that add cost or delay to construction. That includes environmental reviews, water and energy standards, building codes, and restrictions affecting manufactured housing.

Supporters argue those layers of regulation have steadily driven up costs and slowed development.

Builders have been quick to support the move. Carl Harris, chairman of the National Association of Home Builders, said the housing affordability crisis is directly tied to regulatory burdens, including inefficient permitting and zoning rules that increase costs and limit the production of attainable housing.

According to the NAHB, regulatory costs account for roughly 24 percent of the price of a new single-family home and more than 40 percent of apartment development costs.

If those barriers are reduced, builders may be more likely to produce entry-level homes, townhomes, and manufactured housing, segments where

shortages are most acute.

The second executive order focuses on financing.

It calls for a review of mortgage regulations put in place after the 2008 financial crisis, including disclosure requirements and lending standards that some lenders say have become overly complex.

Federal agencies are also directed to encourage lending by community banks, modernize appraisal systems using digital tools, and expand access to funding through the Federal Home Loan Bank system.

Officials say the goal is to increase competition among lenders and make mortgages more accessible for qualified buyers.

The order also promotes the use of hybrid and desktop appraisals, which could lower costs and speed up transactions.

If the policies work as intended, several outcomes could follow.

Reducing regulatory barriers could increase housing construction, helping to rebalance supply and demand. Expanded mortgage access could allow more buyers—particularly first-time buyers, to enter the market. And modernization of appraisal and lending systems could streamline transactions and reduce closing costs.

Taken together, the orders attempt to address both sides of the housing equation: supply and financing.

Still, federal action alone may have limits.

Many of the most significant barriers to homebuilding exist at the local level, where zoning and land-use decisions are made. While the federal government can influence those policies through funding and regulation, it does not directly control them.

States, which ultimately hold that authority, can step in but doing so is often politically difficult.

The housing shortage developed over decades, and any meaningful shift will likely take time.

Even so, the orders signal a renewed federal focus on affordability and home-

ownership. Their long-term impact will depend not only on how agencies implement the changes, but also on whether state and local governments follow suit in making it easier to build the homes the country needs.

Richard Roznos has been a licensed realtor since 2022, serving Reno, Sparks, Fernley, and Fallon. Drawing on experience in project management and land acquisitions since 2018, he works with residential and commercial clients, including first-time buyers, sellers, and investors. Known for his problem-solving, negotiation skills, and guidance through complex transactions, Richard helps clients navigate the Northern Nevada real estate market with confidence.

*Richard Roznos Realtor, LPT Realty
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PET OF THE WEEK

Introducing... Opal!

Pickles, Chickpea, and Clive, all approximately 10 weeks old, are available for adoption and ready to join families willing to provide them with safe and caring homes. The trio is described as social, affectionate, and playful, with personalities that make them well-suited for homes looking to add a young pet.



Pickles



Clive



Chickpea

cats. Because of their small size and energetic nature, the rescue recommends placement in homes with children over the age of 10.

All three kittens have been spayed or neutered, vaccinated, and microchipped, and are ready to be adopted immediately.

Call 775-575-0950 and leave a message with contact information to arrange an appointment.

Precious Paws Society of NV | 1085 Aster Ln, Fernley, NV 89408
775-575-0950 | preciouspawssocietynv@gmail.com



PET OF THE WEEK

Jennifer is ready for a fresh start!

Jennifer's story began with hardship, she and her pack were rescued after being found near the Lyon County line. Now, Jennifer is ready to leave the past behind and find a loving forever home.

Jennifer is an easy-going, playful adult American Pit Bull Terrier with a beautiful black-and-white coat and a big heart to match her size. She enjoys attention, companionship, and would love a home where she can relax, play, and be part of the family.

Jennifer is a large female dog, full grown, and ready to start her next chapter with someone willing to give her the care and stability she deserves.



To meet Jennifer or learn more about adoption, please contact Lyon County Animal Services. Giving a rescue dog a home doesn't just change their life – it changes yours too.

Contact the Lyon County Animal Services at 775-577-5005.

Lyon County Animal Shelter
3705 Highway 50 West in Silver Springs, NV 89429
775-577-5005

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- The Parlor Barbershop
- Boys & Girls Club