

FERNLEY'S HOMETOWN NEWS

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Memorial Day Crowd Urged to Remember Fallen Heroes Every Day



By Robert Perea

Cynthia Nielsen was only three years old, the youngest of five children, when her father, who worked for the Army Corps of Engineers, contracted polio and died in 1959.

It was him she was thinking about as she stood looking at a grave adorned with red, white and blue ballons and ribbons following the Memorial Day ceremony Monday morning at the Veterans Memorial Cemetery. Andrew Louis Nielsen is buried at the Golden Gate Cemetery in San Bruno, CA, too far of a drive to make on Monday. So, as she does often on Veterans and Memorial Day, Neilsen, who lives in Reno, decided to remember her father by paying her respects to others who also devoted their lives to serving their country.

"So, I just came here to think about him, remember him," Nielsen said. "I've been to Arlington; I've been to several different military cemeteries and stuff. Pearl Harbor. They always hit me."

Being such a small child, Nielsen didn't get to attend her father's funeral. But as an adult, she lived across the street from the Lone Tree Cemetery in Hayward, CA and would often wander over during services.

"I would always hear the Amazing Grace play and different things going on and go to the services there too," she said. "It always just makes me feel like I'm a part of something I never got to witness." Nielsen was so touched by the sight of a family with small children reading the names on gravestones Monday that she pulled out her phone to take a picture. Then she showed a visitor a photo of her mother and father taken shortly before he became ill.

"I took my kids a lot to cemeteries as they were growing up," she said. "And I taught my kids also to be grateful for the service, because you know all these *Continued on page 3 - REMEMBER ...*

Mayor, Council at Impasse Over Budget and City Manager Position

By Robert Perea

Discussions on the City of Fernley's budget for the 2025-26 fiscal year remained at an impasse after Mayor Neal McIntyre vetoed a proposed budget that would have defunded the city manager's position at the May 21 City Council meeting.

A motion to override the veto failed because of not enough votes, meaning the City of Fernley remains without a final budget for the 2025-26 fiscal year as the deadline looms to submit its

> LAS VEGAS, NV PERMIT NO. 707

PRSRT STD US POSTAGE PAID final budget to the State Department of Taxation.

A special meeting has been scheduled for 5 p.m. Wednesday for the council to continue discussions and try to hammer out an agreement. The city must submit its final budget to the state by June 1. City Treasurer Robert Carson told the council if they don't submit an approved budget by June 1, the fiscal year 2024-25 budget would be adopted by default.

Carson said in that case, the council would not be able to revise the bud-

get without the express approval of the Department of Taxation, so any staff raises or purchases or planning projects would not go forward, and the city would lose out on revenue because property tax rates would not increase.

Also, the water ancillary fee, which was originally imposed on property owners in 2016 to help pay water bonds but was not included in the proposed 2025-26 budget, would remain in effect.

Following a lengthy discussion that included pleas from developers and

residents to approve the proposed budget, a motion to that effect failed with two council members, Ryan Hanan and Stan Lau, in favor, and Felicity Zoberski, Albert Torres and Joe Mendoza opposed.

Torres then offered a motion to approve the proposed budget except for defunding the position of city manager. Despite impassioned speeches opposing the motion by McIntyre and pleas by Hanan that went unheeded

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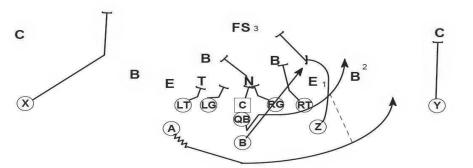
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LETTER FROM THE EDITOR The Inside Veer



One day in 2018, I received a package in the mail from my aunt and uncle in Portland, OR. Their 50th wedding anniversary was coming up later that year, so when I saw the return address, I assumed it must be an invitation.

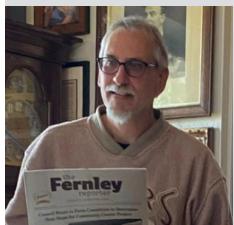
Instead, it turned out to be one of the greatest treasures I've ever received. Inside the yellow shipping envelope was a postal envelope addressed to my grandparents, from a U.S. Army base in Vietnam postmarked in June of 1968.

The letter was from my uncle, Staff Sgt. Jose Alvario Perea, my dad's youngest brother. My grandparents that he wrote the letter to were not his own parents – they had died when he was a child. The letter was to my mom's parents, a letter of gratitude for the hospitality they had shown him when he visited my parents before leaving for his deployment.

I heard a lot about my uncle Humphrey, as he was called in the family, while I was growing up, but I was less than a year old the only time I ever met him. Just a few months after sending that letter, he was sent to the infirmary and given medication for an ulcerous condition of the stomach, but the problem worsened, and exploratory surgery later revealed he had suffered severe peritonitis from contamination caused by a tear in the lower alimentary canal.

I know this, because shortly after receiving that letter, I called my aunt, my dad's and Uncle Humphrey's older sister who had raised them after their parents died, to read the letter to her. She then sent me a packet with some of his medical records and other documents.

A Memorial Day Story



Humphrey's widow, who told me the story about how they met. She was a civilian employee at the base in Germany where he was stationed before his deployment to Vietnam. They met at a dance on a base in Spain, where they each had gone to celebrate the 4th of July.

After his surgery, Uncle Humphrey was brought to Fitzsimmons General Hospital in Denver, CO, before being transferred to the Veterans Hospital in Long Beach, CA. I don't know the date he died, just that it was the previous Sunday, according to a news clipping about his death in the Albuquerque Journal that my aunt included with his records. He was 27 years old.

Several years ago, when a replica of the Vietnam Memorial Wall was brought to Fernley for the Memorial Day ceremony, I scoured the list of names, only to find that his wasn't on it. I went online to the Vietnam Memorial Website, and he's not listed there either. I later found out he's not on it because his death doesn't fit the Department of Defense criteria.

ROBERT PEREA

injury occurred, but it was him I was thinking about Monday when I met Cynthia Nielsen, who herself was there remembering her father who died when she was three years old. Like me, she was honoring a man who is buried hundreds of miles away by paying respects to others who have served and died.

It's Uncle Humphrey I think of every time I visit the Veterans Memorial Cemetery in Fernley. All of the graves at the cemetery represent him and the place he holds in my heart, even though it's there only through stories.

My eyes moistened a little as Cynthia teared up talking about her father and what being at the cemetery Monday meant for her – both of us remembering men we never really knew, vicariously through the veterans buried in our own community on the most solemn occasion of Memorial Day. And somehow, in her grief, I felt less alone in mine.

Robert Perea has covered news and

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I also called another aunt, Uncle

He may not have died in combat, although I have no idea how his original sports in Northern Nevada since 1993. He has published The Fernley Reporter online since 2015.

FERNLEY NEWS MINUTE

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Fernley Women's Golf Club May 20

Game: Guess your Score

1st: Cheryl Wahlgren, Guessed 110m, shot 110

2nd: Tricia Cooper, Guessed 114, shot 113

3rd: Patty Liljeberg, Guessed 96, shot 95

Closest to hole #7: Juneil Key, 20'7"

Closest to hole #11: Tricia Cooper, 18'6"

Low Putts: Patty Liljeberg, 34 Chip-In: Juneil Key, 5

No birdies

FEATURES

Continued from front - REMEMBER....

people served and some died in the war, some died after."

A crowd of more than a thousand people attended Monday's ceremony. Rich Crombie, the president of the Nevada Veterans Coalition and master of ceremonies of Monday's event, whose own son is buried in Arlington National Cemetery, said he could feel the spiritual power of the crowd.

"What I think about when I see the people in the audience, I always think that they're probably thinking about the person they know, whether they're buried here or some other cemetery, or a comrade, a shipmate, a fellow soldier they left behind on a hill in Vietnam or Korea, or Afghanistan or anywhere," Crombie said. "It's super powerful to get a thousand-plus people all collectively thinking the same thing. There's got to be an energy there that you feel. I feel it."

At one point, while acknowledging the elected officials and others in attendance, Crombie walked away from the podium into the cemetery and read a name on a gravestone, Glenn Lloyd, Second Lieutenant, United States Army Corps, World War II, April 28, 1924, to February 3, 1992.

"If we're going to acknowledge folks, these are the people that we need to acknowledge, the 10,000-plus that are out here," Crombie said. "But truly, the meaning of that, that's what we'd like you to do. When this is all said and done, we'd love for you to go out there, just read one grave. Keep their memory alive, acknowledge them. You've heard the saying, we don't know them, but we owe them."

During his short remarks, Governor Joe Lombardo said that while all of those who served and died for their country came from diverse backgrounds and had unique dreams, they shared two common traits – valor and the love of their country.

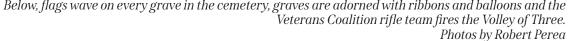
"These heroes will forever hold a sacred place in our hearts and history, and in earning our deepest respect and gratitude," Lombardo said.

Crombie also introduced Preston Sharp, the founder of Veterans Flags and Flowers. Sharp was 10 years old on Veterans Day in 2015 when his family visited his grandfather's grave at Redding Memorial Cemetery in Redding, CA. He was upset that there were no flags on the other veterans' graves, and he started raising money for flags and flowers by doing household chores. He has since placed flags and flowers on more than 1 million veterans' graves in 50 states. "We wouldn't be here if it wasn't for them," Sharp said. "We need to remember them every day and not just on holidays. Keynote speaker Thomas Talamante, the Executive Director of the VA Sierra Nevada Health Care System, said Memorial Day reminds us that the freedom to serve was built on the ultimate sacrifice of others. He noted that the year 2025 marks the 50th anniversary of the end of the Vietnam War, the 80th anniversary of the end of World War II, the 250th anniversaries of the U.S. Army, Navy and Marine Corps. 'These anniversaries are not just historical footnotes," Talamante said. "They are reminders of the endurance of our nation and the long line of sacrifice that has preserved our way of life. We also honor the families who carry the weight of that sacrifice every single day. We will forever honor your service and your sacrifice to our nation." Talamante thanked those in attendance for taking time to honor the fallen. "May we carry their memory, not only in our words, but in our actions," he said. "May we be worthy of their sacrifice."

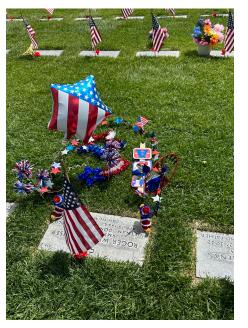




At top, veterans salute during the playing of Taps, and members of the Nevada Veterans Coalition place the wreath on the POW Memorial during the Memorial Day ceremony Monday at the Veterans Memorial Cemetery in Fernley.











COMMUNITY

Many Golf Course Residents Facing Encroachment Dilemma

By Robert Perea

Many residents whose back yards border the golf course at The Ranch at Desert Lakes are facing the choice to either pay thousands of dollars to remedy an encroachment issue or remove fencing and landscaping.

Other residents whose back yards are not encroaching are being offered the opportunity to expand their back yards through a boundary line adjustment.

Residents attending a meeting at the golf course on May 20 were told the issue affects about 250 total homeowners, about 150 whose back yards are encroaching the golf course, and about 100 whose are not.

Residents whose yards are encroaching are being given the opportunity to purchase all or part of the encroachment, while residents who do not currently encroach have the opportunity purchase extra space to add to their back yards.

Derek Kirkland, a senior planner for Wood Rodgers, representing the golf course, told residents at the May 20 meeting that so far 34 property owners had accepted the offer of a boundary line adjustment, although one of those asked to be taken off the list following the meeting.

The golf course has held several

meetings to discuss the issue with residents, and Kirkland said every resident whose backyard borders the golf course has been mailed three notices. Still, some residents at the meeting said their neighbors, whose yards border the course, didn't know about the issue.

The May 20 meeting was the first time the property owners had been presented with the costs for participating in the boundary line adjustment. Kirkland presented a breakdown that included a \$160,000 total shared cost that includes surveying, mapping, recording, deed processing and other fees. That cost would be split between each of the property owners participating, and the more property owners participate, the less the cost for each would be. Based on the 34 people who had agreed as of May 20, Kirkland said the cost for that portion of the project would be \$4,706 each. He said that cost would be less if more people participated but would not be higher because they were using 34 as a minimum number to divide the shared cost.

Kirkland said the deadline for residents to agree is June 30, because the survey and the maps are going to move forward on July 1.

"If we get more than 34 people sign on before June 30, that number would go down," he said. "If less than 34 people actually sign, the golf course will pay the difference."

The rest of the cost would be \$3,500 per lot for lot-specific surveying, mapping and deed preparation, plus the land cost of \$2 per square foot. Kirkland presented a scenario in which a homeowner adding \$2,000 square feet would pay \$4,000 for the land, bringing the total to \$12,206.

Several property owners at the meeting spoke in favor of the project and were hopeful more people would join to reduce the cost. Others were opposed or had concerns.

One woman said her mortgage lender had told her it won't sign an addition to the property unless she refinanced the loan.

Another resident, Jeff Knutson, objected to residents paying to survey the entire golf course.

"That's not right," he said. "I think we should pay for what we might want to buy."

Resident Brian O'Neill said it doesn't improve the aesthetics of the golf course if one person expanded their yard, but their neighbors didn't.

"If it's a limited number, I don't know how that's productive for you and us," he said.

Resident Kerry Palmer said none of the homeowners caused the problem. He said Google Earth images from 2011 show the fences in the same place they are now, demonstrating that the problem was caused either during development of the subdivision or shortly after.

"I think the city and county, and everybody should get together and talk about how to get this fixed," he said.

Residents whose property is encroaching the golf course and choose not to buy the amount of the encroachment would have to remove any fencing or landscaping on that portion of their backyard. Residents whose yards are not encroaching merely have the choice of whether to purchase extra space for their back yard.

Kirkland said they haven't begun to come up with a time frame for people who may have to remove fending or landscaping.

For those property owners who decided to participate in the program, Kirkland said they would negotiate a purchase and sale agreement with each individual property owner. He said the survey and maps will take about six months.

"Sometime around November or December the final map will be complete, and everyone will have to come sign the map," he said.

Continued from front - IMPASS....

for someone to explain the reasoning behind the motion, the council voted 3-2 with Zoberski, Torres and Mendoza in favor, and Hanan and Lau opposed. McIntyre then announced that he was vetoing the motion.

Mendoza made a motion to overturn the veto.

"And I also want you guys to realize that council that has voted and has approved this whole budget," Mendoza added. "It's one line item that wasn't approved, and that is on you, Mayor."

The vote to overturn the veto was Zoberski, Torres and Mendoza in favor and Hanan and Lau opposed, but the motion failed because a supermajority of four affirmative votes is required to overturn a veto by the mayor.

Following Torres' motion to approve the budget and defund the position of city manager, Hanan asked Torres why he wanted to delete the city manager's position. "We were asked not to talk about those matters, per a legal brief, and no, I will not answer that," Torres said. Hanan continued to try to convince other council members to give a reason, saying not sharing that information with other council members disenfranchises the voters who elected them. "To call a body in this capacity, and then just to ask, on a whim, take a leap of faith with no explanation to delete a position in this city government, is so absurd in my head, I can't wrap my head around it," Hanan said. "Why are we doing this?" "I think it would actually turn into a public argument if we went into it up here, and I'm not willing to do that," Torres said. "Just as you make a motion or vote in the way that you deem best, based upon what you want to see, that is what I'm doing." McIntyre argued that the council members who want to defund the city manager position would want to tell the public why. He said only one council member has ever given him a list of goals for the city manager, and that the city manager met all those goals. He also touted the city's balanced budget for the past two years and said the city is moving forward under Marchant's leadership. "If this passes, you are going to put so much pressure on every one of these department heads," McIntyre said. "This is going to put the city of Fernley back 15 years because it's not the right thing to do. Who in their right mind, if this goes through, is going to want to come and be a city manager for the city of Fernley after watching this." Dan Ravetto, a member of the Fernley Chamber of Commerce Board of Directors, called the council's action embarrassing. "As a Chamber of Commerce, how do we go forward and represent this city to potential businesses when our city council pulls, pardon my language,

but crap like this? It's embarrassing," Ravetto said.

Marchant, who said he was speaking as a city resident, not as the city manager, said he has never felt so mistreated and not talked to.

"I have not been put on any notice of performance issues, I have not been told any goals that I should have met that I have not met, I have not been served with any papers, I'm not under any investigation, at least I wasn't as of the last time I talked to the city attorney, and to suggest that this city does not need a city manager as the organization grows I think is very poor judgment and governance," Marchant said.

Hanan asked if Marchant had been given notice that his character and competency might be discussed, and if there was any legal reason the council couldn't tell him why his position was ally just have been, I think it's a shame that we keep going to the veto power instead of letting the majority speak. I consciously made my decision to vote the way I voted, and I will stand behind it 100%."

Mendoza then made a motion to continue the budget discussion to a special meeting on May 28 at 5 p.m., which passed 4-1, with Hanan opposed. Mouritsen said because of the Memorial Day holiday on Monday, he would have to research whether that left enough time for an agenda for Wednesday to meet the proper notification period, and he requested the council vote to schedule a meeting on Thursday also, in case the notice period for a Wednesday meeting didn't meet legal requirements. That motion also passed 4-1, with Hanan opposed.



being eliminated.

City Attorney Aaron Mouritsen said Marchant w notified, but he preferred the council stay on the topic of the budget and of the city manager position itself and not on character.

Mendoza asked how many city employees would be laid off if the budget didn't pass. Finance Director Robert Carson said that would have to be evaluated if it actually happened.

Marchant said if the current budget gets carried over, then his position remains, and he said he will do everything he can to prevent anyone from being laid off.

"The issue is, whether you budget for it or not, there will be cost increases, inflation, so what was adequate this year won't be adequate next year," Marchant said. "And if we get in a budget pinch where it's not in the budget and the Department of Taxation does not allow the council to make revision mid-year, then the only option would be to reduce in other areas."

As an example, Marchant said if the budget defaults back to the previous budget, the city will have more than \$4 million budgeted to build a Community Response and Resource Center that will have already been built and paid for.

"And you cannot reallocate those funds to do any of the other things you want," he said. "It really pigeonholes and limits the city's options."

Hanan asked if the council would be willing to fund the city manager position for six months, pending a review process in which the council could give feedback as to the performance of the city manager, then the council could defund the position at that time if its objectives weren't met.

Mendoza said he wouldn't be interested in that type of negotiation.

"What I want to stress is there was a majority vote on this council, by the council that's been elected to be here," Mendoza said. "And this veto power is the right of the mayor, and we can't argue that, it's pretty obvious. But if the majority is silenced, just like we liter-

PLAYER APPRECIATION DAYS



LOCAL GOVERNMENT Council Okays Waste Management Survey

By Kerry Lyman

Residential waste recycling may be coming to Fernley under three of four options included in a survey reviewed by the Fernley City Council on May 21 during a presentation by Waste Management, the city's current residential trash contractor.

The council directed city staff to work with Waste Management to confirm the residential survey prior to June 1 so it may be included with quarterly trash bills residents will receive in July and bring the results back to the council to determine the option selected by the most respondents.

As was presented to the city council at an earlier council meeting on April 2, the first of the four options include the current service option, whereby there is weekly pickup of 96-gallon trash cans and up to seven extra trash bags, no recycling, one transfer station voucher annually and no cost savings, said Kim Fleming, Waste Management's Northern Nevada Contract Manager.

Under the second service option, which would save customers approximately \$4 a month or about \$12 per quarter, services would remain the same as under the current contract, except Waste Management would also provide bi-weekly pickup of a 96-gallon recycling trash can, she said.

Under the third option, saving customers about \$5 per month or about \$15 quarterly, the seven extra trash bags weekly pickup would be eliminated, bi-weekly recycling pickup would be continued, but customers would annually receive two transfer station vouchers rather than the one voucher now provided, Fleming said.

The fourth service option, saving clients approximately \$4.50 a month or about \$13.50 quarterly, would be the same as the third option, except to compensate for the loss of the pickup of up to seven extra bags of trash a week, the company would provide customers 20 to 25 stickers a year which they may use to place on extra trash bags for pickup, one sticker per bag, she said.

The three new service options would be based upon a 10-year contract, beginning in early 2029 when the current contract expires, or a new contract could be negotiated earlier if the city council desires.

Councilman Albert Torres said he likes the different options on the survey, but said the 10-year contract is too long.

"I don't mind making some decisions that are going to affect future council and future mayors, but I don't want to lock them into a service contract for a decade because a lot of things may change between now and 10 years, it's actually going to be 13 years down the road. I want to allow that council and the citizens to make that decision for themselves." Fleming said the term of the contract can be open for discussions, but she said the 10-year term allowed for the cost savings per customer per month, and shortening the length of the contract would change the potential cost savings.

She said Waste Management is asking for a 10-year contract to recoup the extra costs it would incur to provide additional needed equipment, including recycling trash bins, added trucks to service the recycling efforts and additional drivers for the recycling trucks.

Councilman Ryan Hanan said he also would prefer a shorter-term contract. "My number one concern is that as a growing community, as we increase in size, we would have the ability to negotiate a much better price," at a later date, he said, noting that he likes the recycling options, just not a long-term contract.

Torres also indicated that though he gets a lot of positive feedback on Waste Management's services, he would prefer the residential trash contract be put out to bid in order to receive more options.

City Attorney Aaron Mouritsen said there is no need to go out to bid for trash services. "This is a franchise. It's not requiring any money to be spent by the city so it's not a purchasing contract. So, it does not require a bid. You can choose to go out to bid but you're not required to do so," unless the city wants to terminate the existing contract with Waste Management, he said.

Hanan said it was his understanding that according to the existing contract with Waste Management, the city cannot put residential trash service out to bid until the city is within six months of the expiration of the existing Waste Management contract. Mouritsen advised that since the city is nearing the end of the existing contract, the city would have to give Waste Management a one-year notice that it will go out to bid for trash services.

There was also some discussion about whether apartments would be required to use the city's residential trash contractor. Hanan noted that he had received e-mails from apartment managers saying they felt they were conducting a business as an apartment facility, and they should not be included in any contract for residential trash services.

City Manager Benjamin Marchant said apartments are classified as commercial uses as far as land use, not residential, therefore, they could bid for their own trash services just like any other business.

At the earlier April 2 council meeting, Fleming had said Waste Management is looking at extending the hours of the transfer station, so it is open seven days a week from 8 a.m. to 6 p.m.

Sheriff's Office Working on School Traffic Plan, Homeless Camps

By Robert Perea

As the weather warms up and the end of the school year approaches, school zone traffic safety and homeless encampments are two of the things keeping the Lyon County Sheriff's Office busy.

Chief Deputy Mitch Brantingham said at the May 21 meeting of the Fernley City Council that LCSO has been receiving complaints about homeless camps popping up around town. He said many of them are people who were living in a large camp near the Sheriff's Office dispersed a couple of months ago.

Brantingham said the sheriff's office is working with Charity Birkel, the city's building and code enforcement official, and they are considering a joint operation to address the issue.

"We are talking about putting some sort of a joint operation to get out and issue some citations and take some more aggressive enforcement action on that and see if we can get that finally cleaned up and get out of the fallout from breaking up the Veterans Cemetery camp over there," Brantingham With the school year ending in two weeks, Brantingham said the school resource officers will rotate into patrol shifts over the summer, mostly to do extra saturation work and traffic enforcement.

"We have pretty good staffing here in the city as far as our actual shifts go, so we're going to try and supplement during the peak times and target some of the problems that we're having around the city and utilize our SRO's to do that," he said.

Brantingham said Sgt. Mark Kosak has been tasked with creating a traffic

be rolled out at the beginning of school this fall. Meanwhile, he said the Sheriff's Office is adding extra patrols in school zones over the last two weeks of school.

"We're going to try and target that specifically here in the last couple of weeks of school and we're going to have deputies specifically assigned to different school zones and kind of rotating through those to increase that traffic enforcement and make sure we go into the summer on the safest note we can," he said.

Council Votes to Form Committee to Plan Future of CRRC

By Kerry Lyman

With construction of the first phase Community Response and Resource Center nearly complete and no agreement in place yet between the City of Fernley and the Boys & Girls Club of Truckee Meadows regarding the lease and operation of the building, the Fernley City Council has approved the forming of a committee to tackle future uses and the leasing of the building.

The council voted on May 21 to approve the forming of a committee consisting of the city council, the Fernley Community Foundation and the Boys & Girls Club. The idea was proposed by councilwoman Felicity Zoberski, who suggested having council members rotate as the city liaison each time the committee meets so that each council member is involved and aware of the issues.

Zoberski said she would like the committee to be about not just the lease of the building, but to be involved with planning for all aspects of the next phases of the center including fundraising,

Construction of Phase I of the CRRC is due to be completed by the end of June. Phase II of the project, an early learning center, and Phase III, a proposed gymnasium, are not yet funded.

But of immediate concern is negotiating with the Boys and Girls Club for a lease to use the building. There was some question at the April 2 council meeting as to whether the Boys and Girls Club was ready to sign a lease for the building.

However, Mike Wurm, president and

chief executive officer of the club, later indicated it is "100 percent our intent to be operating that building, we just have to work some details out," indicating the club and the city are now negotiating a triple net lease, meaning the club would assume all operating costs for the building.

Discussions between the city and the Boys & Girls Club regarding the operation of the CRRC have been ongoing since October 2024.

At a meeting on April 29 between representatives of the city, the Boys & Girls Club and Fernley Community Foundation, a goal was set to have a final draft of the proposed lease on the city council agenda for its June 4 meeting.

However, prior to presenting a final lease agreement to the council, it was agreed at the April 29 meeting that

Wurm will prepare a three-year operating plan and budget and will respond with specific changes to the lease. Then the city manager will prepare the final proposed lease, based on Wurm's input, according to the staff report. State law limits leases of public property to a private party to no longer than three years with a two-year extension and rents must be based on market value unless the property is less than 25.000 square feet. Since the CRRC is less than 25,000 square feet, the city council may consider a rent that is below fair market value, the staff report indicated.

Zoberski's motion to form the CRRC committee received the unanimous support of the city council.



BUSINESS

New Business Licenses

The Fernley City Council approved the following new business licenses at its May 21 meeting:

Polyglass USA Inc., Fernley, Commercial Property Rentals

Tri Peak Construction & Design Inc., Reno, Residential & Small Commercial Contractor

Cruz Down Memory Lane Photograph, Fernley, Mobile Photography

All Connect Plumbing LLC, Reno, Plumbing Contractor

True Blue Plumbing, Inc., Reno, Plumbing Contractor

United Federal Credit Union, Fernley, Financial Institution

Edge Home Finance Corporation dba/ Prestige Home Finance, Fernley, Mortgage Broker

Superb Plumbing LLC, Reno, Plumbing Contractor

Forever Photobooths, Fernley, Mobile Photo Booth

GE Excavating, Gardnerville, Excavation Contractor

Wild Women Crafters, Fernley, Hobby Crafter

Gomez Lath and Plaster, Silver City, Lath and Plaster Contractor

Grand Opening - All Points



Grand Opening Set June 6-8 for All Points Bar & Grill

All Points Bar & Grill will host its Grand Opening for its new location at the old Pizza Shack building June 6-8.

A ribbon cutting will be held at 10 a.m. on Friday, June 6. The main celebration will be held throughout the day on Saturday, June 7 with vintage cars, horseshoes, cornhole and other games and live music.

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PLANNING, PARTICIPATION, PROGRESS Development Agreements Provide Road Map for City and Developers

By Robert Perea

For a property owner or developer of a large project seeking to streamline the approval process, and a city aiming to enhance infrastructure, a development agreement often provides a win-win arrangement.

Development agreements are contracts between a local governmental body, in this case the City of Fernley, and a landowner or developer detailing the obligations of both parties for the development of the property. They serve as a road map of sorts, providing clarity and stability for both parties by outlining the timing and extent of public improvements to be installed by the developer and providing the city with assurances that public services and infrastructure will be sufficient to protect the health, safety, and welfare of residents as the project grows.

Specifically, it's how the city ensures that roads, parks and other amenities are built, and it guarantees the developer's regulatory certainty that new requirements or conditions cannot be imposed after the agreement is signed.

"A development agreement is a large book that gives us the ability to go in there and lay things out," said Rick Nelson, Senior Vice President for Mark IV Capital. "It's an agreement with the city and sets standards and limitations and codes that we all agree on."

Development agreements are not required but are voluntary contracts

between local jurisdictions and a property owner or developer. However, once they are signed by both parties, they are binding agreements. They are often used for larger, phased projects, or when a developer wants to ensure development standards will not change in the middle of the project.

A city or county can require certain milestones in the development process trigger requirements by the developer, such as new roads. Conversely, the completion of those requirements often entitles the developer to take the next step in its project.

In the case of Mark IV Capital, two such requirements in the development of the Victory Logistics District are the completion of the Nevada Pacific Parkway to connect to U.S. 50A, and the construction of a fire station.

"If we don't do Nevada Pacific Parkway, then there are certain key elements to development that the city does not allow us to have," Nelson said. "We need to get our Certificate of Occupancy for the fire station, which then triggers the opening for building permits for more stuff. That's a precursor to other buildings."

The development agreement between the City of Fernley and Mark IV includes a 10-year schedule that covers the entire project defined as the Victory Logistics District. It includes Phase I, Phase II, which has three elements, A, B and C, and Phase III. Nelson said the North Fernley development would



be a separate and distinct development agreement.

"Because our investment is so long term, we can't afford interruptions," Nelson said. "These are like just basic codes, like how you do zoning, what's a curb look like, what's your flora and fauna going to look like, all that stuff. If there's an environmental change or something that has a standards change, then that's a different story."

In its development agreement with the city, Mark IV agreed to build a new fire station, which was required by the North Lyon County Fire Protection District. A fire study was completed to determine which sites would be appropriate, and five potential sites were identified. After several discussions between the city, Mark IV and the fire district, a site was chosen on Duffy Road between Lowe's and Sherwin Williams,

"We've got two milestones in there and they relate to our ability to get certificates of occupancy for our buildings," Mark IV Vice President of Entitlements Scott Barnes said. "When we have the floor and foundations done, and the civil site work, we can get our first C of O for any of the buildings. Then when we get substantial completion, we can get the second C of O."

Barnes added, "To be more specific, the first certificate of occupancy for any building in the Victory project, the foundation work must be complete, the slab must be poured, and the perimeter walls of the fire station must be erected. Prior to the issuance of the second certificate of occupancy for the next building, the shell of the fire station, must be complete."

As its project is moving steadily along, Nelson said Mark IV works with the city every week to make sure they are aligned.

"We do have a very scheduled, very detailed, very regimented plan that marches down the road and we're continuing to do that," Nelson said.



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.

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SPORTS

McCullar Named 3A North MVP, Five Others Named to All-League Team

Proctier R. Hug High School VISTOR VISTOR BARE DOME OF THE HAVKS

Fernley's Riley McCullar is congratulated by coach Thomas Chapin as he rounds third base after hitting a home run during a game against Elko in the Northern 3A Regional Tournament.

By Robert Perea

Fernley's Riley McCullar was named the Most Valuable Player in the Northern 3A East and was also named firstteam 3A All-State, leading six players who received All-League honors.

In addition, Dylan Comer was named to the Northern 3A East first team and 3A Al-State second team, Alex Welsh was named to the Northern 3A East second team, and Spencer Pryor, Hayden Lyon and Alex Juliot received honorable mention.

McCullar was the primary center fielder for the Vaqueros and their leading hitter. In 31 games, he posted a .491 batting average, with eight doubles, eight triples and two home runs, 28 runs batted in, with an onbase percentage of .538 and a slugging percentage of .774. He stole 23 bases



Photo by Robert Perea in 28 attempts. He also pitched in 12 games with a 2.80 earned run average,

games with a 2.80 earned run average, allowing 17 hits, 24 strikeouts and 13 walks in 20 innings.

Comer was the top starting pitcher for the Vaqueros, with a 2.33 earned run average and a 5-5 record in 13 appearances. He allowed 52 hits, struck out 77 and walked 20 in 69 innings.

Welsh was named to the All-League team as an outfielder. He posted a .313 batting average with two doubles, one home run and 17 runs batted in, with a .394 on-base percentage and .434 slugging percentage.

Pryor placed catcher for the Vaqueros. He had a .265 batting average with 16 runs batted in with a .337 on-base percentage and .302 slugging percentage.

Lyon earned honorable mention as a pitcher, where he had a 3-4 record with a 3.52 earned run average in 12 appearances. He struck out 40 batters and allowed 51 hits in 47.2 innings.

Juliot earned honorable mention as a second baseman, although he played several different positions, earning the nickname Swiss for being the team's Swiss Army Knife. He batted .345 with a .416 on-base percentage and a .402 slugging percentage.

Tollestrup leads Eight Vaqueros on All-League Softball Team



Fernley's Taylor Tollestrup drives a base hit during a game against North Valleys in the Northern 3A Regional Tournament. Photo by Robert Perea

By Robert Perea

Taylor Tollestrup was named the Most Valuable Player of the Northern 3A East All-League team as well as the Northern 3A All-Region team, leading eight Vaqueros who earned All-League honors.

In addition to being the Division and Region MVP, Tollestrup also was named first team All-State. She was joined on the All-East first team by infielder Sara Moffett and outfielder Lauren Smith. Ximena Rodriguez, Hunter Lyle, Janessa Robinson, Joslyn Wadsworth and Isabella Leija were named to the All-East second team. Moffett was also named first team All-North and second team All-State, while Smith was second team All-North.

Tollestrup posted a .647 batting average, with 18 doubles, six triples and seven home runs in 43 games. She drove in 55 runs and scored 80 and stole 74 bases without being thrown out. She had a .707 on-base percentage and a 1.022 slugging percentage.

Moffett had a .392 batting average with six doubles, seven triples 45 RBI

and scored 34, with a .395 on-base percentage and .357 slugging percentage. She stole 17 bases in 20 attempts. Rodriguez batted .442 with 15 doubles and two triples, drove in 34 runs and had a .507 on-base percentage and .598 slugging percentage.

Lyle batted .291with seven doubles, two triples and a home run, drove in 20 runs and scored 35 with a .420 onbase percentage and a .418 slugging percentage. Leija batted .321 with 19 RBI and scored 20 runs and had a .354 on-base percentage and .349 slugging percentage.

Robinson and Wadsworth were chosen for the all-league team as pitchers. Robinson had a 2.44 earned run average and a 17-6 record in 29 appearances. She threw 10 complete games, three of them shutouts. She struck out 102 batters and walked just 24 in 129.1 innings. At the plate she batted .406 with 15 runs batted in, a .500 on-base percentage and a .532 slugging percentage.

Wadsworth had an 11-4 record in 19 appearances, with six complete games and one shutout. She struck out 58 and walked 25 in 78.2 innings. At the plate, she batted .341 with a .463 onbase percentage and a .439 slugging percentage.

and 14 stolen bases. She had a .437 onbase percentage and a .552 slugging percentage.

Smith batted .330, drove in 14 runs



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LAW & ORDER No One-Size-Fits-All Formula for LCSO in Hiring Process

This is the fourth in a series of stories about the wide range of expectations modern society places on law enforcement, and how the Lyon County Sheriff's Office handles those expectations.

By Robert Perea

Lyon County Sheriff Brad Pope may have a specific mold he wants his deputies to fit, but when it comes to determining whether an applicant for a deputy position fits the description, Pope says there is no single set of characteristics he's looking for.

Like pretty much all law enforcement agencies around the country, the Lyon County Sheriff's Office puts deputies on the street that are expected to engage in the community while at the same time being a commanding presence aggressively enforcing the law.

"We want young, aggressive, ethical cops," he said.

But how, when he's sifting through a stack of applications, or sitting across a table from a candidate during an interview, can Pope tell whether that candidate has the aptitude and the fortitude for the job? How can he tell what this guy or this lady is made of?

"It's hard to say, because you only have that short amount of time, you know that interview process," Pope said. "We have the testing process. You could say the academy, but the academy is all roleplay. So, until you see somebody in action, you really don't know."

As far as what characteristics he's

looking for, Pope said he has no predetermined ideas, other than he's looking for people with a clean background.

"We want somebody that hasn't been committing crimes their whole life and then decided they want to go into law enforcement," Pope said. "Someone who hasn't been using drugs their whole life. Somebody that has shown that they're responsible person in society, you know, that doesn't have 15 things in collections, never made a car payment, things like that, and now they're trying to come work for us. That that opens the doors for a lot of things that we don't want in law enforcement."

But even with that said, Pope said there are as many different personality types within the LCSO as there are deputies.

"We have reserved deputies that are very quiet, and then we have very boisterous and loud deputies that you can't get to shut up," he said. "The range of interviews I've done, I've had to prod and all the information out of a candidate, and sometimes I get a candidate that's prodding all the information out of me."

Pope said most of the applicants for deputy positions apply on their own, but he said the sheriff's office does actively recruit through social media, job fairs and word of mouth. They also have several deputies who have come from other law enforcement agencies. Pope said one of the sheriff's office's best recruiting tools is the deputies on the street, "The job that our deputies are doing in Lyon County, people want to be a part of that," he said. "And it's helped with our recruitment, because



Deputy Beck, Deputy Fettic, Deputy Harlow, Deputy Herron, Deputy Otto, Deputy Randall and Deputy Rossnagel graduated from the Nevada POST academy on May 22. Photo Courtesy Lyon County Sheriff.

for the first time in a decade we're fully staffed and have a hiring list, which we haven't seen in over a decade."

Applicants who are already a patrol certified officer, known as category one, or prison or detention officers, known as category three, are lateral transfers who can skip the testing process and go right into the background check and interview process. Category two transfers, which are bailiffs and juvenile patrol, do have to go through the testing process. Candidates who don't have any type of certification have to take a written test, a physical test, go through an interview and a background investigation, which includes a Computer Voice Stress Analyzer (CVSA) exam, plus health, psychological and physical background checks as well as a credit check, reference check, and legal background check.

Even with all of that, Pope said they still sometimes don't know if a candidate will work out until they get out on the street.

"I don't if people realize how many candidates that we've washed out that didn't fit, so it's not as if we're just letting anybody come in here," he said. "You know, when you're fully staffed, people think you hire everybody."

Titus Calls on Law Enforcement to Enhance Cooperation with ICE

By Robert Perea

Senate Minority Leader Robin Titus last week called on all Nevada law enforcement agencies to enhance cooperation with U.S. Immigration and Customs Enforcement (ICE) to identiIn February, Lyon County Sheriff Brad Pope said LCSO will cooperate with federal agencies regarding immigration enforcement, but deputies will not make arrests based on immigration status. Pope said if someone who is arrested is brought into the jail and the legislature.

"The Nevada Senate Republicans are committed to Making Crime Illegal Again," Titus said. "This includes reforming bail, supporting victims, and equipping law enforcement with the tools they need. Our comprehenpartment of Education to develop curriculum standards on the prevention of sex/human trafficking. This includes strategies for reducing the risk of becoming a victim of human trafficking, how to seek help if a student feels they

fy, detain, and deport undocumented individuals who commit crimes.

The Illegal Immigration Reform and Immigrant Responsibility Act of 1996 added Section 287(g) to the Immigration and Nationality Act (INA) – authorizing U.S. Immigration and Customs Enforcement (ICE) to delegate to state and local law enforcement officers the authority to perform specified immigration officer functions under the agency's direction and oversight.

The 287(g) Program allows ICE Enforcement and Removal Operations (ERO) to partner with state and local law enforcement agencies to identify and remove criminal aliens who are amenable to removal from the U.S. Titus said she is disappointed in Nevada's limited involvement in this effort. "I am proud that three of the six counties I represent—Douglas, Mineral, and Lyon (currently finalizing documentation)—are the only agencies in the state engaged in this important partnership," Titus said.

According to ICE's website, ICE Enforcement and Removal Operations operates three 287(g) models:

1. The Jail Enforcement Model is designed to identify and process removable aliens — with criminal or pending criminal charges — who are arrested by state or local law enforcement agencies.

2. The Task Force Model serves as a force multiplier for law enforcement agencies to enforce limited immigration authority with ICE oversight during their routine police duties.

3. The Warrant Service Officer program allows ICE to train, certify and authorize state and local law enforcement officers to serve and execute administrative warrants on aliens in their agency's jail. found to be an illegal alien, notification will be sent to the proper federal agency. If a federal agency confirms that finding and places an immigration hold on the arrestee, the Lyon County Jail will hold that arrestee, consistent with the requirements of Nevada and federal law until they are turned over to federal authorities. He said the Lyon County Detention facility will not hold an illegal alien without a lawful federal hold in place.

Titus said Nevada has the highest illegal aliens per capita in the entire nation.

"So why do we pale in comparison to states like Florida, Georgia, and Texas, which boast near unanimous partnerships?" Titus asked. "By fully committing to 287(g), Nevada can equip officers to identify, detain, and deport undocumented individuals who commit crimes, swiftly removing them from our communities. This is essential for public safety, as unchecked criminal activity by illegal aliens fuels recurring threats plaguing our communities."

Titus said Nevada's limited engagement undermines efforts to protect residents, leaving our neighborhoods at risk.

"This is common sense, widely supported by all types of voters, and the universal political position of all parties up to a few years ago," she said. Titus said recent polling by the Associated Press demonstrate support for deporting all criminal illegal aliens at 82% with only 6% opposed.

"There is simply no excuse not to make Nevadans safer, especially from those whose duty it is to protect our communities," she said.

Nevada Senate Republicans have introduced a long list of public-safety related bills in the current session of sive legislative package counters past soft-on-crime policies and delivers real protections for Nevadans."

Among the bills Titus highlighted are:

- Senate Bill 457 Safe Streets and Neighborhoods Act. This flagship legislation strengthens public safety with key provisions to:
- Deter Theft: Lower the felony theft threshold from \$1,200 to \$750, ensuring thieves face tougher consequences for property crimes.
- Combat Fentanyl Trafficking: Increase penalties for trafficking fentanyl, holding dealers accountable for this deadly crisis.
- Toughen DUI Penalties: Enhance penalties for driving under the influence causing death, protecting lives on our roads.
- Strengthen Bail Rules: Impose enhanced penalties (1–20 years) for felonies committed while on bail, keeping repeat offenders off our streets.
- Enhance Penalties for Serious Crimes: Increase punishments for stalking (including electronic means), possession of child pornography (each image as a separate offense), and burglary (business, motor vehicle, or structure).

Other Senate bills include:

- Senate Bill 110: Increases penalties for facilitating sex trafficking, with stricter sentences based on victim age to protect vulnerable Nevadans.
- Senate Bill 127: Requires first responders to complete human trafficking awareness training, equipping law enforcement to combat trafficking.
- Senate Bill 131: An act relating to education, requiring the De-

are in danger.

- Senate Bill 163: Mandates bail revocation for defendants committing felonies while on release, ensuring dangerous offenders remain detained.
- Senate Bill 202: Criminalizes using false rental agreements for squatters to seize property from its owner(s).
- Senate Bill 213: Expands the crime of unlawful dissemination and distribution of an intimate image to include certain acts like the distribution of "deep fakes", computer generated images.
- Senate Bill 223: Imposes life sentences or harsher penalties for sex trafficking children, safeguarding our youth from predators.
- Senate Bill 231: Establishes requirements governing the maintenance of secure drug take back bins.
- Senate Bill 267: Revises provisions relating to law enforcement, requires county or city jails to provide the names of criminals to immigration authorities. Helps keep illegal criminals off our streets.
- Senate Bill 302: Authorizes county sheriffs to partner with federal agencies to enforce state laws, strengthening law enforcement's capabilities.
- Senate Bill 304: Removes the requirement of three prior DUI convictions to charge someone with vehicular homicide, allowing charges based on a single fatal DUI incident. It also increases penalties for DUI offenses causing substantial bodily harm, including up to 20 years in prison and fines up to \$5,000.

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FAITH **Living Water**

My husband's alarm went off at 2 a.m. last night. This is normal at my house. He rolls out of bed, dons his coveralls and boots, and I snuggle back into the warmth and try to get back to sleep while he faces the quiet darkness alone. What, you may ask, could compel him out of bed like this for every summer I can remember? Water.

Our family dairy farm houses about 3,000 Holsteins, but we also farm about 1,000 acres across the Lahontan Valley. The crops we grow to feed our cows vary between alfalfa, triticale, and corn, but they all have one thing in common: we can't grow them without water.

I grew up very differently than my husband. My dad went to his office in a suit every day. I was a proud desert rat, and water had no real bearing on the day-to-day happenings in our small southern Nevada town. We just had it. Fast forward to college when I married my husband. He would faithfully call his mother each Sunday. I was surprised when all they could seem to talk about was the weather back home. The conversation always circled back to rain, or irrigating, or what was or wasn't growing. Rarely did their phone call end without a serious weather recap.

What I didn't understand then was how critical water was in the Newlands Project in Fernley and Fallon. The Oasis of Nevada wasn't just built on sunshine or good soil: its vibrancy depends on water.

Early in his ministry, Jesus Christ

and his disciples passed through Samaria while traveling from Judea to Galilee. Tired and thirsty, they stopped at a well just outside the city of Sychar. While the disciples went into the city to get food, Jesus met a Samaritan woman at a well and asked her for a drink of water. Because Samaritans and Jews were divided and did not often speak to one another, the woman was surprised and responded to Jesus' request by saying, "You are a Jew, and I am a Samaritan woman. How can you ask me for a drink?"

He patiently and thoughtfully answered, "If you knew the gift of God and who it is that asks you for a drink, you would have asked him, and he would have given you living water."

Confused, she asked how she could get some of this living water. Jesus then declared, "Everyone who drinks this water will be thirsty again, but whoever drinks the water I give them will never thirst. Indeed, the water I give them will become in them a spring of water welling up to eternal life." (John 4:10-14 ESV)

Why did Jesus use water to teach this woman about his divinity and mission as the Messiah? He wanted to show her that just as water is essential to physical life, He was essential for eternal life.

When we were in a drought in 2014 and 2015, we were so desperate for moisture. We pleaded for water in every prayer; it was the center of every conversation. As I have reflected on this deep yearning for physical water,



Courtesy Cottonwood Dairy, Mary Sorensen.

I've often wondered if I have that same desire for the living water Jesus offers me.

Do I have a personal relationship with Him? Do I look for Him in the small moments of my life each day? Am I trying to be a better disciple, or am I like the people of which the prophet Jeremiah warned who have, "...forsaken me, the spring of living water, and have dug their own cisterns, broken cisterns that cannot hold water." (Jeremiah 2:13)

Our Irrigation district is a Bureau of Reclamation project. To "reclaim" something literally means to make something from nothing, to recover, to take back or restore.

I know this to be true in the deserts of my own heart. I often come to Jesus Christ parched and scorched, and he meets me with a wellspring of life everlasting. His water is essential. His water sustains me. I am never spiritually thirsty when I turn to Him. It's only by His grace that he restores my soul through His true and living water.

Mary Sorensen is the Fallon/Fernley Communication Director, for The Church of Jesus Christ of Latter-Day Saints



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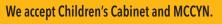
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Fernley Church Directory

Summit Church Silverland Middle School

Grace Baptist Church 460 W. Main Street, Suite 108 gbcfernley.org

Fernley First Baptist Church 485 E. Main Street

Gift of Grace Lutheran Church 290 N. West Street

Living Faith Church 110 Center Street

Crosswinds Assembly of God 3015 Farm District Road

Calvary Chapel 875 Fremont Street

Joy! Alliance Fellowship www.facebook.com/JOYchurchFernley

St. Robert Bellarmine Catholic Church 625 Desert Shadows Lane

Fernley Free Methodist Church 100 N. West Street

Church of Jesus Christ of Latter Day Saints 155 Hwy 95A South

Living Stones Church 868 Cottonwood Lane

PETS OF THE WEEK

Milo is Available for Adoption

Milo is an adult male German Shepherd Mix. He came into our care when his owner no longer had time for him, due to a busy work schedule. He has an easy-going personality, especially for a German shepherd mix. In his previous home, Milo got along great with kids of all ages, cats, and other dogs. He is an all-around good boy ready to spend the rest of his life with a new family! Contact the Lyon County Animal



Shelter at 775-577-5005 for more information or to schedule a time to come and meet Milo. Our shelter is located at 3705 Highway 50 West, in Silver Springs, NV. If you are thinking of adding to your fur family, please consider adopting a pet from our shelter. We always have many dogs to choose from who need and deserve a good home

Finley Available for Adoption

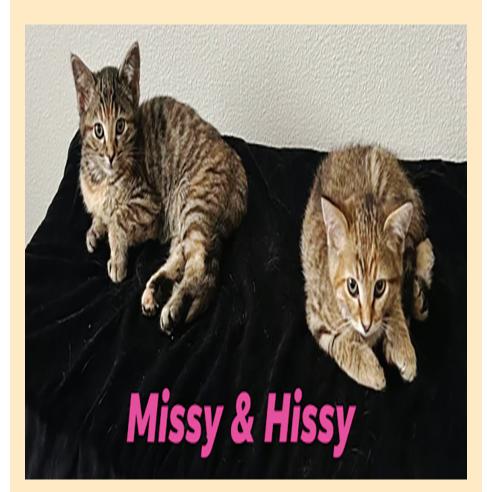


Finley an 8 year old adult male, who needs a low energy quiet household. He is shy but quickly warms up and is very affectionate. If you would like to arrange a visit please contact Barbara at 775-575-0950.



PET OF THE WEEK

Precious Paws has lots of kittens available



Missy and Hissy are 10 week old bonded female sisters. They are loving, playful little girls. Hissy is a little shy at first but she relies on Missy to be the first to come out and explore. If you would like to make an appointment to meet them, please call Barbara and leave a detailed message at 775-575-0950.

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