

the Fernley reporter

FERNLEY'S HOMETOWN NEWS

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\$1.00 | The Week of January 30, 2026

Students, sports groups urge City Council to invest in park improvements

By Robert Perea

A series of student presentations and a detailed report from the Fernley Youth Sports League Committee at the Jan. 21 meeting of the Fernley City Council highlighted widespread concerns about the condition of the city's parks and the need for long-term investment in new facilities.

Nearly two dozen students and representatives of various youth leagues who use the parks outlined safety issues, damaged equipment and other concerns such as field maintenance, lack of lighting, limited parking, restroom access and the strain of year-round use on the natural-grass fields.

While the Jan. 21 presentations focused on the athletic fields and the skate park, other residents have also complained about the condition of the dog park at the Green Valley Park.

Gabe Leija of Fernley Youth Softball said Fernley's youth and adult sports leagues have outgrown the available field space, and because the fields are used in all sports seasons, none of them can be shut down for maintenance.

"We're at a point where we have to figure out a short-term goal and maybe



A group of students and a committee comprised of representatives of Fernley's sports leagues asked the Fernley City Council to repair the fields at the Out of Town Park, such as this baseball field with a large bare spot with gopher holes around it in center field.

Photo by Kerry Lyman

a long-term goal for our community," Leija said.

And with the population growing, Leija said there are more kids playing every year, with no new field space being added.

Leija suggested additional lighting on the baseball and softball fields at the Out of Town Park as one short-term solution that would allow the fields to

be used in the evenings. He estimated labor costs of \$80,000 to \$100,000 to add lights to Field 3 at the Out of Town Park, and said there are parents and donors willing to chip in to cover the costs.

Leija also showed pictures of the fields that have patches of dirt in the grass, holes and mounds of dirt dug by ground squirrels. He said Fernley Youth

Softball purchased \$12,000 in dirt for the In Town Park.

Leija asked for additional funding to be approved to repair the Out of Town Park fields. He said it would cost about \$400,000 in materials to resod fields 5, 4, 2 and 1, but said the parents and volunteers are willing to do the labor.

"The people that are behind us are willing to do whatever they have to do to get our fields right for our our kids in our community," he said. "We feel that's our way to be able to try to help you guys, help out city."

Leija said the soccer field is probably the worst field of all. It's currently going through gopher extermination, but it has sections of dirt with no grass and is full of stickers.

"If you roll a ball through there and you pick it up, the kids have sticker burrs all over it," he said.

He requested the city budget \$100,000 for grass for the soccer fields.

"We're just trying to get the fields back to what we think a standard that is acceptable for our kids and our community," Leija said.

In all, Leija asked for between

Continued on Page 7 - PARKS...

Fernley residents weigh in on South Area Plan

By Robert Perea

Residents reviewed early land use concepts and offered feedback on future development south of the canal during a city-hosted open house on Jan. 22, the latest step in Fernley's effort to create a South Area Plan.

The city has gone through a similar process for the recently-approved North Area and Southwest Area plans. Planning Director Michelle Rambo said those plans took about a year to develop, and she expects a similar timeframe for the South Area Plan.

The event, held at the Community Response and Resource Center, featured display boards outlining three preliminary scenarios for the largely undeveloped area. Rambo said most of the comments centered on the first two scenarios.

"We're hearing a lot of interest in scenarios one and two," Rambo said, noting that the lowest-density option

seemed to draw the most support.

Residents asked questions about land-use labels, potential locations for public facilities such as schools, a fire station, parks and even a cemetery, ideas that had been suggested in earlier outreach. Rambo said some of those decisions will depend on topography and drainage analysis.

The city has also made a survey available on its website for public feedback on the plan, and had already received more than 170 responses by last Thursday. Rambo said that total exceeds the combined number of responses received for the North Area and Southwest Area Plans.

Given the wide range of responses, Kimley Horn Urban Planner Ines Galmiche the team looks for common themes when reviewing public input.

"We're looking for consistency," she said. "If a lot of folks are saying 'keep it

Continued on Page 6 - SOUTH AREA...



Residents look at maps of the three scenarios presented during the Open House hosted by the City of Fernley for the South Area Plan on Jan. 22 at the Community Response and Resource Center. Photo by Robert Perea

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the Fernley reporter

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the Fernley reporter

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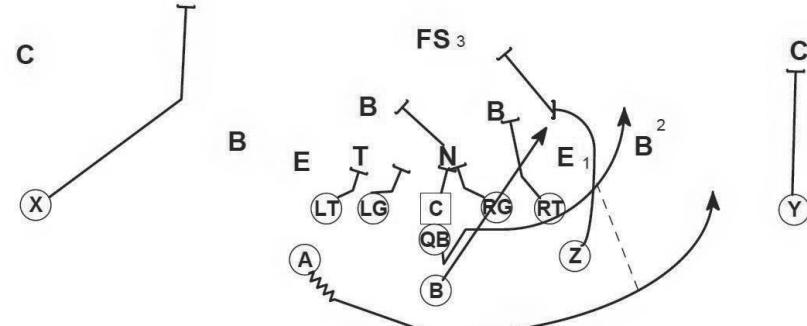
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LETTER FROM THE EDITOR

The Inside Veer



Two strangers who keep me going

About 25 years ago, after I moved back to Northern Nevada following a stint as the sports editor at the Carlsbad, NM Current-Argus, I bought a membership to swim at the Alf Sorensen Community Center in Sparks.

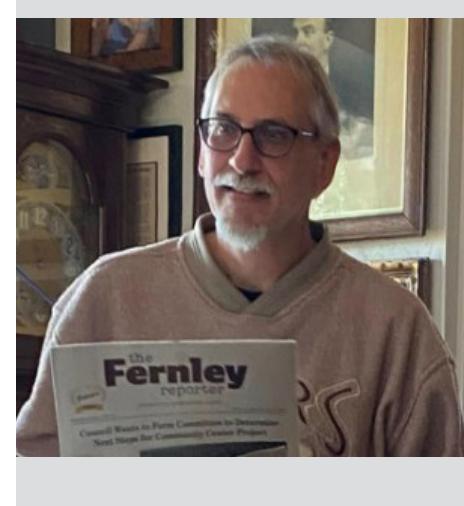
Every morning when I showed up to struggle through my laps, there was a 90-year old man who swam with the kind of determination usually reserved for Navy SEALs and people trying to get the last parking spot at Costco.

I had reached my mid-30s and was trying desperately to stay in shape in some way that didn't aggravate a constantly throbbing left knee.

Swimming seemed like a reasonable choice. It was low impact, good cardio, and, in theory, something a reasonably healthy adult should be able to do without too much pain.

But while I was there for a physical workout, what I got every day was an emotional lift, watching this old man glide through the water. I've long since forgotten his name but I think of him often because of the way he inspired me.

Around that same time, I traveled to Ely to interview a man named John Polish, a Yerington legend who was then in his 90s and still competed in the Senior Olympics in various track and field events and could shoot lower than his age on the golf course. I drove to Ely to interview Polish and ended up spending the entire week-



ROBERT PEREA

end at his house.

He showed me his nightly routine, which included 20 minutes of jumping on a mini trampoline.

Watching those two made it hard to feel sorry for myself. It's tough to complain about sore knees or being tired when a pair of 90-year-olds are out there making exercise as routine as brushing your teeth.

Those are the two guys I think about whenever I am looking for inspiration. Any challenge I might be facing feels a little smaller when I think about the way they kept going.

I don't think I ever had more than the single conversation with the swimmer the day he told me his age. I did have a whole weekend's worth of talks with Polish, but the impact was the same.

Without even saying it, both of

them left me with the same message: keep going.

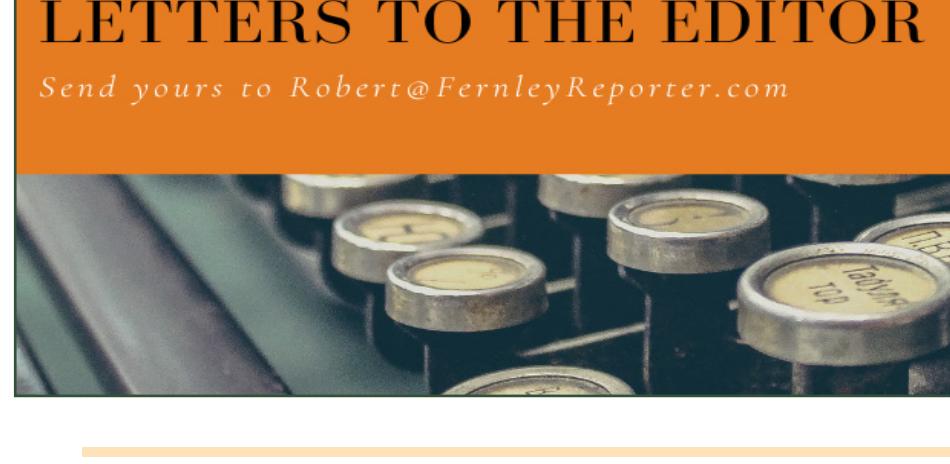
I guess that's just how life works. We can be shaped as much by people who cross our path for a moment, or a weekend as we are by the people we see every day.

Neither of those men knew they were teaching me anything, but they did, and on the days when I'm struggling to find momentum, I think about the way they both kept moving and it helps me take the next step.

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.

Fernley Women's Golf Club Results, Jan. 20

Game: Hate 'Em
1st Gross: Juneil Key, 81
1st Net: Shane Miller, 58
2nd Gross: Maria Garrett, 85
2nd Net: Loretta Bradley, 60
Low Putts: Juneil Key, 27
Birdies: Maria Garrett, #5; Juneil Key, #10; Linda Garrett, #2
Closest to hole #7: Patty Liljeberg, 33'
Closest to hole #11: Loretta Bradley, 9'9"
Chip-Ins: Linda Garrett, #7; Loretta Bradley, #17



LETTERS TO THE EDITOR

Send yours to Robert@FernleyReporter.com

FERNLEY NEWS MINUTE

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FEATURES

'Celebrate, but walk cautiously': A veteran, a photograph and a battle with cancer

By Robert Perea

The photograph shows a tree stripped of its leaves in winter, its shadow cast against a wall. It's a simple image at first glance.

The picture was taken by 72-year old U.S. Air Force veteran Michael Kukulski, who recently spent more than 60 nights at the Veterans Guest House in Reno while undergoing cancer treatment.

Kukulski enlisted in the Air Force in 1971, first serving as a security policeman in Taiwan before cross-training to become an air operations specialist at Randolph Air Force Base in Texas. There, he worked the dispatch counter for T-38 training pilots, handing out weather data and classified materials and tracking their flights.

Though he liked the job, the only civilian equivalent was an air traffic controller, and when Kukulski left the Air Force, the closest available jobs to his home in Grand Rapids, Mich. were at Chicago O'Hare International Airport.

"And I did not want to move to Chicago," Kukulski says. "I got stuck at O'Hare too many times."

So he moved on, building a civilian career in a variety of different jobs, raising a family and eventually winding up in Fernley in November 2018.

Also an avid crafter and gardener, photography became one of his constants. He's been taking pictures since his parents gave him a Kodak Instamatic camera in second grade and has won several awards in the National Veterans Creative Arts Festival.

On a walk past Silverland Middle School, the tree caught his eye. Its bare branches and straight trunk cast a shadow against a nearby brick wall.

The photo didn't win any awards, but the judges only saw the image, not the meaning.

The tree, Kukulski says, is himself. The shadow is his identical twin Patrick, who died at two days old.



Michael Kukulski, recovering from prostate cancer, shows the photo he took of a tree and its shadow, a symbol of the presence that has always walked beside him. Photo by Robert Perea



cemetery in their station wagon. They walked to the family plot, and there it was, a small stone etched with the name Patrick Joseph. For the first time, Michael felt connected.

"I felt whole," he says. "Every time I fly home, I always go see Patrick. And every time I drive on I-80 I see the Patrick exit, I always say hey, Patrick."

The awareness of Patrick's absence, and the fragile luck of his own survival, resurfaced when Kukulski began feeling unusually weak in early 2024. He was spending the winter in Indio, Calif. and chalked up the fatigue to age. But the sluggishness deepened. He had no appetite and was losing weight.

"I didn't think a whole lot of it because I figured, well, you're in your 70s, this is probably what happens," Kukulski said. When he returned home in May, his doctor suggested waiting a few months to see if the symptoms improved. By September, he was weaker, thinner and still without an appetite. That's when the testing began, and on Jan. 2, 2025, the urologist called him with the diagnosis of prostate cancer.

"I didn't know anything about cancer," Kukulski said. "I didn't even know what the prostate did. I just knew I felt lousy."

Kukulski decided he'd already had too many surgeries in his life and didn't want another, so he chose radiation. He underwent a procedure to implant six tiny radioactive "seeds" on the left side of his prostate to help guide the radiation.

Because the VA doesn't provide radiation therapy, Kukulski had to stay in Reno for nine and a half weeks, returning home to Fernley on weekends. Each weekday morning, he reported to Oncology Nevada for treatment.

His final treatment came in mid-October. Ninety days later, he returned for follow-up testing. His PSA, the blood marker used to mon-

Continued on Page II - VETERAN...

He thinks about Patrick almost every day. Sometimes he talks to him. On his walks through the neighborhood, steadyng himself with the walker he now uses, he'll feel a presence beside him, as if his brother is keeping pace.

He didn't learn he had a twin until he was 8. His parents sat him down in their bedroom and told him he had been born with another baby, a brother, on May 8, 1953. They were more than two months early and so small they had to share an incubator, a rarity in those days. Michael weighed 2 pounds, 12 ounces. Patrick weight 3 1/2 pounds.

The nurses moved the boys in and

out of the incubator as each one struggled to breathe. On Sunday morning, Patrick was placed inside after another round of wheezing. He died soon after.

Michael went back outside to play with the neighborhood kids but remembers being more curious than anything. He had never heard of twins. But the knowledge stayed with him.

At family cemetery visits, he noticed there was no marker for Patrick. When he was turning 16 and his parents asked what he wanted for his birthday, he asked for a gravestone for his brother.

On his birthday, after dinner and cake, the family drove to the Catholic

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ANNOUNCEMENTS

Nevada Bound: Sex Trafficking in the Silver State

by Leanna Lehman

Part I: The Prostitution Connection
January is Human Trafficking Awareness Month, a time intended to focus attention on a crime that is often hidden in plain sight.

The Silver State, also known as the "Vice State," is now reporting the highest per capita rates of sex trafficking. While states with larger populations report more total cases, more incidents based on population – or per 100,000 residents, occur in Nevada. It is also the only state with legalized prostitution, and those two facts are rarely discussed together.

Sex trafficking is largely believed to be women and children packed into shipping containers, stolen only to be sold abroad. Often misunderstood as a crime marked by kidnapping or outright violence, it most often occurs close to home and relies on coercion rather than force, with victims controlled through fear, drugs, money, circumstance, or emotional manipulation.

While sex trafficking does not differentiate between the legal and illegal sex trade, many experts believe that the high trafficking rates are due to Nevada's legitimate sex industry. They argue that legal brothels increase the

overall demand for commercial sex, leading many to falsely believe it is legal statewide, which then fuels the larger illegal market in metropolitan areas where prostitution is not permitted.

No one should be surprised that most prostitution in Nevada occurs illegally. This is where the assumption that legalized prostitution prevents sex trafficking begins to break down, and the laws of supply and demand prevail. Nevada's illegal trade in the Las Vegas area alone is estimated to bring in about \$5 billion annually – roughly 67 times more than legal sex sales.

For years, brothels have been promoted as reducing the risk of sexual assault and trafficking. They are declared as regulated, monitored, and safer than the underground sex trade. However, few people realized that most current or former brothel workers report having been trafficked at least one time in their lives, often more.

In 2019, 2020, and 2021, Nevada was named in the "Dirty Dozen," a report compiled by the National Center on Sexual Exploitation (NCOSE), which identified 12 mainstream entities said to contribute to the normalization of sexual exploitation and trafficking. Nevada was the only state listed,



specifically its prostitution industry, was alongside big names like Amazon, OnlyFans, Massage Envy, and Reddit.

Sex industry researcher Robin Smith recently wrote, "The decriminalization of sex sales leads to a substantial growth of sex trafficking through underage prostitution, 'loverboy' coercion,

debt bondage, and other illicit sex trafficking activity." Loverboy coercion, also known as "Romeo pimping," is a common, calculated method where men pretend to be romantic partners who build trust, groom, and ultimately

Continued on Page 8 - TRAFFICKING...

Keller named 2026 NACO Vice President

Staff Report

Lyon County Commissioner Scott Keller was sworn in on Jan. 23 as Vice President of the Nevada Association of Counties (NACO).

NACO is comprised of representatives from all 17 Nevada counties, several statewide county associations called affiliate members, private industry representatives called associate members and government partners, statewide associations related to county government. It represents the counties at the Legislature, coordinates positions on state and federal issues.

Mark Gardner of Douglas County is the 2026 NACO President and Clara Andriola of Washoe County is the President-Elect.



Lyon County Commissioner Scott Keller takes his oath as the new Vice President of the Nevada Association of Counties. Photo courtesy of Vida Keller

InFERNo: A festival of fiery fun

By Jaimie Daniels

The chilly desert breeze blows as a tumbleweed rolls by, its prickly branches breaking here and there, leaving a trail of thorns in its path. A group of intrepid and determined artists snag the rolling menace and toss it into the ever-growing pile of dead tumbleweeds, ready to be set ablaze and heat up the night. The beat of heavy metal thumps in their chests, the crowd just beyond the barrier dancing in a frenzy of high-energy fun. The scene looks like something out of a post-apocalyptic movie: costumes, sculptures of metal and fire dotting the arena, the clash of steel on steel battle barely clinking through a lull in music from the stage. Welcome to InFERNo.

Originally, the idea was inspired by a giant pile of troublesome tumbleweeds, the literal thorn in our sides in the high Nevada desert. Buddy Wagner, an ACES volunteer, proposed the idea of a community bonfire, set-

ting the scourge ablaze. The ACES can't really do anything without some flare, pardon the pun, so the discussion became, "How can this go big?" and InFERNo was born.

A giant bonfire of the problematically prickly plants centered the discussion on something leaning a bit extreme. The decision was made to host the festival in March, when the weather is still unpredictable and chilly, perfect for heating things up with a bonfire made of thorns. What kind of music makes a good backdrop for a festival of the extreme? Metal: loud, energetic, and heavy on the double bass.

The group decided this was a chance to go even bigger: Drowning Pool was secured as the headliner. The internationally known band has a platinum hit song, Bodies. Something this big is bound to draw some serious attention to Fernley.

The festival lineup now has nine high-energy bands on it: Drowning Pool, Cyanate, Weight of the Tide,

Shoot 2 Thrill, Amerakin Overdose, The Deadly Gallows, Changing the Design, Hired Fun, and Fernley's own Diminished Return.

Music isn't the only entertainment set to keep the excitement going at the festival. A notable sideshow is a hard-hitting, metal-filled battle. Warriors clad in actual armor will go toe-to-toe, swinging axes, swords, and other weapons at each other in a series of adrenaline-pumping exhibitions throughout the weekend. Hired Hands provides chaotic entertainment in fast-paced, body-slapping performances set to the soundtrack of the festival that'll keep you dancing.

As darkness descends over the crowd at the Reno-Fernley Raceway on Saturday the 28th, fire will light up the night. Starting off the fiery celebration are the masters of fire dancing, Controlled Burn. They'll heat up the track with their fire-spinning prowess and group choreography, set to a heavy

Continued on Page 11 - INFERNO...

FERNLEY SENIOR CENTER MENU

105 LOIS LANE, FERNLEY, NEVADA | 775-575-3370

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

Monday, Feb. 2

Meatball Sandwich with Mozzarella & Whole Wheat Hoagie Roll
Broccoli
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Tuesday, Feb. 3

Sweet & Sour Chicken
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Peas & Carrots
Fresh Spinach
Catalina Dressing
Smart Balance

Wednesday, Feb. 4

Chicken Fried Steak
Mashed Potatoes
Country Gravy
Mixed Veggies
Pears
100% Juice

Thursday, Feb. 5

Sheet Pan Shrimp Taco
Spanish Rice
Refried Beans
Sour Cream
Mango Jicama Slaw
100% Juice

Friday, Feb. 6

Shepherd's Pie
Fresh Spinach
Italian Dressing
Apricot Bran Muffin
Banana

OBITUARY

James Lee "Pep" Stockton

1946 - 2026

James Lee "Pep" Stockton went Home to be with his Lord and Savior Jesus Christ, January 16.

Born in Vallejo, CA, October 4, 1946, he was predeceased by parents, James and Elva; brother, Dean; daughters, Jennifer and Rebecca; and long time love and partner, Catherine Blake.

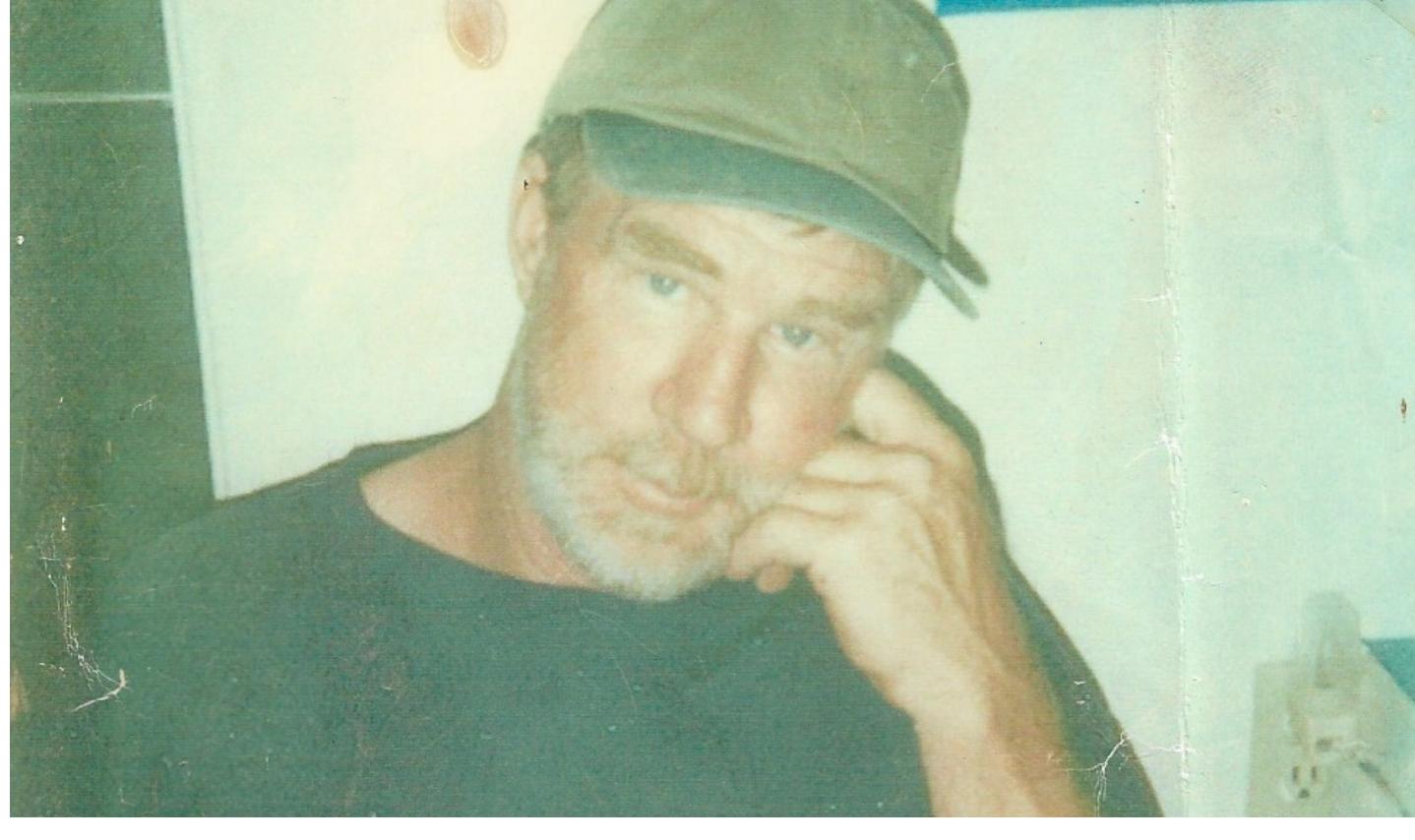
Surviving him are son Gary (Gwen); grandsons, Kevin (Emily) and Alec; great grandchildren, Dylan, Peyton and Everly; brother, George (Phyllis); nephew, James; former wife, Cindy (Shawn) with whom he remained close.

Army Sergeant Stockton served in Vietnam, 1st Battalion, 12th Cavalry Division, Jan. to Dec., 1967.

He's lovingly remembered by the Living Faith Christian Fellowship and McCreary families.

Pep's happy place was rock hunting with his dog, Pearl and longtime friend Stevie.

Burial: Veterans Cemetery, Fernley, NV, 1:30 p.m., Tuesday, Feb. 3, 2026.



Applications Now Open for Abbi Agency's "Do Good Stuff" Initiative

By Sydney Trainor

On Jan 26, The Abbi Agency announced that they are now accepting applications from nonprofit organizations for the 2026 "Do Good Stuff" marketing initiative. This annual program allows nonprofits based in Nevada, California, Montana, and New Mexico to apply for marketing assistance. Assistance may include public relations, social media strategy, creative services, website support, event marketing, and paid media. Applications are open until Feb 6, 2026.

The Do Good Stuff initiative was launched in 2008, and is part of The

Abbi Agency's broader commitment as a certified B Corporation to support community-focused organizations through pro bono projects, nonprofit work, and charitable giving. The program is intended to help nonprofits expand their outreach and better serve communities using professional marketing expertise.

"Since The Abbi Agency's infancy, we've wholeheartedly believed that marketing is a powerful tool to be used for good," stated Abbi Whitaker, co-founder and CEO of The Abbi Agency. "Do Good Stuff allows us to stand alongside organizations that change people's lives and inspire others to make a difference."

Selected nonprofits will work directly with the agency to tailor marketing services to their specific goals. Applicants can apply through the Abbi Agency's website, by providing basic information about their organization, mission, and how pro bono marketing support would advance their work.

Alexis Keith, public relations account director and B Corp lead at The Abbi Agency, said, "Our Do Good Stuff pro bono partnerships are some of the most important ways we put our values as a B Corp into action."

In 2025, four organizations were selected to receive pro bono services through the Do Good Stuff initiative, including The Inter-Tribal Council

of Nevada, Spread the Word Nevada, LEAD with Horses, and the Karma Box Project. These organizations focus on areas surrounding tribal sovereignty and services, childhood literacy, equine-assisted therapy, and outreach to unhoused individuals across Northern Nevada.

According to Keith, "Through this program, we've partnered with numerous impact-driven organizations across a wide range of causes, and we're excited to continue building new relationships with nonprofits doing important work this year."

For more information about the Do Good Stuff initiative, or to apply, visit theabbiagency.com/

Fernley Community Events

JAN. 30

Karoke (21+)
8:00 p.m. - Midnight
McHoppers Brew Co.
396 US Highway 95A North

BUSINESS

Main Street Fernley opens applications for 2026 Façade Grant Program

Staff Report

To encourage current and prospective property owners in the downtown area to significantly improve the appearance of their buildings, Main Street Fernley is accepting applications for its 2026 Façade Grant Program.

The program will award \$5,000 for structures and businesses within the Main Street Fernley boundary.

Applicants must be, or agree to become, a Key Partner sponsor of the Main Street Fernley Program. Applicants who do not pay their spon-

sorship during the two-year term, they be required to repay the grant.

Applications will be judged competitively and will be based on need and historical significance. Awardees must provide receipts showing at least 50% of the project is complete, and Main Street Fernley will provide a check for \$5,000 or 50% of the project cost, whichever is less.

The application and other information about the organization can be found at <http://www.mainstreetfernley.org/2026-facade-grant>. The application period closes at 5 p.m. Feb. 27.

New business licenses

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

Community Hospice of Northern Nevada dba/ CompassionCare Hospice Care, Carson City, Medical Office or Services
Reno Orthopedic Clinic LTD dba/ Reno Orthopedic Center, Fernley, Medical Office or Services
Taber, LLC, West Sacramento, CA, Contractor
IRG Realty Advisors, Richfield, OH, Property Management
Squire & Company PC, Orem, UT, Accounting/Tax/Bookkeeping
Rackley Company Inc, Orland, CA, Contractor
Desert Meadows LLC, Fernley, Property Management
CM Home Improvement LLC, Fallon, Contractor
Taney Engineering, LLC, Las Vegas, Engineering Services

Continued from FRONT - SOUTH AREA.

rural,' that becomes our north arrow. There are always going to be outliers, but we look for what the majority of people want."

Galmiche said demographic diversity is also important. While the South Area is largely rural and sparsely populated, she said the plan will affect the entire city, making it essential to gather feedback from residents citywide as well as visitors who use Fernley's amenities.

Rambo said the next step is to prepare a full draft plan based on survey results and comments gathered at

the open house. Planners expect to complete the draft by the end of the year, or sooner if possible.

Once the plan is adopted, the city would begin work on an infrastructure plan, similar to the process underway for the other two areas.

Meanwhile, Rambo said they will continue to try to get input from as many residents as possible through the online survey and in person outreach at community events.

"We're trying to go to events people are already at so we're not asking them to come to something special," she said.

Meetings

Fernley City Council

1st and 3rd Wednesday of the month at 5 p.m.
City Hall, 595 Silver Lace Blvd.
Next meeting February 4

Fernley Planning Commission

2nd Wednesday of the Month at 5 p.m.
City Hall, 595 Silver Lace Blvd.
Next meeting February 11

Fernley Senior Citizen Advisory Committee

2nd Friday of even numbered months at 9 a.m.
City Hall, 595 Silver Lace Blvd.
Next meeting February 13

Lyon County Commission

1st and 3rd Thursday of the month at 9 a.m.
Lyon County Administrative Complex
27 S. Main St. Yerington
Next meeting February 5

Lyon County Planning Commission

2nd Tuesday of the Month at 9 a.m.
Lyon County Administrative Complex
27 S. Main St. Yerington
Next meeting February 10

Lyon County Library Board of Trustees

4th Tuesday of the Month, 9:30 a.m.
Locations rotate between the 5 county libraries
Next meeting January 27

Lyon County School District Board of Trustees

4th Tuesday of the month, 6:30 p.m.
Locations rotate between each attendance area
Next meeting February 24

North Lyon County Fire Protection District Board of Trustees

2nd or 3rd Thursday of the month
195 E. Main St.
Next meeting TBA

Fernley Swimming Pool General Improvement District

3rd Tuesday of the month, 5:30 p.m.
300 Cottonwood Lane
Next meeting February 17

BUSINESS DIRECTORY

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GOVERNMENT

Council approves a contract with D.C. firm to pursue federal grants

By Kerry Lyman

During the Jan. 21 meeting, the Fernley City Council approved a consultant contract with the Porter Group, LLC out of Washington, D.C. to help the city pursue federal grants and secure funding for local projects.

The \$6,000 a month contract will run through June 30, 2027 and may be terminated by either party with 30 days written notice.

The Porter Group describes itself as "a bipartisan federal government and business consulting and advocacy firm with its headquarters in Washington, D.C. on Capitol Hill" with "special expertise in federal appropriations, direct funding measures and grants, including the 'Community Project Funding' (CPF) process," according to its proposal.

The firm's proposal said it will assist the city in preparing a competi-

tive CPF submission using existing Congressional guidance and Porter Group's network of Congressional contacts.

In addition, Porter will coordinate virtual or in-person meetings between city officials and Nevada's congressional delegation, prepare follow-up documentation for presentation to relevant committees in the House of Representatives and the Senate and work with congressional staff to ad-

vocate for the city's CPF requests and their inclusion in federal appropriations bills.

Porter will also update the city on relevant executive proposals and legislation under consideration, secure and furnish detailed information that may be available on federal programs of interest to the city and participate in periodic status meetings or provide reports that detail its work on the city's behalf.

Council adds farming exemption to grading code amendment

By Kerry Lyman

During a public hearing at the Jan. 21 City Council meeting to amend the city's development code to clarify grading, drainage and other requirements to prepare land for construction, a new section was added to the amendment to specifically exempt land used for farming from the new provisions.

Councilwoman Felicity Zoberski expressed concerns about the impact on farming operations at the first reading of the proposed ordinance on January 7. Councilman Joe Mendoza and a member of the public reiterated those concerns at the second reading and public hearing of the ordinance last week.

As a result, City Attorney Aaron Mouritsen suggested adding a section H to the code amendment that would read, "This section is not meant to apply to agricultural, non-construction uses." With that addition, the code amendment was approved unanimously by the city council.

To alleviate other concerns residents may have regarding the grading amendment, Associate Planner Treston Rodriguez said the amendment only applies when one acre or more of soil is disturbed and that it is not based on parcel size.

It only regulates large-scale grading or clearing activity. It is not triggered by removing a tree or minor landscaping, nor does it regulate routine property maintenance and does not require engineering for flat or minor projects, Rodriguez added.

The purpose of the amendment is to clarify when grading permits are required, aligns city standards with state and Nevada Department of Environmental Protection requirements, establishes clear thresholds for larger grading activity and adds definitions to provide consistency in interpretation of the code, Rodriguez said.

The amendment is not a comprehensive re-write of the grading ordinance. Rather, it is a clarification and modern-

ization of existing grading standards, Rodriguez said.

Under the newly added provisions, clearing or grubbing of one acre or more would require a grading permit, with grubbing described as the removal and disposal of stumps, roots, brush and other organic material from at or below the natural ground surface in preparation for grading, excavation or construction, Rodriguez said.

In addition, grading on slopes of greater than 10 percent may be restricted and grading on slopes of greater than 20 percent will require an engineered grading plan with geotechnical review, he said.

Erosion and sediment control, and a stormwater pollution prevention plan, is required for projects disturbing one acre or more, consistent with state regulations. Dust control plans will also now be required for sites disturbing five or more acres, Rodriguez said.

And lastly, the code amendment clarifies the city's inspection, bonding

and enforcement authority. The existing permit requirement for grading more than 50 cubic yards remains unchanged, Rodriguez said.

In addition to the grubbing definition described above, the amendment also adds definitions for engineered grading and standard grading, with engineered grading defined as "grading of 5,000 cubic yards or more; cuts or fills 15 feet or greater in depth; grading on slopes 20 percent or greater; or any grading or site disturbance requiring a geotechnical report to evaluate soil stability, slope safety or drainage," Rodriguez said.

Standard grading is defined as "grading activities that do not exceed the thresholds requiring an engineered grading plan. This includes grading of less than 5,000 cubic yards of material; cuts or fills less than 15 feet in depth; grading on slopes less than 20 percent; and projects not involving geotechnical or slope stability concerns," Rodriguez said.

Council approves code change allowing major recreation in industrial zones

By Kerry Lyman

With little comment from the public or the City Council during a Jan. 21 public hearing, the council approved an amendment to the development code allowing major recreational facilities in the city's industrial zones with a conditional use permit.

The change stems from a conveyance last June of a little more than 2,100 acres of federal land to the City of Fernley, a portion of which includes the Reno Fernley Raceway motocross track on or adjacent to an industrially zoned property, Planning Director Michele Rambo said.

At the Nov. 12 Planning Commission meeting, Rambo said the raceway sits on land formerly owned by the Bureau of Land Management. When racetrack officials recently

expressed interest in expanding the raceway's footprint, staff discovered the raceway did not have any recorded city approvals.

Major recreational facilities were not previously a permitted use in industrial zones and "racetrack" was not listed as a specifically permitted use in the development code. However, racetrack is listed in the code under the definition of major recreational facilities, according to a staff report.

After reviewing the issue, planning staff determined that major recreational facilities may be compatible in industrial zoning districts with a conditional use permit because industrial zoning districts have few adjacent residential uses, larger lot sizes and higher thresholds for noise and traffic, the staff report noted.

A conditional use permit for such an activity allows a case-by-case review of each proposal so reasonable conditions of approval may be imposed to mitigate impacts on adjacent properties due to noise, lighting and glare, dust and air quality, traffic generation and circulation, access management and parking, as well as hours of operation, according to Associate Planner Treston Rodriguez.

Under the change to the development code, major recreational facilities are now defined as "large, generally outdoor recreational facilities, including racetracks, sports stadiums or arenas, amusement or theme parks, drive-in theaters, shooting or archery ranges, golf courses and driving ranges, campgrounds or RV parks and similar large-scale outdoor entertainment uses," Rodriguez said.

Continued from FRONT - PARKS...

\$611,000 and \$620,000 to be put aside in the budget for the upcoming year.

Roman Sisneros, President of Fernley Youth Football League and Vice President of Sagebrush Pop Warner, said the long-term vision of the Fernley Youth Sports League Committee for the city is a multi-sport complex. He said such a facility would bring tournaments to Fernley and make money for the city.

"Anything you can think of, if we had a facility, we could pull off," Sisneros said.

Jamie Sisneros, Secretary of Fernley Youth Football League proposed a funding mix of city investment with state recreation grants, corporate sponsorships and field naming rights could pay for such a facility.

"The economic impact could be phenomenal for Fernley," she said. "I think we could probably put tournaments or have some kind of activity every weekend of the year once it's built out."

She said Sparks brings in more than \$23 million per year from its Golden Eagle Sports Complex.

Jamie Sisneros asked the council to direct staff to identify land and obtain

design and project estimates, allocate the initial funding through budget processing and partner with the committee to find grants and sponsorships.

Councilman Stan Lau said he would like to see the council look for possible areas for a sports complex, but in the meantime, get the existing fields fixed.

Councilwoman Felicity Zoberski asked how much developers pay per house toward parks. Planning Director Michelle Rambo said it's \$1,000 per unit, but that only goes to parks that are in the master plan, and only in residential areas. She said the city is looking at a broader parks fee as part of the impact fee study currently underway.

She also said a new parks element will be added to the master plan, so additional park space could be added to the master plan.

Councilman Joe Mendoza asked if there is a line item in the budget what would show how much tax money has been collected for parks. Treasurer Robert Carson said the city has \$150,000 in revenue budgeted this year, and to date they have collected \$66,000 of that.

Mendoza also said that when the final costs for the Community Response and Resource Center are closed out.

Carson said the city will probably just get to work and make it happen."

"We can't put everything on Public Works' lap, and we need people that are going to be dedicated to the park and recreations of Fernley," he said.

Ultimately, all five council members and Mayor Neal McIntyre agreed that fixing the parks is an immediate priority and that they support a sports complex as a longer-range project.

"It sounds like everybody sitting up here, including myself, are all about fixing the parks," McIntyre said. "We heard you loud and clear and now we'll just get to work and make it happen."

LEGAL NOTICES

NOTICE OF PETITION FOR CHANGE OF NAME

Third Judicial District Court, Lyon County, Nevada, Dept. II, Case number 26-CV-0044

NOTICE IS HEREBY GIVEN that a petition was filed in the above-entitled court requesting that the Court legally change applicant's name from Crystal Michelle Fogelberg to Crystal Michelle Landa.

The applicant submitted a statement signed under penalty of perjury that the applicant is not changing his or her name for a fraudulent purpose.

NOTICE IS FURTHER GIVEN that any person objecting to the changing of applicant's name shall file written objection with the above-entitled Court within 10 days after the publication of this notice.

Dated this 13th day of December, 2025,

/s/Crystal Michelle Fogelberg

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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.

Jan. 19 – 25, 2026

BENJAMIN MILLS – Area: LYSO, Bail: \$0, Charges: Court Commitment
GABRIEL VASQUEZ – Area: Fernley, Bail: \$774,395, Charges: Trafficking Schedule I-II Controlled Substance, Flunitrazepam/GHB, 100g but <400g; Possession to Sell Schedule I/II, Flunitrazepam/GHB (1st); Conspiracy to Violate the Uniform Controlled Substances Act (1st); Possession >1 oz <50 lbs Marijuana / >1/8 oz <1lb Concentrated Cannabis; Manufacture/Import/Possess/Use Dangerous Weapon (1st); Possession of Dangerous Drug Without Prescription (1st/2nd); Use/Possession of Drug Paraphernalia; Display Fictitious Vehicle Registration/Plate/Title; Driving With Suspended Driver's License
MICHELLE MOSLEY – Area: LYSO, Bail: \$1,140, Charges: DUI (1st)
KAYLYN HERRICK – Area: Silver Springs, Bail: \$555, Charges: Failure to Appear on Traffic Citation
SUMMER ROHRBACK – Area: Fernley, Bail: \$0, Charges: Felony Arrest for Violation of Probation/ Conditions of Suspended Sentence
JASON SMITH – Area: Fernley, Bail: \$1,290, Charges: DUI (1st); Basic Speed: 1-10 mph Over Posted Limit
CHRISTOPHER PENUEL – Area: Fernley, Bail: \$0, Charges: Felony Arrest for Violation of Probation/ Conditions of Suspended Sentence

RODNEY BIDDLEMAN – Area: Mason Valley, Bail: \$42,500, Charges: Own/Possess Gun by Prohibited Person; Possession >1 oz <50 lbs Marijuana / >1/8 oz <1lb Concentrated Cannabis
LINDA WEBB – Area: LYSO, Bail: \$20,330, Charges: DUI (3rd); Fail to Yield/Exercise Due Care to Person in Crosswalk; Fail to Drive on Right Half of Road
JUSTIN HALL – Area: Mason Valley, Bail: \$53,946, Charges: Manufacture/ Import/Possess/Use Dangerous Weapon (1st); Display Fictitious Vehicle Registration/Plate/Title; Assist Other Agency – Hold (2 counts); Felony Arrest: Fugitive from Other State/Complaint/Warrant
PABLO CASTRO ZAMBRANO – Area: Fernley, Bail: \$544,780, Charges: Trafficking Schedule I-II Controlled Substance, Flunitrazepam/GHB, 100g but <400g; Possession to Sell Schedule I/II, Flunitrazepam/GHB (1st); Conspiracy to Violate the Uniform Controlled Substances Act (1st); Possession >1 oz <50 lbs Marijuana / >1/8 oz <1lb Concentrated Cannabis; Use/Possession of Drug Paraphernalia; Assist Other Agency – Hold
JAYDEN KETELAAR – Area: Mason Valley, Bail: \$0, Charges: Felony Arrest for Violation of Probation/ Conditions of Suspended Sentence
JAYCOB CHAMBERS – Area: Mason

Valley, Bail: \$1,140, Charges: Use/ Possession of Drug Paraphernalia
MICHAEL ROJAS – Area: Silver Springs, Bail: \$16,140, Charges: Battery Domestic Violence (3rd Offense); Destroy Property of Another, \$25-\$250
CHERYL ALLEE – Area: Dayton, Bail: \$1,490, Charges: DUI (1st); Basic Speed: 21-30 mph Over Posted Limit
MICHAEL DEFORD – Area: Dayton, Bail: \$2,500, Charges: Violation of Stalking/Harassment TPO
LAVONNA WHITAKER – Area: LYSO, Bail: \$1,000, Charges: Criminal Contempt
SHERI HUBERT – Area: Mason Valley, Bail: \$5,640, Charges: Possession Schedule I/II <14g (1st or 2nd); Use/Possession of Drug Paraphernalia; Assist Other Agency – Hold
JUSTIN SHANLE – Area: Fernley, Bail: \$2,750, Charges: Unlawful Sale/ Offer/Discharge of Fireworks; DUI (1st); Minor in Possession of Alcohol in Public; Possess/Consume Marijuana in Public Place/Store/Vehicle
TRENT MANDELL – Area: Fernley, Bail: \$51,630, Charges: DUI (1st); Felony Arrest for Violation of Probation/Conditions of Suspended Sentence; Open Alcohol Container in Vehicle; Fail to Drive on Right Half of Road; Assist Other Agency – Hold
ALLEN STRICKLAND – Area: LYSO,

Bail: \$4,145, Charges: Failure to Appear on Traffic Citation (2 counts)
LORI BENNETT – Area: Dayton, Bail: \$1,140, Charges: DUI (1st)
ANTHONY TRULSON – Area: Dayton, Bail: \$2,590, Charges: Failure to Appear After Bail, Misdemeanor Crime
LYNN WEISEMAN – Area: Fernley, Bail: \$1,140, Charges: DUI (1st)
NICKOLUS GOETT – Area: Fernley, Bail: \$4,780, Charges: DUI (1st); Resist Public Officer; Battery on Protected Person
JULIA BRADY – Area: Fernley, Bail: \$3,140, Charges: Domestic Battery (1st)
JENNIFER SHADDUCK ROBLES – Area: Mason Valley, Bail: \$1,140, Charges: DUI (1st)
CEDRIC FAIRLEY – Area: Fernley, Bail: \$3,420, Charges: DUI (1st); Duty to Stop at Accident with Attended Vehicle/Property Damage; Duty Upon Damaging Unattended Vehicle/ Property
JAMES BRYAN – Area: Fernley, Bail: \$1,470, Charges: DUI (1st); Basic Speed: 16-20 mph Over Posted Limit; Civil: Fail to Maintain Lane / Improper Lane Change / Fail to Use Signal
MAKAYLA LAWWELL – Area: Mason Valley, Bail: \$1,780, Charges: Nonresident Driving When Privilege Suspended/Revoked/Cancelled; Possess/Consume Marijuana in Public Place/Store/Vehicle

Traffic stop results in two arrests on drug charges

By Robert Perea

A routine traffic stop on Jan. 21 led to a major drug seizure Tuesday afternoon after Lyon County sheriff's deputies pulled over a silver Chevrolet sedan with improper plates near Out of Town Park.

Deputies spotted the vehicle around 2:22 p.m. in the 1400 block of Mountain Rose Drive. According to the sheriff's office, the car had no front license plate and the rear plate was obscured by a tinted plastic cover. As the driver pulled into the park, a passenger, identified as 32 year old Pablo Castro Zambrano of Sun Valley, stepped out and began walking away. Deputies ordered him back, and he complied.

The driver, 32 year old Gabriel Vasquez of Reno, was found to have a suspended Nevada license. Deputies also determined the vehicle was uninsured and the obstructed plate was fictitious, registered to a different, similar vehicle.

A sheriff's office K 9 alerted to the



Gabriel Vasquez
Photo courtesy of LCSO



Pablo Castro-Zambrano
Photo courtesy of LCSO

odor of narcotics, prompting a search of the car. Deputies reported finding roughly a half pound of methamphetamine, along with baggies, scales and

other items associated with drug sales. In the trunk, they located 26.3 grams of Trazodone Hydrochloride and more than 15 pounds of marijuana. Vasquez

also had brass knuckles concealed on him, deputies said.

Both men were arrested and booked into the Lyon County Jail on multiple felony charges.

Vasquez was charged with trafficking a schedule I controlled substance; possession of schedule I controlled substance for purpose of sale; use/possession of drug paraphernalia; possession of a dangerous weapon; possession of a dangerous drug without a prescription; conspiracy to violate the uniform controlled substance act; display of bogus/fictitious vehicle registration; driving on a suspended license and possession of more than one ounce of marijuana. His bail was set at \$99,395.

Castro Zambrano was arrested on

charges of trafficking schedule I controlled substance; possession of schedule I controlled substance for purpose of sale; use/possession of drug para-

phernalia; conspiracy to violate the

uniform controlled substance act and

possession of more than one ounce of marijuana. His bail was set at \$93,640.

Continued from Page 4 - TRAFFICKING...

compel victims into sexual exploitation.

Some sex workers DO enter the trade voluntarily, while others are led by desperation and a belief that there is no other choice. On the frontlines of the human trafficking battle is Reno attorney, Dr. Jason Guinasso, who says, "When a person's choices are shaped by poverty, trauma, addiction, or instability, the question is not simply whether they agreed, but whether they had a meaningful alternative."

Within the legal sex trade, Nevada brothel workers are often required to live on the premises during their shifts, which can last one to three weeks, and they must be on hand to take customers. "You could go days without having a client, but the tab grew and grew, and it grew," says former Bunny Ranch publicist Deanne Holliday. "The girls were constantly trying to pay off their tab. That's why it was called debt bond-

age."

Some facilities are fenced and locked, often described as a protective measure. Workers may have limited ability to leave and little control over which clients they see. Fees for housing, food, testing, licensing, and more are typically deducted from earnings, potentially creating financial dependency. Guinasso says that a transaction can appear voluntarily on paper, yet meet the legal definition of trafficking if the conditions compel someone against their will.

He noted one sex worker who earned \$1,000 one day, gave the contracted half to the brothel, but also had to pay her tab. With \$200 left in her pocket, she walked out of the brothel and gave her pimp all she had left. According to Guinasso, it is not uncommon for a sex worker to have a pimp who forces her into brothel work.

Coercion has many faces; it may even look like love. For many women, a pimp often begins as a romantic part-

ner. Others will work under a pimp's protection for safety reasons. However, the moment a sex worker is no longer a willing participant and is compelled to perform by her pimp, he becomes her trafficker. "If she tries to get away from the trafficker... he knows everything about her life and can do real harm," says Guinasso. The line between pimp and trafficker is almost always crossed at some point, but the force or coercion

is almost never reported.

Legalizing sex work does not automatically mean protection. Guinasso argues this: "When other states... are considering some form of legalization, they point to Nevada and say, 'See, this is Nevada, and Nevada has been doing it for 50 years and it works.' And our message is really no, actually. It's not working."



Fencing around a Northern Nevada brothel. Photo by Leanna Lehman

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VICTORY
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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

Boys and girls wrestlers place 2nd at Vaquero Classic

By Robert Perea

The Fernley High School boys and girls wrestling teams both finished second in last weekend's Walter Marrietta Vaquero Classic.

The boys team had three individual champions, while Bronwynn Garrett led the girls team by winning first place and being named Most Outstanding Wrestler for the girls tournament.

The girls wrestling was held Friday night, and along with Garrett, Faith Mhondo placed second in her weight class and Blessing Mhondo, Brienna Pope, Isabella Martinez and Zoe Gillespie all placed third.

The boys concluded their tournament on Saturday with a very strong showing.

The Vaqueros were second out of 35 teams led by tournament champions Archie Mendez, Nathan Pritchard and Riley McCullar. Calvin Bacon placed second for the Vaqueros, Clayton DeGolyer and Isaid Solis both finished fourth; Brody Jones and Isaiah Mutte each placed fifth and Max Torres finished in sixth place.



Bronwynn Garrett, Nathan Pritchard, Riley McCullar and Archie Mendez each won first place in their respective weight classes at last week's Walter Marrietta Vaquero Classic. Photo by Leanne Cruz, Cruz Down Memory Lane Photography

Vaqueros pull into tie for first in Northern 3A East

By Robert Perea

After losing to Fallon in lopsided games three times last year, including in the Northern 3A Region Championship game, the Fernley High School girls basketball team was encouraged when they narrowly lost to the Greenwave on Jan. 6.

Last Wednesday, they were downright thrilled to come away with a 68-56 win in Fallon.

Taylor Tollestrup scored 25 points and Irene Brown had her season high of 23 as the Vaqueros had an answer for every Fallon challenge in the second half.

"We came out strong and stayed focused the whole game," coach Ralph Dunn said.

The teams took turns making runs

in the first half. Fallon flipped a 7-2 Fernley lead to a 16-10 Fallon advantage. Fernley went on an extended run to take a 28-21 lead with 2:00 left in the second quarter on a 3-pointer by Brown, before Fallon got back within 30-27 at the half.

After Fallon scored the first points of the third quarter, Tollestrup scored three consecutive baskets to give Fernley a 36-29 lead. Fallon got back within 38-36, but Brown hit two free throws and a 3-pointer and Tollestrup made two shots in a 9-0 run that pushed the lead to 47-36.

The closest Fallon got after that was 51-45, but Tollestrup scored twice and Justice Martell-Artiaga added a basket and the Vaqueros controlled the rest of the game.

"We had way less turnovers from

the first game and free throw shooting was a big improvement," Dunn said. "Irene had an awesome game as well as Taylor and our defense stepped it up a notch."

A dominant third quarter Saturday keyed the Vaqueros' 53-34 win at Lowry. Fernley led 26-16 at halftime, but the Vaqueros scored the first 8 points of the third quarter, then Zaelynn Wasson made consecutive 3-pointers to put Fernley up 40-17.

Tollestrup scored 21 points and Wasson added 15.

"Lowry competed pretty well the first half, and in the second half we pretty much dominated both ends of the court," coach Ralph Dunn said.

The win moved the Vaqueros to 6-1 in the Northern 3A East, tied with Fallon for first place, and 20-3

overall.

"I congratulated the girls after the game giving the program another 20 win season, making it four years in a row with 20-plus wins," Dunn said.

The Vaqueros added another to that total with a 55-12 win at Wooster in a nonleague Northern 3A crossover Monday night and are scheduled to host Elko at 6 p.m. Friday and Spring Creek at 1 p.m. Saturday as they try to keep pace with Fallon at the top of the league standings.

"We're coming down the home stretch at the end of the season and still need to stay focused," Dunn said. "We have Elko coming to our house and they darn near pulled it off at their gym, so we need to be prepared."

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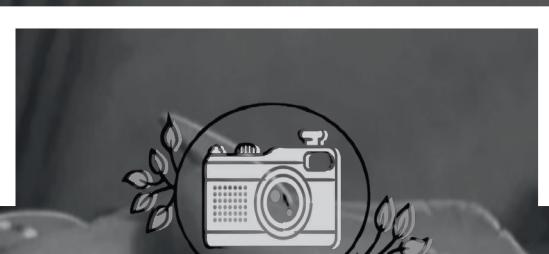
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SPORTS

Vaqueros extend league lead with wins at Fallon, Lowry

By Robert Perea

While the teams behind them in the Northern 3A East standings continue to beat up on one another, the Fernley Vaqueros kept rolling last week with road wins at Fallon and Lowry.

Behind a 32-point game by Sheldon Jacobson, the Vaqueros beat Fallon 64-55 on Jan. 21.

After a basket by Fallon's Calin Anderson cut Fernley's lead to 33-30 with 7 minutes left in the third quarter, the Bryce Dunagan-Stephens scored on a tip-in and a jumper to stretch the lead back to seven and the Vaqueros never again led by less than 5.

Fallon cut the lead to 5 three times in the third quarter, but each time the Vaqueros answered right back, with baskets by Jacobson, Nolan Berreman and Bodie Parsons to repel any chances of a comeback.

Coach Cade Knutson said he was happy with the team's rebounding, after Fallon had outrebounded the Vaqueros the first time the teams met earlier this season. Jacobson pulled down 8 rebounds and Parsons grabbed 7 as the Vaqueros had a total of 31 re-

bounds, including 12 on the offensive end of the floor.

Stephens added 16 points for the Vaqueros.

Saturday the Vaqueros had two 16-0 runs and a 10-0 burst in the first half, of their 68-35 win at Lowry. The Vaqueros dominated the first half, leading 51-12, including outscoring the Buckaroos 23-2 in the second quarter.

Jacobson again led Fernley with 18 points, while Stephens and Michael Fitzgerald added 11 each.

In a Northern 3A crossover game against Wooster on Monday night, the Vaqueros defeated the Colts 82-39. Leading just 17-16 after the first quarter, the Vaqueros outscored Wooster 53-18 in the middle two quarters.

Jacobson scored 35 points, Stephens added 13 and Leland Ketelaar scored 12.

Fernley remains unbeaten in the Northern 3A East with a 7-0 record, and is 19-4 overall. Fallon entered this week in second place at 4-3, while Spring Creek was 3-3 and Dayton 3-4.

The Vaqueros are scheduled to host Elko Friday at 7:30 p.m. and Spring Creek at 2:30 p.m. Saturday.



Fernley's Andrew Peterson fights for a rebound with Lowry's Jaron Berezay during the Vaqueros' win over the Buckaroos last Saturday in Winnemucca. Photo by Tony Erquiaga, Great Basin Sun

Housing update: National spotlight to watch if you own, are buying, or selling

By Richard Roznos

In national news, several developments are worth paying attention to, as they may impact both national and local housing markets. According to recent remarks by the President of the United States at the World Economic Forum, an executive order has been signed that would ban large institutional investors from purchasing single-family homes. As the president stated, "Homes are built for people, not for corporations, and America will not become a nation of renters."

While this proposal has received attention across the political spectrum, critics argue that its impact may be limited. Institutional investors are estimated to hold less than five percent of the single-family housing market nationwide. National housing analysts caution that the policy could produce unintended consequences, including a reduction in available rental housing, or that smaller investors could step in to fill the gap, limiting the policy's overall effect on affordability.

Another major focus of the administration is lowering interest rates. As of January 25, 2026, the average 30-year

fixed mortgage rate is approximately 6.19%, according to Mortgage News Daily. A reduction in mortgage rates would directly affect monthly payments and could improve affordability for buyers. In addition, the president has called for a temporary cap on credit card interest rates at 10%, which could help consumers pay down debt and improve their ability to qualify for home financing.

During the same speech, the president also emphasized the importance of protecting current homeowners, stating, "I am very protective of people that already own a house... every time you make it more affordable for somebody to buy a house cheaply, you're actually hurting the value of those houses... I don't want to do anything that's going to hurt the value of people that own a house."

Although some of these proposals have not yet been codified and remain policy intentions, they could still affect local housing markets in Fernley and the greater Reno area. Lower credit card interest rates and reduced mortgage rates could bring more buyers into the market. Increased buyer activity would likely stabilize prices or place

upward pressure on home values as demand shifts. Lower mortgage rates could also reduce the "lock-in" effect many potential sellers are experiencing, which may help increase housing inventory.

At this time, the administration has not issued a clear stance on whether corporate owners would be allowed to retain homes they already own or be required to sell them. If institutional investors were forced to liquidate existing inventory, housing supply could increase substantially at the national level, potentially placing downward pressure on home prices and negatively affecting current homeowners.

Locally, Fernley's housing market remains largely owner-occupied, with approximately 71% owner-occupied homes and 28% renter-occupied homes. This suggests that most investment properties in the area are held by smaller investors or local ownership groups, which may be less affected by a ban targeting large institutional buyers.

While national policy shifts could influence buyer demand and inventory levels over time, Fernley's housing market – characterized by strong own-

er occupancy and smaller-scale investment activity – appears positioned to experience steadier, more incremental changes compared to larger urban markets. For Fernley homeowners and prospective buyers, these national housing policy proposals are worth monitoring, but local market conditions – including strong owner occupancy and limited institutional ownership – are likely to play a larger role in shaping near-term pricing and inventory trends.

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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.

Continued from PAGE 3 - VETERAN...

itor prostate cancer, had fallen from 8.0 to 0.5.

As excited as he was about that, doctors warned Kukulski that his age, two previous heart attacks, high blood pressure and diabetes complicate the picture. There's no guarantee the cancer won't return to either the prostate

or another part of the body.

"Celebrate your PSA," they told him, "but also walk cautiously because anything could happen."

Kukulski has taken that message to heart. With World Cancer Day approaching on Feb. 4, he describes the mindset as a way of moving through the world after months of fear, frustration and uncertainty.

"The first three or four months you do crying, you're upset, you're nerved up, you complain," Kukulski said. "Finally I came to the conclusion that everybody's gonna go. You don't know how you're gonna go, and you had a twin brother, Patrick, that died at 2 days old. He never had a chance to live all the life that you have. So be grateful."

Looking at the life he's lived, the travel, the moves, the jobs, Kukulski said he realized he's lived both his life and the one Patrick never had.

"So for some reason, if this takes me out, so be it," he said. "I gotta go somehow. But until then, I do everything I can to try to have fun every day."

Continued from PAGE 4 - INFERNO...

beat. As Drowning Pool takes the stage, twin tumbleweed towers will be set ablaze, lighting up the night.

Festival-goers are invited to camp out and immerse themselves in the post-apocalyptic metal vibes for the whole weekend (though camping passes are limited). Costumes are encouraged. Locals can also contribute their own tumbleweeds to the bonfire (details coming soon).

Food trucks will provide a variety of delicious options to hungry festival goers, and multiple bars will be ready to serve up custom drinks alongside crowd favorites. InFERNo merchandise will be sold on-site while supplies last, and preorders are open now on the ACES website if you want to make sure you don't miss out. A curated selection of vendors and other themed activities will be present throughout the weekend, adding to the immersive and unique experiences at Fernley's first-annual InFERNo festival.

Get your tickets and updated details at fernleyaces.net/InFERNo use code: FernleyReporter to get \$25 off your ticket through 2/12/26.

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



PET OF THE WEEK

Gabbie is looking for love!

Gabbie is approximately 1 year young. She is very affectionate, and loves a warm lap and lots of cuddles. Gabbie is fixed, vaccinated and micro chipped. She is not socialized with dogs or little kids. If you would like to set up an appointment to meet her please call and leave a message with your contact info and someone will get back to you asap!

775-575-0950



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

PET OF THE WEEK

Smokey is looking for his forever home!

Smokey is curious, loves kisses, funny, athletic, playful, smart, affectionate, brave and friendly. Smokey is an all-around good boy, and described as a very "cool dog." He has the look, athleticism, and intelligence to impress. Smokey knows many basic commands including sit, stay, place, paw, and walks nicely on leash. And the drive to learn whatever you can teach him! He also plays nicely with dogs of all ages and sizes. Who doesn't want a buddy to keep you active? And we promise, he does also cuddle in the mornings!

Call us at the Lyon County Shelter
(775) 577-5005 to meet Smokey!

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

Donate. Volunteer. Adopt. Make a difference.



Richard Roznos
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NV S.197449

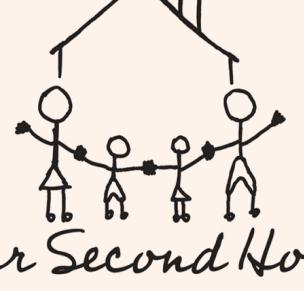
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Desert Rose RV

Black Bear Diner

The Office Shipping & Mailboxes

The Golf Club at Fernley

Fernley City Hall Clerk's Office

Fernley Swimming Pool

State Farm – Dan Glass Agency REMAX at

the Golf Course

The Parlor Barbershop

Boys & Girls Club