

**MINUTES  
CITY OF FALLON  
55 West Williams Avenue  
Fallon, Nevada  
October 16, 2018**

The Honorable City Council met in a regularly scheduled Council meeting on the above date in the Council Chambers, 55 West Williams Avenue, Fallon, Nevada.

**Present:**

Mayor Ken Tedford  
City Councilman, Robert H. Erickson  
City Councilman, James D. Richardson  
City Clerk, Gary C. Cordes  
City Attorney, Michael F. Mackedon  
Police Captain, Ron Wenger  
Deputy Public Works Director, Ryan A. Swirczek  
Police Captain, Kris Alexander  
Deputy Public Works Director, Adrian Noriega  
Legal & Administrative Director, Robert Erquiaga  
Deputy City Clerk, Elsie M. Lee  
Director of Tourism & Special Events, Jane Moon  
Public Works Director, Brian A. Byrd  
Marketing & Communications Coordinator, Kaitlin Ritchie  
Deputy City Attorney, Trent deBraga

The meeting was called to order by Mayor Tedford at 9:00 a.m.

Mayor Tedford led the Pledge of Allegiance.

Mayor Tedford inquired if the agenda had been posted in compliance with NRS requirements.

City Clerk Cordes advised that the agenda was posted in compliance with NRS 241.

Mayor Tedford noted for the record that Councilwoman Frost was out of town.

**Public Comments**

Mayor Tedford inquired if there were any public comments. He noted that comments are to be general in nature, not relative to any agenda items. No action may be taken on a matter raised under this item until the matter has been specifically included on an agenda as an item upon which action will be taken.

No public comments were noted.

**Approval of Council meeting minutes for September 4, 2018, September 18, 2018, and October 1, 2018**

Mayor Tedford inquired if there were any additions or corrections to the minutes for September 4, 2018, September 18, 2018, and October 1, 2018.

No additions or corrections were noted.

Councilman Erickson motioned to approve the Council meeting minutes for September 4, 2018, September 18, 2018, and October 1, 2018 as submitted, seconded by Councilman Richardson and approved with a 2-0 vote by the Council.

**Approval of Warrants**

- A) Accounts Payable
- B) Payroll
- C) Customer Deposit

Mayor Tedford inquired if there were any comments regarding the accounts payable, payroll and customer deposit warrants.

No comments were noted.

Councilman Richardson motioned to approve the accounts payable, payroll and customer deposit warrants and authorize the Mayor to sign the same; seconded by Councilman Erickson and approved with a 2-0 vote by the Council.

**Consideration of application by William Hamilton for a drinking establishment liquor license for Bear Brand Properties LLC dba Woody's on the Beach to be located at 10 State Street Unit B**

Deputy City Clerk Lee explained that William Hamilton has made application for a drinking establishment liquor license for Bear Brand Properties LLC dba Woody's on the Beach to be located at 10 State Street Unit B. A drinking establishment liquor license is a privileged license that allows the licensee to sell alcoholic beverages from a fixed and definite place of business for consumption upon the premises only. The application has been reviewed by Chief Gehman, Deputy City Clerk Lee, and Legal and Administrative Director Erquiaga and has been recommended for approval.

Mayor Tedford inquired if the Council had any questions for Chief Gehman, Deputy City Clerk Lee, or Legal and Administrative Director Erquiaga.

No questions were noted.

Mayor Tedford inquired if the Council had any comments or questions for William Hamilton.

No comments were noted.

Mayor Tedford inquired if there were any public comments or questions.

No comments were noted.

Councilman Richardson motioned to approve the application by William Hamilton for a drinking establishment liquor license for Bear Brand Properties LLC dba Woody's on the Beach to be located at 10 State Street Unit B; seconded by Councilman Erickson and approved with a 2-0 vote by the Council.

**Consideration and possible approval of election of officers of the Fallon/Churchill Volunteer Fire Department: Fire Chief – Jared Dooley; First Assistant Fire Chief – Randy Sharp; Second Assistant Fire Chief – Christopher Rogne; and Third Assistant Fire Chief – Anthony Myers**

Mayor Tedford reviewed the recent election of officers of the Fallon/Churchill Volunteer Fire Department: Fire Chief – Jared Dooley; First Assistant Fire Chief – Randy Sharp; Second Assistant Fire Chief – Christopher Rogne; and Third Assistant Fire Chief – Anthony Myers. He asked the Council to consider that validation of this election.

Mayor Tedford inquired if the Council had any comments or questions.

No comments were noted.

Mayor Tedford inquired if there were any public comments or questions.

No comments were noted.

Councilman Erickson motioned to approve the election of officers of the Fallon/Churchill Volunteer Fire Department: Fire Chief – Jared Dooley; First Assistant Fire Chief – Randy Sharp; Second Assistant Fire Chief – Christopher Rogne; and Third Assistant Fire Chief – Anthony Myers; seconded by Councilman Richardson and approved with a 2-0 vote by the Council.

At this time, Mayor Tedford administered Oaths of Office to Fire Chief Jared Dooley, First Assistant Chief Randy Sharp, Second Assistant Chief Christopher Rogne, and Third Assistant Chief Anthony Myers.

**Swearing in of new Police Officers, Joshua Schumann and Chad Bernard**

Captain Alexander advised that Officer Joshua Schumann joins the Fallon Police Department from Walker River Tribal Police, where he gained ten years of law enforcement experience. He and his wife Corey have three children: a son, Gabriel, and new twin girls, Hallie and Adalee. Officer Chad Bernard comes to the department from State of Nevada Parole & Probation. He has been in the criminal justice field for ten years. He is married to Desarae and they have three children: a son, Declan, and two daughters, Mackenzie and Whitney.

Mayor Tedford administered Oaths of Office to Officer Joshua Schumann and Officer Chad Bernard.

**Public hearing for discussion of possible projects to be funded through the Community Development Block Grant Program, for fiscal year 2019-2020**

Public Works Director Byrd explained that the purpose of this public hearing is to give citizens an opportunity to discuss the proposed projects submitted to date and to suggest further ideas. The projects listed will be heard at a third and final hearing, which will be held to discuss, approve and rank applications prior to submittal to the State. The Community Development Block Grant (CDBG) Program is administered by the Department of Housing and Urban Development and is authorized by Title I of the Housing and Community Development Act. The primary objective of the CDBG Program is the development of viable communities by providing decent housing, suitable living environments, and expanding economic opportunities principally for persons of low and moderate income. The Governor's Office of Economic Development anticipates the amount of 2019 allocations at \$2,621,876 for rural Nevada. The projects discussed during this public hearing could be eligible for evaluation and ranking by the City

Council during the third and final CDBG hearing. A Public Hearing Notice, which was posted on October 2, 2018, included the Front Street Reconstruction project. To date, the Front Street Reconstruction is the only project listed as a priority for application.

Mayor Tedford inquired if the Council had any comments or questions.

No comments were noted.

Mayor Tedford confirmed that the other projects we are working on would be for the 2021 funding cycle.

Public Works Director Byrd stated that they could potentially be ready for the 2021 funding cycle.

Mayor Tedford asked which CDBG project was the most recent.

Public Works Director Byrd stated that the most recent project is still currently open. The Fallon Food Hub will be purchasing property on South Maine Street for the development of a one-stop shop for their operation. The appraisal has just been completed and we are in the process of assisting the Fallon Food Hub in purchasing and closing on that property; the final step of that will be an environmental review of the property. The Fallon Food Hub has received a grant, not through the CDBG Program, to design their future facility.

Mayor Tedford stated that the Council should have had an update on that project. He asked if that was all he could update them on.

Public Works Director Byrd added that the appraisal came in a little higher than expected but at an appropriate amount where the owner is still willing to sell for the budgeted amount and that process should be completed in 30-45 days.

Mayor Tedford asked when ground would be broken on that site.

Public Works Director Byrd stated that the design must be completed by December 2019, so a shovel ready project could be available for the CDBG application process for 2020/2021.

Mayor Tedford clarified that would be for the next CDBG funding cycle, not this funding cycle we are considering today.

Public Works Director Byrd replied affirmatively; he anticipated that it would be a project for the next funding cycle, they are not ready for this funding cycle.

Mayor Tedford referred back to the Front Street Reconstruction Project. When we spoke to Nate Strong of the Churchill Economic Development Authority, it only does the Maine Street side, right?

Public Works Director Byrd stated that it would extend all the way down to Esmeralda Street, then head north and south on a couple streets there as well.

Mayor Tedford asked if they called those connectors to the Maine Street program.

Public Works Director Byrd said yes, we are wording the application to say that the Front Street Reconstruction Project will assist in creating access for the Maine Street corridor as a main economic driver for the City and provide access to low- and moderate-income persons. We are hoping to work with Mr. Strong on this project. Based on our conversations with CDBG representatives, there is an interest in applications of exactly this nature.

Mayor Tedford noted that \$2.6 million does not spread very far in rural Nevada.

Public Works Director Byrd concurred. He added that he had follow up information from the earlier hearing: grants are due from an internal review standpoint on February 1, 2019 and a final submission will be due February 20, 2019.

Councilman Richardson asked, if the City received the grant, when construction would begin.

Public Works Director Byrd stated that construction would begin Spring 2020, at the earliest, if CDBG funding is successful.

Mayor Tedford asked when we would know if we were awarded the funding.

Public Works Director Byrd stated that he was not certain when the award date was nor when the Notice of Acceptance would be issued.

Mayor Tedford stated that he needs to know that date; it is an important date for him to know.

Councilman Erickson added that it is usually in May but it has changed through the years.

Mayor Tedford noted that this is an important project to the City.

Mayor Tedford inquired if there were any public comments or questions.

No comments were noted.

### **Public Comments**

Mayor Tedford inquired if there were any public comments.

No public comments were noted.

### **Council and Staff Reports**

City Attorney Mike Mackedon: No comments were noted.

City Clerk Cordes: No comments were noted.

Captain Alexander: No comments were noted.

Deputy City Clerk Lee: No comments were noted.

Tourism Director Moon: No comments were noted.

Marketing & Communications Coordinator Ritchie: No comments were noted.

Police Captain Wenger: No comments were noted.

Deputy Public Works Director Swirczek: No comments were noted.

Public Works Director Byrd: No comments were noted.

Deputy Public Works Director Noriega: No comments were noted.

Deputy City Attorney deBraga: No comments were noted.

Legal and Administrative Director Erquiaga: Updated on site improvements at the Youth Center. The project has proceeded well and has changed the look of the park. He and Public Works Director Byrd met with the architects last Friday and had a very productive meeting with Van Woert Bigotti and their team of subconsultants. We are at or near the 50% design mark so we have some documents and drawings to take a look at in depth. We are trying to maintain

final completion of building design in December and get the project out on the street just after the first of the year. We are hoping it is a good timeline; hopefully some contractors will be slowed down just a little bit and hungry and eager to find their projects for next year. It has been a long process but one that has been proceeding well. We continue to have good meetings and a really positive relationship with Van Woert Bigotti and their entire team. We look forward to bringing further information over the next couple of months and coming before the Council to award a contract for the construction of the building soon.

Councilman Richardson: No comments were noted.

Councilman Erickson: No comments were noted.

Mayor Tedford: Mayor Tedford stated that he was invited to speak on a panel in Las Vegas for the American Planning Association. Four Mayors were to be on the panel, two showed up. It was interesting, it gave the two of us more time to talk. It is hard to put four Mayors on a panel that only lasts one hour and fifteen minutes, each Mayor could have spent that entire amount of time. The other Mayor was Mayor Chris Johnson from the City of Elko and they are facing some of the same problems that we are. He advised the panel that we are on this cusp of trying to grow and fill housing and 300 lots that we have in the City that we would like to see people build on. They have similar issues in Elko; they have some aggressive builders but more places to fill; gold prices create boom and then drop off. Fallon is steadier and does not have that type of build and bust scenario. Legal and Administrative Director Erquiaga sat in the audience and heard the questions. A few people there had been in Fallon and liked Fallon; they enjoyed the community while they were in Fallon. It was nice to have audience comments like that; it was worth the trip down to Las Vegas to have someone reinforce in your mind that what you are doing here is right. It was interesting to participate in the discussion.

**Executive Session**

Mayor Tedford tabled the executive session, as it was not needed at this time.

**Adjournment**

There being no further business to come before the Council, Mayor Tedford adjourned the meeting at 9:43 a.m.

  
\_\_\_\_\_  
Mayor Ken Tedford

Attest:   
\_\_\_\_\_  
Gary C. Cordes, City Clerk/Treasurer