

**MINUTES
CITY OF FALLON
55 West Williams Avenue
Fallon, Nevada
July 17, 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 Councilwoman, Kelly Frost
City Clerk, Gary C. Cordes
Deputy Public Works Director, Adrian Noriega
Police Chief, Kevin Gehman
Deputy City Attorney, Leonard E. Mackedon
Deputy City Clerk, Elsie M. Lee
Director of Tourism & Special Events, Jane Moon
Marketing & Communications Coordinator, Kaitlin Ritchie

The meeting was called to order by Mayor Tedford at 7:00 p.m.

Mayor Tedford led the Pledge of Allegiance.

Mayor Tedford and all in attendance observed a moment of silence for former Councilman Willis Swan. He passed away while on a trip in Europe. Our prayers are with his family. He served the State well, as President of the Nevada League of Cities and as a member of the Nevada State Manufacturing Board and Nevada Rural Housing Authority, among others. He sat on local boards too and was always working to improve the lives of Nevadans.

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.

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 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.

Councilwoman Frost 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 3-0 vote by the Council.

Presentation to Churchill County High School Track State Champion Drake Copley

Mayor Tedford presented an award to Churchill County High School Track State Champion Drake Copley. He took 1st place in the 200-meter dash and set a personal record with 22.28 seconds. He added that the parents that support these athletes are also to be commended for their dedication. An award was presented, and photographs were taken.

Consideration and possible approval and adoption of Resolution No. 18-25: A resolution of the City Council of Fallon, Nevada providing for the transfer of the City's 2018 Private Activity Bond Volume Cap to the Nevada Rural Housing Authority; and other matters related thereto

City Clerk Cordes explained that the City received a request from the Nevada Rural Housing Authority (NRHA) to transfer the 2017 City's Private Activity Bond Volume Cap to the Nevada Rural Housing Authority. This transfer will allow them to continue with their programs within the City of Fallon and the State of Nevada. The City has transferred the Private Activity Bond Volume Cap to the NRHA since its inception. Tonight, Ms. Diane Arvizo from the NRHA is prepared to give a presentation on NRHA programs.

Ms. Diane Arvizo, Nevada Rural Housing Authority Director of Homeownership Programs, reviewed program statistics within the City of Fallon and highlights of the programs available to residents. They are grateful for the City's longtime partnership. It has opened the door to homeownership for so many. They are requesting the transfer of the private activity bond volume cap, so they can continue to put it to good use in single family programs. The Home at Last program is their single family program and has been a two-time recipient of a national award from the National Association of Local Housing Finance Agencies. Nevada has been a model for other states. They have helped with almost \$1.4 billion in mortgages provided to 7,400 families in rural Nevada. That is equated to about \$25 million in tax savings, primarily through their mortgage credit certificate program which has been the source of funding from the private activity bond volume cap transfer. When families save that money from the credit program, they are able to spend it in the community. That is a fantastic return on investment. They have provided over \$42 million in down payment assistance funds to help people buy homes. Within the City of Fallon, since they began the Home at Last program from 2006 forward, 208 families equated to \$32 million in mortgages provided through the affordable home

solutions options. Jane Capurro of Prime Lending is the number one mortgage provider of affordable home solutions in Fallon. She is providing 50% of the lending opportunities for this program in Fallon. The average purchase price over the last 18 months is \$196,000 with an average loan amount of \$191,000. Annual income for these families using the affordable home programs is just under \$62,000 per year. The average age is 40 and household size is two. NRHA has collected \$3.5 million in transfers from Fallon since 2006 which has generated \$9.3 million and helped 69 families within the City of Fallon. We have a program called HAL Pals Pet Adoption. HAL is an acronym for Home at Last and the program is for pet adoption. Families that are using our down payment assistance program can go into the local shelter and adopt a pet of their own and the program will pay 100% of the adoption fees. That helps get the homeless pets adopted by families getting into their own homes. The program has been extremely well received. They also have a non-profit program created by one of their employees and is completely operated by staff volunteers. They raise funds with a car show and other fundraising efforts. The program is Nevada Rural Community Partners and 100% of the funds are raised by donations and fundraisers and 100% are donated back to kids who cannot afford to engage in local activities such as sports, band, camp, club activities, anything that will help them engage with the community.

Mayor Tedford noted that Jane Capurro's business card is stapled to the Home at Last program brochure that is available on the counter in the City Clerk's Office at City Hall. He asked Ms. Arvizo what groups she makes presentations to beside government agencies.

Ms. Arvizo replied that she holds Homebuyer 101 workshops across Nevada. Homebuyers are invited to come and learn about the program. They earn their Homebuyer Education Certificate by attending the Homebuyer 101 workshop, which takes 60-90 minutes. They also certify realtors as Certified Home at Last Experts which enables them to receive direct referrals to make sure buyers using the program are working with a realtor that is knowledgeable in the 20 different assistance options available. There are thousands of realtors that are certified. She also makes presentations to service groups such as Rotary, Soroptomist, and Lions Club.

Mayor Tedford asked her if she had presented to groups in Fallon.

Ms. Arvizo replied that she has not appeared before any groups in Fallon. She has a team of experts called specialists that make the presentations.

Mayor Tedford asked if the team has presented in Fallon.

Ms. Arvizo replied that the specialists have been in Fallon; she would find out where and provide that information to Mayor Tedford.

Mayor Tedford noted that he is a very strong advocate of this program. That is why the program brochures are prominently displayed on the counter in City Hall. But he thinks this program is a well-kept secret in the community. We sent 25 brochures to the school district, so teachers could find out about it. It is a remarkable program. Jane Capurro is a rock star and getting things done; she spoke about the program at the Churchill Economic Development Authority breakfast meeting.

Ms. Arvizo added that they also coordinate with larger businesses through their human resources departments and host lunch and learn events where program specialists discuss the different options.

Mayor Tedford reiterated that this is a great program, but he does not think enough people know about it. He wished this program was available when he purchased his first home.

Ms. Arvizo agreed that we can always do better.

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

Councilwoman Frost inquired as to how many realtors in Fallon are certified.

Ms. Arvizo stated that it has been difficult to get Fallon realtors engaged with the program. Most want to let the lender handle all the communication regarding programs. It is challenging when realtors do not want to be messengers of the program. Realtors have been contacted and they agree that the program is great but then it ends there. It is a challenge in smaller communities. All the realty offices have the brochures, but involvement ends there.

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

No comments were noted.

Councilman Richardson motioned to adopt Resolution No. 18-25: A resolution of the City Council of Fallon, Nevada providing for the transfer of the City's 2018 Private Activity Bond Volume Cap to the Nevada Rural Housing Authority; seconded by Councilman Erickson and approved with a 3-0 vote by the Council.

Consideration and possible approval and adoption of Resolution No. 18-26: A resolution repealing Resolution No. 06-16 in its entirety in order to reduce the fee in lieu of the dedication of underground water rights to Three Thousand Dollars (\$3,000.00) per unit

Deputy City Attorney Leonard Mackedon explained that the City adopted Resolution No. 06-16 on September 19, 2006 to raise the water right dedication fee to \$8,000 per unit given the climate at the time and the expected demand that growth was going to put upon the City with additional water needed to handle that growth. Since that time, the market has changed, so this resolution would lower the fee back to the original fee of \$3,000 per unit.

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 adopt Resolution No. 18-26: A resolution repealing Resolution No. 06-16 in its entirety in order to reduce the fee in lieu of the dedication of underground water rights to Three Thousand Dollars (\$3,000.00) per unit; seconded by Councilwoman Frost and approved with a 3-0 vote by the Council.

Possible introduction of Bill No. 781: An ordinance amending Title 2, Chapter 2.04, Section 2.04.040 of the City of Fallon Municipal Code for the purpose of changing the days and times of the regular meetings of the Fallon City Council, and for other matters properly related thereto

Mayor Tedford explained that one of the reasons for the changing of the meeting time is because staff regularly attends meetings that result in them being absent from Council meetings.

Councilman Richardson introduced Bill No. 781: An ordinance amending Title 2, Chapter 2.04, Section 2.04.040 of the City of Fallon Municipal Code for the purpose of changing the days and times of the regular meetings of the Fallon City Council, and for other matters properly related thereto.

Setting of public hearing date for Bill No. 781: An ordinance amending Title 2, Chapter 2.04, Section 2.04.040 of the City of Fallon Municipal Code for the purpose of changing the days and times of the regular meetings of the Fallon City Council, and for other matters properly related thereto

Mayor Tedford explained that sometimes he needs to attend Utah Association of Municipal Power Systems (UAMPS) meetings and does not attend because of the Council meeting on the third Tuesday of each month. Also, no one attends Council meetings at night anymore. Years ago, it was set at 8:00 p.m. and was moved to 7:00 p.m., amid too much discussion at the time. Maybe we will see people attend during the day. The Churchill County Commission meets during the day.

Mayor Tedford set the date the public hearing date for Bill No. 781 for the City Council's regularly scheduled meeting on August 21, 2018 at 7:00 p.m.

Approval of Fiscal Year 2019 Debt Management Policy, Indebtedness Report and Capital Improvement Plan

City Clerk Cordes explained that NRS Chapter 350 requires an annual review of current and contemplated debt along with discussions and analysis of debt. The State of Nevada Department of Taxation requires an Indebtedness Report as of June 30, 2018. The State of Nevada Department of Taxation requires the Capital Improvement Plan be updated each fiscal year. The City utilizes the services of Mr. Marty Johnson of JNA Consulting Group, LLC to compile these reports. Upon Council approval, the Debt Management Policy, Indebtedness Report, and Capital Improvement Plan will be presented to the Churchill County Debt Management Commission on August 1, 2018.

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 Fiscal Year 2019 Debt Management Policy, Indebtedness Report and Capital Improvement Plan; seconded by Councilman Richardson and approved with a 3-0 vote by the Council.

Public Comments

Mayor Tedford inquired if there were any public comments.

No public comments were noted.

Council and Staff Reports

Deputy City Attorney Leonard Mackedon: No comments were noted.

City Clerk Cordes: No comments were noted.

Chief Gehman: Noted that two new officer cadets will begin the POST Academy on Monday.

Deputy City Clerk Lee: No comments were noted.

Tourism Director Moon: Advised that the Tourism Board meeting was held this afternoon and the support staff has been wonderful to work with.

Marketing & Communications Coordinator Ritchie: No comments were noted.

Deputy Public Works Director Noriega: No comments were noted.

Councilwoman Frost: No comments were noted.

Councilman Richardson: No comments were noted.

Councilman Erickson: No comments were noted.

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 8:08 p.m.



Mayor Ken Tedford

Attest: 

Gary C. Cordes, City Clerk/Treasurer