

AGENDA
CITY OF FALLON – CITY COUNCIL
55 West Williams Avenue
Fallon, Nevada
February 18, 2020 – 9:00 a.m.

The Honorable City Council will meet in a regularly scheduled meeting on February 18, 2020 at 9:00 a.m. in the City Council Chambers, 55 West Williams Avenue, Fallon, Nevada.

Items on the agenda may be taken out of order. The Council may combine two or more agenda items for consideration. The Council may remove an item from the agenda or delay discussion relating to an item on the agenda at any time. Unless otherwise allowed by the City Council, public comments by an individual will be limited to five minutes.

1. Pledge of Allegiance to the Flag.
2. Certification of Compliance with Posting Requirements.
3. Public Comments: 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. **(For discussion only)**
4. Consideration and approval of Council meeting minutes for October 21, 2019, November 4, 2019, November 18, 2019, and December 2, 2019. **(For possible action)**
5. Approval of Warrants: **(For possible action)**
 - A) Accounts Payable
 - B) Payroll
 - C) Customer Deposit
6. Public Comments **(For discussion only)**
7. Council and Staff Reports **(For discussion only)**
8. Executive Session (closed):
 - Discuss Litigation Matters **(For discussion only)** (NRS 241 et.seq.)
 - Negotiations with Operating Engineers Local Union No. 3 **(For discussion only)**
 - Negotiations with Fallon Peace Officers Association **(For discussion only)**

This agenda has been posted on or before 9:00 a.m. on February 12, 2020 at City Hall, District Court Building, Churchill County Office Complex, Churchill County Public Library and posted

to the City's website (<https://fallonnevada.gov>) and the State of Nevada public notice website (<https://notice.nv.gov/>). Members of the public may request the supporting material for this meeting by contacting Elsie M. Lee, Deputy City Clerk, City Clerk's Office, City Hall, 55 West Williams Avenue, Fallon, Nevada, (775) 423-5104. The supporting material for this meeting is also available to the public on the City's website (<https://fallonnevada.gov>) and the State of Nevada public notice website (<https://notice.nv.gov/>).


Elsie M. Lee

NOTICE TO PERSONS WITH DISABILITIES: Reasonable effort will be made to assist and accommodate physically handicapped persons desiring to attend the meeting. Please call the City Clerk's Office at 423-5104 in advance so that arrangements may be conveniently made.

February 18, 2020

Agenda Item 4

Consideration and approval of Council meeting minutes for October 21, 2019, November 4, 2019, November 18, 2019, and December 2, 2019. **(For possible action)**

**MINUTES
CITY OF FALLON
55 West Williams Avenue
Fallon, Nevada
October 21, 2019**

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, James D. Richardson
City Councilwoman, Kelly Frost
City Councilwoman, Karla Kent
City Clerk, Gary C. Cordes
City Attorney, Michael F. Mackedon
Deputy Public Works Director, Ryan A. Swirczek
Deputy Public Works Director, Adrian Noriega
Police Chief, Kevin Gehman
Deputy City Attorney, Leonard E. Mackedon
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
City Engineer, Derek Zimney

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.

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 June 17, 2019

Mayor Tedford inquired if there were any additions or corrections to the minutes for June 17, 2019.

No additions or corrections were noted.

Councilwoman Frost motioned to approve the Council meeting minutes for June 17, 2019 as submitted, seconded by Councilman Richardson, Councilwoman Kent stated she would abstain, 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.

Councilwoman Kent motioned to approve the accounts payable, payroll and customer deposit warrants and authorize the Mayor to sign the same; seconded by Councilwoman Frost and approved with a 3-0 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 stated that this item is for the consideration and 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 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 public comments were noted.

Councilman Richardson 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 Councilwoman Kent and approved with a 3-0 vote by the Council.

Mayor Tedford stated that it was an honor for him to swear in these Fire Chiefs and thanked them for their service to the community and their families for their dedicated support. He told the story about sitting in a restaurant or a theater and hearing the fire pagers beep and then off the firefighters went, and families were left there to finish dinner or watch the end of the

movie. He knew it was quite a sacrifice to make and certainly this Mayor and Council, along with the citizens, appreciate what they do each and every day.

At this time, Mayor Tedford administered the Oath of Office to Fire Chief Dooley, First Assistant Fire Chief Sharp, Second Assistant Fire Chief Rogne, and Third Assistant Fire Chief Myers.

Possible introduction of Bill No. 782: An ordinance providing for the annexation of 7.35 acres, more or less, located at 1044 South Allen Road, owned by Gallagher Safe Storage, LLC, and contiguous to the corporate limits of the City of Fallon, Nevada, and for other matters properly related thereto. This agenda item is for possible introduction of the proposed ordinance only. If introduced, a public hearing on the proposed ordinance will be set in the next agenda item and no further action can or will be taken at this meeting. At the public hearing, which will be properly noticed and advertised, the City Council will take comment and then consider possible adoption of the ordinance as introduced or amended.

Legal and Administrative Director Erquiaga stated that this is a proposed ordinance that is up for potential introduction today by one of the Council members. Ms. Gallagher is present today. We have been working with her and her team of engineers and advisors for several weeks. If introduced, we would look forward to the Council's consideration of the ordinance as well as the adoption of the proposed annexation agreement which was also attached to this agenda item for Council review. We are hopeful that a Councilperson is willing to introduce the ordinance and then, if that occurs, a public hearing date would be set on the next agenda item, and then ultimately consider the ordinance for possible adoption.

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

No comments were noted.

Councilwoman Kent introduced Bill No. 782: An ordinance providing for the annexation of 7.35 acres, more or less, located at 1044 South Allen Road, owned by Gallagher Safe Storage, LLC, and contiguous to the corporate limits of the City of Fallon, Nevada, and for other matters properly related thereto.

Setting of public hearing date for Bill No. 782: An ordinance providing for the annexation of 7.35 acres, more or less, located at 1044 South Allen Road, owned by Gallagher Safe Storage, LLC, and contiguous to the corporate limits of the City of Fallon, Nevada, and for other matters properly related thereto. For possible action. This agenda item is for the setting of a public hearing date only. At the public hearing, which will be properly noticed and advertised, the City Council will take comment and then consider possible adoption of the ordinance as introduced or amended. No further action can or will be taken at this meeting.

Mayor Tedford set the hearing date for Bill No. 782 on November 4, 2019.

Consideration and possible approval of a professional services contract with Atkins North America, Inc. for engineering design and bidding services for the Rehabilitation of Airport Pavements – Runway 3-21, Taxiways A, F, M, N, & P, Main Apron, North Apron, and Relocate Taxiway G – at the Fallon Municipal Airport in an amount not-to-exceed Sixty-Three Thousand Seventy Dollars (\$63,070.00), of which the FAA share would be 93.75% or Fifty-Nine Thousand One Hundred Twenty-Eight Dollars (\$59,128.00) and the City's share would be 6.25% or Three Thousand Nine Hundred Forty-Two Dollars (\$3,942.00)

Legal and Administrative Director Erquiaga explained that this is the next project identified in the annual improvement plan for the Fallon Municipal Airport. As the Council is aware, we have been very successful in working with the FAA to complete a number of projects at the airport, several of those recent projects have involved repavement of the runway, taxiways, and aprons. This is a nice follow up to those repavements and will allow the rehab of those surfaces listed in the agenda title and also allow us to relocate Taxiway G, which has been an item identified by the FAA due to some change in regulation so now we have to relocate it so it does not provide direct access from an apron directly to the main runway. That will be accomplished in this project and bring the airport back into full compliance with federal regulation. As always with these projects, what we are asking the Council to approve are the design and bidding services through Atkins. Atkins has done years of work for the City on these airport projects, this would just be an additional task. If approved, they would set out designing the project and getting it bid ready and then after the first of the year, the City would make application to the FAA, actually bid the project, then once approved for construction, we would be allowed reimbursement for not only the construction project in the same percentage that is defined, but also the design that the City has undertaken. In order to proceed, we need Atkins to work on the design to make those timelines to the FAA, which is why we bring this before the Council today.

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

Councilwoman Frost asked if Atkins would complete their work this year.

Legal and Administrative Director Erquiaga stated that their design could bleed into the next calendar year; but he believed this project to be a relatively simple design so it would certainly be done well in advance of actually making application to the FAA. We are backing it from Summer 2020 construction, so we are typically into March or April to bid the project, if not later, depending upon how things are working at the FAA and with the federal budget. As long as we meet that deadline, then we are in good shape. He was not sure if they would have it done by the end of the calendar year, but really the milestone in time to meet the application is the end of the first quarter/early second quarter of 2020.

Councilwoman Kent inquired if the \$63,070.00 included the design and the build.

Legal and Administrative Director Erquiaga stated that this was just for the design and the bidding services. Once that is complete, and we make the application to the FAA, we would bid the actual construction and that would come back to the Council in a couple of forms. One would be the actual construction contract with the contractor that has been awarded the bid and then another contract with Atkins to carry out the construction services related to the project. This item today just gets us bid ready.

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

No public comments were noted.

Councilwoman Frost extended her appreciation to Mayor Tedford and City staff for being so proactive in getting design plans ready; that helps us successfully obtain those grants.

Councilwoman Frost motioned to approve a professional services contract with Atkins North America, Inc. for engineering design and bidding services for the Rehabilitation of Airport Pavements – Runway 3-21, Taxiways A, F, M, N, & P, Main Apron, North Apron, and Relocate Taxiway G – at the Fallon Municipal Airport in an amount not-to-exceed Sixty-Three Thousand Seventy Dollars (\$63,070.00), of which the FAA share would be 93.75% or Fifty-Nine Thousand One Hundred Twenty-Eight Dollars (\$59,128.00) and the City's share would be 6.25% or Three Thousand Nine Hundred Forty-Two Dollars (\$3,942.00); seconded by Councilwoman Kent 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

Mayor Tedford inquired if there were any Council or staff reports.
No Council or staff reports 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 9:25 a.m.

Mayor Ken Tedford

Attest:

Gary C. Cordes, City Clerk/Treasurer

**MINUTES
CITY OF FALLON
55 West Williams Avenue
Fallon, Nevada
November 4, 2019**

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, James D. Richardson
City Councilwoman, Kelly Frost
City Councilwoman, Karla Kent
City Clerk, Gary C. Cordes
City Attorney, Michael F. Mackedon
Deputy Public Works Director, Ryan A. Swirczek
Police Captain, Kris Alexander
Deputy Public Works Director, Adrian Noriega
Deputy City Attorney, Leonard E. Mackedon
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
City Engineer, Derek Zimney

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.

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 July 1, 2019, July 9, 2019, and July 15, 2019

Mayor Tedford inquired if there were any additions or corrections to the minutes for July 1, 2019, July 9, 2019, and July 15, 2019.

No additions or corrections were noted.

Councilwoman Kent motioned to approve the Council meeting minutes for July 1, 2019, July 9, 2019, and July 15, 2019 as submitted, seconded by Councilman Richardson and approved with a 3-0 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.

Councilwoman Frost motioned to approve the accounts payable, payroll and customer deposit warrants and authorize the Mayor to sign the same; seconded by Councilman Richardson and approved with a 3-0 vote by the Council.

Presentation of Proclamation for No-Shave November 2019 to support research, awareness, and treatment of prostate and testicular cancer

Mayor Tedford read the following proclamation into the record:

“WHEREAS, among American men, prostate cancer is both the second most commonly diagnosed cancer and the second-leading cause of cancer deaths. Although prostate cancer incidence and mortality rates have declined over the past two decades, it is estimated by the American Cancer Society that there will be 174,650 men with newly diagnosed prostate cancer and 31,620 deaths from prostate cancer in 2019; and

WHEREAS, during National Prostate Cancer Awareness Month, we remember those lost to prostate cancer, offer our support to patients and their families, and highlight our commitment to better prevention, detection, and treatment methods; and

WHEREAS, the City of Fallon, Mayor and City Council has indicated a desire to help support the treatment and awareness of Prostate and Testicular Cancer by promoting a program entitled No-Shave November.

NOW, THEREFORE, I Ken Tedford, Mayor of the City of Fallon, Nevada, do hereby proclaim November 2019 as:

NO-SHAVE NOVEMBER

And by this action, let it be known that the City of Fallon, Mayor and City Council support research, awareness, and treatment of prostate and testicular cancer.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Fallon this 1st day of November 2019.

/s/ Ken Tedford, Mayor

Attest: /s/ Gary C. Cordes, City Clerk”

Mayor Tedford added that this is especially important to him, as he knows men who have been affected by these cancers. Photographs of the Mayor and Council with the display proclamation were taken for the newspaper.

Consideration and possible action to initiate procedures for the deannexation of 11.51 acres, more or less, from the City of Fallon, located at 100 Airport Road, at the request of the property owners, Greg and Eve Holmes

Legal and Administrative Director Erquiaga explained that this is a request to deannex property on Airport Road. What staff is asking the Council to do is give us direction to initiate those procedures which are quite lengthy. If the Council gives staff the go ahead today, we will notify the Churchill County Commission, who in turn must notify the Churchill County Planning Commission, ultimately both of those bodies must take action on the matter and essentially report back to the City Council, who after proper publication, can ultimately make a decision on whether to deannex the property. The letter from Mr. and Mrs. Holmes is included in the agenda packet as well as a survey map that was conducted by Lumos & Associates. We are just asking for a motion to direct us to initiate these proceedings. As staff, we think the request is appropriate. The conditions of the annexation agreement from when the property was annexed would be difficult if not impossible for the Holmes’ to comply with. The original annexation involved other parcels, a common owner at the time, he had a long-term plan to develop some nice one-acre City lots and that is not at all the Holmes’ desire. They intend to build a single-family residence for themselves on the acreage.

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 public comments were noted.

Councilwoman Kent motioned to direct City staff to initiate procedures for the deannexation of 11.51 acres, more or less, from the City of Fallon, located at 100 Airport Road, at the request of the property owners, Greg and Eve Holmes; seconded by Councilwoman Frost and approved with a 3-0 vote by the Council.

Public hearing for Bill No. 782: An ordinance providing for the annexation of 7.35 acres, more or less, located at 1044 South Allen Road, owned by Gallagher Safe Storage, LLC, and contiguous to the corporate limits of the City of Fallon, Nevada, and for other matters properly related thereto

Legal and Administrative Director Erquiaga stated that this item was posted as a public hearing. This would represent an opportunity for the public to make comment or to provide either written comment or other comment prior to this hearing. None of that has been provided; the City has received no comment on the proposed ordinance. This ordinance was introduced at the October 21, 2019 City Council meeting and notice was published in the Lahontan Valley News on October 23, 2019. The proposed ordinance, if adopted, would involve the annexation of approximately 7.35 acres located at 1044 South Allen Road. This item represents the opportunity for public comment and the next agenda item is the item where the Council can discuss and then ultimately take action.

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 public comments were noted.

Consideration and possible adoption of Bill No. 782 as Ordinance No. 763: An ordinance providing for the annexation of 7.35 acres, more or less, located at 1044 South Allen Road, owned by Gallagher Safe Storage, LLC, and contiguous to the corporate limits of the City of Fallon, Nevada, and for other matters properly related thereto

Legal and Administrative Director Erquiaga stated that this is the item for potential Council action. The annexation agreement that is included in the agenda packet has not changed since the City Council meeting on October 21, 2019. The draft ordinance is also included, he and the City Attorney's Office made a couple of amendments, only related to some of the legal requirements we must undertake pursuant to the statute, but the substance of the ordinance, especially as it relates to the annexation itself, has not changed at all.

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

Councilwoman Frost clarified for the record that this would be zoned C-2.

Legal and Administrative Director Erquiaga replied affirmatively.

Councilwoman Frost inquired, if approved, how long the process would take.

Legal and Administrative Director Erquiaga explained that we would notify Churchill County and the Nevada Department of Taxation, probably the longest lead item would be the final publication. Once an ordinance is passed, we must publish it again in the newspaper and, by statute, the ordinance would technically take effect 20 days after publication. We are prepared to undertake that publication and move that process along so by the time that twenty days expires, we will have accomplished the other notices to Churchill County and the Nevada Department of Taxation.

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

No public comments were noted.

Councilwoman Kent motioned to adopt Bill No. 782 as Ordinance No. 763: An ordinance providing for the annexation of 7.35 acres, more or less, located at 1044 South Allen Road,

owned by Gallagher Safe Storage, LLC, and contiguous to the corporate limits of the City of Fallon, Nevada, and for other matters properly related thereto; seconded by Councilman Richardson and approved with a 3-0 vote by the Council.

Public hearing for discussion of possible project(s) to be funded through the Community Development Block Grant Program for fiscal year 2020-2021 and consideration and possible approval and ranking of project application(s) to be submitted through the CDBG program

Public Works Director Byrd explained that the recommended Council action is to discuss public input received on possible projects for the Community Development Block Grant (CDBG) Program for fiscal year 2020-2021 and approve and rank project applications to be submitted through the CDBG program. The City proposes to submit one or more projects to be funded through the CDBG program for fiscal year 2020-2021. This agenda item allows discussion on public input that was received pertaining to the construction of a new Fixed Base Operation (FBO) facility at the Fallon Municipal Airport as well as request approval for the FBO facility to be the project selected for application through the CDBG program. The 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 2020 allocations at \$3,336,990 for rural Nevada. This Public Hearing is the third and final hearing in the CDBG process. A Public Hearing Notice, which was posted on October 21, 2019, referenced the Fixed Base Operation facility as the only project listed as a priority for application.

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

Councilman Richardson asked if this was a ranking action or an approval action.

Public Works Director Byrd stated that it was a combination of both since there is only one project it would be both the ranking of it being the number one priority and approving it for us to continue with the application process.

Councilman Richardson clarified that the project could be submitted after that.

Public Works Director Byrd said yes.

Councilwoman Frost asked if there was an estimate as to how much we would request in that application if it were to move forward.

Public Works Director Byrd stated \$500,00.00.

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

No public comments were noted.

Councilman Richardson motioned to approve the Fixed Base Operation Facility project at the Fallon Municipal Airport, as outlined, for submission as well as rank the Fixed Base Operation Facility project as priority; seconded by Councilwoman Frost and approved with a 3-0 vote by the Council.

Consideration and possible approval of an amended Engagement Letter with Eide Bailly to provide for additional audit fees in the amount of Four Thousand Five Hundred Dollars (\$4,500.00) in order to complete the single audit of the City's major federal award programs compliance

Legal and Administrative Director Erquiaga explained that this item is seeking the Council's approval of additional audit fees. Eide Bailly are the auditors appointed by the City Council on March 4, 2019 to conduct the fiscal audit. Discussion was held at that meeting about the impending necessity for this single audit but no conversation at that time was held about the additional fees. That was deferred until Eide Bailly was actually here and certain that the single audit would have to proceed. Eide Bailly was here the last couple of weeks completing their field work and they have identified the necessity for that single audit, and they have identified additional fees in the amount of \$4,500.00 to complete it. We are asking the Council to approve the amended Engagement Letter. The need for that single audit was triggered by the City's impressive success in getting grants from the federal government for several projects and since we met the threshold, we have to undertake this additional audit.

Mayor Tedford stated that we should allow for this the next time we do the audit request.

Legal and Administrative Director Erquiaga stated that could be added next time.

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 public comments were noted.

Councilwoman Frost motioned to approve an amended Engagement Letter with Eide Bailly to provide for additional audit fees in the amount of Four Thousand Five Hundred Dollars (\$4,500.00) in order to complete the single audit of the City's major federal award programs compliance; seconded by Councilwoman Kent and approved with a 3-0 vote by the Council.

Consideration and possible approval of a Permit for Use of Fallon Rail Freight Loading Facility Newlands Project, Nevada granting permission for Premier Chemical, LLC to use the Fallon Secured Rail Freight Loading Facility

Legal and Administrative Director Erquiaga stated that this is a renewed permit with Premier Chemical, LLC (Premier) to use the Fallon Secured Rail Freight Loading Facility. If approved, this would carry a two-year term and the revenue remains the same.

City Attorney Mike Mackeldon stated that this represents the continuation of an original lease that goes back to 1990 in the City of Fallon. Very little has changed except now there is a two-year term which gives the Mayor and Council an opportunity to review the permit every two years. There is one financial change and that is Premier must pay at least \$12,000.00 in accumulated payments each year.

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

Councilwoman Frost asked if there had been any major complaints about Premier operating the freight yard in recent years.

City Attorney Mike Mackeldon stated that Public Works or perhaps the City Clerk's Office may know of anything that has occurred recently, but in the past, to his knowledge, there were complaints about how operations were taking place at the freight yard and the City had responded on each occasion by seeing what the complaint was about and then contacting the

company. Premier is the permittee, but they have a contract with Hert Trucking and the trucking company has an obligation within this permit and on every occasion, they have responded with improved operations and he had not personally been made aware of any recent complaints.

Mayor Tedford noted that historically, there had been complaints and we had responded to them very quickly and Premier had also been responsive, but lately there have not been any complaints. If we do receive them, we will respond quickly just as we have in the past.

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

No public comments were noted.

Councilwoman Frost motioned to approve a Permit for Use of Fallon Rail Freight Loading Facility Newlands Project, Nevada granting permission for Premier Chemical, LLC to use the Fallon Secured Rail Freight Loading Facility; seconded by Councilwoman Kent 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

Mayor Tedford inquired if there were any Council or staff reports.

Councilwoman Frost thanked the Fallon Police Department for the escort out of town for the Churchill County High School Tennis Team as they traveled to compete in the 3A State Tournament. She added that Alvaro Trillo, a senior, finished third in the tournament in the boys' singles event which is a pretty amazing accomplishment so she would like to congratulate him.

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 9:36 a.m.

Mayor Ken Tedford

Attest: _____
Gary C. Cordes, City Clerk/Treasurer

**MINUTES
CITY OF FALLON
55 West Williams Avenue
Fallon, Nevada
November 18, 2019**

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, James D. Richardson
City Councilwoman, Kelly Frost
City Councilwoman, Karla Kent
City Attorney, Michael F. Mackedon
Deputy Public Works Director, Ryan A. Swireczek
Deputy Public Works Director, Adrian Noriega
Police Chief, Kevin Gehman
Deputy City Attorney, Leonard E. Mackedon
Legal & Administrative Director, Robert Erquiaga
Deputy City Clerk, Elsie M. Lee
Director of Tourism & Special Events, Jane Moon
Marketing & Communications Coordinator, Kaitlin Ritchie
Deputy City Attorney, Trent deBraga
City Engineer, Derek Zimney

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.

Deputy City Clerk Lee 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 Council meeting minutes for August 5, 2019 and August 19, 2019

Mayor Tedford inquired if there were any additions or corrections to the minutes for August 5, 2019 and August 19, 2019.

No additions or corrections were noted.

Councilwoman Kent motioned to approve the Council meeting minutes for August 5, 2019 and August 19, 2019 as submitted, seconded by Councilman Richardson and approved with a 3-0 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.

Councilwoman Frost motioned to approve the accounts payable, payroll and customer deposit warrants and authorize the Mayor to sign the same; 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

Mayor Tedford inquired if there were any Council or staff reports.

Councilman Richardson advised the Fallon Youth Football League (FYFL) now has three championship teams from last weekend; all teams played against Reed and three FYFL teams prevailed and he conveyed congratulations to them. He also congratulated the Churchill County High School Greenwave football team on their victory last Saturday; they will play for the State championship this Saturday in Carson City.

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 9:05 a.m.

Mayor Ken Tedford

Attest: _____
Gary C. Cordes, City Clerk/Treasurer

**MINUTES
CITY OF FALLON
55 West Williams Avenue
Fallon, Nevada
December 2, 2019**

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, James D. Richardson
City Councilwoman, Kelly Frost
City Councilwoman, Karla Kent
City Clerk, Gary C. Cordes
City Attorney, Michael F. Mackedon
Deputy Public Works Director, Ryan A. Swirczek
Police Chief, Kevin Gehman
Deputy City Attorney, Leonard E. Mackedon
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.

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 3, 2019 and September 16, 2019

Mayor Tedford inquired if there were any additions or corrections to the minutes for September 3, 2019 and September 16, 2019.

No additions or corrections were noted.

Councilman Richardson motioned to approve the Council meeting minutes for September 3, 2019 and September 16, 2019 as submitted, seconded by Councilwoman Kent and approved with a 3-0 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.

Councilwoman Frost motioned to approve the accounts payable, payroll and customer deposit warrants and authorize the Mayor to sign the same; seconded by Councilman Richardson and approved with a 3-0 vote by the Council.

Consideration and possible approval of a Boundary Line Adjustment Map at 1181 South Taylor Street and 301 Tolas Place, Fallon, Nevada, Assessor's Parcel Numbers 001-501-18 and 001-501-21, as requested by DC Squared realty Holdings, LLC and Tolas Place, LLC

Legal and Administrative Director Erquiaga stated that the City received a request from the owners of 1181 South Taylor Street and 301 Tolas Place to approve a Boundary Line Adjustment. The owners of those two properties have entered into an agreement whereby the owner of 301 Tolas Place will be selling, or has sold, the back portion of their parcel to the owners of 1181 South Taylor Street. If approved, the Boundary Line Adjustment would effectively reduce the size of 301 Tolas Place (APN 001-501-21) from 1.32 acres to .84 acres; and increase the size of 1181 South Taylor Street (APN 001-501-18) from .5 acres to .98 acres. As City Engineer Zimney noted in the agenda coversheet, both parcels are currently located in C-1 zoning and approval will not create any non-conformities with setbacks. Staff recommends approval of this Boundary Line Adjustment.

Mayor Tedford noted that access to the adjusted parcel area would be from 1181 South Taylor Street if approved.

Legal and Administrative Director Erquiaga replied affirmatively.

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 public comments were noted.

Councilwoman Frost motioned to approve a Boundary Line Adjustment Map at 1181 South Taylor Street and 301 Tolas Place, Fallon, Nevada, Assessor's Parcel Numbers 001-501-18 and 001-501-21, as requested by DC Squared Realty Holdings, LLC and Tolas Place, LLC; seconded by Councilwoman Kent and approved with a 3-0 vote by the Council.

Presentation of the Police Department Report for August 2019

Chief Gehman presented the August monthly report. He added that the August incidents and activities were primarily in line with previous months with no exceptional variances.

- Detective Decker provided the indoctrination lecture to newly stationed Navy personnel.
- VIPs were active this month visiting shut-ins and other duties.
- The citizen survey results were mostly positive. He noted that they contacted the unhappy commenter regarding the swamp cooler.

Mayor Tedford asked if it was resolved.

Chief Gehman replied it turned out okay; the gentleman was not any more satisfied, but we did all we could to help with the situation.

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

No comments were noted.

Mayor Tedford thanked Chief Gehman for the report.

Public Comments

Mayor Tedford inquired if there were any public comments.

Ms. Ginny Dugan of 1060 Harold Court thanked the Fallon Police Department for their compassion during her situation with a pet that was unable to move its hind legs. She called the department five or six times to help her get the dog back into the house because it could not get up the two steps outside her house. She wanted to compliment the department, each time a different officer came, and they were all very polite and helpful; she noted that it was a good reflection on the department. They were only there for a minute and it was a minor thing as far as they were concerned, she was sure they had other duties that were more serious; but to her it was important and they treated both her and her dog with dignity and respect.

Chief Gehman thanked Ms. Dugan for her comments and would pass them on to the officers.

Mayor Tedford also thanked Ms. Dugan for her comments.

Council and Staff Reports

Mayor Tedford inquired if there were any Council or staff reports.

No reports were noted.

Mayor Tedford advised of some upcoming events:

December 6 4:00 p.m.-6:00 p.m. Open House at City Hall and The Douglass: Join the Mayor, Council members, and department heads for food, cookie decorating, and good tidings.

December 6 6:00 p.m. Tree Lighting on Maine Street: The ceremonial wooden plunge switch will be used, created for us by Dennis Heck, a beloved City employee that is no longer with us.

December 7 3:00 p.m.-5:00 p.m. Santa's Wonderland in the City Hall Courtyard: Write letters to Santa, decorate cookies, make an ornament, and have a photo taken with Santa.

December 15 3:00 p.m. & 6:00 p.m. Comstock Cowboys Christmas Concert at the Barkley Theater: Tickets are \$5.00 and go on sale December 6 at 8:00 a.m. inside City Hall.

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 9:20 a.m.

Mayor Ken Tedford

Attest: _____
Gary C. Cordes, City Clerk/Treasurer