

**AGENDA
CITY OF FALLON – CITY COUNCIL
55 West Williams Avenue
Fallon, Nevada
April 20, 2020 – 9:00 a.m.**

The Honorable City Council will meet in a regularly scheduled meeting on April 20, 2020 at 9:00 a.m. in the City Council Chambers, 55 West Williams Avenue, Fallon, Nevada.

The meeting is also available via Webex by calling (408) 418-9388 and entering Access Code 623 693 859 and Password 56689897.

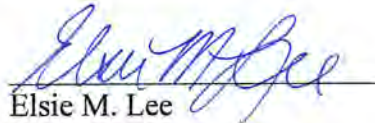
Items on the agenda may be taken out of order. The Council may combine two or more agenda items for consideration. The Council may remove an item from the agenda or delay discussion relating to an item on the agenda at any time. Unless otherwise allowed by the City Council, public comments by an individual will be limited to three 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 April 6, 2020. **(For possible action)**
5. Approval of Warrants: **(For possible action)**
 - A) Accounts Payable
 - B) Payroll
 - C) Customer Deposit
6. Consideration and possible approval of an application for a zone change submitted by MyWay Investments, LLC for three parcels of land located on Kaiser Street, Fallon, Nevada identified as APN #001-251-59, 001-251-60 and 001-251-61, from their current zoning of R-1 Single-Family Residence District to C-1 Limited Commercial District. **(For possible action)**
7. Public Comments **(For discussion only)**
8. Council and Staff Reports **(For discussion only)**

9. 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)**

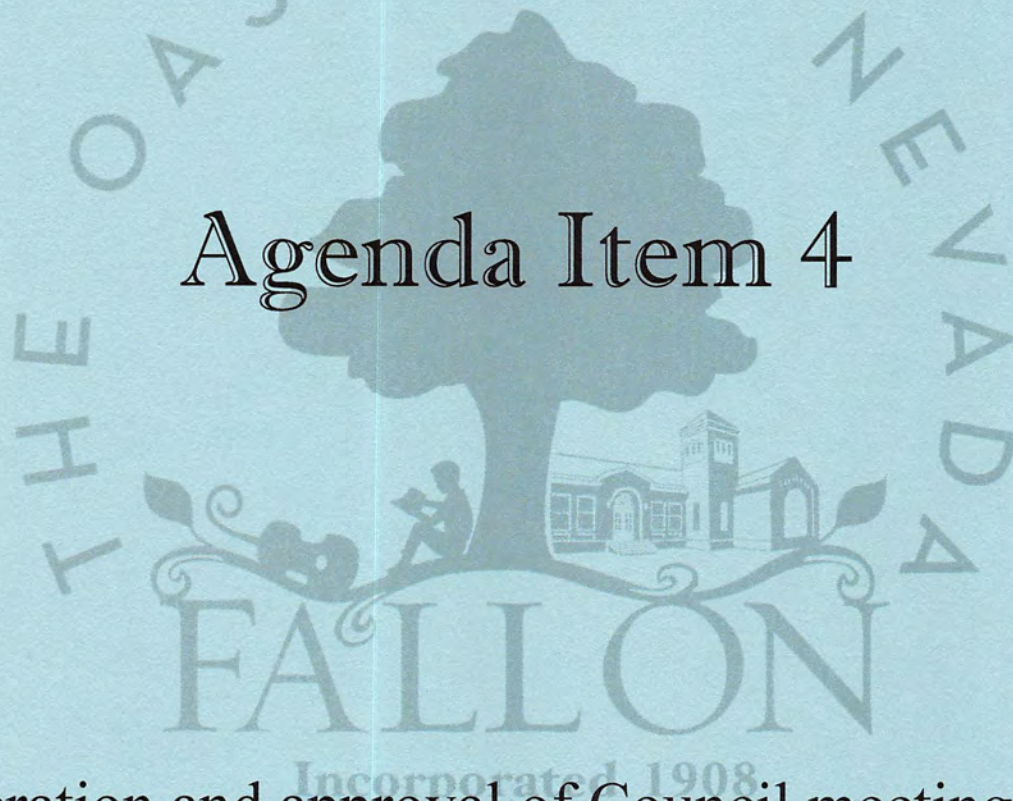
Pursuant to Governor Sisolak's Declaration of Emergency Directive 006 entered on March 22, 2020, this agenda has been posted on or before 9:00 a.m. on April 15, 2020 to the City's website (<https://fallonnevada.gov>) and the State of Nevada public notice website (<https://notice.nv.gov/>). Members of the public may request the supporting material for this meeting by contacting Elsie M. Lee, Deputy City Clerk, at (775) 423-5104 or elee@fallonnevada.gov. 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.

April 20, 2020

Agenda Item 4



Consideration and approval of Council meeting minutes for April 6, 2020. **(For possible action)**

**MINUTES
CITY OF FALLON
55 West Williams Avenue
Fallon, Nevada
April 6, 2020**

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 Councilwoman, Kelly Frost
City Councilwoman, Karla Kent
Legal & Administrative Director, Robert Erquiaga

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.

Legal and Administrative Director Erquiaga advised that the agenda was posted in compliance with Governor Sisolak's Declaration of Emergency Directive 006. Pursuant to sections 3 and 4 of that directive, the Governor suspended the requirement of posting a physical copy of the agenda in any physical locations. Most places where an agenda would be posted are closed. It was required that we post on the City's website and the State of Nevada's public notice website. We posted the agenda and all the supporting material on both of those websites. That occurred prior to 9:00 a.m. last Wednesday. Since that time, the Governor issued a Stay at Home Order on Thursday, so it put us in a difficult position for this meeting. We had intended to hold this meeting like we are doing now, actually as much as we can with it being open to the public. After the posting of the agenda, the Governor issued the Stay at Home Order and emphasized the City's ability, now under the Emergency Directive, to use electronic or even email means for the public to participate in a meeting. But we felt that it was important, since we had already posted the agenda and the agenda made it clear that the public could still attend, that we proceed as planned and as posted rather than try to post an amended agenda and create that confusion. This meeting is open to the public, we have people stationed at the doors to let people in if they want to attend the meeting and we may make some changes going into our next City Council meeting that are still in compliance with the Governor's Orders, but may look a little different than this meeting. That is the reason for still holding the public meeting and not wanting to create that confusion with us having already posting the agenda prior to that additional Stay at Home Order.

Mayor Tedford thanked Legal and Administrative Director Erquiaga for that explanation and acknowledged that the setup of the meeting was a bit awkward today and certainly not what

we are used to. He noted for the record that there were less than 10 people in attendance and that those in attendance are maintaining the proper social distancing guideline of at least 6 feet apart.

Mayor Tedford noted for the record that Councilman Richardson was absent this morning.

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 March 16, 2020

Mayor Tedford inquired if there were any additions or corrections to the minutes for March 16, 2020.

No additions or corrections were noted.

Councilwoman Frost motioned to approve the Council meeting minutes for March 16, 2020 as submitted, seconded by Councilwoman Kent 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 2-0 vote by the Council.

Appointment and possible confirmation of Sean Richardson as City Clerk-Treasurer

Mayor Tedford stated that our City Clerk Gary Cordes has served us for 30 years and has done a great job. He will be retiring soon and is not in attendance as we only have limited staff attendance at this meeting to comply with guidelines for gatherings. He reiterated that City Clerk Cordes has been very loyal to the City and has worked very hard and we wish him well in his next endeavor. Time must go on and we must move on with new people. It was an honor for him to offer the appointment of Sean Richardson as the next City Clerk-Treasurer.

Mayor Tedford read the following into the record: "Sean moved to Fallon while in Junior High when his father was still active duty in the US Navy. Along with his father, he moved to

Fallon with his mother, older brother and younger sister. He and his siblings all went on to graduate from Churchill County High School. After high school, he attended Carroll College in Helena, MT. At Carroll, he obtained a Bachelor of Arts Degree in Accounting.

After college, he moved back to Nevada where he has lived ever since. Sean is a Certified Public Accountant with experience in public, private and governmental accounting. Early in his career he worked in public accounting for four years which included auditing the City of Fallon. He spent seven years in the Comptroller and Finance offices for Churchill County and the Churchill County School District. He has 14 total years in private industry with 13 of those years as the Controller for Fallon Ford Toyota.

Sean is married to Michelle Richardson who is a teacher for the Churchill County School District. They have 3 children – Maxton (11), Camden (9) and Miya (6).

Sean's knowledge, education and experience, and especially his prior governmental accounting experience, will make him a great City Clerk-Treasurer. It is with great pleasure that I offer as an appointment, Sean Richardson as City Clerk-Treasurer and bring him before the Council for your consideration and confirmation."

Mayor Tedford added that he had known Sean for many years, and we were very fortunate to have someone like Sean who has been in our community and has the skills required for this position. He really knows our community. Over the years, we have had the opportunity to appoint some fine people from outside our community that learn it and sometimes we have had the opportunity to have people not learn it and it did not work out well. We are very fortunate to have Sean in this position. He invited Sean to the podium to answer any questions the Council or the public may have. He noted that he did not have any questions, they had spoken at length and he had known him for years.

Mr. Richardson approached the podium.

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

Councilwoman Kent advised that she did not have any questions because she had previously spoken with Sean. She added that she was grateful the City was able to find someone so qualified.

Councilwoman Frost added that she had also known Sean for years and she did not have any questions for him. She noted that he was an outstanding person in our community and very involved. She was very excited that he was joining the City of Fallon and he would be a great addition.

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

No comments were noted.

Councilwoman Frost motioned to confirm the appointment of Sean Richardson as City Clerk-Treasurer; seconded by Councilwoman Kent and approved with a 2-0 vote by the Council.

Mayor Tedford noted that a formal swearing-in would be held at a later date.

Consideration and possible action to establish the salary of Sean Richardson as City Clerk-Treasurer at One Hundred Twenty Thousand Dollars (\$120,000.00) per year

Mayor Tedford stated that this agenda item was for consideration and possible action to establish the salary of Sean Richardson as City Clerk-Treasurer at \$120,000.00 per year.

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.

Councilwoman Kent motioned to establish the salary of Sean Richardson as City Clerk-Treasurer at One Hundred Twenty Thousand Dollars (\$120,000.00) per year; seconded by Councilwoman Frost and approved with a 2-0 vote by the Council.

Presentation of the Police Department Report for February 2020

Mayor Tedford presented the February monthly report for Chief Gehman. He inquired if the Council had any comments or questions that he could answer, or he would bring Chief Gehman in if there were questions.

Councilwoman Kent wanted to inquire about the citizen survey comment regarding a gentleman that was inviting felons to live in his yard.

Mayor Tedford stated that he would look into that and follow up with her. He thought he knew where it was but did not want to comment at this time because he was not exactly sure.

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 applauded the City and all City staff for efforts in dealing with the COVID-19 crisis and for looking ahead instead of just reacting; she appreciated the proactive thinking and planning that was going on.

Councilwoman Kent added that she was grateful that there were zero COVID-19 cases in Churchill County at this time.

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 9:12 a.m.

Mayor Ken Tedford

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

April 20, 2020

Agenda Item 6

Consideration and possible approval of an application for a zone change submitted by MyWay Investments, LLC for three parcels of land located on Kaiser Street, Fallon, Nevada identified as APN #001-251-59, 001-251-60 and 001-251-61, from their current zoning of R-1 Single-Family Residence District to C-1 Limited Commercial District.
(For possible action)

**CITY OF FALLON
REQUEST FOR COUNCIL ACTION**

Agenda Item No. 6

DATE SUBMITTED: April 14, 2020

AGENDA DATE REQUESTED: April 20, 2020

TO: The Honorable City Council

FROM: Robert Erquiaga, Legal and Administrative Director

SUBJECT TITLE: Consideration and possible approval of an application for a zone change submitted by MyWay Investments, LLC for three parcels of land located on Kaiser Street, Fallon, Nevada identified as APN #001-251-59, 001-251-60 and 001-251-61, from their current zoning of R-1 Single-Family Residence District to C-1 Limited Commercial District. **(For possible action)**

TYPE OF ACTION REQUESTED: (Check One)

<input type="checkbox"/> Resolution	<input type="checkbox"/> Ordinance
<input checked="" type="checkbox"/> Formal Action/Motion	<input type="checkbox"/> Other

POSSIBLE COUNCIL ACTION: Motion to approve OR deny the application for a zone change submitted by MyWay Investments, LLC for three parcels of land located on Kaiser Street, Fallon, Nevada identified as APN #001-251-59, 001-251-60 and 001-251-61, from their current zoning of R-1 Single-Family Residence District to C-1 Limited Commercial District.

DISCUSSION: MyWay Investments, LLC submitted an application for a zone change for the three parcels of land identified above on March 12, 2020. The parcels were previously zoned C-1 and R-C, but that zoning was changed to R-1 at the June 20, 1995 City Council meeting upon the request of Marshall Perry, a previous owner of the parcels. MyWay is seeking a zone change for all three parcels from R-1 Single-Family Residence District to C-1 Limited Commercial District. The parcels are surrounded by property zoned R-2 Limited Multiple Residence District, LI Light Industrial District, C-1 Limited Commercial District and C-2 General Commercial District.

Notice of the application for a zone change and of the time and place of this public hearing was mailed on March 31, 2020 to the applicant and to all property owners within a radius of three hundred feet (300') of the exterior limits of the parcels proposed for change. Notice was also published in the Lahontan Valley News once on April 8, 2020.

FISCAL IMPACT: N/A

FUNDING SOURCE: N/A

PREPARED BY: Robert Erquiaga, Legal and Administrative Director

MyWay Investments, LLC
525 W Williams Ave
Fallon, NV 89406

March 11, 2020



City of Fallon
Planning Department
55 W Williams Ave
Fallon, NV 89406

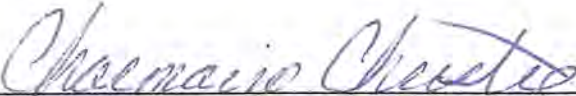
MyWay Investments, LLC is requesting a zone change for three parcels of land located on Kaiser Street. The parcel numbers are 001-251-59, 001-251-60, and 001-251-61. We are requesting a change to C-1. It is our understanding it is currently zoned R-1.

A change to C-1 would allow the parcels to be used for multi-family units combined with storage units which we feel would be ideal for that area.

The managing members of MyWay Investments, LLC are Charmaine Christie and Milton Wallace. Their resident agents are Michelle Wallace and Kori Brown of Wallace Realty. Any of these individuals may be contacted regarding the parcels.

Contact information for Milton Wallace, Michelle Wallace and Kori Brown is the office of Wallace Realty, 525 W. Williams, 423-2131.

Thank you.

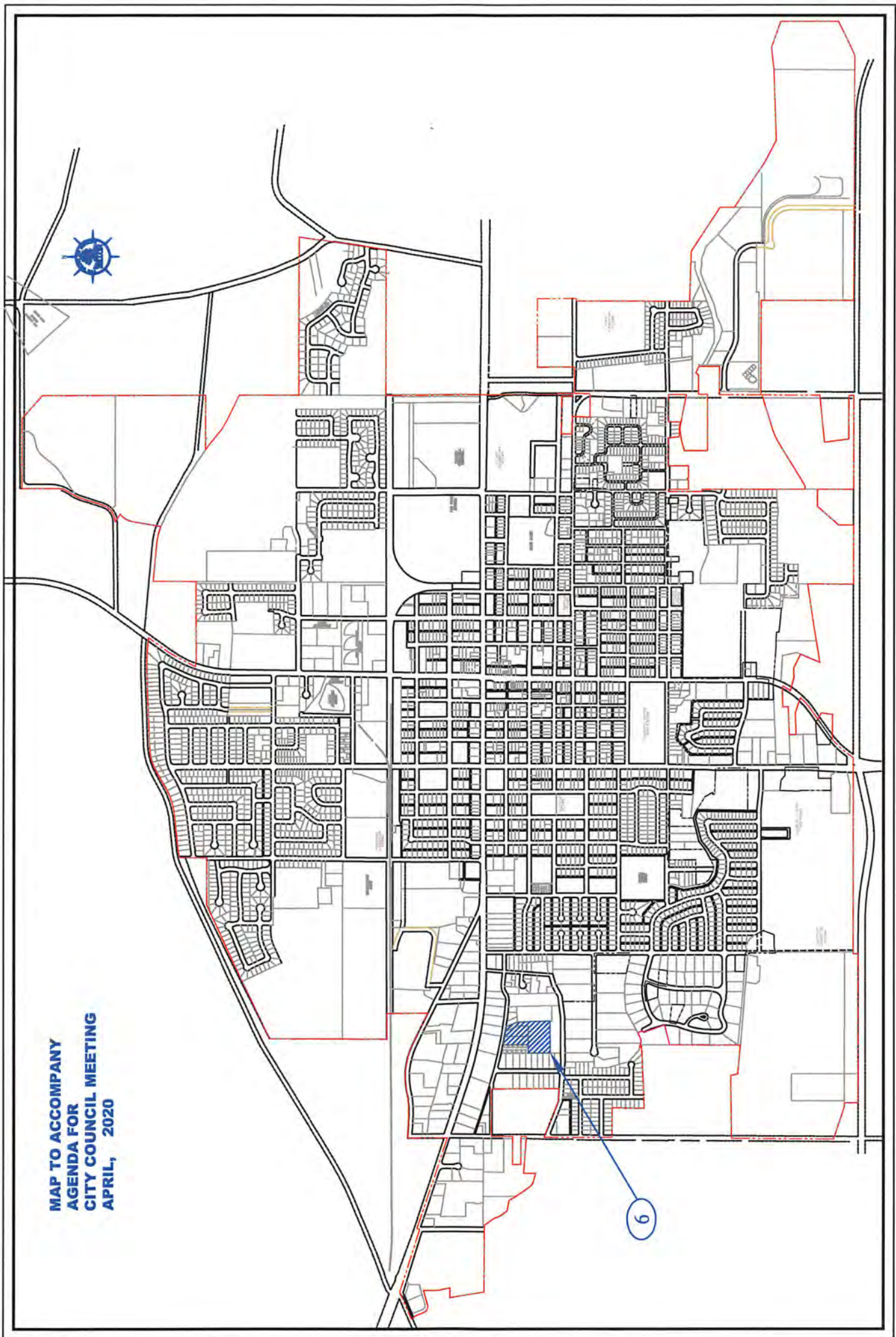


Charmaine Christie
76 S Russell Street
Fallon, NV 89406
775-217-3430

**MAP TO ACCOMPANY
AGENDA FOR
CITY COUNCIL MEETING
APRIL, 2020**



6



CITY OF FALLON ZONING



ZONING CODE LEGEND

	R-1
	R-2
	R-C
	E-1
	E-2
	C-1
	C-2
	M-1
	L I
	NOT IN CITY



Fallon, Nevada June 20, 1995

The Honorable City Council met in a regular session on the above date at 7:00 p.m.

Present:

Mayor Robert H. Erickson

Councilmen:

Willis A. Swan, Jr. Ward I

Ken Tedford, Jr., Ward II

John Tewell, Ward III

City Attorney Michael F. Mackedon

Ass't City Attorney Steve King

City Clerk Gary C. Cordes

City Engineer D. Scott Payne

Public Works Director E. Larry White

Police Chief Dale Carr

Municipal Court Judge W. E. Teurman

The meeting was called to order by Mayor Erickson. He then requested everyone rise to pledge allegiance to the flag. The pledge was lead by Mayor Erickson, his son Ryan and niece Kaithlin McEvelly.

City Clerk Cordes certified that the agenda had been posted in compliance with NRS Chapter 241.

The minutes of the May 30, June 7th after noted corrections and June 14 after noted corrections were unanimously approved upon a motion by Councilman Tewell, seconded by Councilman Tedford.

Accounts Payable Warrants #28,136-28,253, Municipal Court Warrants #35,468-35,560 and Customer Deposits Warrants #13,101-13,114 were unanimously approved upon a motion by Councilman Tedford, seconded by Councilman Swan.

Mayor Erickson advised he would now go to Item #14 on the agenda which is Youth Citizenship in the Community Recognition.

He advised this was the first year of the City participation in the Nevada League of Cities Youth Citizenship Competition. this competition was inspired by Mayor Polkinghorne of Elko and agreed to by all the Mayor's as a vehicle to recognize our youth's contributions to our Community.

He advsied the City advertiied this cimpetion and received nine well qualified candidates that illustrate the tremendous contributions youth make to our Community. The applications were forwarded to the Nevada League of Cities to determine the top 3 in the State.

He advised the young people are being recognized tonight for their contributions to our Community. In addition to their academic activities they have sacrificed other pleasures to contribute to their fellow citizens.

He stated he would like the young citizens and their parents to come forward as he described a few of their many contributions to our Community.

Dena Burrows: Community Services are canned food drives for the needy and personal visits to the Convalescent Center. Her School activities are National Honor Society, academic team and cross country

and track.

Julio Caesar Ibarra: Community Services are 50 hours of Community Service for St. Patrick's Church. School Activities: S.M.I.L.E., Hobbies: Photography, Employment: Lahontan Valley News as a photo journalist.

Robert Thomas Lee: Community Services are Churchill County and Pershing County Senior Center, Soroptimist International of Fallon. School Activities: Fallon High School Rodeo Club and Churchill County 4-H Beef Club.

Jessica Renee Montana: Community Services are St. Johns Youth Group and Newlands Water Protection Association. School Activities: Future Business Leaders of America, National Honor Society and swim team.

Jamie Lynn Schroeder: Community Services are Lahontan Valley Literacy Volunteer and St. Johns Vacation Bible School. School Activities: Sophomore and Junior Class Vice President and National Honor Society.

Shirley Ann Winder: Community Services are food baskets for the needy and visits to nursing homes. School Activities: S.M.I.L.E., S.A.D.D. and National Honor Society.

Kathleen Marie Grainer: Community Services are peer tutor for the mentally and physically handicapped and American Cancer Society. School Activities: Student Council, Sr. Class President, Varsity Track and S.M.I.L.E.

Marijoyce Ramos Leynes: Community Services are Volunteer for Lahontan Valley Literacy Center and St. Patrick's Catholic Church. School Activities: Student Council, National Honor Society, S.A.D.D. and tennis.

Scott Thomas Weed: Community Services are Boy Scouts of America and Church Youth Group. School Activities: Student Body President, National Honor Society, Basketball and Soccer.

Mayor Erickson and Mayor Elect Tedford then handed out the awards.

Mayor Erickson advised Kathleen Marie Grainer was one of the three finalists for the State. He advised Joyce and Scott were also finalists.

Mayor Erickson advised this is a time set aside for Public Comments, general in nature, not related to any agenda item. No comments were noted at this time.

Mayor Erickson then extended his sincere thanks to every single member of the Staff both paid and volunteer and Department heads for serving him so well during his terms in office.

He stated he would be forever grateful to Dale Carr for stepping in to become Police Chief again after the Chief of Police had resigned in December.

Mayor Erickson advised that City Engineer, Scott Payne has been with the City a short time and he is an outstanding engineer.

Mayor Erickson advised Public Works Director Larry White, who was the former City Engineer, has done an excellent job and stated it was a pleasure to work with him.

Mayor Erickson advised Gary Cordes has been an outstanding City Clerk/Treasurer. He stated he is the City's representative at the Legislature and at the Nevada League of Cities. He stated Gary is willing and able to step into any assignment he is given.

Mayor Erickson thanked City Attorney Mackedon for his wise counsel. He stated Mike does a good job of keeping the City out of Court.

He stated Mike and his staff of Rod McCormick and Steve King have

been an asset to the City especially on the water issue.

Mayor Erickson advised Councilman Swan has an excellent background in engineering etc. and he thanked him.

Mayor Erickson advised Councilman Tewell brings tremendous knowledge to the Council as he was a Councilman in Elko for 8 years.

Mayor Erickson advised Ken Tedford has given tremendous good advice on this Council, he is a key player in solving problems. Mayor Erickson stated he could always leave the City because he knew the City was in capable hands.

Mayor Erickson thanked Bill Teurman for his service. He advised that Bill is recognized State wide for his ability as a Judge. He pointed out that Bill is also the Juvenile Court Master for the County, he can be a tough put compassionate person.

Mayor Erickson then thanked his wife, Mary Beth, for allowing him to serve the City for 12 years and he thanked his son, Ryan, for sharing him with the City and being so understanding.

Mayor Erickson then issued the Oath of Office to Henry J. Cornu, Councilman for Ward II and Ken Tedford, Jr. as the Mayor elect.

Mayor Tedford stated when he was sworn in by Mert Domonoske he just walked out and he (Mayor Tedford) thought he (Mert) was mad. Mayor Tedford advised he found out later this was not the case. Mayor Tedford stated he had asked Bob Erickson to stay for refreshments after the meeting and he has agreed to do so.

Mayor Tedford advised one of the most important decisions he will make is the appointment of Department Heads.

He stated relative to the matter of a Deputy City Clerk position, this position was created in 1960. He advised when Fair Share hit we could not fill it. He advised the City Clerk's Office is responsible for a vast amount of duties to keep the City functioning. He advised they bill and collect for utilities, issue Business, Gaming and Liquor Licenses, and maintain archives. He advised the budgeting is done in this area even though the Department Heads present their own budgets, it is all correlated in the Clerk's Office, this is the financial operations of the City. He advised with the importance of the business handled in this office he would keep the position of Deputy Clerk/Treasurer filled.

Mayor Tedford called for any Council or public comments and their being none he made the following appointments.

City Attorney	Mike Mackedon	Fire Board - John Tewell
Assistant C/A	Rod McCormick	
Assistant C/A	Steve King	Bond Commission - John Tewell
City Clerk/Treasurer	Gary Cordes	CEDA - Willis Swan
Deputy Clerk/Treasurer	Fern Lee	alt.- John Tewell
		alt - Gary Cordes
Public Works Director	Larry White	WNDD - Ken Tedford Jr.
City Engineer/Asst P/W		alt. Mike Lister
Director	Scott Payne	Willis Swan
		alt. Dawn Egan
Municipal Court Judge	- Bill Teurman	
		Ins. Comm. Ken Tedford, Jr.

Hank Cornu
Mike Mackedon

Chief of Police - Dale Carr

Regional Street & Hwy Ben Bartlett

Board of Nevada League of
Cities Ken Tedford, Jr.

Audit Comm. John Tewell Civil Defense Dir. -
Mike Mackedon Steve Endacott

Convention & Tourism Authority

Dawn Egan

Frank Woodliff III

CCSD Master Plan Task Force
Hank Cornu

Board of Adjustment

Coalition Mike Lister/Chairman exp. 6/2000 Senior Citizens

Sherry Black exp. 6/98

Board - Ken Tedford, Jr.

Duane Vaughn exp. 6/96

Dell Williams exp. 6/99

Paul Marsh exp. 6/97

*Mayor Pro Tem Willis Swan

* Not appointed by Mayor, but selected by
Council.

Mayor Tedford thanked Jack Tedford for his participation on the
Board of Adjustment and LVEA.

A motion was then made by Councilman Swan, seconded by Councilman
Tewell to approve the appointments made by Mayor Tedford. The motion was
unanimously approved.

Mayor Tedford called for any discussion relative to his
recommendation of Willis A. Swan, Jr. as Mayor Pro Tem.

There being no discussion a motion was made by Councilman Tewell,
seconded by Councilman Cornu to approve the recommendation.

The motion was unanimously approved.

Municipal Court Judge advised everyone had received a copy of his
report and he would be happy to answer any questions.

He then congratulated Kenny on his election.

There being no questions the Judge was excused from further
participation in the meeting.

Police Chief Carr advised everyone had been furnished with a copy
of his report and he would be happy to answer any questions.

He pointed out on the last page of the report that Lt. Shyne had
been approved for the issuance of an Executive P.O.S.T. Certificate.

Public Works Director White advised relative to the Public Hearing
for setting the zoning for David Whooley's property located at 730 East
Stillwater Avenue, he is requesting C-2 zoning.

Public Works Director White advised the property is currently
developed with a residence and a commercial garage. The adjacent City

zoning is C-2 to the south (Ideal Mobile Home Park) and C-1 across the street to the north.

Mayor Tedford called for any Public Comments, asking that those wishing to speak stand, identify themselves and make their comments.

Bob Strauch, 750 East Stillwater Avenue, Space 5, advised he lives southeast of the property. He advised they run their race cars until 3:30 a.m., which is very disturbing to the neighbors. He stated it has been running in the day time now.

Mr. Strauch stated he was requesting this be denied unless the noise abatement is adhered to.

Discussion was held relative to the zoning and uses allowed.

City Attorney Mackedon advised that in commercial zoning you can not set hours of operation.

Public Works Director White advised time limits could not be set however the Nuisance Ordinance would prohibit this.

City Attorney Mackedon stated if the activity causes a nuisance complaint could be filed.

Further discussion was held.

Ruth Coble advised she lives along side the Whooley property and there is so much noise from the garage where the doors are open at night.

Mrs. Coble inquired as to what C-2 means.

Public Works Director White advised this is a General Commercial zoning, there is not a lot of difference between C-1 and C-2. He pointed out that the C-1 zoning would allow the type of business he is conducting.

Mrs. Coble inquired if this allows for this noise.

Public Works Director White advised the zoning allows for this.

Mr. Ernest Monroe, who owns property at 470 Sherman Street inquired if he sold the property for a club would he have to go back to the Council for approval.

City Attorney Mackedon advised the zoning is not personal to the individual, anything that is permitted in that zone would be allowed.

Dave Whooley advised Frank's Automotive is across the street and they work on cars all night. He stated he did not work late at night as he does not like the noise.

Mrs. Strauch stated if this is approved could the Council restrict it so he could not work on race cars.

Public Works Director White advised the City could not put that restriction on this, the City can not restrict the zoning.

Mr. Whooley advised, as far as the race car, it is muffled and street legal.

He stated his shop has always been there and he has never had any complaints. He stated they also make noise across the street.

Mr. Whooley stated he will try to keep the noise down.

There being no further comments Mayor Tedford closed the meeting to further input and called on the Council for questions or comments.

Councilman Tewell stated at the time Mr. Whooley had requested annexation of his property, he (Councilman Tewell) had checked with the neighbors to find out how they felt. Councilman Tewell stated the people he had talked with stated they would trust Mr. Whooley to be a good neighbor.

Councilman Swan stated he did not have any comments.

A motion was then made by Councilman Tewell, seconded by Councilman Cornu to approve the zoning for 730 East Stillwater Avenue as C-2. The motion was unanimously approved.

City Engineer Payne advised that this is a Public Hearing for zoning change request filed by Blake P. Brandenburg, Diane C. Goodin and the heirs of F. H. Wildes from M-1 to R-C.

He advised when this application was submitted he had advised the applicants that to avoid spot zoning it would be preferable for the properties at 211 and 241 North Ada Street to be included in the request. He advised in a telephone conversation with the owner of 211 North Ada Street, she had declined to be a co-applicant. He pointed out that if the zone change is granted, the properties at 211 and 221 will remain M-1 and will be surrounded by R-C zoned properties.

Mayor Tedford called for any Council comments and there being none at this time he called for Public Comments.

The owner of 221 North Ada stated she wants her property to remain the same. She stated she has never had trouble with financing because of the M-1 zone.

Claire Whitehead inquired as to what R-C zoning allows.

City Engineer Payne explained.

Mayor Tedford noted this has always been a difficult area when M-1 borders on R-C.

There being no further public comments Mayor Tedford closed the meeting for discussion by the Council.

Councilman Swan stated he did not see a problem with the request.

Councilman Tewell stated he might be concerned about what would go in my back yard if I was adjacent to M-1 zoning.

Mayor Tedford pointed out that 211 and 221 North Ada will not have their zoning changed.

Mayor Tedford then called for a motion.

A motion was then made by Councilman Swan, seconded by Councilman Tewell to approve the requested zone change. The motion was unanimously approved.

City Engineer Payne advised that this is the time for a Public Hearing for zoning change request filed by Marshall V. Perry for three parcels located on Kaiser Street.

He advised the owners have requested the current zoning classifications of C-1 and R-C be changed to R-1 for all three parcels. He advised the surrounding area includes R-2 adjacent to the east and south, M-1 adjacent to the west, C-1 adjacent to the northwest and C-2 to the north across Kaiser Street. He advised while the existing zoning would allow the owners to develop the area with single family lots, the requested zoning would prevent the potential infusion of other uses allowable under C-1 and R-C.

Mayor Tedford called for any Public or Council comments. There being none he called for a motion.

A motion was made by Councilman Cornu, seconded by Councilman Swan to approve the request. The motion was unanimously approved.

Mayor Tedford set July 18, 1995 as the hearing date for an appeal of the Board of Adjustments decision not to allow placement of two mobile homes on a lot zoned R-2 filed by Ernest Monroe.

City Clerk Cordes advised the Insurance Committee reviewed the proposal from Penco for City of Fallon Property and Liability Coverage for FY 96. He advised one year ago all the City property was appraised. He advised a review of the insurance coverage was made and the cost is well within the amount budgeted. He advised the Committee recommends

acceptance of the insurance quote.

City Clerk Cordes pointed out the Insurance Company provides for exposure review of all City property, at no cost.

Mayor Tedford called for any questions.

Councilman Swan pointed out the total premium for the City is down from last year in the amount of \$3,615. He advised this is a combination of the City's loss experience and Penco's loss experience taken as a whole.

Mayor Tedford called for any public comments. None were noted.

Mayor Tedford inquired if the Fire Department's new garage area is covered.

Mr. Rogne stated he thought the County had taken care of this, however he would check into the matter.

A motion was then made by Councilman Swan, seconded by Councilman Tewell to approve the Insurance Package for 1996 for the City of Fallon as quoted by Fred Rogne, Agent - E. H. Hursh, Inc.

The motion was unanimously approved.

City Clerk Cordes advised the following Resolutions are necessary by the change in the elected officials.

Mayor Tedford called for any public or Council comments. There being none he called for motions to approve the resolutions.

A motion was made by Councilman Tewell, seconded by Councilman Cornu to approve Resolution No. 95-18 relative to changing the signatures on the Municipal Court Account removing the name of Robert H. Erickson and adding the name of Ken Tedford Jr. as Mayor. All the other signatures will remain the same. The motion was unanimously approved.

A motion was made by Councilman Tewell, seconded by Councilman Swan to approve Resolution No. 95-19 relative to changing the signatures on the Payroll Account, removing the name of Robert H. Erickson and adding the names of Ken Tedford, Jr., as Mayor and Willis Swan, Jr. as Mayor Pro Tem. All the other signatures will remain the same. The motion was unanimously approved.

A motion was made by Councilman Cornu, seconded by Councilman Tewell to approve Resolution No. 95-20 authorizing issuance of checks in payment of certain items in between Council meetings. The name of Robert H. Erickson is removed and adding the names of Ken Tedford, Jr., as Mayor and Willis Swan, Jr., as Mayor Pro Tem. The motion was unanimously approved.

A motion was made by Councilman Swan, seconded by Councilman Tewell to approve Resolution No. 95-21 relative to changing the signatures on the General Account removing the name of Robert H. Erickson and adding the names of Ken Tedford, Jr., as Mayor and Willis Swan, Jr., as Mayor Pro Tem. All the other signatures will remain the same. The motion was unanimously approved.

A motion was made by Councilman Tewell, seconded by Councilman Cornu to approve Resolution No. 95-22 relative to changing the signatures on the Commercial Account removing the name of Robert H. Erickson and adding the names of Ken Tedford, Jr., as Mayor and Willis Swan, Jr., as Mayor Pro Tem. All the other signatures will remain the same. The motion was unanimously approved.

Mayor Tedford advised this is the second chance on the agenda for any Public Comments. No comments were noted.

Mayor Tedford advised he was going to for go Council and Staff Reports this evening in the interest of time as everyone is invited to have refreshments after the meeting is adjourned.

Mayor Tedford advised County Commissioner, Jim Regan, is here this evening and would like to address a few comments to Robert Erickson.

Commissioner Regan stated he wanted to pass on "Well Done" to Bob. He stated during Bob's tenure as Mayor there certainly had been a "full plate" to take care of which had been taken care of in a professional manner.

He stated he was looking forward to working with Mayor Tedford and the Council.

Bob advised it had been a pleasure working with the County, this Community is very fortunate to have the elected officials they have who are working towards making the Community a better place to live.

There being no further business the meeting was adjourned at 8:12 p.m.

Approved: _____

Ken Tedford, Jr.
Ken Tedford, Jr. Mayor

Attest: _____

Gary C. Cordes
Gary C. Cordes, City Clerk

Ken Tedford
MAYOR



James D. Richardson
Councilman

Kelly Frost
Councilwoman

Karla K. Kent
Councilwoman

March 31, 2020

MyWay Investments; LLC
525W Williams Avenue
Fallon, NV 89406

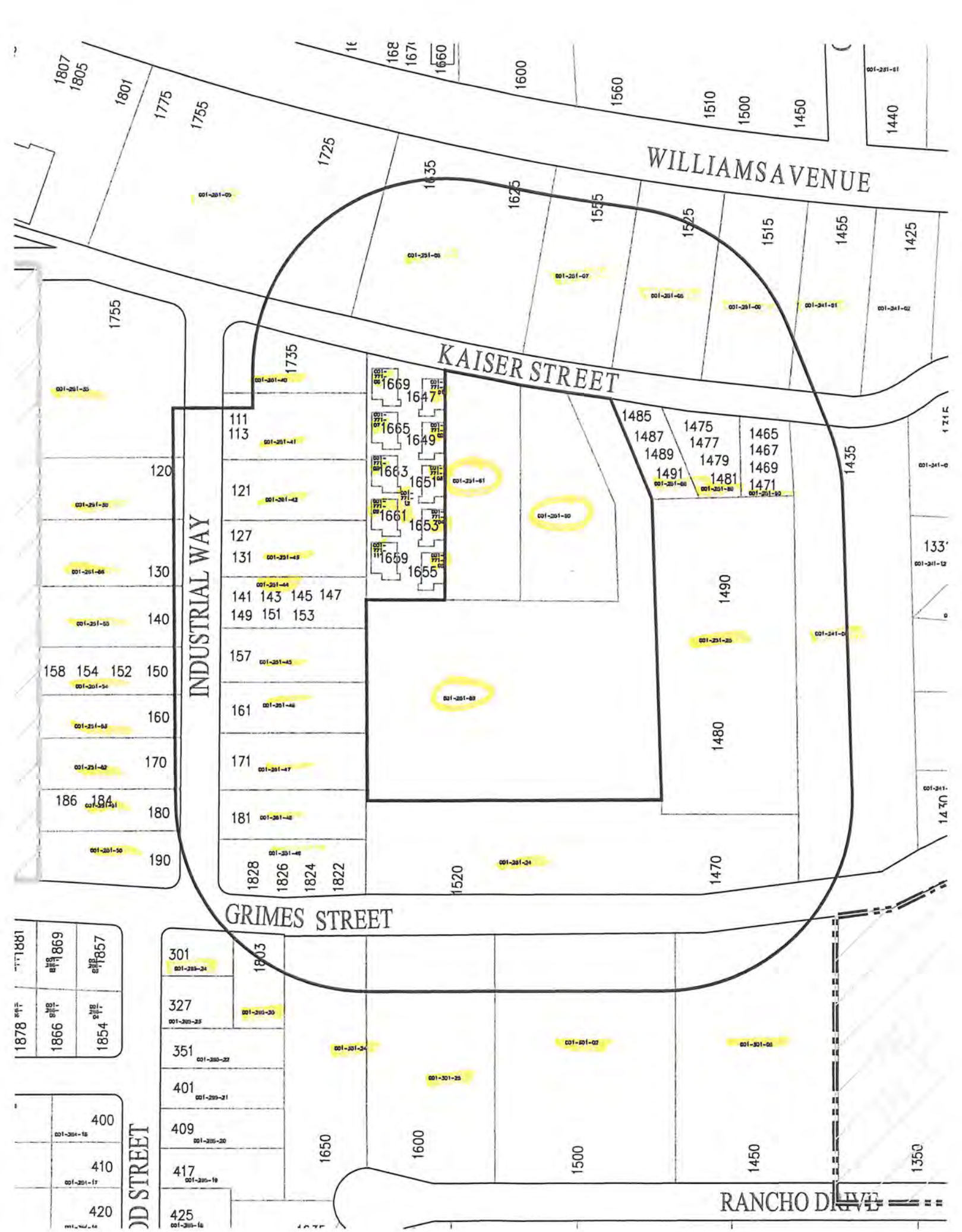
Dear MyWay Investments; LLC,

NOTICE IS HEREBY GIVEN that the Fallon City Council will hold a public hearing on **Monday, April 20, 2020 at 9:00 a.m.** in the City Council Chambers, 55 West Williams Avenue, Fallon, Nevada in order to consider an application for a zone change submitted by MyWay Investments, LLC for three parcels of land located on Kaiser Street identified as APN #001-251-59, 001-251-60 and 001-251-61. If the request is approved, the zoning for all three parcels would be changed from R-1 Single-Family Residence District to C-1 Limited Commercial District.

NOTICE IS HEREBY FURTHER GIVEN that you are invited to attend the public hearing and to be heard regarding the zone change application. You may also submit comments to, or request a copy of the application from, the City Clerk's Office in advance of the public hearing via phone at (775) 423-5104 or email at elee@fallonnevada.gov. If you have any questions, please feel free to contact Robert Erquiaga, Legal and Administrative Director, at (775) 423-8816 or rerquiaga@fallonnevada.gov.

Sincerely,

Gary Cordes
City Clerk-Treasurer



DECLARATION OF MAILING

I declare under penalty of perjury under the laws of the State of Nevada that the foregoing is true and correct:

1. That I am a citizen of the United States of America, over the age of twenty-one (21) year; and
2. That on the date below, I mailed, by U.S. Mail, with postage fully prepaid, the land located on Kaiser Street identified as APN #001-251-59, 001-251-60 and 001-251-61, Proposed Zone Change Letter to the following persons:

MyWay Investments; LLC
525W Williams Avenue
Fallon, NV 89406

Bill & Shari Goings Trustees
2025 Drumm Lane
Fallon, NV 89406

Fallon Church of Nazarene
PO Box 485
Fallon, NV 89407

Thayne & Laurel Hammond
1780 Lattin Rd
Fallon, NV 89406

Churchill Council
PO Box 1240
Fallon, NV 89407

Snopot LLC Series A
6983 Peace Pipe Ct
Reno, NV 89511

Uccelli Properties; LP
800 Union Ln
Fallon, NV 89406

Eric W & Celestia Blakey
PO Box 344
Fallon, NV 89407

State of Nevada, Div of State Lands
505 E King St; #300
Carson City, NV 89701

Karl & Jennifer Buckmaster
PO Box 2112
Fallon, NV 89406

Louies Commercial Property; LLC
1855 W Williams Avenue
Fallon, NV 89406

Dan & Ginger Urquhart Trustees
350 Drumm Ln
Fallon, NV 89406

Rogelio M & Carmen R Garcia,
39 Penrose Ln
Yerington, NV 89447

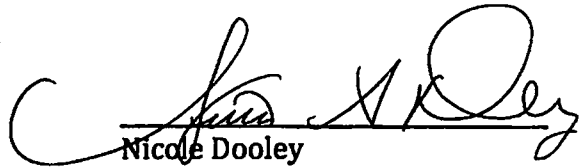
Gary C & Genarose Imhof Trustee
5695 W Grantline Rd
Tracy, CA 95304

1	10 Boulder Creek; LLC	Toby W & Connie M Thomas
2	PO Box 1565	PO Box 241
	Fallon, NV 89407	Fallon, NV 89407
3	Dennis O'Keefe, Golden Gate/s E T Retail	Eric & Glenna Palludan Trustees
4	of NV	1500 Rancho Dr
5	16580 Wedge Pkwy; #300	Fallon, NV 89406
	Reno, NV 89511	
6	Pam Donahue, J & N Motors Inc.	Kathleen Zezulak Trustee
7	41 E Jaybird St	725 Waxwing Pl
	Pahrump, NV 89048	Davis, CA 95616
8		Scott Henderson
9	PK Investmenets LLC, Wallace Realty Corp	10501 Shivalik Cir
10	525 W Williams Ave	Anchorage, AK 99507
	Fallon, NV 89406	
11	V & K Food Corporation	Edmar G & Rosemary N Lopez
12	2264 Lake Tahoe Blvd; #6	1798 Back Country Rd
	South Lake Tahoe, CA 96150	Reno, NV 89521
13		A3 Ranch LLC Seris E
14	Henning Blue Sky Investments	PO Box 976
	1351 W Williams Ave	Fallon, NV 89407
15	Fallon, NV 89406	
16	Fallon Christian Life Center	Barbara J Martin Trustee
17	1435 Kaiser Rd	925 Vonnice Ln
	Fallon, NV 89406	Fernley , NV 89408
18	Marilyn A Nygren Trustee	C T Jr & Zoellner B R Walter
19	1223 Lovelock Hwy	8870 SE 70th Terrace
	Fallon, NV 89406	Ocala, FL 34472
20		Julio G & Martha H Canjura
21	Thomas Williams	3130 Brookside Cir
22	1334 Rouge River Rd	Fallon, NV 89406
	Fernley , NV 89408	
23	Sofia Shaw	Philip & Carla Pomeroy Trustees
24	1803 Grimes St	4882 Harrigan Rd
	Fallon, NV 89406	Fallon, NV 89406
25		Elbert H & Sharlene G Bergmans
26	Adrian & Mary M Noriega	1661 Kaiser St
27	1650 Rancho Dr	Fallon, NV 89406
28	Fallon, NV 89406	

1 Sean C & Michelle R Richardson
2 325 River Village Drive
3 Fallon, NV 89406

Dale & Carol Mulliner
1649 Kaiser Street
Fallon, NV 89406

4 DATED this 31st day of March, 2020.

5
6 
Nicole Dooley



580 Mallory Way, Carson City, NV 89701
P.O. Box 1888 Carson City, NV 89702
(775) 881-1201 FAX: (775) 887-2408

Customer Account #: 1066221

Legal Account

CITY OF FALLON,
55 W. WILLIAMS AVE.
FALLON, NV 89406
Attn: Nicole Dooley

Jody Mudgett says:

That (s)he is a legal clerk of the
Lahontan Valley News,
a newspaper published Wednesday
at Fallon, in the State of Nevada.


Copy Line

Zone Change

PO#:

Ad #: 0000571227-01

of which a copy is hereto attached, was published
in said newspaper for the full required period of
1 time(s) commencing on **04/08/2020**,
and ending on **04/08/2020**, all days inclusive.

Signed: 

Date: 04/08/2020 State of Nevada, Carson City

This is an Original Electronic Affidavit.

Price: \$ 63.59

Proof and Statement of Publication

Ad #: 0000571227-01

City of Fallon

**Notice of Public Hearing
to Consider an
Application for a
Zone Change**

NOTICE IS HEREBY
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City Council will hold a
public hearing on Mon-
day, April 20, 2020 at
9:00 a.m. in the City
Council Chambers, 55
West Williams Avenue,
Fallon, Nevada in order
to consider an applica-
tion for a zone change
submitted by MyWay
Investments, LLC for
three parcels of land
located on Kaiser Street
identified as APN #001-
251-59, 001-251-60 and
001-251-61. If the
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the public hearing and to
be heard regarding the
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You may also submit
comments to, or request
a copy of the application
from, the City Clerk's
Office in advance of the
public hearing via phone
at (775) 423-5104 or
email at
elee@fallonnevada.gov.

Gary C. Cordes
City Clerk-Treasurer

**Pub: April 8, 2020
Ad#0000571227**