

**MINUTES
CITY OF FALLON
55 West Williams Avenue
Fallon, Nevada
November 2, 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 Councilman, James D. Richardson
City Councilwoman, Kelly Frost
City Councilwoman, Karla Kent
Police Chief, Kevin Gehman
Deputy City Attorney, Leonard E. Mackedon
Chief of Staff, Robert Erquiaga
Director of Tourism & Special Events, Jane Moon
Public Works Director, Brian A. Byrd
Deputy City Attorney, Trent deBraga
City Engineer, Derek Zimney
City Clerk-Treasurer, Sean C. Richardson

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.

Chief of Staff Erquiaga advised that the agenda was posted in compliance with Governor Sisolak's Emergency Directives, the agenda and the supporting materials were posted at City Hall, on the City's website, and the State of Nevada's public notice website on or before 9:00 a.m. on October 27, 2020.

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.

Mr. Geoff Knell of 261 Serpa Place stated that he recently returned from a trip to the Washington, DC area where he preached in Maryland, Delaware, and Virginia. He preached near Joe Biden's home, imploring him to repent. He noted that President Trump has said that he

got into politics to bring God back into government. Praise God. He read Psalms 33:11-12. He stated that God needs to be back into government. It was important to vote in a way to bring pause to evil. If evil takes over the federal government, your jobs are going away; eventually to Artificial Intelligence and we will not have a say. We need to take action to bring God back into this nation. He added that he would be preaching at the Fallon Convention Center – 100 feet out – on Election Day. He stated that Christ is King, he is the law giver, and he is the judge. He hoped that the decisions made today would be of God, because those decisions effect our society. He stated that he would speak on the stop sign issue. He appreciated that it was on the agenda. He hoped the Council would follow through with it. Since 2008, when the Diamond Creek subdivision was built, he sees people run right through the stop signs because nobody is watching them, and nobody is being held accountable. People use it as a beltway and to avoid areas like downtown. It was atrocious, but he would get into more detail later. He encouraged the City to not get into debt as much as they should. He suggested managing finances to get back into the black because you are putting the rest of us into debt. He added that he was talking about the \$2 million debt to be considered. He was not saying no, he just wanted the Council to think because it was very important. Thank you.

Mayor Tedford thanked Mr. Knell for his comments and reminded him that these public comments should not be addressed toward any items that are already on the agenda today. He could come up and talk about those topics when that agenda item is presented.

Mr. Knell agreed to comment on the items at the appropriate time.

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.

Presentation of Proclamation for No-Shave November 2020 to support cancer research, awareness, and treatment

Mayor Tedford advised that this proclamation is issued annually in November.

Mayor Tedford read the proclamation into the record:

Whereas, during the month of November we commend the courage of those who are battling cancer and remember all whose lives have been taken from us by this horrible disease; and

Whereas, we applaud the nearly 17 million cancer survivors in the United States who show us that victory over cancer is possible; and

Whereas, we extend our appreciation to the healthcare professionals, scientists and researchers who have committed their work to finding a cure for cancer; and

Whereas, cancer remains the second-leading cause of death in the United States; and

Whereas, thanks to early detection, preventive measures and medical innovation, survival rates for the most common types of cancer – lung, colorectal, breast and prostate – have vastly improved, providing much-needed hope to millions of cancer patients and their families nationwide; and

Whereas, preventive screenings, consulting your physician when detecting abnormalities and awareness of family history can be the difference between life and death; and

Whereas, it is critical that we see our doctors or healthcare providers regularly and stick to a healthy diet and routine physical activity; and

Whereas, the City of Fallon, the Mayor and the City Council have indicated a desire to help support research, awareness and treatment of 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 2020 as:

NO-SHAVE NOVEMBER

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

In witness whereof, I have hereunto set my hand and affixed the official seal of the City of Fallon this 2nd day of November 2020. Ken Tedford, Mayor.”

Mayor Tedford added that not shaving in November prompts people to ask him why he was growing a beard and that gives him the opportunity to tell people about cancer awareness, we have focused on prostate cancer in past years with early detection, and this year we are focusing on cancer research, awareness, and treatment as a whole. It really does give you a chance to talk about it and highlight the importance of consulting their physician, getting screenings, and talking to their family and friends about it. It is very important that we as a City, and as a Council, try to bring awareness.

Mayor Tedford signed the proclamation, and photographs will be posted to social media.

Consideration and possible approval and adoption of Resolution No. 20-10: A resolution providing for the installation and maintenance of stop signs on the east and west legs of the intersection of Serpa Place and North Broadway Street, and for other matters properly related thereto

Chief of Staff Erquiaga explained that the City had received inquiries regarding additional stop signs at the intersection of Serpa Place and North Broadway Street. City staff has reviewed that location and sought an analysis from Lumos and Associates. Lumos and Associates is recommending the addition of stop signs on the east and west legs of the intersection and City staff is in agreement with that recommendation. If approved and adopted, the resolution would authorize City staff to install those stop signs and maintain them.

Mayor Tedford advised that he took the blame for this because it has been on his desk with a map, but we needed the study which we asked for a few weeks ago. The study backed up the need for stop signs. He was in favor of installing these two stop signs. That area has become a route for traffic from the neighborhoods north of the City and in the northern part of the City. They go through these neighborhoods and end up on Sherman Street and Broadway Street. There is pretty much clear sailing from North Maine Street all the way down Serpa Place until you get to the neighborhoods. We have done some mediation in the neighborhoods, which has helped, but the count is still high in those neighborhoods. The optimum thing is for that traffic to come down North Maine Street and turn on East Williams Avenue to go on to Harrigan Road and Crook Road. People even go through the New River Business Park to skip Harrigan Road. He inquired if the Council had any comments or questions.

Councilwoman Kent confirmed that the addition of these two stop signs would make it a 4-way stop.

Mayor Tedford replied affirmatively.

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

Mr. Geoff Knell of 261 Serpa Place advised that he was on the front lines and sees speeders while looking out his front window. He sees it when he walks his dog. When he preaches outside, he tries to get people to slow down. But they only do it for a little while because they are so full of pride. He implored Councilwoman Frost, as his representative, to approve this resolution. He knew that people like freedom from restriction and do not like change. He almost got run over with his wife while they were taking their foster kid to the bus stop across the street. He takes this personally. It is time for action to be taken. As soon as the Diamond Creek subdivision opened, people have been speeding through there like crazy and do not care. He has followed people in his car and encountered them, asking them not to speed down Serpa Place and he has been met with negative comments and gestures. People do not respond to the legality of this City; they are too prideful. He added that these stop signs are really needed. He has been in his house for 22 years and has been complaining since 1998 – it is time for these stop signs to be installed.

Mayor Tedford inquired if there were any other public comments.

No further comments were noted.

Mayor Tedford closed public comments.

Councilwoman Frost motioned to approve and adopt Resolution No. 20-10: A resolution providing for the installation and maintenance of stop signs on the east and west legs of the intersection of Serpa Place and North Broadway Street, and for other matters properly related thereto; seconded by Councilman Richardson and approved with a 3-0 vote by the Council.

Consideration and possible approval and adoption of Resolution No. 20-09: A resolution authorizing medium-term obligations in an amount of up to \$2,000,000 to finance improvements to City Hall and the City's Public Works Building, the construction of a new Fixed Base Operator Building at the City's Airport, and

refinancing certain outstanding obligations of the City; directing the officers of the City to forward materials to the Department of Taxation of the State of Nevada; providing certain details in connection therewith; authorizing the City staff to arrange the terms of such medium-term obligations; and providing the effective date hereof

Chief of Staff Erquiaga opened the public hearing and advised that City staff has been working with our financial consultant, Mr. Marty Johnson, on a number of projects. The first one was the refinancing of our electric bonds that the Council approved a few meetings back. The interest rates and the opportunity that became available through that process triggered this conversation about a possibility of issuing medium-term obligations to kickstart a few of these projects that we have had ready and had been trying to find sources of funding to get them started. Having met with Mr. Johnson and our bond counsel, Mr. Scott Shaver, we have prepared the attached resolution. If approved, this would be the first step in issuing medium-term obligations as the statute requires that we hold a public hearing that allows for public comment prior to closing the public hearing. If the resolution is approved, we would forward it to the Department of Taxation (Taxation). In this case, we would propose running the process somewhat concurrently, in that while we are waiting for Taxation's approval, which he was certain we would get, we would send out the request for bids and have banks start responding in order to meet a closing by the end of the calendar year. Mr. Johnson has seen some other medium-term deals recently and the interest rates were very low and he also thinks that banks may be a little more hungry as the end of the calendar year approaches, especially if they have not yet met their particular quotas. The timeline would be relatively quick, but that is the advice that we are getting from Mr. Johnson. He listed the projects again: Improvements to the City's Public Works Building, improvements to City Hall which are the women's restroom and breakroom area, construction of a new Fixed Base Operator building at the airport, and exploring the option of refinancing our vacuum truck lease. We purchased the vacuum truck several months ago and now there may be an opportunity to significantly reduce the interest we are paying on that. The total is approximately \$2 million and that includes the cost of doing this transaction. The medium-term obligations would mature in 10 years. We thought this was a once in a lifetime opportunity in that we are hopeful the interest rates would be as low as Mr. Johnson has been seeing. This action today would not issue the debt; we would come back before the Council if this resolution were approved. We would note that we received approval from Taxation and we would ultimately bring back the responses to our request for bids and the Council would be able to evaluate both the actual interest rates proposed and the terms of the transaction. If approved today, this would allow us to move forward with the process. The time sensitive matter is getting this to Taxation so that they can go through their process to get it approved, especially during times like this, when people still are not working in the office as much as usual and they have a number of audit related issues occurring. We would like to get this to Taxation so we can get it back and meet our timeline. The breakdown of estimated payments – these projects cover, in some cases, all of our utilities so they have a share in the repayment as well as the General Fund as it relates to the airport and City Hall work.

Mayor Tedford noted that we have been pushing to get these projects done for some time. In the City Hall project, we started with the women's restroom because it meets the minimum requirements for ADA use and when we did the preliminary design for better ADA use, it pushed into the breakroom for employees, which then required modifications to the breakroom

and added to the project. We have been striving for years to get all of public works together and we moved from B Street to North Maine Street in temporary buildings. We purchased the former Firestone building to try to put everybody in one building and we have preliminary drawings that put everyone in the same building, which is our goal. The Fixed Base Operator building is from the 1940s or 1950s and is falling apart. We had a joint project with Churchill County to submit a Community Development Block Grant, but it was denied so we hope to still do that project with Churchill County, and this is our portion of that project. We are experiencing growing use of that airport and it is necessary. Interest rates have never been this low and may never be this low again, so we are looking at refinancing the vacuum truck. He inquired if the Council had any comments or questions.

Councilwoman Frost thanked Mayor Tedford for taking the leadership role and coming up with this plan. She also thanked Chief of Staff Erquiaga and City Clerk Richardson for all their hard work on it. With the interest rates so low, this is a great opportunity to get these much-needed projects done.

Councilman Richardson asked if there was a design for the Fixed Base Operator building.

Mayor Tedford stated that we have a design.

Councilman Richardson asked if it would be located where the existing building is.

Mayor Tedford explained that we will try to do it somewhere while we can still be in the old building or bring in a temporary building and tear the existing building down, or situate it there and tear it down when we are done. We would try to maintain the landscaping that we have out there. We need to have a building available for that airport, since it is a 24/7 airport.

Councilman Richardson agreed, especially since we completed a lot of improvements to the runway, fencing, and lighting. The only eyesore is really that building when you first drive in. He asked if we still planned to install a sign at the airport.

Mayor Tedford stated that we worked on a sign project and it was derailed due to the cost. We are going to revisit it and make some modifications to make it more affordable. We will also work with the Federal Aviation Administration on placement of the sign.

Councilwoman Kent asked if the \$2 million was projected to cover all three projects through completion.

Mayor Tedford replied affirmatively, and the refinancing, as that is the fourth item.

Mayor Tedford inquired if there were any public comments or questions, as this was a public hearing.

Mr. Geoff Knell of 261 Serpa Place asked if taxes would increase since the Department of Taxation was involved.

Mayor Tedford replied that this financing would not raise his taxes.

Mr. Knell thanked Mayor Tedford.

Mayor Tedford inquired if there were any other public comments.

No further comments were noted.

Mayor Tedford closed the public hearing.

Councilman Richardson motioned to approve and adopt Resolution No. 20-09: A resolution authorizing medium-term obligations in an amount of up to \$2,000,000 to finance improvements to City Hall and the City's Public Works Building, the construction of a new Fixed Base Operator Building at the City's Airport, and refinancing certain outstanding obligations of the City; directing the officers of the City to forward materials to the Department of Taxation of the State of Nevada; providing certain details in connection therewith; authorizing

the City staff to arrange the terms of such medium-term obligations; and providing the effective date hereof; seconded by Councilwoman Frost 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 9:33 a.m.

Attest: 
Sean C. Richardson, City Clerk-Treasurer


Mayor Ken Tedford