

AGENDA
CITY OF FALLON – CITY COUNCIL
55 West Williams Avenue
Fallon, Nevada
August 16, 2021 – 9:00 a.m.

The Honorable City Council will meet in a regularly scheduled meeting on August 16, 2021 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 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. Approval of Warrants: **(For possible action)**
 - A) Accounts Payable
 - B) Payroll
 - C) Customer Deposit
5. Consideration and possible approval of an application by Thakshila May for a drinking establishment liquor license for Woody's to be located at 10-B State Street. **(For possible action)**
6. Consideration and possible approval of an application by Pamela Yost for a drinking establishment liquor license and a retail liquor license for Cranberry Cottage to be located at 25 S. Maine Street. **(For possible action)**
7. Consideration and possible approval of an application by Lucy Carnahan for a drinking establishment liquor license for Churchill Chamber of Commerce dba: Fallon Chamber of Commerce for to be determined events within the City of Fallon. **(For possible action)**
8. Consideration and possible approval and adoption of Resolution 21-07: A resolution of the City Council of Fallon, Nevada providing for the transfer of the City's 2021 Private Activity Bond Volume Cap to the Nevada Rural Housing authority; and other matters related thereto. **(For possible action)**
9. Consideration and possible action to approve a professional services contract with Lumos & Associates of Fallon, Nevada, in order to provide engineering and construction services for the reconstruction and enhancement of portions of Sherman and Broadway Street, in the amount of

Three Hundred Eighty-Five Thousand Five Hundred Dollars (\$385,500.00). **(For possible action)**

10. Consideration and possible approval of a Professional Services Contract with Lumos and Associates, Inc. for design and construction administration support services relating to the Rattlesnake Hill Water Tank Replacement project in the amount of Four Hundred Ninety-Seven Thousand Five Hundred Dollars (\$497,500.00). **(For possible action)**
11. Consideration and possible approval to grant the City Engineer permission to submit tentative maps to the Nevada Department of Environmental Protection (NDEP) on behalf of the City Council who acts as the Planning Commission. **(For possible action)**
12. Fallon Police Department Monthly Report for June & July 2021 **(For discussion only)**
13. Public Comments **(For discussion only)**
14. Council and Staff Reports **(For discussion only)**
15. 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 August 11, 2021 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.

August 16, 2021

Agenda Item 5

Consideration and possible approval of an application by Thakshila May for a drinking establishment liquor license for Woody's to be located at 10-B State Street. **(For possible action)**

Incorporated 1908

**CITY OF FALLON
REQUEST FOR COUNCIL ACTION**

Agenda Item No. 5

DATE SUBMITTED: August 9, 2021

AGENDA DATE REQUESTED: August 16, 2021

TO: The Honorable City Council

FROM: Elsie Lee, Deputy City Clerk

SUBJECT TITLE: Consideration and possible approval of an application by Thakshila May for a drinking establishment liquor license for Woody's to be located at 10-B State Street. (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 |

RECOMMENDED COUNCIL ACTION: Motion to approve application and to issue a drinking establishment liquor license to Thakshila May for Woody's to be located at 10-B State Street.

DISCUSSION: Thakshila May, owner of Woody's, has made an application for a drinking establishment liquor license for Woody's to be located at 10-B State Street. A drinking establishment liquor license is a privileged license that allows the licensee to sell alcoholic beverages from a fixed and definite place of business for consumption upon the premises only.

The application has been reviewed by Captain Ron Wenger, City Engineer Derek Zimney, Deputy City Clerk Elsie Lee and Deputy City Attorney Leonard Mackedon and has been recommended for approval.

FISCAL IMPACT: Annual drinking establishment liquor license fee revenue.

FUNDING SOURCE: N/A.

PREPARED BY: Elsie Lee, Deputy City Clerk

TO BE PRESENTED TO THE COUNCIL BY: Elsie Lee, Deputy City Clerk



CITY OF FALLON CLERK'S OFFICE

55 West Williams Avenue, Fallon, Nevada 89406
Phone: (775) 423-5104
Fax: (775) 423-8874

LIQUOR LICENSE APPLICATION

Application Type: New Owner Change Manager Change Location Change

Applicant Name: May Thakshila H Application Date: 7-23-21
Last First MI

Title: Owner Phone: (775) 217-1059

Date of Birth: 10/23/1970 Driver's License Number: 0406470067

State: Nevada

List all addresses in which you have resided at for the past five (5) years.

Begin/End	Physical Address	City	State	Zip
06/2020 - Present	10 S. State St. #A	Fallon	NV	89406
07/2018-06/2020	50 E .Stillwater Ave # 9	Fallon	NV	89406

Business Entity Type: Sole Proprietor Partnership Limited Liability Company DBA
 Corporation Association Other: _____

Business Name: Woody's

Business Owner(s):

Name	Address	Title
Tasha May	10 S. State St. Fallon, NV 89406	Owner

Business Address: 10 S. State St.
City State Zip

Provide a brief description of the portion to be occupied by the establishment for which the license is sought:
10 S. State St.

Is the premises to be licensed leased by the applicant? Yes No

Name of the owner of the premises: _____

Name of the owner's authorized agent, if any: _____

What type of license for which the application is made: Retail (Off Premises) Drinking Establishment (On Premises)

Have you owned or managed any other business? Yes No



CITY OF FALLON CLERK'S OFFICE

55 West Williams Avenue, Fallon, Nevada 89406

Phone: (775) 423-5104

Fax: (775) 423-8874

If Yes, list the business(es) you have owned or managed.					
Begin/End	Name	Address	City	State	Zip
	Pinkrose	44,45 Industrial Estate	Horana	Shirlank	
Have you ever been issued a business or a liquor license? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, when? _____ What Agency? _____					
Have you ever had a business or liquor license revoked? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, when? _____ What Agency? _____					
Have you ever been denied a business or liquor license? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, when? _____ What Agency? _____					
Have you received any specialized training for serving alcoholic beverages? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, explain: _____					
Have you ever been arrested? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, provide the following information:					
Date	Charge	Arresting Agency	Disposition		
List five (5) references not related to you with daytime phone numbers:					
Name	Phone	Relationship			
Angela Rowan	775-770-2424	Business Associate			
Patricia Sammons	775-294-4135	Friend			
Chi Van	775-217-0216	Business Associate			
Jill Pustovrh	775-427-1732	Friend			
Terri Buchanan	775-217-4757	Business Associate			

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

1. That I have received and read a copy of Chapter 5.08 of the Fallon Municipal Code – Alcoholic Beverage Sales;
2. That upon approval of a Liquor License, I will conduct the business and business establishment in accordance with the provisions of the laws of the State of Nevada, the United States, and the ordinances of the City of Fallon applicable to the conduct of business; and
3. That the above information is true and correct to the best of my knowledge and belief and that such declaration is made with the full knowledge that any failure to disclose, misstatement, or other attempt to mislead may be considered sufficient cause for denial of a business license.



 Applicant's Signature



CITY OF FALLON CLERK'S OFFICE

55 West Williams Avenue, Fallon, Nevada 89406

Phone: (775) 423-5104

Fax: (775) 423-8874

AUTHORIZATION AND RELEASE

I, May Thakshila, authorize the Fallon Police Department to perform a background check and to release the results of said investigation, which may include information of a confidential or privileged nature, to the City Council in public documents and/or discussion at a public meeting.

Applicant's Signature

OFFICIAL USE ONLY

10 Print Card _____
Photo _____
Local records _____
NCJIS _____
Municipal Code _____
Fee \$ _____

Spillman Entry _____

Recommended by Chief of Police or Designee

Not Recommended by Chief of Police or Designee

REVIEWED BY:

City of Fallon Engineering/Building Department _____
City of Fallon Chief of Police _____
City of Fallon/Churchill County Fire Dept. _____
City of Fallon Attorney's Office _____

Date: 8/6/21
Date: 8/6/21
Date: 8-9-21
Date: 8/6/21

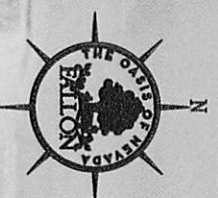
OFFICIAL USE ONLY:

Account No. _____

License No. _____

Payment Received By: _____

E. WILLIAMS AVENUE



APPROXIMATE PROPERTY LINE

STONE CABIN COFFEE
480 E. WILLIAMS

RESIDENCE
10 A STATE STREET

STATE STREET

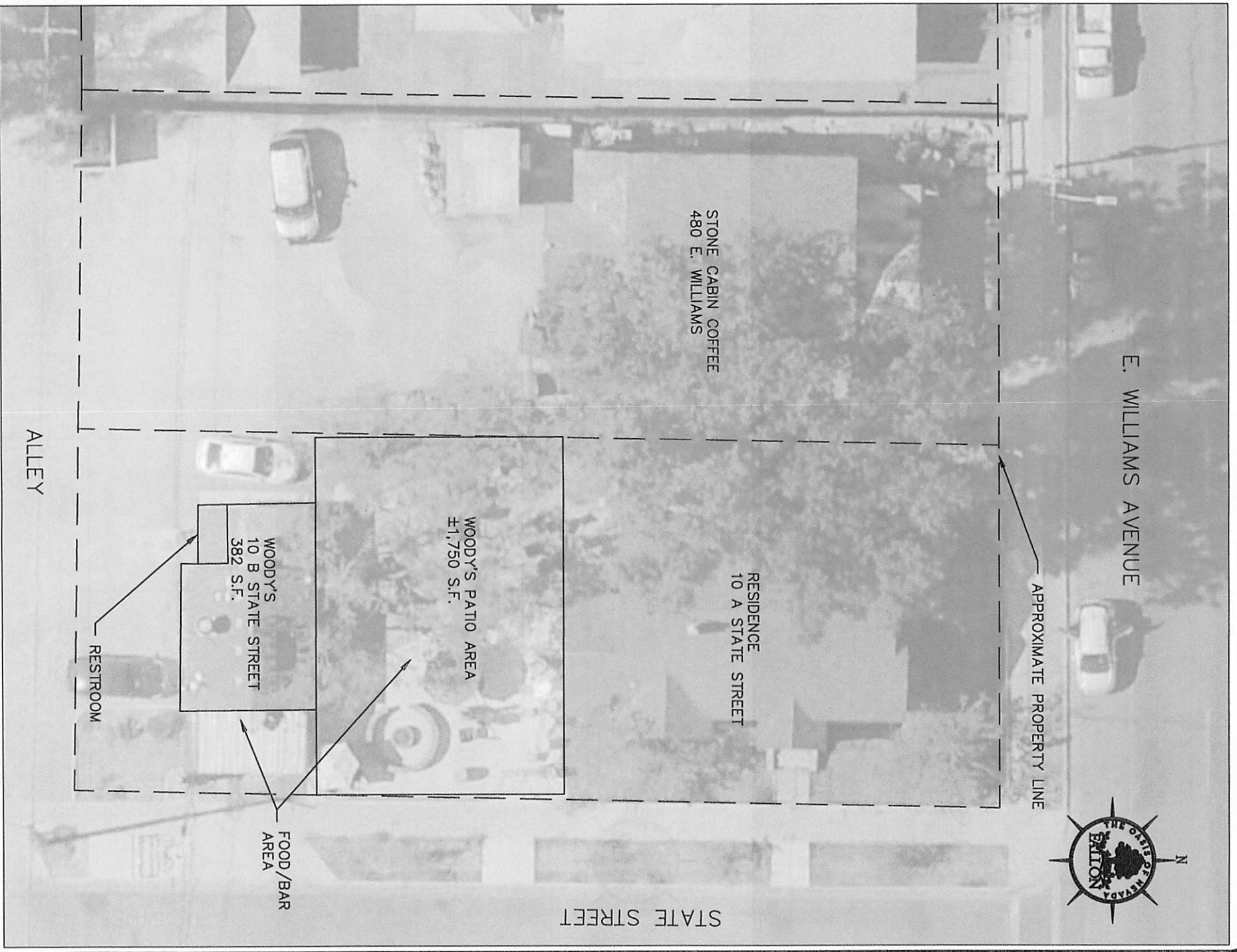
WOODY'S PATIO AREA
±1,750 S.F.

WOODY'S
10 B STATE STREET
382 S.F.

FOOD/BAR
AREA

RESTROOM

ALLEY



FALLON POLICE DEPARTMENT

55 West Williams Avenue
Fallon, Nevada 89406-2941
(775) 423-2111
(Fax) 423-6527

Kevin Gehman
Chief of Police

August 4, 2021

This letter certifies that Thakshila H. May, Woody's, 10 State Street, Fallon, NV 89406, has completed and passed her background check for a liquor license.

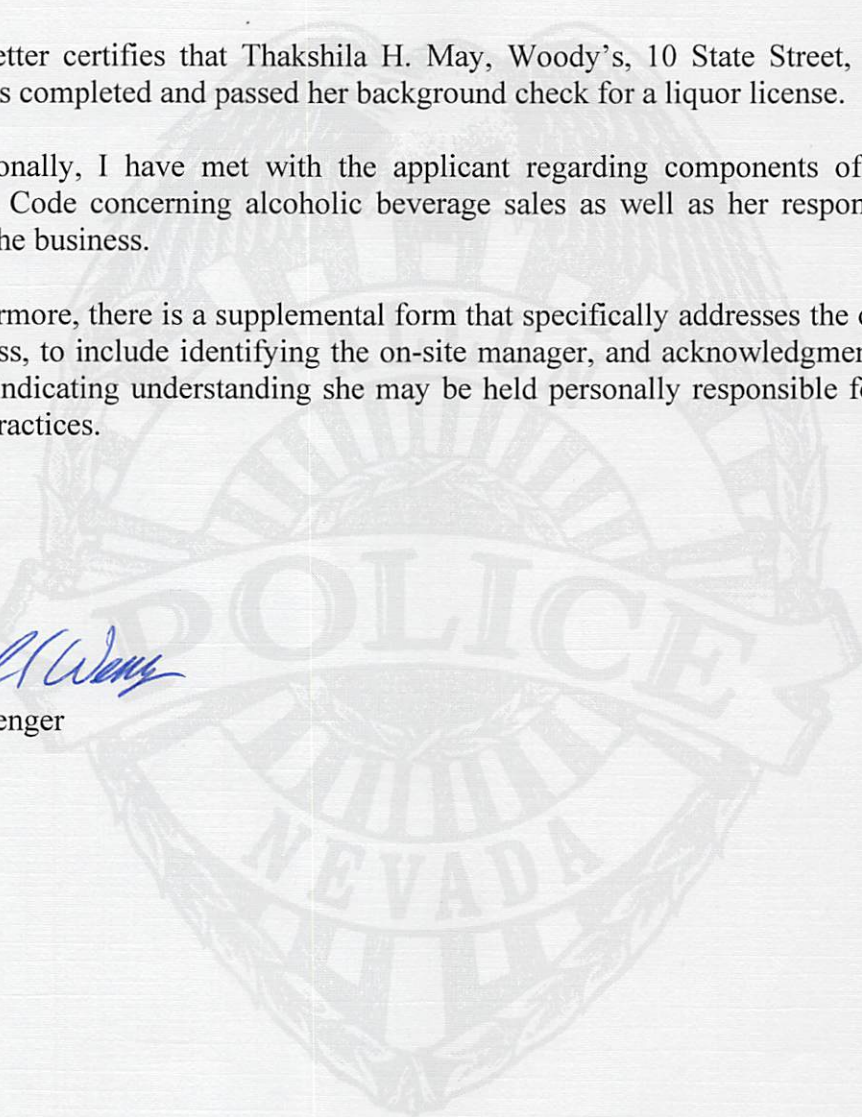
Additionally, I have met with the applicant regarding components of the Fallon Municipal Code concerning alcoholic beverage sales as well as her responsibilities as owner of the business.

Furthermore, there is a supplemental form that specifically addresses the operation of the business, to include identifying the on-site manager, and acknowledgments from the applicant indicating understanding she may be held personally responsible for improper business practices.

Sincerely,



Ronald Wenger
Captain



Liquor License Application Interview Supplement

APPLICANT Thakshila H. May

DATE 08/04/2021

BUSINESS NAME – Woody's, 10 State Street, Fallon, NV 89406

I (will/will not) be the on-site supervisor.

If not, the on-site supervisor will be Don May

I understand that if the on-site supervisor changes, I am responsible to notify the City Clerk's Office. Initials DM

I acknowledge that as the license holder, I am personally responsible for what is sold at the store. Initials DM

I further acknowledge that as the license holder, I am responsible for alcohol sales from the business and may be held personally responsible for alcohol sales that violate any law or ordinance. Initials DM

I have received, read and understand the Liquor and Business License requirements within the Fallon Municipal Code and agree to abide by those requirements. Initials DM

August 16, 2021

Agenda Item 6

Consideration and possible approval of an application by Pamela Yost for a drinking establishment liquor license and a retail liquor license for Cranberry Cottage to be located at 25 S. Maine Street. **(For possible action)**

**CITY OF FALLON
REQUEST FOR COUNCIL ACTION**

Agenda Item No. 6

DATE SUBMITTED: August 9, 2021

AGENDA DATE REQUESTED: August 16, 2021

TO: The Honorable City Council

FROM: Elsie Lee, Deputy City Clerk

SUBJECT TITLE: Consideration and possible approval of an application by Pamela Yost for a drinking establishment liquor license and a retail liquor license for Cranberry Cottage to be located at 25 S. Maine Street. (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 |

RECOMMENDED COUNCIL ACTION: Motion to approve application and to issue a drinking establishment and retail liquor license to Pamela Yost for Cranberry Cottage to be located at 25 S. Maine Street.

DISCUSSION: Pamela Yost, owner of Cranberry Cottage, has made an application for a drinking establishment liquor license and a retail liquor license for Cranberry Cottage to be located at 25 S. Maine Street. A drinking establishment liquor license is a privileged license that allows the licensee to sell alcoholic beverages from a fixed and definite place of business for consumption upon the premises only. A retail liquor license is a privileged license that allows the licensee to sell alcoholic beverages from a fixed and definite place of business for consumption off of the premises only.

The application has been reviewed by Captain Kris Alexander, City Engineer Derek Zimney, Deputy City Clerk Elsie Lee and Deputy City Attorney Leonard Mackedon and has been recommended for approval.

FISCAL IMPACT: Annual drinking establishment and retail liquor license fee revenue.

FUNDING SOURCE: N/A.

PREPARED BY: Elsie Lee, Deputy City Clerk

TO BE PRESENTED TO THE COUNCIL BY: Elsie Lee, Deputy City Clerk



CITY OF FALLON CLERK'S OFFICE

55 West Williams Avenue, Fallon, Nevada 89406

Phone: (775) 423-5104

Fax: (775) 423-8874

If Yes, list the business(es) you have owned or managed.

Begin/End	Name	Address	City	State	Zip

Have you ever been issued a business or a liquor license? Yes No

If Yes, when? 2010-current, 2018-Current What Agency? County, City

Have you ever had a business or liquor license revoked? Yes No

If Yes, when? _____ What Agency? _____

Have you ever been denied a business or liquor license? Yes No

If Yes, when? _____ What Agency? _____

Have you received any specialized training for serving alcoholic beverages? Yes No

If Yes, explain: _____

Have you ever been arrested? Yes No

If Yes, provide the following information:

Date	Charge	Arresting Agency	Disposition

List five (5) references not related to you with daytime phone numbers:

Name	Phone	Relationship
Kristan Matter	775-870-2837	Friend
Vicki Rice	775-427-2303	Friend
Pat Sloan	775-427-7973	Friend
Tori Sciacca	951-529-5224	Friend
Kim Klenakis	775-426-8371	Friend

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

1. That I have received and read a copy of Chapter 5.08 of the Fallon Municipal Code – Alcoholic Beverage Sales;
2. That upon approval of a Liquor License, I will conduct the business and business establishment in accordance with the provisions of the laws of the State of Nevada, the United States, and the ordinances of the City of Fallon applicable to the conduct of business; and
3. That the above information is true and correct to the best of my knowledge and belief and that such declaration is made with the full knowledge that any failure to disclose, misstatement, or other attempt to mislead may be considered sufficient cause for denial of a business license.

 Applicant's Signature



CITY OF FALLON CLERK'S OFFICE

55 West Williams Avenue, Fallon, Nevada 89406

Phone: (775) 423-5104

Fax: (775) 423-8874

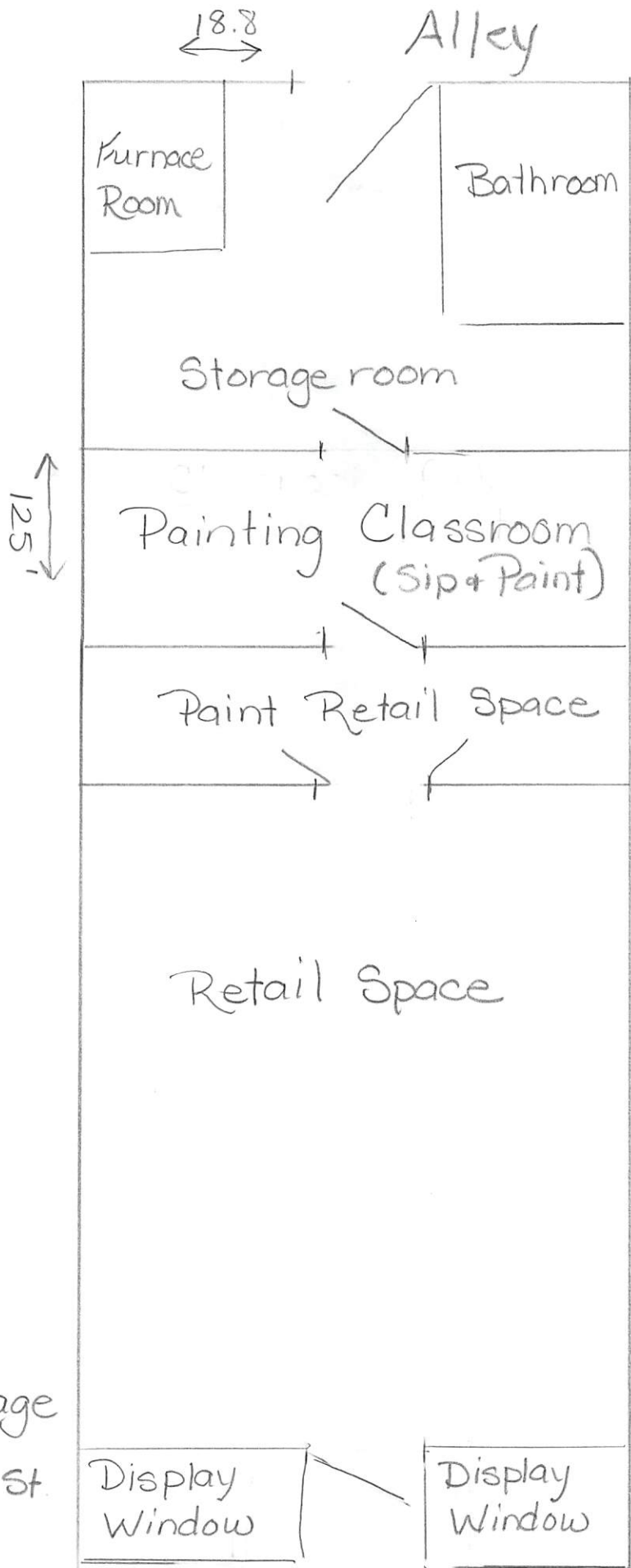
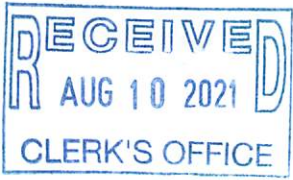
AUTHORIZATION AND RELEASE

I, Pamella K. Yost, authorize the Fallon Police Department to perform a background check and to release the results of said investigation, which may include information of a confidential or privileged nature, to the City Council in public documents and/or discussion at a public meeting.

Pamella K. Yost
Applicant's Signature

OFFICIAL USE ONLY		
10 Print Card _____	Spillman Entry _____	<u>[Signature]</u> #2025 Recommended by Chief of Police or Designee
Photo _____		
Local records _____		Not Recommended by Chief of Police or Designee
NCJIS _____		
Municipal Code _____		
Fee \$ _____		
REVIEWED BY:		
City of Fallon Engineering/Building Department _____	<u>[Signature]</u>	Date: <u>8/5/21</u>
City of Fallon Chief of Police _____		Date: <u>8/4/21</u>
City of Fallon/Churchill County Fire Dept. _____		Date: <u>8-4-21</u>
City of Fallon Attorney's Office _____		Date: <u>8/5/21</u>

OFFICIAL USE ONLY:		
Account No. _____	License No. _____	Payment Received By: _____



Cranberry Cottage
Pam Yost
25 S. Maine St.

Not Too Scale

Maine

FALLON POLICE DEPARTMENT

55 West Williams Avenue
Fallon, Nevada 89406-2941
(775) 423-2111
(Fax) 423-6527

Kevin Gehman
Chief of Police

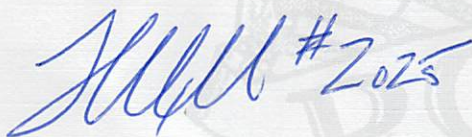
August 4, 2021

This letter certifies that Mrs. Pamela K. Yost, Owner of the Cranberry Cottage, 25 S. Maine Street, Fallon, NV 89406, has completed and passed her background check for a liquor license.

Additionally, I have met with the applicant regarding components of the Fallon Municipal Code concerning alcoholic beverage sales as well as her responsibilities as owner of the business.

Furthermore, there is a supplemental form that specifically addresses the operation of the business, to include identifying the on-site manager, and acknowledgments from the applicant indicating understanding she may be held personally responsible for improper business practices.

Sincerely,



Kristopher R. Alexander
Captain – Support Services Division

Liquor License Application Interview Supplement

APPLICANT Pamella K. Yost

DATE 08/04/2021

BUSINESS NAME – Cranberry Cottage, 25 S. Maine Street, Fallon, NV 89406

I (will/will not) be the on-site supervisor.

If not, the on-site supervisor will be Vicki Rice

I understand that if the on-site supervisor changes, I am responsible to notify the City Clerk's Office. Initials pk

I acknowledge that as the license holder, I am personally responsible for what is sold at the store. Initials pk

I further acknowledge that as the license holder, I am responsible for alcohol sales from the business and may be held personally responsible for alcohol sales that violate any law or ordinance. Initials pk

I have received, read and understand the Liquor and Business License requirements within the Fallon Municipal Code and agree to abide by those requirements. Initials pk

August 16, 2021

Agenda Item 7

Consideration and possible approval of an application by Lucy Carnahan for a drinking establishment liquor license for Churchill Chamber of Commerce dba: Fallon Chamber of Commerce for to be determined events within the City of Fallon. **(For possible action)**

**CITY OF FALLON
REQUEST FOR COUNCIL ACTION**

Agenda Item No. 7

DATE SUBMITTED: August 9, 2021

AGENDA DATE REQUESTED: August 16, 2021

TO: The Honorable City Council

FROM: Elsie Lee, Deputy City Clerk

SUBJECT TITLE: Consideration and possible approval of an application by Lucy Carnahan for a drinking establishment liquor license for Churchill Chamber of Commerce dba: Fallon Chamber of Commerce for to be determined events within the City of Fallon. **(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 |

RECOMMENDED COUNCIL ACTION: Motion to approve application and to issue a drinking establishment liquor license to Lucy Carnahan for Churchill Chamber of Commerce dba: Fallon Chamber of Commerce.

DISCUSSION: Lucy Carnahan, Executive Director of Churchill Chamber of Commerce dba: Fallon Chamber of Commerce, has made an application for a drinking establishment liquor license for Churchill Chamber of Commerce dba: Fallon Chamber of Commerce for to be determined events within the City of Fallon. A drinking establishment liquor license is a privileged license that allows the licensee to sell alcoholic beverages from a fixed and definite place of business for consumption upon the premises only.

The application has been reviewed by Captain Kris Alexander, City Engineer Derek Zimney, Deputy City Clerk Elsie Lee and Deputy City Attorney Leonard Mackedon and has been recommended for approval with the condition that any events held in parks or public locations will be pre-approved by a special event application.

FISCAL IMPACT: Annual drinking establishment liquor license fee revenue.

FUNDING SOURCE: N/A.

PREPARED BY: Elsie Lee, Deputy City Clerk

TO BE PRESENTED TO THE COUNCIL BY: Elsie Lee, Deputy City Clerk

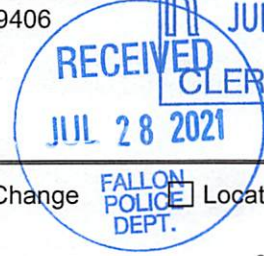


CITY OF FALLON CLERK'S OFFICE

55 West Williams Avenue, Fallon, Nevada 89406

Phone: (775) 423-5104

Fax: (775) 423-8874



LIQUOR LICENSE APPLICATION

Application Type: New Owner Change Manager Change Location Change

Applicant Name: Carnahan Lucy L. Application Date: 07/23/2021
Last First MI

Title: Executive Director Phone: (775) 423-2544

Date of Birth: 04/07/1966 Driver's License Number: 0402124144
State: Nevada

List all addresses in which you have resided at for the past five (5) years.

Begin/End	Physical Address	City	State	Zip
1994 - Present	1075 Dodgion Lane	Fallon	NV	89406

Business Entity Type: Sole Proprietor Partnership Limited Liability Company DBA
 Corporation Association Other: 501C-6

Business Name: Churchill Chamber of Commerce DBA, Fallon Chamber of Commerce

Business Owner(s):

Name	Address	Title
Cindy McGarrah	1177 Courtney Marie Ln	President
Angela Guthrie	421 Coral Drive	Vice President
Valerie Johnston	4976 Rivers Edge Drive	Treasurer
Kim Beeghly	650 S. Taylor St	Director
Michelle Gabiloa Rogers	1720 Soda Lake Road	Director
Carol Arciniega	655 W. 5th St.	Director

Business Address: This would be so we could work at our venues
City State Zip

Provide a brief description of the portion to be occupied by the establishment for which the license is sought:
This would be so we could work at our venues

Is the premises to be licensed leased by the applicant? Yes No

Name of the owner of the premises: _____

Name of the owner's authorized agent, if any: _____

What type of license for which the application is made: Retail (Off Premises) Drinking Establishment (On Premises)

Have you owned or managed any other business? Yes No



CITY OF FALLON CLERK'S OFFICE

55 West Williams Avenue, Fallon, Nevada 89406

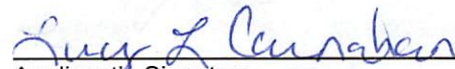
Phone: (775) 423-5104

Fax: (775) 423-8874

If Yes, list the business(es) you have owned or managed.					
Begin/End	Name	Address	City	State	Zip
Have you ever been issued a business or a liquor license? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, when? _____ What Agency? _____					
Have you ever had a business or liquor license revoked? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, when? _____ What Agency? _____					
Have you ever been denied a business or liquor license? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, when? _____ What Agency? _____					
Have you received any specialized training for serving alcoholic beverages? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, explain: <u>liquor card for serving beverages in the city of Fallon</u>					
Have you ever been arrested? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, provide the following information:					
Date	Charge	Arresting Agency	Disposition		
List five (5) references not related to you with daytime phone numbers:					
Name	Phone	Relationship			
Cynthia McGarrah	775-426-9321	President			
Angela Guthrie	775-217-3864	Vice President			
Valerie Johnston	775-772-3878	Treasurer			
Kim Beeghly	775-427-0792	Director			
Michelle Gabiola Rogers	775-427-1191	Director			

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

1. That I have received and read a copy of Chapter 5.08 of the Fallon Municipal Code – Alcoholic Beverage Sales;
2. That upon approval of a Liquor License, I will conduct the business and business establishment in accordance with the provisions of the laws of the State of Nevada, the United States, and the ordinances of the City of Fallon applicable to the conduct of business; and
3. That the above information is true and correct to the best of my knowledge and belief and that such declaration is made with the full knowledge that any failure to disclose, misstatement, or other attempt to mislead may be considered sufficient cause for denial of a business license.



 Applicant's Signature



CITY OF FALLON CLERK'S OFFICE

55 West Williams Avenue, Fallon, Nevada 89406

Phone: (775) 423-5104

Fax: (775) 423-8874

AUTHORIZATION AND RELEASE

I, Carnahan Lucy L., authorize the Fallon Police Department to perform a background check and to release the results of said investigation, which may include information of a confidential or privileged nature, to the City Council in public documents and/or discussion at a public meeting.

Lucy L Carnahan
Applicant's Signature

OFFICIAL USE ONLY		
10 Print Card _____	Spillman Entry _____	<i>[Signature]</i> # 2025 Recommended by Chief of Police or Designee
Photo _____		
Local records _____		Not Recommended by Chief of Police or Designee
NCJIS _____		
Municipal Code _____		
Fee \$ _____		
REVIEWED BY:		
City of Fallon Engineering/Building Department _____	<i>[Signature]</i>	Date: _____
City of Fallon Chief of Police _____	<i>[Signature]</i>	Date: <u>8/4/21</u>
City of Fallon/Churchill County Fire Dept. _____	<i>[Signature]</i>	Date: <u>8-5-21</u>
City of Fallon Attorney's Office _____	<i>[Signature]</i>	Date: <u>8/6/21</u>

OFFICIAL USE ONLY:		
Account No. _____	License No. _____	Payment Received By: _____

FALLON POLICE DEPARTMENT

55 West Williams Avenue
Fallon, Nevada 89406-2941
(775) 423-2111
(Fax) 423-6527

Kevin Gehman
Chief of Police

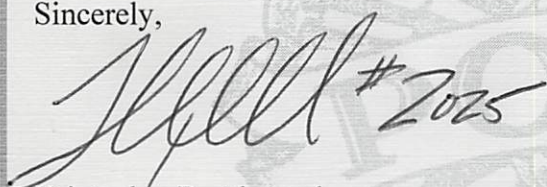
August 4, 2021

This letter certifies that Mrs. Lucy L. Carnahan, Executive Director of the Churchill Chamber of Commerce DBA; Fallon Chamber of Commerce, Fallon, NV 89406, has completed and passed her background check for a liquor license.

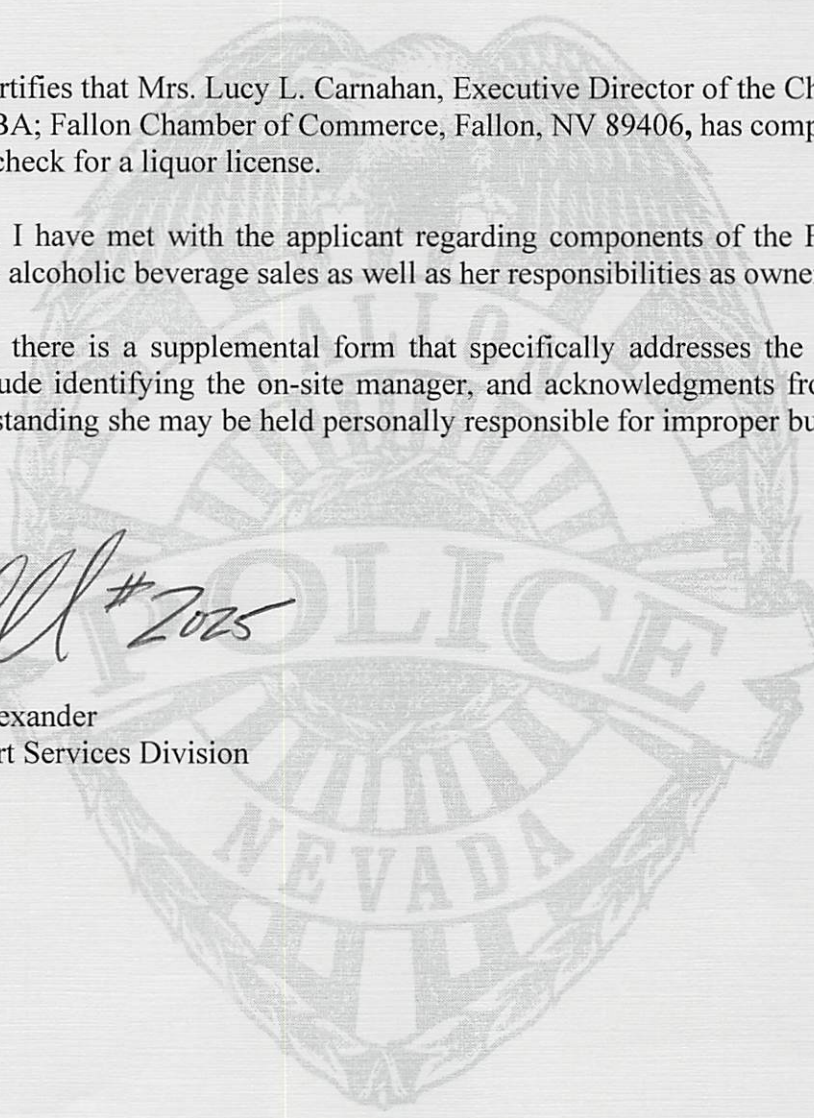
Additionally, I have met with the applicant regarding components of the Fallon Municipal Code concerning alcoholic beverage sales as well as her responsibilities as owner of the business.

Furthermore, there is a supplemental form that specifically addresses the operation of the business, to include identifying the on-site manager, and acknowledgments from the applicant indicating understanding she may be held personally responsible for improper business practices.

Sincerely,



Kristopher R. Alexander
Captain – Support Services Division



Liquor License Application Interview Supplement

APPLICANT Lucy L. Carnahan

DATE 08/04/2021

BUSINESS NAME – Churchill Chamber of Commerce DBA Fallon Chamber of Commerce

I (will/will not) be the on-site supervisor.

If not, the on-site supervisor will be Cindy McGarran

I understand that if the on-site supervisor changes, I am responsible to notify the City Clerk's Office. Initials LFC

I acknowledge that as the license holder, I am personally responsible for what is sold at the store. Initials LFC

I further acknowledge that as the license holder, I am responsible for alcohol sales from the business and may be held personally responsible for alcohol sales that violate any law or ordinance. Initials LFC

I have received, read and understand the Liquor and Business License requirements within the Fallon Municipal Code and agree to abide by those requirements. Initials LFC

August 16, 2021

Agenda Item 8

Consideration and possible approval and adoption of Resolution 21-07: A resolution of the City Council of Fallon, Nevada providing for the transfer of the City's 2021 Private Activity Bond Volume Cap to the Nevada Rural Housing authority; and other matters related thereto. **(For possible action)**

**CITY OF FALLON
REQUEST FOR COUNCIL ACTION**

Agenda Item No. 8

DATE SUBMITTED: August 9, 2021

AGENDA DATE REQUESTED: August 16, 2021

TO: The Honorable City Council

FROM: Nevada Rural Housing

SUBJECT TITLE: Consideration and possible approval and adoption of Resolution 21-07: A resolution of the City Council of Fallon, Nevada providing for the transfer of the City's 2021 Private Activity Bond Volume Cap to the Nevada Rural Housing authority; and other matters related thereto. (For possible action)

TYPE OF ACTION REQUESTED: (Check One)

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

RECOMMENDED COUNCIL ACTION: Motion to approve and adopt of Resolution 21-07: A resolution of the City Council of Fallon, Nevada providing for the transfer of the City's 2021 Private Activity Bond Volume Cap to the Nevada Rural Housing authority; and other matters related thereto.

DISCUSSION: Mr. William Brewer, of the Nevada Rural Housing Authority ("NRHA"), has submitted a request for the City to transfer its 2021 private activity bond volume cap to the NRHA. The NRHA promotes, provides and finances affordable housing opportunities for rural Nevadans. The City has annually approved the request from the NRHA. If approved, the attached resolution and transfer certificate will be executed and delivered to the Nevada Department of Business and Industry.

FISCAL IMPACT: N/A.

FUNDING SOURCE: N/A.

PREPARED BY: Elsie Lee, Deputy City Clerk

RESOLUTION NO. 21-07

RESOLUTION OF THE CITY COUNCIL OF FALLON, NEVADA PROVIDING FOR THE TRANSFER OF THE CITY'S 2021 PRIVATE ACTIVITY BOND VOLUME CAP TO THE NEVADA RURAL HOUSING AUTHORITY; AND OTHER MATTERS RELATED THERETO

WHEREAS, pursuant to the provisions of Chapter 348A of the Nevada Revised Statutes ("NRS") and Chapter 348A of the Nevada Administrative Code ("NAC"), there has been allocated to the City of Fallon, in Churchill County, Nevada (the "City," "County" and "State," respectively), the amount of \$498,135.64 in tax-exempt private activity bond volume cap for year 2021 (the "2021 Bond Cap"); and

WHEREAS, the Nevada Rural Housing Authority (the "NRHA"), has requested that the City transfer its 2021 Bond Cap to the NRHA for the purpose of providing a means of financing the costs of single family residential housing that will provide decent, safe and sanitary dwellings at affordable prices for persons of low and moderate income ("Single Family Programs"); and

WHEREAS, the City is a local government as defined by NAC 348A.070; and

WHEREAS, Section 348A.180 of the NAC provides a procedure whereby the City may, by resolution, transfer to any other local government located within the same county, all or any portion of its 2021 Bond Cap; and

WHEREAS, pursuant to NRS 315.983(1)(a), the NRHA is an instrumentality, local government and political subdivision of the State; and

WHEREAS, the NRHA is located within the County, pursuant to NRS 315.963, which defines the NRHA's area of operation as "any area of the State which is not included within the corporate limits of a city or town having a population of 150,000 or more."

NOW, THEREFORE, the City Council of the City does hereby find, resolve, determine and order as follows:

Section 1. Recitals. The recitals set forth herein above are true and correct in all respects.

Section 2. Transfer of Private Activity Bond Volume Cap. Pursuant to NAC 348A.180, the City hereby transfers its 2021 Bond Cap in the amount of \$498,135.64 to the NRHA for its Single Family Programs.

Section 3. Use of 2021 Bond Cap. The NRHA will use the 2021 Bond Cap for single family purposes in calendar year 2021 or carry forward any remaining amount according to the Internal Revenue Code of 1986, as amended, for such purposes.

Section 4. Representative of City. Pursuant to NAC 348A.180(1), the Director of the State of Nevada Department of Business and Industry (the “Director”) may contact Elsie Lee, Deputy City Clerk/Treasurer, City of Fallon, regarding this Resolution at (775) 423-5104 or by email at ELee@FallonNevada.Gov or in writing at 55 West Williams Avenue, Fallon, Nevada 89406.

Section 5. Additional Action. The Mayor and Clerk of the City are hereby authorized and directed to take all actions as necessary to effectuate the transfer of the 2021 Bond Cap, and carry out the duties of the City hereunder, including the execution of all certificates pertaining to the transfer as required by NAC Ch. 348A.

Section 6. Direction to the NRHA. The NRHA shall notify the Director in writing as soon as practicable of the occurrence or nonoccurrence of any term or condition that would affect the disposition of the 2021 Bond Cap.

Section 7. Representative of the NRHA. Pursuant to NAC 348A.180(3), the Director of Business and Industry may contact Diane Arvizo, Director of Homeownership Programs of the NRHA regarding this Resolution at (775) 886-7900 or by email at Diane@NVRural.Org or in writing at Nevada Rural Housing Authority, 3695 Desatoya Drive, Carson City, Nevada 89701.

Section 8. Obligation of the City. This Resolution is not to be construed as a pledge of the faith and credit of or by the City, or of any agency, instrumentality, or subdivision of the City. Nothing in this Resolution obligates or authorizes the City to issue bonds for any project or to grant approvals for a project or constitutes a representation that such bonds will be issued.

Section 9. Enforceability. If any section, paragraph, clause or provision of this Resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Resolution. This Resolution shall go into effect immediately upon its passage.

ADOPTED, SIGNED AND APPROVED this ____ day of _____, 2021.

CITY OF FALLON, NEVADA

By _____
Ken Tedford, Mayor

ATTEST:

By _____
Elsie Lee, Deputy City Clerk/Treasurer

CERTIFICATE OF TRANSFER OF VOLUME CAP

I, Elsie Lee, am the duly chosen and qualified Deputy City Clerk/Treasurer of the City of Fallon, Nevada (the "*City*") and in the performance of my duties as City Clerk do hereby certify to the Office of Business Finance and Planning in accordance with Section 348A.260 of the Nevada Administrative Code ("*NAC*"), that the 2021 private activity bond volume cap allocated to the City in the amount of \$498,135.64 has been transferred as follows:

\$498,135.64 has been transferred pursuant to NAC 348A.180 from the City, a local government, located in Churchill County to the Nevada Rural Housing Authority, a local government, located within Churchill County for the purpose of providing a means of financing the costs of single family residential housing that will provide decent, safe and sanitary dwellings at affordable prices for persons of low and moderate income.

This certificate is being filed within five (5) days of the transfer being made in accordance with NAC 348.260.

CITY OF FALLON, NEVADA

By _____
Elsie Lee, Deputy City Clerk/Treasurer

cc: Diane Arvizo, Nevada Rural Housing Authority



July 15, 2021

Ken Tedford, Jr.
Mayor, City of Fallon
55 W. Williams Ave.
Fallon, NV 89406

Re: Request for Private Activity Bond Cap

Dear Mayor Tedford:

Better together – it’s a phrase that rings truer than ever after a year of unprecedented challenges. I’d like to thank the City of Fallon for your past, present and future support of Nevada Rural Housing Authority’s mission to promote, provide and finance affordable housing opportunities for all rural Nevadans. Each year, the City of Fallon transfers a portion of its unused Private Activity Bond Cap (PABC) to the Nevada Rural Housing Authority (NRHA), resulting in our continued success operating Home At Last™, the award-winning, single-family housing program created exclusively for rural homebuyers.

Transferring PABC to NRHA does not obligate the City in any way – it simply provides us with a financing tool to ensure we can continue offering affordable homeownership programs like the Mortgage Credit Certificate (MCC), offered exclusively through NRHA.

Last year, our Home At Last™ program assisted more than 1,000 rural Nevada families achieve their dreams of affordable homeownership ... despite a global pandemic. This achievement is bittersweet, of course. As we watched hundreds of families move into homes of their own, we also assisted renters who were negatively impacted by COVID-19 and on the brink of losing their homes. But that’s what NRHA does – we look at the entire rural housing picture, always seeking to innovate and operate programs that support our communities in real ways that make a difference. With your support, Home At Last™ not only delivers the financial tools our people need to live the American Dream – we also deliver hope.

Can you measure hope? Well, we like to think so!

Since 2006, nearly 10,000 families have experienced the giddy feeling of closing day. Home At Last™ has had the privilege of providing over \$2 billion in affordable mortgages, \$59 million in down payment assistance and an estimated \$29 million in tax savings to first-time buyers – with those savings being reinvested in our local communities. Homeownership grows stability. Homeownership grows generational wealth. Homeownership helps our neighbors grow roots in our communities, and when one of us does better, we all do better. Hope is being *home at last*.

Getting homebuyers in the door isn’t where our work ends. Responsible homeownership starts with education, which is why we offer free, easy-to-access homebuyer education through Home At Last™ University (or HAL U, for short). Since launching HAL U in 2019, we’ve “graduated” more than 9,000 future homebuyers, and in 2020, HAL U snagged a Single-Family Excellence Award from the National Association of Local Housing Finance Agencies.



3695 Desatoya Drive, Carson City, NV 89701 • P: 775-887-1795 • F: 775-887-1798
TDD: 800-545-1833 ext. 545 • nvrural.org • Diane@nvrural.org
This institution is an equal opportunity provider and employer.



Please accept this letter as our formal request to schedule this action (or consent) item for the next City Council meeting. To simplify the transfer of PABC to NRHA, a draft resolution and corresponding transfer certificate required by the State of Nevada is attached. Within five (5) days of approval, please email a copy of the signed resolution and transfer certificate to Diane@NVRural.org and mail the original documents to:

Attn: Carrie Foley
State of Nevada, Department of Business & Industry
3300 W. Sahara Ave., Suite 425
Las Vegas, NV 89102

If you have any questions about the transfer or this request, please consult your counsel or NRHA's bond counsel, Ryan Bowen at (312) 845-3277.

With Sincere Gratitude,



William L. Brewer
Executive Director

Enclosures: 2
Attachment 1: Resolution
Attachment 2: Transfer Certificate



Home At Last™

A Program of the Nevada Rural Housing Authority



A Program of
Nevada Rural
Housing Authority
HomeAtLastNV.org

The Nevada Rural Housing Authority's mission is to promote, provide and finance affordable housing opportunities for all rural Nevadans.

Home At Last™ homeownership programs - from mortgage tax credits, down payment assistance, low-rate mortgage options, to homebuyer education - provide rural Nevadans with an opportunity to achieve successful and sustainable homeownership, which is a key component to economic development. Nevada Rural Housing Authority recognizes the tremendous value in working together with our local communities *and* your commitment to helping to ensure every Nevadan has a home they can afford – it's part of what makes rural Nevada a great place to live!

Home At Last™ Program Impact CITY OF FALLON

\$26.2 Million in Mortgages Provided



\$4.9 Million in Private Activity Bond Cap transfers from the City to NRHA since 2006



\$300,000 in estimated Federal Tax Savings to homeowners in the City since 2006



\$806,277 in Down Payment Assistance to homebuyers in the City since 2006



158 homeowners in the City through the Home At Last™ program since 2006



Home At Last™ Program Performance Since 2006

\$2.1 BILLION

Mortgages Provided

\$60 MILLION

Down Payment Assistance Provided

10,002 HOMEOWNERS

Mortgage Credit Certificates
Down Payment Assistance
Homebuyer Education

\$35.6 MILLION

Estimated Tax Savings to Homeowners
Reinvested in Local Communities

Nevada Rural Housing Authority is an equal opportunity provider and employer.



Home At Last™

CITY OF FALLON



A Program of
Nevada Rural
Housing Authority
HomeAtLastNV.org

Pursuant to NRS 315 et. seq., the Nevada Rural Housing Authority (NRHA) operates under the oversight of a board of commissioners appointed by the Nevada Association of Counties and the Nevada League of Cities and Municipalities, and is defined as an instrumentality, local government and political subdivision of the State of Nevada, exercising public and essential governmental functions. NRHA's area of operation is defined as communities with populations below 150,000.

Home At Last™ Program Impact Since 2006

COMMUNITY	MORTGAGES	HOMEOWNERS ASSISTED
City of Fallon	\$ 26,241,046	158
Fallon (County - Outside City of Fallon)	\$ 28,248,164	142
Hazen	\$ 877,187	3
County Total	\$ 55,366,397	303
PROGRAM	MORTGAGES	HOMEOWNERS ASSISTED
Down Payment Assistance - City of Fallon	\$ 24,187,232	143
Mortgage Credit Certificates - City of Fallon	\$ 2,053,814	15
Down Payment Assistance (County - Outside City Limits)	\$ 25,747,216	124
Mortgage Credit Certificates (County - Outside City Limits)	\$ 3,378,135	21
County Total	\$ 55,366,397	303

Average Credit Score
in 2020: 691

Average Household
Income in 2020:
\$65,513

Average Loan
Amount in 2020:
\$245,625

Nevada Rural Housing Authority is an equal opportunity provider and employer.



Home At Last™

CITY OF FALLON



A Program of
Nevada Rural
Housing Authority
HomeAtLastNV.org

As a nationally recognized award-winning homeownership program, Home At Last™ provides unprecedented access to a wider range of affordable credit options, resulting in doors being opened for more rural Nevadans to own a home. A transfer of private activity bond cap to Nevada Rural Housing Authority benefits our local communities by providing affordable single-family home financing to low- and moderate-income households.

City of Fallon Home At Last™ Mortgages Provided January 1, 2020 - June 30, 2021



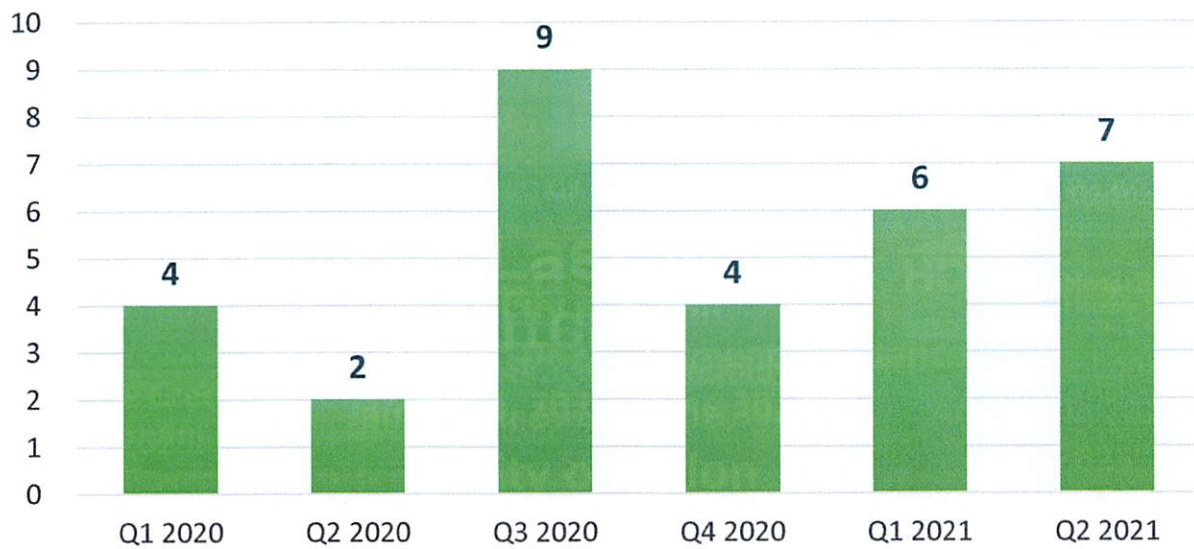
City of Fallon Home At Last™ Down Payment Assistance January 1, 2020 - June 30, 2021



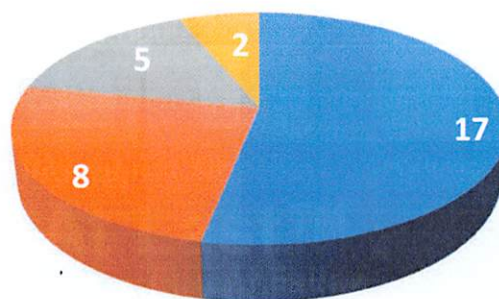
Nevada Rural Housing Authority is an equal opportunity provider and employer.



City of Fallon Home At Last™ New Homeowners January 1, 2020 - June 30, 2021



LOAN TYPE



■ FHA ■ USDA ■ VA ■ Conventional

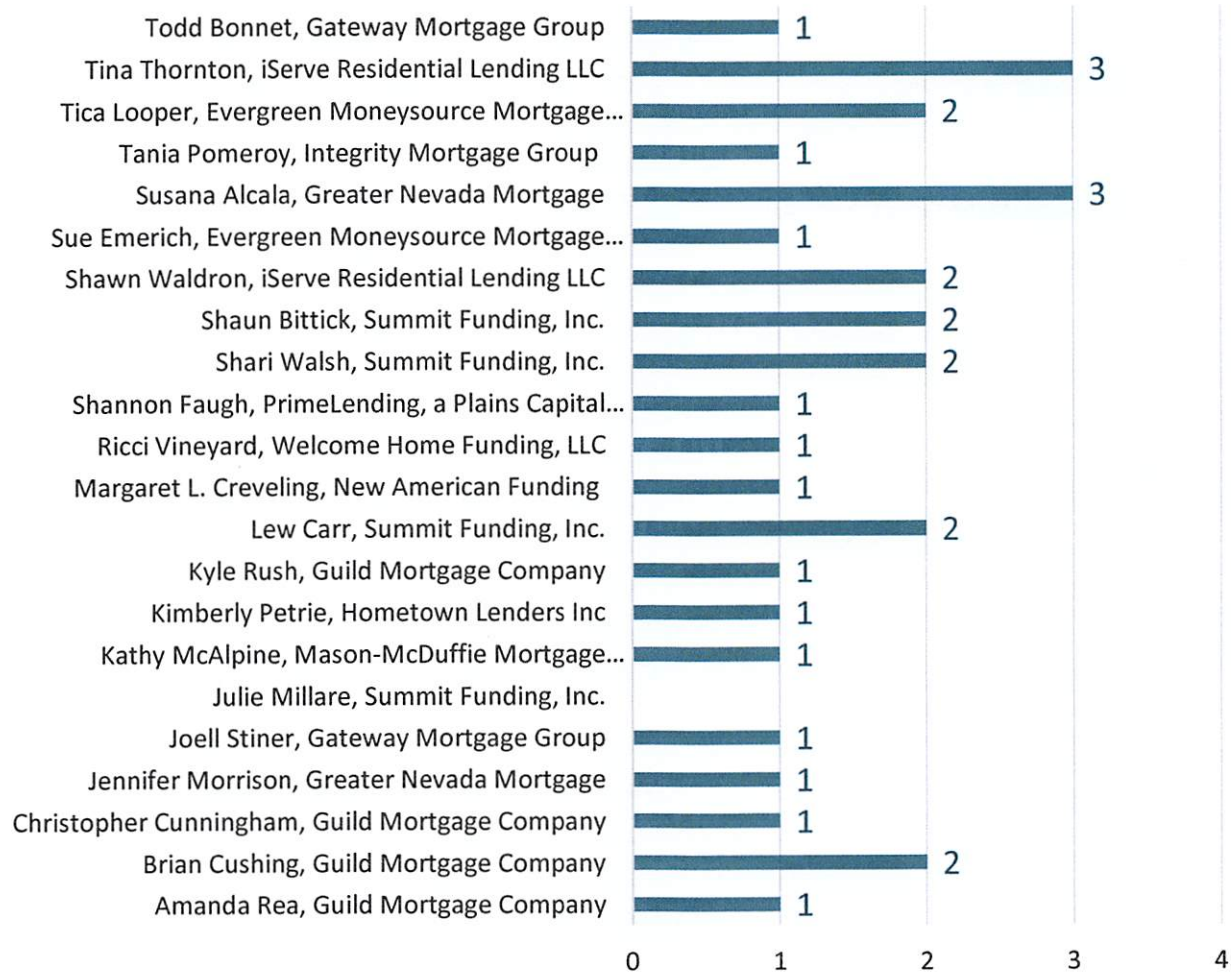
Home At Last™

CITY OF FALLON



A Program of
Nevada Rural
Housing Authority
HomeAtLastNV.org

HOME AT LAST™ PARTICIPATING LENDERS SERVING THE CITY OF FALLON



AVERAGE INTEREST
RATE IN 2020:
3.46%

AVERAGE PURCHASE
PRICE IN 2020:
\$225,405

AVERAGE AMOUNT OF
DOWN PAYMENT
ASSISTANCE IN 2020:
\$7,108

AVERAGE INTEREST
RATE IN 2021:
3.66%

AVERAGE PURCHASE
PRICE IN 2021:
\$252,754

AVERAGE AMOUNT OF
DOWN PAYMENT
ASSISTANCE IN 2021:
\$8,390



Home At Last™

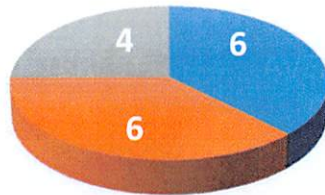
CITY OF FALLON



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Housing Authority
HomeAtLastNV.org

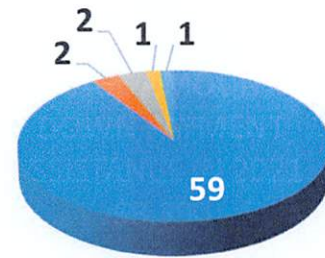
ETHNICITY REPORT

- Hispanic
- Non-Hispanic
- Other



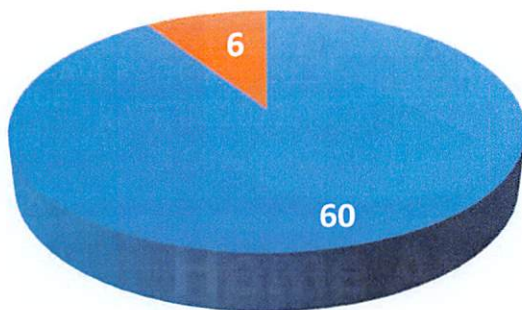
RACE REPORT

- White
- Black/African American
- American Indian/Alaskan Native
- Other



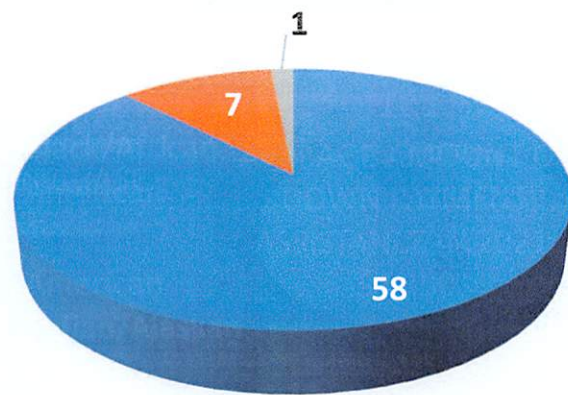
EXISTING HOMES OR NEW CONSTRUCTION

- Existing
- New



PROPERTY TYPE

- 1-Unit Single Family
- Manufactured Housing
- Duplex



Home At Last™ EDUCATION

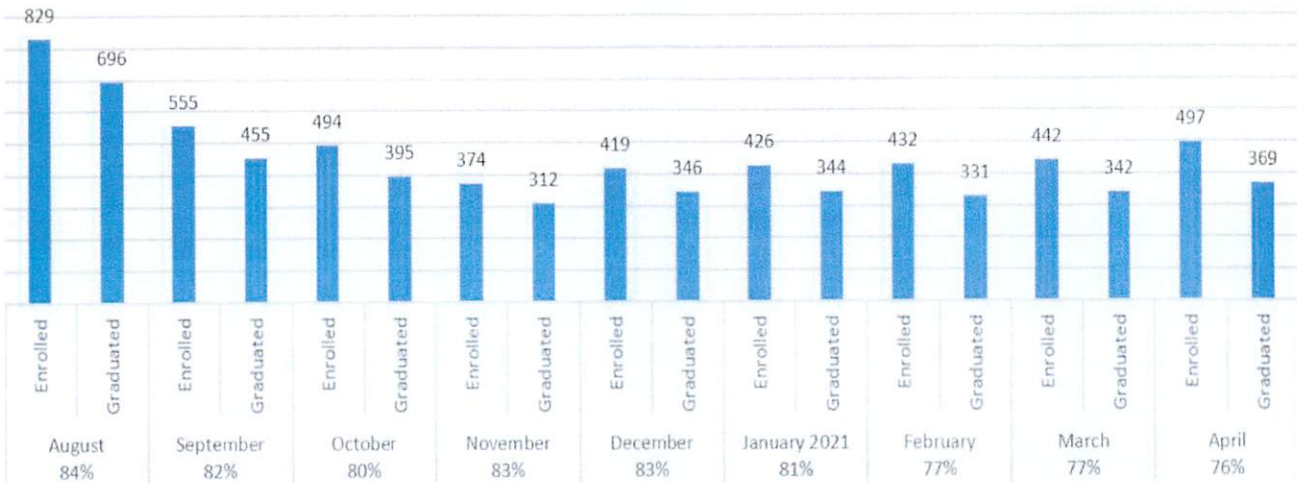


A Program of
Nevada Rural
Housing Authority
HomeAtLastNV.org

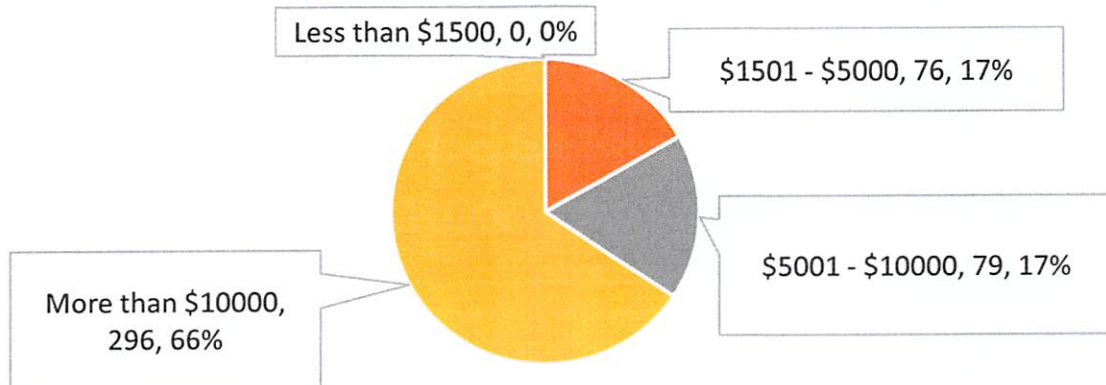


Home At Last™ University (HAL U, for short), is a nationally recognized program that provides homebuyers, lenders, and real estate professionals with 24/7 online access to required homebuyer education and program training. During the pandemic, HAL U prepared thousands of homebuyers, and trained hundreds of lenders and real estate professionals. HAL U has expanded its reach to assist rural Nevadans by providing the HUD required Housing Choice Voucher (Section 8) briefings to tenants who are unable to meet with a case worker in person.

HAL University Homebuyer Education



Student Debt Balance



Nevada Rural Housing Authority is an equal opportunity provider and employer.



August 16, 2021

Agenda Item 9

Consideration and possible action to approve a professional services contract with Lumos & Associates of Fallon, Nevada, in order to provide engineering and construction services for the reconstruction and enhancement of portions of Sherman and Broadway Street, in the amount of Three Hundred Eighty-Five Thousand Five Hundred Dollars (\$385,500.00). **(For possible action)**

**CITY OF FALLON
REQUEST FOR COUNCIL ACTION**

Agenda Item No. 9

DATE SUBMITTED: August 9, 2021

AGENDA DATE REQUESTED: August 16, 2021

TO: The Honorable City Council

FROM: Brian Byrd

SUBJECT TITLE: Consideration and possible action to approve a professional services contract with Lumos & Associates of Fallon, Nevada, in order to provide engineering and construction services for the reconstruction and enhancement of portions of Sherman and Broadway Street, in the amount of Three Hundred Eighty-Five Thousand Five Hundred Dollars (\$385,500.00). **(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 |

RECOMMENDED COUNCIL ACTION: Motion to approve a professional services contract with Lumos & Associates of Fallon, Nevada, in order to provide engineering and construction services for the reconstruction and enhancement of portions of Sherman and Broadway Street, in the amount of Three Hundred Eighty-Five Thousand Five Hundred Dollars (\$385,500). **(For possible action)**

DESCRIPTION: The approval of a contract to Lumos & Associates would allow for design, planning, engineering, and construction services associated with the reconstruction of portions of Sherman and Broadway Street. The scope of the project includes paving, striping, street lighting, curb, gutter, sidewalk, water lines, electrical improvements and other ancillary improvements associated with the project.

BACKGROUND: A preliminary engineer's estimate as well as a conceptual plan have been included. Lumos & Associates developed these documents utilizing input from City staff. If approved, a full set of plans and construction documents would be available April of 2022.

FISCAL IMPACT: Three Hundred Eighty-Five Thousand Five Hundred Dollars (\$385,500.00)

FUNDING SOURCE: Various sources including CDBG funding together with federal, state and/or local funding

PREPARED BY: Brian Byrd, Director of Public Works



Carson City • Fallon • Lake Tahoe • Reno

www.LumosInc.com

Fallon
178 S. Maine Street
Fallon, Nevada 89406
775.423.2188

July 28, 2021

Brian Byrd, P.E.
Public Works Director
City of Fallon, Public Works
55 W. Williams Ave
Fallon, NV 89406

LA21.040

Subject: Proposal for Civil Design and Construction Services – City of Fallon CDBG Design Projects – N. Broadway Street Rehabilitation Project

Dear Brian:

Thank you for giving Lumos & Associates, Inc. ("Lumos") the opportunity to provide you with this proposal for engineering design and construction services for the City of Fallon N. Broadway Street Rehabilitation Project in Fallon, NV.

Project Understanding

The City of Fallon has identified that N. Broadway Street is in need of rehabilitation and/or reconstruction. This may include various maintenance techniques up to and including complete reconstruction of the paved roadway. The project limits include the portion of N. Broadway Street from Williams Avenue (NDOT) to just south of the Churchill County Juvenile Justice Center; which may include the returns for connecting cross streets at intersections.

The Scope of Services for this project will include the following tasks: The City of Fallon has identified approximately 1,350 linear feet of N. Broadway Street that is in need of rehabilitation. This includes installing sidewalk, curb and gutter, residential and commercial driveway improvements, ADA compliant pedestrian ramps at the affected intersections, new catch basins where needed, StormTech infiltrators (if required), water main improvements, sewer main and manhole improvements, striping, signage and electrical improvements. The Scope of Work for this project includes: topographic surveying, geotechnical investigation, agency coordination (City of Fallon, Southwest Gas, CC Communications and NDOT), water modeling, and preparation of construction documents, bid services, construction management, inspection, and quality assurance testing. This scope is further defined below:

1. Project Management - includes ongoing meetings and coordination with City of Fallon, NDOT, and local utility providers.
2. Topographical Survey- includes a topographical survey with right of way research.
3. Geotechnical Investigation - includes a soils investigation and recommended rehabilitation/reconstruct options for this section of N. Broadway Street.
4. Preliminary Design- includes the collection, review, and incorporation of background data provided by the local utility providers and the City of Fallon base maps with the topographical survey. Limits of reconstruction will be determined and documented in preliminary plans.

5. Construction Documents- includes construction plans and technical specifications that will be prepared for review and acceptance by the City of Fallon.
6. Bidding Services - includes technical assistance that will be provided to the City of Fallon during the bidding process.
7. Project Design Contingency- a contingency amount will be provided for unforeseen conditions and will only be used at the direction of the City of Fallon.
8. Construction Administration – includes construction management, pre-construction meeting, coordination with the contractor, review of field reports and quantities, submittal review, invoicing, responding to request for information, and record drawings.
9. Quality Assurance Testing – includes sampling, testing, and documentation of all materials incorporated into the project. This includes materials delivered to the project that are listed in the Plans and Specifications. Materials to be tested will include bedding soil, soil backfill, asphalt concrete, aggregate base, native subgrade material, and Portland Cement Concrete.
10. Quality Control Inspection – includes an inspector to be on site to appropriately monitor the Contractor's daily work for compliance with the Construction Contract Documents, and to advise the Contractor and the City of Fallon of the need for corrective action. Conduct daily on-site observations of the Contractor's work for the purposes of determining if the work generally conforms to the contract for construction and that the integrity of the design concept as reflected in the contract for construction has been implemented and preserved by the Contractor. Properly document all field conditions both existing and proposed for inclusion into the record drawings.
12. Project Construction Contingency – a contingency amount will be provided for unforeseen conditions and will only be used at the direction of the City of Fallon.

Each of these tasks are defined in greater detail below. It is understood that the final design requirements will be adjusted as needed to meet the demands of the project and the needs of the City of Fallon

Project Scope

Task 1 – Project Management

Management of the overall project will include scheduling of Lumos staff resources, City of Fallon design review meetings, coordinating with agencies and utility providers, quality assurance reviews, and invoicing. The project manager will schedule and facilitate a project kickoff meeting. Meetings to review the preliminary design, as well as 60% and 100% design review are anticipated. Detailed monthly invoices will be prepared to document all work performed and status reports will be provided to the City of Fallon upon request. This task also includes bi-weekly update meetings with City of Fallon staff if needed.

Task 2 – Topographic Survey

Lumos will prepare a project base map created using a combination of aerial photogrammetry and ground collected survey field shots. The photogrammetry can be collected by either an unmanned aerial vehicle (UAV) or traditional fixed wing aircraft.

The project will be flown at an appropriate elevation to obtain a horizontal scale of 1"=40' with a 1' contour interval accuracy and ground sampling distance of 0.25' per pixel. Isolated field shots will be obtained at critical locations such as edge of roadway, curb and flowline elevations, surface evidence of utilities, storm drain features (with inverts), and obscured areas to be combined with

the aerial imagery to supplement the base map. A digital terrain model, topographic base map, and color orthophoto will be generated using the combination of ground and aerial collected data.

Control for the project will be referenced to the Nevada Coordinate System, West Zone, NAD83 using a local combined scale factor to establish ground values for the base map. The vertical datum for the project will be reference to NAVD88.

The area to be mapped will be a $\pm 100'$ wide corridor from the centerline of E. Williams Avenue to $\pm 100'$ northerly of the Railroad right-of-way along Broadway Street, to include $\pm 100'$ east and west of Broadway Street at the intersections of E. A Street and E. B Street.

Task 3 – Right-of-Way Determination

Lumos will perform field surveying measurements to determine the location of monuments and evidence that affect the right-of-ways for the roadways within the subject project site. Measurements will be compared to dimensions of record documents including but not limited to; vesting deeds of adjoining properties, record mapping, right of way dedications and mapping.

Task 4 – Geotechnical Investigation

Lumos proposes a field investigation that will consist of test pit exploration at approximately four (4) locations within the proposed reconstruction area in the shoulder of the roadway. Exploration depth will range from five (5) to ten (10) feet below ground surface, or practical refusal, whichever comes first. We understand the Lumos will complete the USA Dig clearance, and will provide the excavation/backfill services, and the traffic control.

Lumos proposes to provide sampling of each exploration, classify the encountered soils in accordance with the Unified Soil Classification System (USCS), and conduct laboratory testing on the samples collected. Additionally, we propose to perform engineering analysis and calculations and develop a Geotechnical Investigation Report that will discuss the geologic setting, exploration and site condition, field and laboratory test data, and our conclusions and recommendations from a Geotechnical perspective. Our Geotechnical Evaluation will specifically include the following services:

Field Investigation will include:

- USA Dig Clearance
- Location of Exploration Test Pits
- Logging of all Soil Profiles Based on USCS
- Water Table Measurement, if encountered

Laboratory analysis may include:

- Atterberg Limits
- Moisture Density Curve
- Grain Size Analysis (including fines content)
- R-Value
- Soluble Sulfates/pH/Resistivity
- Permeability

Report, Recommendations, and Conclusions

- Exploration Logs
- Soil Types and Classification
- Site Geology
- Laboratory Test Results
- Geotechnical Discussion
- Grading Recommendations
- Pavement Recommendations
- Construction Procedures
- Groundwater Level, if encountered

Note that out cost estimates do not include any soil and/or groundwater contamination evaluation at the site. We have assumed that no permits are required to conduct our field investigation and/or tests, and that access to the property will be granted to our Field Engineer.

Prior to the completion of the geotechnical report, Lumos will meet with the City of Fallon Project Manager to present feasible road rehabilitation alternatives. The goal of this meeting is to establish the final reconstruction section to be included in the recommendation portion of the report.

Included within this task is preparing and coordinating the Encroachment and Excavation Permit application process with the City of Fallon. Potholing services are NOT included within this task.

Task 5 – Preliminary Design

Lumos shall prepare a preliminary layout for the final geometrics of N. Broadway Street and the adjacent roadways for use by the client and to serve as the basis of the final design. The preliminary layout will take into consideration the ADA requirements, utility and drainage issues. Preliminary improvement plans and an engineer's estimate of probable construction costs will be provided at a 30% level, including any proposed utility improvements. The intent of this task is to determine the project improvement limits. No vertical design or grading details will be provided as a part of the Preliminary Design.

Within this task it is assumed that several public meetings may be required with residents and or City of Fallon representatives to present the anticipated impacts to the adjacent properties.

Task 6 – Construction Documents

Lumos shall prepare Final Construction Plans and Technical Specifications suitable for construction bid advertisement for the approved project in accordance with the City of Fallon standards and requirements.

The final construction plans will be on 22"x 34" size sheets (half size 11"x17"). The plans will show all elements of project construction including but not limited to reconstruction plan and profile view, subsurface plan and profiles for utility improvements, right-of-way lines, property owners name, property APN and site address, and any other details necessary for construction.

60% Improvement plans submittal:

Lumos will submit 60% design plans, to the City of Fallon, and utility companies for review. At a minimum, the 60% design plans will include the following: title sheet, preliminary note sheets, overall site and control plan, existing parcel base with owner names, addresses and rights-of-way,

removal plan, surface improvement plan, preliminary grading plan, plan and profile sheets with existing and proposed utilities and preliminary detail sheets. An updated engineer's estimate of probable construction costs will also be included.

The 60% design plans will address all comments generated from the preliminary design plan review and include a draft copy of the contract documents and technical specifications.

The contract documents and technical specifications will reference the latest edition of Standard Specifications for Public Works Constructions (Orange Book) for standard construction items. Technical provisions will be prepared for approved deviations from the Orange Book and unique construction items not adequately covered in the Orange Book. The City of Fallon will electronically provide Lumos the boilerplate of the contract documents and technical specifications in MS Word format.

100% Improvement plan and Specification Submittal:

100% construction documents shall be distributed to the City of Fallon for final comment. The 100% improvement plans and specifications will address all comments generated from the 60% improvement plan and specification review.

The 100% plans shall show all elements of project construction.

- Title Sheet – including vicinity map, approval signatures blocks & Sheet Index
- Notes, Symbol Legend & applicable abbreviations
- Overall Site and Control Plan
- Existing parcel base with owner names, addresses and rights-of-way
- Removal Plan
- Detailed Grading Plans
- Surface Improvement Plans
- Striping and Signage Plan
- Plan and Profile Sheets (Horizontal 1"=20' and Vertical 1"=4')
- Typical Sections (scales as noted)
- Standard Detail Sheets (scales as noted)

The 100% contract documents shall include all bid items, alternative options and technical provisions required for the project. A Final Engineer's Estimate of Probable Construction Cost will be prepared for the project based on final designs and any alternative options. The cost options shall be in the same format as the bid proposal form included in the contract documents. An estimate of the time necessary to complete construction will be provided by Lumos.

Lumos will coordinate with all applicable utilities to finalize submittal requirements for the applicable utility relocations if required.

Plan Production and Distribution:

At 60%, 100% and Final project milestones Lumos will submit up to three (3) sets of plans on 11"x17" size sheets (half size) and technical specifications (at appropriate milestones). The City of Fallon will be responsible for delivering all sets to the review agencies. Electronic files of submittals will also be included in .dwg, .docx, and .pdf file formats.

Review Meetings:

At 60% and 100% project milestones, Lumos will conduct one (1) meeting with the City of Fallon to review the design and discuss design comments. Lumos understands that additional meetings may be required to discuss review comments and design issues.

Final Bid Documents:

Final review comments will be incorporated into the plans and specifications. Lumos will submit final construction documents suitable for bid advertisement in accordance with the City of Fallon standards and requirements.

The final plans and specifications will be signed and sealed by a Nevada Registered Professional Civil Engineer in responsible charge. Lumos will prepare final PDF's of the signed and sealed plans and deliver plans electronically to the City of Fallon. Signed and sealed Construction Documents shall be delivered to the City of Fallon electronically in MS Word and PDF format. The Regional Transportation Commission will upload to the RTC's E-Plan Room.

Task 7 – Water Model Analysis Report

In the absence of an existing hydraulic model for the City's water system, a small sub-model of the project area will be created. The sub-model would be built based on input from the City on existing pressures, flows, demands, and peaking factors. It is not guaranteed that NDEP BSDW will accept a sub-model and may require a full-scale system model which can be prepared under a revised scope of work and fee proposal.

Under this task Lumos will perform an abbreviated hydraulic water modeling analysis of the project area to assess the impacts of the proposed improvements as compared to assumed existing conditions and to confirm compliance with NAC 445A for system hydraulics and pressures at the required demand scenarios and fire flow conditions. A water model report summarizing the results of the analysis will be prepared for submittal to NDEP BSDW in accordance with NAC445A.66695. Deliverables will include two (2) wet-stamped hard copies of the report for submittal to NDEP BSDW and an electronic copy in PDF format.

Task 8 – NDOT Permitting

Lumos anticipates the following scope of work relating to NDOT permitting:

Limits of Improvement:

- North side of Williams Avenue/N. Broadway Street intersection.

Anticipated Civil Design Elements:

- Asphalt reconstruction, utility adjustments, water main relocations (if needed), striping, and PCC curb and gutter/sidewalk/pedestrian ramp replacement.
 - Lumos will provide new improvement design and will produce improvement plans, traffic control plans, and permit application, with the intent of submitting for an NDOT Type VI 'Miscellaneous' Occupancy Permit.

Lumos will prepare and submit an Occupancy Permit application. The City of Fallon shall provide an authorization form for Lumos to coordinate with NDOT on the City's behalf. Lumos will also provide

color-coded improvement plans and documentation pertaining to civil work in accordance with the Nevada Department of Transportation standards. It is anticipated that NDOT will require a Permit Category Type VI 'Miscellaneous Permit'. Lumos will be responsible for submission and processing of the NDOT permit.

Lumos will identify and participate in negotiations if City of Fallon and NDOT design standards conflict.

Lumos will file a 'Design Variation' request to NDOT with the improvement plan submittal as necessary.

Lumos will provide to City of Fallon the following NDOT permitting documents:

- Title Sheet: providing required information including a vicinity map, NDOT general notes, installation quantities etc.
- Color-coded Plan & Profile, Cross-section and Detail Sheet(s): providing NDOT designated reference materials.
- Support documentation including a Drainage Information form and Technical Drainage Letter, if required. Lumos does not anticipate developing a Drainage Report.
- Traffic control plans reviewed and approved by an ATSSA certified individual.

The submittal of the NDOT Occupancy Permit will be made by Lumos directly to NDOT. As a part of the NDOT submittal, Lumos is required to include COMPLETE electronic and hard copy plan sets that must include construction plans.

Assumptions and Exclusions:

In preparing this NDOT scope of work, Lumos has made the following exclusions and/or assumptions:

- Lumos excludes a separate geotechnical investigation for this task, however, if a modified report becomes a requirement of NDOT to submit for a Permit Category Type VI 'Miscellaneous Permit', Lumos can provide a proposal at a later date.
- This scope excludes a Cultural Resource Survey or Underlying Fee Ownership (UFO).
- Lumos assumes the construction schedule will be developed by the General Contractor.
- Utility relocation (except water main) design is excluded.
- SWPPP submittal and Erosion Control Plan will be the responsibility of the General Contractor.

Fees for Agency submittal, reviews and permit fees are excluded from the total fee and are the sole responsibility of the City of Fallon.

Task 9 – Public Outreach and Permission to Construct Exhibits

Lumos will prepare Permission to Construct ("PTC") exhibits for up to 33 parcels. This excludes any legal descriptions relating to the PTC's. PTC's are assumed to be completed for any parcel whose driveway access fronts N. Broadway St. or whose property would be affected by temporary grading/construction operations.

Lumos will coordinate with the property owners to permission to install improvements related to the roadway rehabilitation prior to construction. Right-of-way appraisal, property owner negotiations, escrow coordination and title clearance is NOT included within this task.

Task 10 – Bidding Services

Lumos will be available during the bidding process to answer technical questions and respond to questions raised by bidders during the bidding period. In addition, all questions and responses will be documented and provided to the City of Fallon.

Pre-bid Meeting. Lumos will attend the pre-bid meeting. Lumos will prepare and provide PDF addenda, if required. All questions regarding legal aspects of the contract documents will be referred directly to the City of Fallon. Lumos will prepare and provide a PDF summary of the pre-bid meeting, as directed by the City of Fallon.

Lumos will attend the bid opening and compile a bid tab to assist the City of Fallon in evaluating the bids.

Task 11 – Design Services Contingency (Optional)

The Project Design Contingency is specifically for additional out-of-scope tasks and time extensions, as may be required, which are unidentifiable at this time. This work shall be added at the sole discretion of the City of Fallon, for fees negotiated on a case-by-case basis. Work will be performed on a time and materials basis in accordance with Lumos' fee schedule. A standard fee schedule is incorporated into this proposal.

Task 12 – Construction Administration

Lumos will provide contract administration services as follows:

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- Review and provide recommendations on contractor's construction schedule and work progress
- Review construction for acceptance and/or mitigation
- Provide verification and approval of contractor's monthly pay request
- Provide weekly electronic quantities
- Supervise the inspection and material testing activities
- Assist with review and approval of Contractor's Certified Payroll Reports
- Perform wage compliance interviews
- Provide recommendations to the City of Fallon for any necessary construction changes due to field conditions
- Assist in change order review and approval
- Provide final test results, field reports in an electronic .pdf via email

Task 13 – Construction Inspection

The following staffing shall be provided for the duration of project construction:

- Provide Inspector(s) that have the appropriate certification required by the Nevada Alliance for Quality Transportation Construction (NAQTC). Provide one full time Senior Inspector, eight (8) hour workdays for eighty (80) shifts, for a total of 640 hours.

The inspectors will:

- Attend the preconstruction conference
- Monitor the work performed by the Contractor and verify that the work is in accordance with the plans and specifications
- Assist in problem resolution with the City of Fallon, contractor personnel, utility agencies, the public and others
- Prepare daily inspection reports, submitted weekly to the City of Fallon and CC'd to the appropriate government jurisdiction(s).
- Provide quantity reports and assist in review of contractor's monthly progress payments
- Provide verification of the distribution of public relation notices required to be delivered by the contractor
- Assist in preparation of the Punch List
- Maintain a field blue line set of drawings to incorporate contractor record drawing mark-ups

Task 14 – Materials Testing

Lumos will provide Materials Testing for compliance with the specifications per the Standard Specifications for Public Works Construction, Revision 8 of the 2012 Edition (Orange Book) testing requirements.

The following tests and frequencies shall be performed:

- Materials to be tested will include asphalt concrete, aggregate base, native subgrade material, structural fill, pipe bedding, and Portland Cement Concrete. Test reports, accompanied with Lumos' recommendation regarding acceptance/mitigation of materials, shall be submitted promptly to the City of Fallon and CC'd to appropriate governmental jurisdiction(s).
- Provide On-site Nuclear Gauge Testing & Sampling during the placement of aggregate base and fill materials, on-site thin-lift Nuclear Gauge testing & sampling for asphalt concrete placement, and on-site PCC testing & sampling. One Hundred (100) hours of field testing are anticipated.
- Provide AC Testing. Provide asphalt concrete tests at a frequency of every five hundred (500) tons placed. Laboratory tests shall include ignition oven extraction, aggregate gradation, maximum theoretical specific gravity, flow & stability, and Marshall unit weight.
- Provide Asphalt Concrete Coring and Lab Testing. Lab test shall include core unit weight and percent compaction.

Task 15 – Record Drawings

Lumos shall provide record drawings for the completed project. One set of blue line and two sets of electronic drawings, in PDF format (24" x 36" at 300dpi), on diskette will be provided to the City of Fallon for its files.

The final record drawings must be identified, dated and signed as the record drawings. These drawings may include either:

1. The final revisions on the original engineer-stamped/signed reproducible drawings, which will then also be identified as the record drawings, or
2. New engineer-stamped/signed reproducible drawings identified as the record drawings.

The record drawings shall include a copy of the original title sheet (including the appropriate signatures by the City of Fallon, local government, signed by Lumos) and identified as record drawings.

Task 16 – Construction Services Contingency (Optional)

This task is contingency for miscellaneous increases within the scope of this contract in the performance of services. If Lumos determines that it is necessary to perform work to be paid out of contingency, Lumos shall provide a letter detailing the need, scope, and not-to-exceed budget for any proposed work. Work under this task shall proceed only with the City of Fallon Project Manager's prior written approval. This task may or may not be used at the sole discretion of the City of Fallon.

Assumptions / Exceptions

Lumos has made the following assumptions in preparation of this proposal:

- This scope does not include preparation of a drainage report in accordance with City of Fallon standards.
- It is assumed that the amount of impervious area will remain the same. Therefore, storm water detention/retention may not be necessary.
- Dry Utility improvements (except electrical improvements) are not included in the scope of this proposal.
- Landscape design is not included in this proposal.
- The City of Fallon will provide boiler plate general conditions and contract documents for bidding purposes.
- Construction Staking is not included in this proposal.
- The City of Fallon shall provide facility maps for existing utilities to be utilized in the preparation of the base map.

Fees

The tasks described in the Scope of Work will be completed for the following fixed fees:

Task	Description	Fee
Task 1	Project Management	\$12,000
Task 2	Topographic Survey	\$9,800
Task 3	Right of Way Determination	\$7,200
Task 4	Geotechnical Investigation	\$8,500
Task 5	Preliminary Design	\$10,750
Task 6	Construction Documents	\$51,300
Task 7	Water Modeling Analysis Report	\$4,200
Task 8	NDOT Permitting	\$7,000
Task 9	Public Outreach and PTC Exhibits	\$9,300
Task 10	Bidding Services	\$2,000
Task 11	Project Design Contingency (Optional)	\$5,000
Task 12	Construction Administration	\$17,850
Task 13	Construction Inspection	\$80,000
Task 14	Materials Testing	\$32,850
Task 15	Record Drawings	\$3,600
Task 16	Construction Services Contingency (Optional)	\$10,000
Total:		\$271,350

Project Schedule

Notice to Proceed (NTP): TBD

Topographic Survey/Right-of-Way Determination/Geotechnical Investigation: 5 weeks after NTP

Preliminary Plans: 8 weeks after NTP

Final Construction Documents: 24 weeks after NTP

Start of Construction: Spring 2022

If this proposal is acceptable, please execute the attached contract and provisions and return the same to our office. Any additional services requested but not covered by this Scope of Work can be provided by an amendment to this proposal. The attached Standard Provisions of Agreement are a part of this proposal.

Lumos and Associates, Inc. will send monthly progress billings on this project. The amount of these billings will be based upon the percentage of work completed. The terms are 'Due Upon Receipt' and accounts are past due after 30 days. Accounts over 30 days old will be subject to interest at the rate of 1 ½% per month and such collection action as may be necessary to collect the account. In addition, a "Stop Work Order" may be issued on past due accounts. In this case, no further work will be performed until the account is brought current.

Thank you again for allowing Lumos and Associates to provide you with this proposal. Please do not hesitate to call me if you have questions.

Sincerely,



Steven G. Moon, P.E.
Director



Alex Greenblat, P.E.
Project Manager

Encl: Fee Schedule
Standard Provisions of Agreement



Carson City • Fallon • Lake Tahoe • Reno

www.LumosInc.com

Fallon
178 S. Maine Street
Fallon, Nevada 89406
775.423.2188

July 28, 2021

Brian Byrd, P.E.
Public Works Director
City of Fallon, Public Works
55 W. Williams Ave
Fallon, NV 89406

LA21.040

Subject: Proposal for Civil Design and Construction Services – City of Fallon CDBG Design Projects - Sherman Street Rehabilitation Project

Dear Brian:

Thank you for giving Lumos & Associates, Inc. ("Lumos") the opportunity to provide you with this proposal for engineering design and construction services for the City of Fallon Sherman Street Rehabilitation Project in Fallon, NV.

Project Understanding

The City of Fallon has identified that Sherman Street is in need of rehabilitation and/or reconstruction. This may include various maintenance techniques up to and including complete reconstruction of the paved roadway. The project limits include the portion of Sherman Street from ±680 feet north of the Williams Avenue to ±120 feet south of the intersection of Augusta Lane; which will include the returns for connecting cross streets at intersections and commercial approaches.

The Scope of Services for this project will include the following tasks: The City of Fallon has identified approximately 700 linear feet of Sherman Street that is in need of rehabilitation. This includes installing sidewalk, curb and gutter, commercial approach improvements, ADA compliant pedestrian ramps at the affected intersections, new catch basins where needed, StormTech infiltrators (if required), striping, signage and electrical improvements. The Scope of Work for this project includes: topographic surveying, geotechnical investigation, agency coordination (City of Fallon, Southwest Gas, CC Communications and TCID), and preparation of construction documents, bid services, construction management, inspection, and quality assurance testing. This scope is further defined below:

1. Project Management - includes ongoing meetings and coordination with City of Fallon and local utility providers.
2. Topographical Survey- includes a topographical survey with right of way research.
3. Geotechnical Investigation - includes a soils investigation and recommended rehabilitation/reconstruct options for this section of Sherman Street.
4. Preliminary Design- includes the collection, review, and incorporation of background data provided by the local utility providers and the City of Fallon base maps with the topographical survey. Limits of reconstruction will be determined and documented in preliminary plans.

5. Construction Documents- includes construction plans and technical specifications that will be prepared for review and acceptance by the City of Fallon.
6. Bidding Services - includes technical assistance that will be provided to the City of Fallon during the bidding process.
7. Project Design Contingency- a contingency amount will be provided for unforeseen conditions and will only be used at the direction of the City of Fallon.
8. Construction Administration – includes construction management, pre-construction meeting, coordination with the contractor, review of field reports and quantities, submittal review, invoicing, responding to request for information, and record drawings.
9. Quality Assurance Testing – includes sampling, testing, and documentation of all materials incorporated into the project. This includes materials delivered to the project that are listed in the Plans and Specifications. Materials to be tested will include bedding soil, soil backfill, asphalt concrete, aggregate base, native subgrade material, and Portland Cement Concrete.
10. Quality Control Inspection – includes an inspector to be on site to appropriately monitor the Contractor's daily work for compliance with the Construction Contract Documents, and to advise the Contractor and the City of Fallon of the need for corrective action. Conduct daily on-site observations of the Contractor's work for the purposes of determining if the work generally conforms to the contract for construction and that the integrity of the design concept as reflected in the contract for construction has been implemented and preserved by the Contractor. Properly document all field conditions both existing and proposed for inclusion into the record drawings.
12. Project Construction Contingency – a contingency amount will be provided for unforeseen conditions and will only be used at the direction of the City of Fallon.

Each of these tasks are defined in greater detail below. It is understood that the final design requirements will be adjusted as needed to meet the demands of the project and the needs of the City of Fallon

Project Scope

Task 1 – Project Management

Management of the overall project will include scheduling of Lumos staff resources, City of Fallon design review meetings, coordinating with agencies and utility providers, quality assurance reviews, and invoicing. The project manager will schedule and facilitate a project kickoff meeting. Meetings to review the preliminary design, as well as 60% and 100% design review are anticipated. Detailed monthly invoices will be prepared to document all work performed and status reports will be provided to the City of Fallon upon request. This task also includes bi-weekly update meetings with City of Fallon staff if needed.

Task 2 – Topographic Survey

Lumos will prepare a project base map created using a combination of aerial photogrammetry and ground collected survey field shots. The photogrammetry can be collected by either an unmanned aerial vehicle (UAV) or traditional fixed wing aircraft.

The project will be flown at an appropriate elevation to obtain a horizontal scale of 1"=40' with a 1' contour interval accuracy and ground sampling distance of 0.25' per pixel. Isolated field shots will be obtained at critical locations such as edge of roadway, curb and flowline elevations, surface evidence of utilities, storm drain features (with inverts), and obscured areas to be combined with

the aerial imagery to supplement the base map. A digital terrain model, topographic base map, and color orthophoto will be generated using the combination of ground and aerial collected data.

Control for the project will be referenced to the Nevada Coordinate System, West Zone, NAD83 using a local combined scale factor to establish ground values for the base map. The vertical datum for the project will be reference to NAVD88.

The area to be mapped will be a $\pm 100'$ wide corridor from the northerly end of the Banner Hospital improvement northerly to Augusta Lane.

Task 3 – Right-of-Way Determination

Lumos will perform field surveying measurements to determine the location of monuments and evidence that affect the right-of-ways for the roadways within the subject project site. Measurements will be compared to dimensions of record documents including but not limited to; vesting deeds of adjoining properties, record mapping, right of way dedications and mapping.

Task 4 – Geotechnical Investigation

Lumos proposes a field investigation that will consist of test pit exploration at approximately two (2) locations within the proposed reconstruction area in the shoulder of the roadway. Exploration depth will range from five (5) to ten (10) feet below ground surface, or practical refusal, whichever comes first. We understand the Lumos will complete the USA Dig clearance, and will provide the excavation/backfill services, and the traffic control.

Lumos proposes to provide sampling of each exploration, classify the encountered soils in accordance with the Unified Soil Classification System (USCS), and conduct laboratory testing on the samples collected. Additionally, we propose to perform engineering analysis and calculations and develop a Geotechnical Investigation Report that will discuss the geologic setting, exploration and site condition, field and laboratory test data, and our conclusions and recommendations from a Geotechnical perspective. Our Geotechnical Evaluation will specifically include the following services:

Field Investigation will include:

- USA Dig Clearance
- Location of Exploration Test Pits
- Logging of all Soil Profiles Based on USCS
- Water Table Measurement, if encountered

Laboratory analysis may include:

- Atterberg Limits
- Moisture Density Curve
- Grain Size Analysis (including fines content)
- R-Value
- Soluble Sulfates/pH/Resistivity
- Permeability

Report, Recommendations, and Conclusions

- Exploration Logs

- Soil Types and Classification
- Site Geology
- Laboratory Test Results
- Geotechnical Discussion
- Grading Recommendations
- Pavement Recommendations
- Construction Procedures
- Groundwater Level, if encountered

Note that out cost estimates do not include any soil and/or groundwater contamination evaluation at the site. We have assumed that no permits are required to conduct our field investigation and/or tests, and that access to the property will be granted to our Field Engineer.

Prior to the completion of the geotechnical report, Lumos will meet with the City of Fallon Project Manager to present feasible road rehabilitation alternatives. The goal of this meeting is to establish the final reconstruction section to be included in the recommendation portion of the report.

Included within this task is preparing and coordinating the Encroachment and Excavation Permit application process with the City of Fallon. Potholing services are NOT included within this task.

Task 5 – Preliminary Design

Lumos shall prepare a preliminary layout for the final geometrics of Sherman Street and the adjacent roadways for use by the client and to serve as the basis of the final design. The preliminary layout will take into consideration the ADA requirements, utility and drainage issues. Preliminary improvement plans and an engineer's estimate of probable construction costs will be provided at a 30% level, including any proposed utility improvements. The intent of this task is to determine the project improvement limits. No vertical design or grading details will be provided as a part of the Preliminary Design.

Within this task it is assumed that several public meetings may be required with residents and or City of Fallon representatives to present the anticipated impacts to the adjacent properties.

Task 6 – Construction Documents

Lumos shall prepare Final Construction Plans and Technical Specifications suitable for construction bid advertisement for the approved project in accordance with the City of Fallon standards and requirements.

The final construction plans will be on 22"x 34" size sheets (half size 11"x17"). The plans will show all elements of project construction including but not limited to reconstruction plan and profile view, subsurface plan and profiles for utility improvements, right-of-way lines, property owners name, property APN and site address, and any other details necessary for construction.

60% Improvement plans submittal:

Lumos will submit 60% design plans, to the City of Fallon, and utility companies for review. At a minimum, the 60% design plans will include the following: title sheet, preliminary note sheets, overall site and control plan, existing parcel base with owner names, addresses and rights-of-way, removal plan, surface improvement plan, preliminary grading plan, plan and profile sheets with existing and proposed utilities and preliminary detail sheets. An updated engineer's estimate of probable construction costs will also be included.

The 60% design plans will address all comments generated from the preliminary design plan review and include a draft copy of the contract documents and technical specifications.

The contract documents and technical specifications will reference the latest edition of Standard Specifications for Public Works Constructions (Orange Book) for standard construction items. Technical provisions will be prepared for approved deviations from the Orange Book and unique construction items not adequately covered in the Orange Book. The City of Fallon will electronically provide Lumos the boilerplate of the contract documents and technical specifications in MS Word format.

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The 100% plans shall show all elements of project construction.

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The record drawings shall include a copy of the original title sheet (including the appropriate signatures by the City of Fallon, local government, signed by Lumos) and identified as record drawings.

Task 13 – Construction Services Contingency (Optional)

This task is contingency for miscellaneous increases within the scope of this contract in the performance of services. If Lumos determines that it is necessary to perform work to be paid out of contingency, Lumos shall provide a letter detailing the need, scope, and not-to-exceed budget for any proposed work. Work under this task shall proceed only with the City of Fallon Project Manager's prior written approval. This task may or may not be used at the sole discretion of the City of Fallon.

Assumptions / Exceptions

Lumos has made the following assumptions in preparation of this proposal:

- This scope does not include preparation of a drainage report in accordance with City of Fallon standards.
- It is assumed that the amount of impervious area will remain the same. Therefore, storm water detention/retention may not be necessary.
- Utility improvements (except storm drain and electrical improvements) are not included in the scope of this proposal.
- Landscape design is not included in this proposal.
- The City of Fallon will provide boiler plate general conditions and contract documents for bidding purposes.
- Construction Staking is not included in this proposal.
- This proposal does not include permitting with NDOT as we expect all construction will occur outside of NDOT Right-of-way (Williams Avenue).

- The City of Fallon shall provide facility maps for existing utilities to be utilized in the preparation of the base map.

Fees

The tasks described in the Scope of Work will be completed for the following fixed fees:

Task	Description	Fee
Task 1	Project Management	\$6,100
Task 2	Topographic Survey	\$5,200
Task 3	Right of Way Determination	\$4,100
Task 4	Geotechnical Investigation	\$6,900
Task 5	Preliminary Design	\$6,500
Task 6	Construction Documents	\$21,150
Task 7	Bidding Services	\$1,700
Task 8	Project Design Contingency (Optional)	\$2,500
Task 9	Construction Administration	\$8,000
Task 10	Construction Inspection	\$35,000
Task 11	Materials Testing	\$10,200
Task 12	Record Drawings	\$1,800
Task 13	Construction Services Contingency (Optional)	\$5,000
Total:		\$114,150

Project Schedule

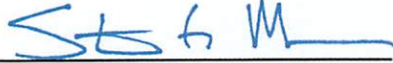
Notice to Proceed (NTP): TBD
 Topographic Survey/Right-of-Way Determination/Geotechnical Investigation: 5 weeks after NTP
 Preliminary Plans: 8 weeks after NTP
 Final Construction Documents: 20 weeks after NTP
 Start of Construction: Spring 2022

If this proposal is acceptable, please execute the attached contract and provisions and return the same to our office. Any additional services requested but not covered by this Scope of Work can be provided by an amendment to this proposal. The attached Standard Provisions of Agreement are a part of this proposal.

Lumos and Associates, Inc. will send monthly progress billings on this project. The amount of these billings will be based upon the percentage of work completed. The terms are 'Due Upon Receipt' and accounts are past due after 30 days. Accounts over 30 days old will be subject to interest at the rate of 1 ½% per month and such collection action as may be necessary to collect the account. In addition, a "Stop Work Order" may be issued on past due accounts. In this case, no further work will be performed until the account is brought current.

Thank you again for allowing Lumos and Associates to provide you with this proposal. Please do not hesitate to call me if you have questions.

Sincerely,



Steven G. Moon, P.E.
Director



Alex Greenblat, P.E.
Project Manager

Encl: Fee Schedule
Standard Provisions of Agreement



	Broadway Street		Sherman Street		Combined	
	Local	CDBG	Local	CDBG	Local	CDBG
Mobilization	\$ 75,000.00		\$ 50,000.00		\$ 125,000.00	\$ -
Removals	\$ 100,000.00		\$ 35,000.00		\$ 135,000.00	\$ -
Grading		\$ 20,000.00		\$ 10,000.00	\$ -	\$ 30,000.00
3" Asphalt		\$ 183,712.50		\$ 69,325.00	\$ -	\$ 253,037.50
Base		\$ 61,000.00		\$ 24,750.00	\$ -	\$ 85,750.00
Pedestrian Ramps		\$ 35,000.00		\$ 5,000.00	\$ -	\$ 40,000.00
Curb and Gutter		\$ 75,625.00		\$ 40,800.00	\$ -	\$ 116,425.00
Sidewalk		\$ 151,250.00		\$ 68,750.00	\$ -	\$ 220,000.00
Water System Improvements	\$ 352,000.00		\$ 5,750.00		\$ 357,750.00	\$ -
Sewer Improvements	\$ 148,000.00		\$ 14,000.00		\$ 162,000.00	\$ -
Storm Drain Improvements	\$ 198,000.00		\$ 88,400.00		\$ 286,400.00	\$ -
Electrical Improvements	\$ 35,000.00		\$ 25,000.00		\$ 60,000.00	\$ -
Traffic Control		\$ 30,000.00		\$ 20,000.00	\$ -	\$ 50,000.00
Signage and Striping		\$ 5,500.00		\$ 2,500.00	\$ -	\$ 8,000.00
Remove and Replace Unstable Material		\$ 56,000.00		\$ 26,250.00	\$ -	\$ 82,250.00
Additional Work	\$ 125,000.00		\$ 50,000.00		\$ 175,000.00	\$ -
Engineering Costs	\$ 297,195.75		\$ 96,394.50		\$ 393,590.25	\$ -
Sub Totals	\$ 1,330,195.75	\$ 618,087.50	\$ 364,544.50	\$ 267,375.00		

Project Totals

\$ 1,948,283.25

\$ 631,919.50

CDBG Total

\$ 885,462.50

Local Funds Total

\$ 1,694,740.25

Grand Total

\$ 2,580,202.75

August 16, 2021

Agenda Item 10

Consideration and possible approval of a Professional Services Contract with Lumos and Associates, Inc. for design and construction administration support services relating to the Rattlesnake Hill Water Tank Replacement project in the amount of Four Hundred Ninety-Seven Thousand Five Hundred Dollars (\$497,500.00).
(For possible action)

**CITY OF FALLON
REQUEST FOR COUNCIL ACTION**

Agenda Item No. 10

DATE SUBMITTED: August 9, 2021

AGENDA DATE REQUESTED: August 16, 2021

TO: The Honorable City Council

FROM: Brian Byrd

SUBJECT TITLE: Consideration and possible approval of a Professional Services Contract with Lumos and Associates, Inc. for design and construction administration support services relating to the Rattlesnake Hill Water Tank Replacement project in the amount of Four Hundred Ninety-Seven Thousand Five Hundred Dollars (\$497,500.00). **(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 |

RECOMMENDED COUNCIL ACTION: Motion to approve a Professional Services Contract with Lumos and Associates, Inc. for design and construction administration support services relating to the Rattlesnake Hill Water Tank Replacement project in the amount of Four Hundred Ninety-Seven Thousand Five Hundred Dollars (\$497,500.00). **(For possible action)**

DISCUSSION: The existing water storage tanks located on Rattlesnake Hill that were originally constructed in the mid 1900's, have recently shown signs of deterioration. Lumos and Associates were previously engaged to evaluate the structural integrity of the existing water tanks and has recommended a full replacement of both structures. The contract being considered would allow for Lumos and Associates to evaluate the installation of new tanks, provide an engineered design for future tanks and supply construction management services during the construction phase.

City staff recommends approval of a Professional Services Contract with Lumos and Associates, Inc.

FISCAL IMPACT: Four Hundred Ninety-Seven Thousand Five Hundred Dollars (\$497,500.00)

FUNDING SOURCE: Various Federal, State and/or local funding

PREPARED BY: Brian Byrd, Director of Public Works



Carson • Fallon • Lake Tahoe • Reno

www.LumosInc.com

Fallon
178 S. Maine Street
Fallon, Nevada 89406
775.423.2177

July 26, 2021

LA21.707

City of Fallon
Attn: Brian Byrd
55 W. Williams Ave
Fallon, Nevada 89406

Re: Proposal for Professional services related to the New 3 MG Water Tank on Rattlesnake Hill, Fallon, Nevada

Dear Mr. Byrd:

Lumos and Associates, Inc. (Lumos) is pleased to present you with this proposal for Professional Services (engineering, construction management, inspection/testing) for the above referenced project located in Fallon, Nevada.

Project Understanding

The proposed project is located on Rattlesnake Hill near Fallon, NV. The project includes the construction of a new 3,000,000 gallon water tank (or the equivalent in two tanks), all of the associated piping, valving, grading, etc. to connect the new tank into the existing system, the necessary improvements to provide emergency service to the Navy system/tank and the necessary improvements to abandon/decommission the old portions of the system to be removed from service.

We propose the following tasks to assist you with the project based on our review of the RFP:

Project Scope

Task 1 – Topographic Survey

A project base map will be created using a combination of aerial photogrammetry and ground collected survey field shots. Either an unmanned aerial vehicle (UAV) or traditional fixed wing aircraft will collect the photogrammetry.

The project will be flown at an appropriate elevation to obtain a horizontal scale of 1"=40' with a 1' contour interval accuracy and ground sampling distance of 0.25' per pixel. Isolated field shots will be obtained at critical locations such as edge of roadway, irrigation structures and gates, surface evidence of utilities, storm drain features (with inverts), and obscured areas to be combined with the aerial imagery to supplement the base map. A digital terrain model, topographic base map, and color orthophoto will be generated using the combination of ground and aerial collected data.

I:\marketing\proposals\2021 proposals\la21.707 - city of fallon new water tank rattlesnake hill\fallon 3 mg rattlesnake hill water tank 2021.docx

Control for the project will be referenced to the Nevada Coordinate System, West Zone, NAD83 using a local combined scale factor to establish ground values for the base map. The vertical datum for the project will be reference to NAVD88. No boundary information will be provided with this scope service.

This work can be completed within 4-6 weeks of your authorization to proceed, weather and airspace permissions depending.

Task 2 – Geotechnical Investigation

For the current Geotechnical scope of work, we propose a field investigation that will consist of test pit explorations at three (3) locations, two (2) near the proposed tank location and one (1) along the proposed waterline route. Exploration depth will range from five (5) to 15 feet below ground surface, or practical refusal, whichever comes first. We understand Lumos and Associates, Inc. will complete the USA Dig clearance, and will provide the excavation services.

Lumos and Associates, Inc. herein proposes to provide sampling of each exploration, classify the encountered soils in accordance with the Unified Soil Classification System (USCS), and conduct laboratory testing on the samples collected. Additionally, we propose to perform engineering analysis and calculations and develop a Geotechnical Investigation Report that will discuss the geologic setting, exploration and site condition, field and laboratory test data, and our conclusions and recommendations from a Geotechnical perspective. Our Geotechnical Evaluation will specifically include the following services:

Field Investigation will include:

- USA Dig Clearance
- Location of Exploration Test Pits
- Logging of all Soil Profiles Based on USCS
- Water Table Measurement, if encountered

Laboratory analysis may include:

- Atterberg Limits
- Moisture Density Curve
- Grain Size Analysis (including fines content)
- pH, Soluble Sulfate and Resistivity
- Direct Shear

Report, Recommendations, and Conclusions

- Exploration Logs
- Soil Types and Classification
- Site Geology and Seismicity
- Laboratory Test Results

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- Geotechnical Discussion
- Bearing Capacity and Settlement
- Grading Recommendations
- Utility Excavation and Backfill Recommendations
- Construction Procedures
- Groundwater Level, if encountered

Note that out cost estimates do not include any soil and/or groundwater contamination evaluation at the site. We have assumed that no permits are required to conduct our field investigation and/or tests, and that access to the property will be granted to our Field Engineer.

We can begin work within two (2) weeks of Authorization to Proceed. Fieldwork will take approximately one (1) day to complete. Laboratory testing will be assigned upon completion of the fieldwork, and may take one (1) to two (2) weeks. The analysis and report preparation is anticipated to take one (1) week. Therefore, we have estimated a time frame of approximately four (4) to five (5) weeks – from Authorization to Proceed – to complete this project. However, verbal results may be provided, as they become available.

Task 3 – Tank Siting Evaluation

In coordination with the City, Lumos will perform a tank siting evaluation to determine the best location from both a water system operation standpoint and aesthetics of a new tank on Rattlesnake Hill. The evaluation will provide 2 to 3 tank site options with the pros and cons of each site to assist the City in making a final site selection.

Task 4 – Civil Design & Permitting

This task will include preparation of civil construction drawings for the project. NDEP will be provided plans for review and permitting. The drawings will be prepared on 24"x36" format sheets.

This task will include preparation of civil calculations, construction drawings, contract documents, and technical specifications for the proposed 3,000,000-gallon tank to the final permitting and construction level. Our drawings for the onsite improvements will include the access improvements, grading, signage, fencing, and drainage improvements. Additionally, our plans will include the design of the new water system components (valve vaults, piping, valves, PRVs, and other water facilities outside of the tank footprint). Dimensions and grading will be provided as required for construction. The design of control systems required to connect the new tank into the City's SCADA system are included. The design of "dry" utilities (i.e., gas, telephone, cable television) is not anticipated as part of this project and is therefore not included in this fee proposal.

Agency coordination and processing of requested revisions of the civil improvement plans will be completed under this task. It is anticipated that plans will be submitted at the 30%, 60%, 90%, and 100% phases.

It is anticipated that NDEP will require a water model report for the project for permitting purposes. This task included development of a water model and assumes that the City can provide us existing demand/production information.

Task 5 – Electrical Design

Under this task, Lumos will sub consult to perform the required electrical design for powering SCADA and other related components associated with the new tank.

Task 6 – SWPPP & Erosion Control

Under this task Lumos will develop a storm water pollution prevention plan (SWPPP) for the project as required by NDEP. The SWPPP will be coordinated with the selected contractor. The contractor for the project will be the responsible party signing and adhering to the SWPPP.

Task 7 – Bid Assistance

Under this task, Lumos will:

- Prepare the bid advertisement
- Submit for publication (after CCSD review/approval)
- Issue and track distribution of project plans and specifications.
- Answer questions during the bid process
- Prepare, track and distribute addendum(s) as needed
- Attend and conduct a pre-bid meeting (if required)
- Review submitted bids for accuracy, tabulate bid results into an excel spreadsheet, and prepare a Recommendation of Award Letter to the City.

Task 8 – Construction Management

Provide construction services as follows:

- Attend, prepare agenda(s) and conduct the preconstruction conference and progress meetings throughout the project duration
- Perform construction coordination
- Review and stamp contractor's submittals for conformance to the contract documents
- Review construction for acceptance and/or mitigation
- Provide verification and approval of contractor's monthly pay request
- Provide review of contractor's weekly certified payroll reports and apprenticeship utilization (if applicable)
- Provide recommendations to CCSD for any necessary construction changes due to field conditions
- Assist in change order review and approval
- Provide inspection to monitor contractor's progress and ensure compliance with the approved plans and specifications
- Provide Materials Testing and Special Inspections
- Prepare final Record Drawings base on our observation and as-built drawings provided by the contractor

Task 9 – Construction Staking

Lumos anticipates following scope of work for Construction Staking:

A. Control Verification Survey - Conduct an initial survey to locate and densify existing control referencing the project basis of bearings and benchmark as shown on the project plans.

B. Rough Grade & Demolition - Provide 1 set of stakes designating the limits of any items of demolition and the rough grading of the tank site.

C. Water Tank Staking - Provide 1 set of stakes as requested by the contractor for the center of the tank and for the ring foundation at an offset designation by the contractor.

D. Utility and Water Line Staking - Provide 1 set of offset stakes to the center of pipe on 50' intervals in tangents, at all fittings and valves and vertical points off set points.

D. Final Grade Staking - Provide 1 set of offset stakes to edge of concrete on 50' intervals in tangents and 25' intervals in curves including all horizontal and vertical points of curvature, points of tangent and angle points. Cuts or fills will be marked on all stakes to the finished surface grade as shown on the plan and profile sheets.

A total of **8 field visits** to the site for the proposed tasks budgeted for this proposal.

Exclusions - The following services are specifically excluded from this proposal: "Red Top" and "Blue Top" staking for subgrades and final surface grades, irrigation, landscape, stripping, signs, gas line, and electric line staking, post construction as-builts.

Work, including meetings, outside the established Scope of Work can be performed on a time and materials basis in accordance with our current fee schedule. We require a minimum 3 working day notice to provide staking. In the event that any staking is destroyed by an Act of God or other cause beyond the reasonable control of Consultant, the cost of re-staking shall be paid for by Client under the Project Contingency.

Task 10 – Project Contingency

The Project Contingency is specifically for additional out-of-scope tasks and time extensions, as may be required, which are unidentifiable at this time. This work shall be added at the sole discretion of the City of Fallon, for fees negotiated on a case-by-case basis. Work will be performed on a time and materials basis in accordance with Lumos' fee schedule. A standard fee schedule is incorporated into this proposal.

Fees

The task described in the Scope of Work will be completed for the following fees:

Task	Description	Fee
Task 1	Topographic Survey	\$ 10,000
Task 2	Geotechnical Investigation	\$ 9,500
Task 3	Tank Siting Evaluation	\$ 5,000
Task 4	Civil Design & Permitting	\$ 205,000
Task 5	Electrical Design	\$ 9,500
Task 6	SWPPP & Erosion Control	\$ 3,500
Task 7	Bid Assistance	\$ 5,500
Task 8	Construction Services	\$ 195,000
Task 9	Construction Staking	\$ 29,500
Task 10	Project Contingency	\$ 25,000
Total		\$ 497,500

If this proposal is acceptable, you may authorize this work by signing one of our Standard Contract Agreements and returning it to me. Any additional services requested but not covered by this Scope of Work can be provided by an amendment to this proposal. The attached Standard Provisions of Agreement are a part of this proposal.

Lumos and Associates, Inc. will send monthly progress billings on this project. The amount of these billings will be based upon the percentage of work completed. The terms are 'Due Upon Receipt' and accounts are past due after 30 days. Accounts over 30 days old will be subject to interest at the rate of 1 ½% per month and such collection action as may be necessary to collect the account. In addition, a "Stop Work Order" may be issued on past due accounts. In this case, no further work will be performed until the account is brought current. A Client Information Form (attached) will need to be completed and returned to our accounting department prior to the commencement of any work by Lumos and Associates, Inc. or a 50% retainer will be required in lieu of the Client Information Form.

Thank you again for allowing Lumos and Associates to provide you with this proposal. Please do not hesitate to call me if you have questions.

Sincerely,



Steven G. Moon, P.E.
Director – Construction Division
Lumos and Associates, Inc.

CITY OF FALLON
OPINION OF PROBABLE PROJECT COSTS
REPLACE CONCRETE TANKS W/ WELDED STEEL

Item	Description	Unit	Quantity	Unit Price	Total Price
Phase 1					
1	Site Survey, Geotech, Engineering, Permitting	LS	1	\$ 315,000	\$ 315,000
2	Construction Inspection Services	LS	1	\$ 100,000	\$ 100,000
3	3 MG Welded Steel Tank Fabrication & Delivery	LS	1	\$ 1,250,000	\$ 1,250,000
4	Mobilization and Demobilization	LS	1	\$ 35,000	\$ 35,000
5	Clearing, Grubbing, Site Grading & Tank Pad ¹	LS	1	\$ 75,000	\$ 75,000
<i>Subtotal</i>					\$ 1,775,000
Contingency (10%)					\$ 180,000
<i>Subtotal Costs</i>					\$ 1,955,000
Phase 2					
1	Mobilization and Demobilization	LS	1	\$ 75,000	\$ 75,000
2	3 MG Welded Steel Tank Erection and Coating	LS	1	\$ 1,395,000	\$ 1,395,000
3	Site Piping, Fittings, and Valves ²	LS	1	\$ 130,000	\$ 130,000
4	Site Fencing	LS	1	\$ 50,000	\$ 50,000
5	Connections to Existing System	LS	1	\$ 15,000	\$ 15,000
6	Electrical and Controls	LS	1	\$ 75,000	\$ 75,000
7	Construction Management and Inspection	LS	1	\$ 150,000	\$ 150,000
<i>Subtotal</i>					\$ 1,815,000
Contingency (10%)					\$ 180,000
<i>Subtotal Costs</i>					\$ 1,995,000
Total Project Costs					\$ 3,950,000

¹ Includes concrete foundation, backfill, etc.

² Includes restrained joints, fittings, valves, excavation, backfill, restoration of finish grade/pavement replacement, traffic control.

August 16, 2021

Agenda Item 11

Consideration and possible approval to grant the City Engineer permission to submit tentative maps to the Nevada Department of Environmental Protection (NDEP) on behalf of the City Council who acts as the Planning Commission. **(For possible action)**

**CITY OF FALLON
REQUEST FOR COUNCIL ACTION**

Agenda Item No. 11

DATE SUBMITTED: August 9, 2021

AGENDA DATE REQUESTED: August 16, 2021

TO: The Honorable City Council

FROM: Derek Zimney, City Engineer

SUBJECT TITLE: Consideration and possible approval to grant the City Engineer permission to submit tentative maps to the Nevada Department of Environmental Protection (NDEP) on behalf of the City Council who acts as the Planning Commission. **(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 |

RECOMMENDED COUNCIL ACTION: Motion to approve permission for the City Engineer to submit tentative maps to the Nevada Department of Environmental Protection (NDEP) on behalf of the City Council who acts as the Planning Commission.

DISCUSSION: Pursuant to Nevada Revised Statutes (N.R.S.) 278.335 tentative maps must be forwarded to NDEP by the planning commission or a designated representative. If approved the City Engineer would be allowed to submit tentative maps to NDEP on behalf of the City Council who acts as the Planning Commission.

FISCAL IMPACT: N/A

FUNDING SOURCE: N/A

PREPARED BY: Derek Zimney, City Engineer

DATE: August 9, 2021

TO BE PRESENTED TO THE COUNCIL BY: Derek Zimney, City Engineer

Ken Tedford
MAYOR



James D. Richardson
Councilman

Kelly Frost
Councilwoman

Karla Kent
Councilwoman

August 16, 2021

Tammara Weaver
Compliance Coordinator
Nevada Division of Environmental Protection
Department of Conservation and Natural Resources
901 S. Stewart Street, Suite 4001

RE: Planning Commission Authorization

Mrs. Weaver,

Per the City of Fallon Municipal Code Chapter 21.12.010 the City Council acts as the Planning Commission.

Please allow this letter to serve as authorization for the City of Fallon Engineer to submit tentative maps to NDEP on behalf of the City Council members who act as the Planning Commission, as a designated representative pursuant to N.R.S. 278.335.

Sincerely,

James D. Richardson - Councilman

Kelly Frost - Councilwoman

Karla Kent – Councilwoman

August 16, 2021

Agenda Item 12

Fallon Police Department Monthly Report for
June & July 2021 (**For discussion only**)

Incorporated 1908

CITY OF FALLON
REQUEST FOR COUNCIL ACTION
AGENDA ITEM NO. 12

DATE SUBMITTED: 08/09/21

AGENDA DATE REQUESTED: 8/16/21

TO: Mayor and Council

FROM: Kevin Gehman, Chief of Police

SUBJECT: Fallon Police Department Monthly Report for June & July 2021

TYPE OF ACTION REQUESTED: (Check One)

Resolution

Ordinance

Formal Action/Motion

Other (Specify) Review Only

RECOMMENDED COUNCIL ACTION: For review only

DISCUSSION/ANALYSIS: (Attachment, if necessary)

FISCAL IMPACT: None

FUNDING SOURCE:

EXPLANATION OF IMPACT:

ALTERNATIVES:

Prepared By: Beverly A. Swirczek

Date 8/3/21

Reviewed By: Chief Kevin Gehman

Date 8/3/21

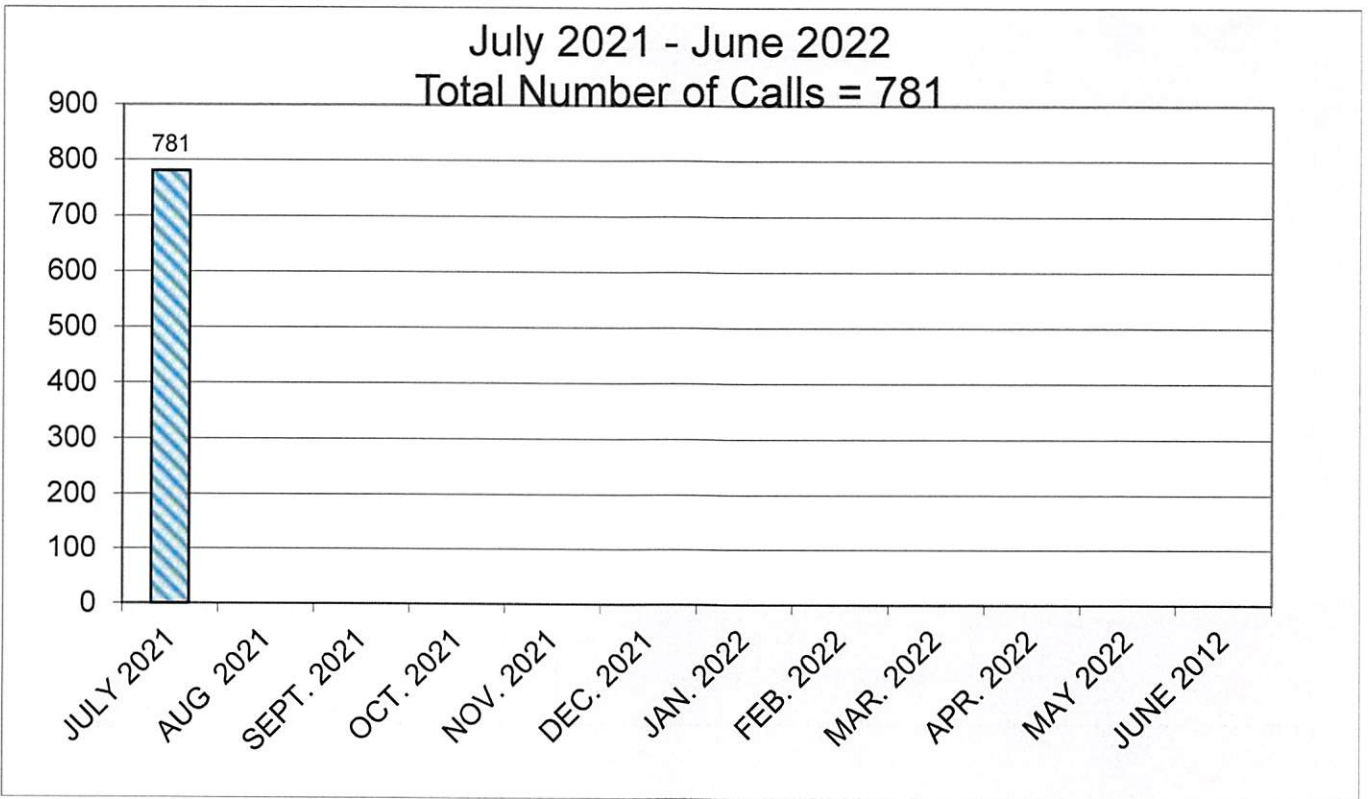
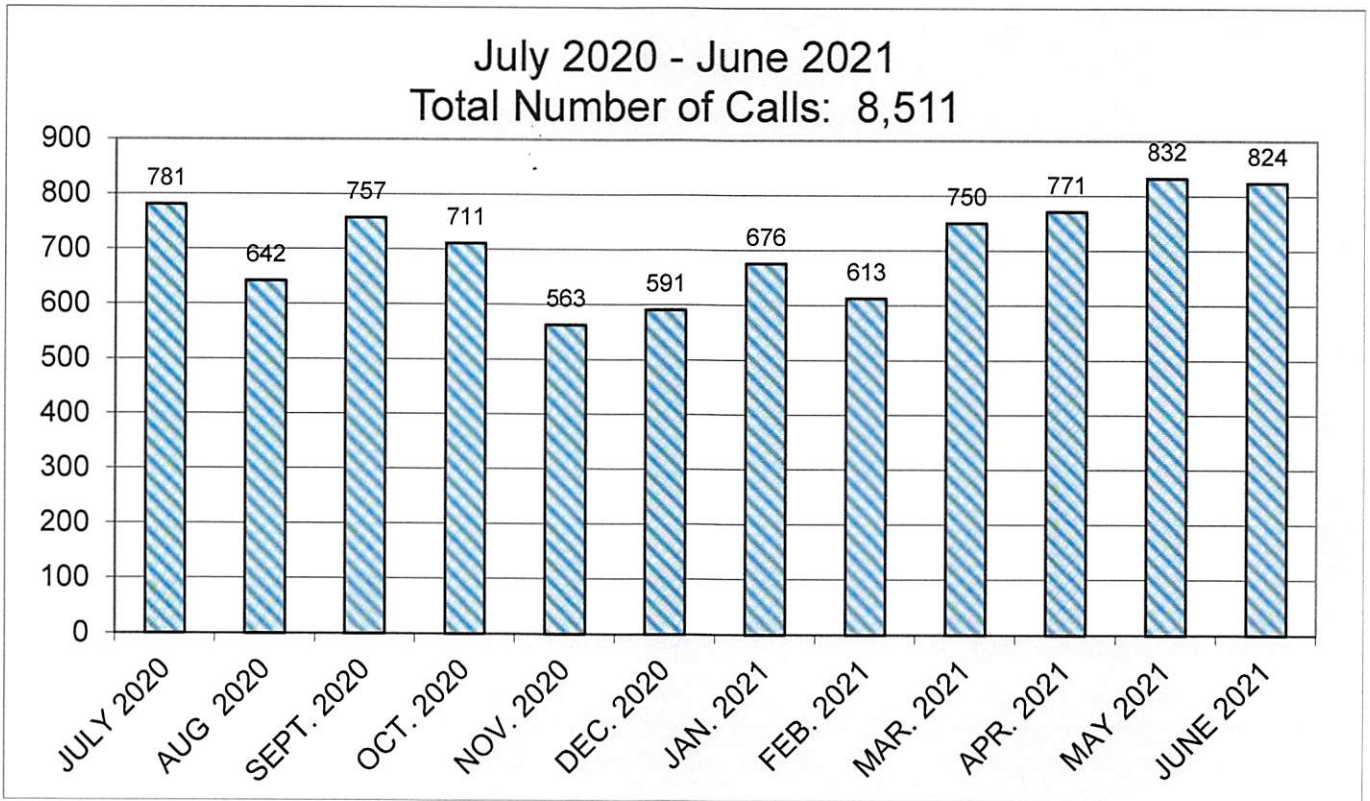
Presented by Kevin Gehman

MONTHLY ACTIVITY REPORT

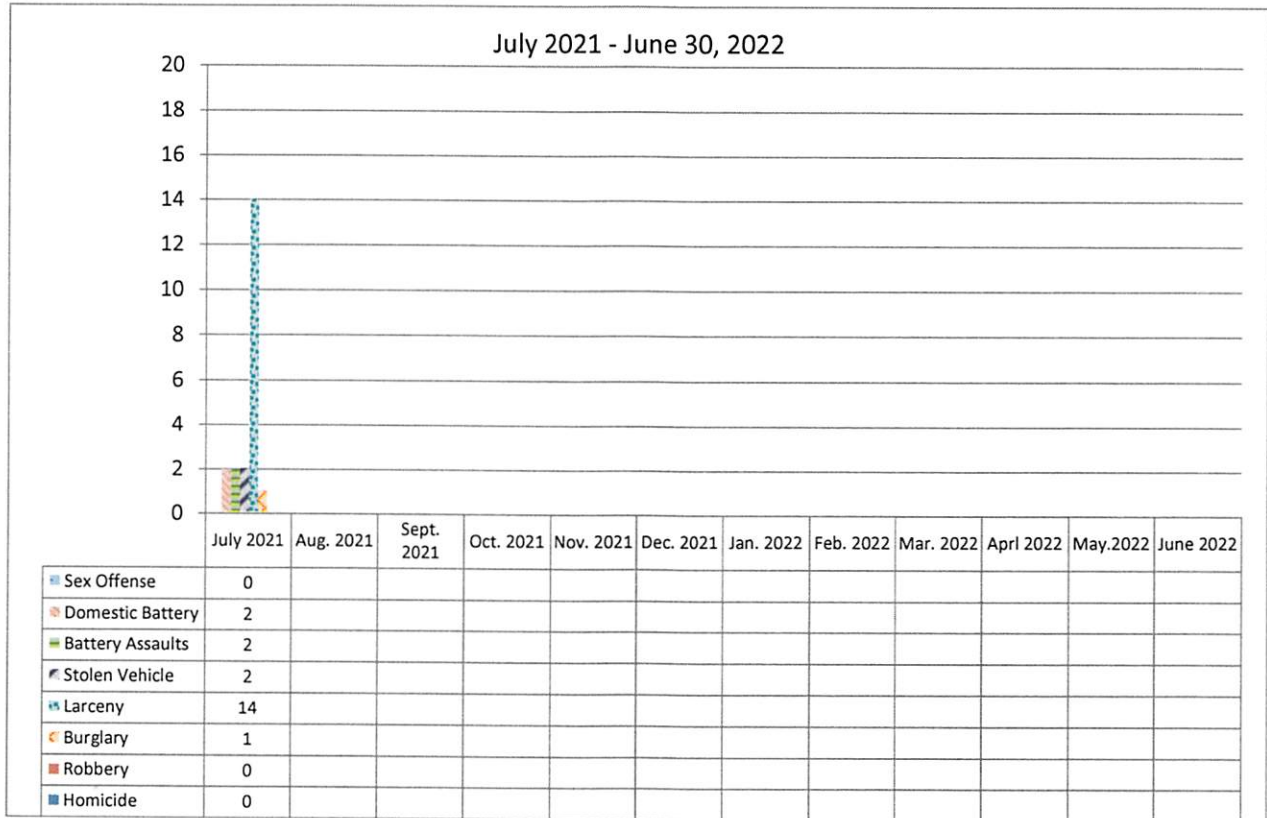
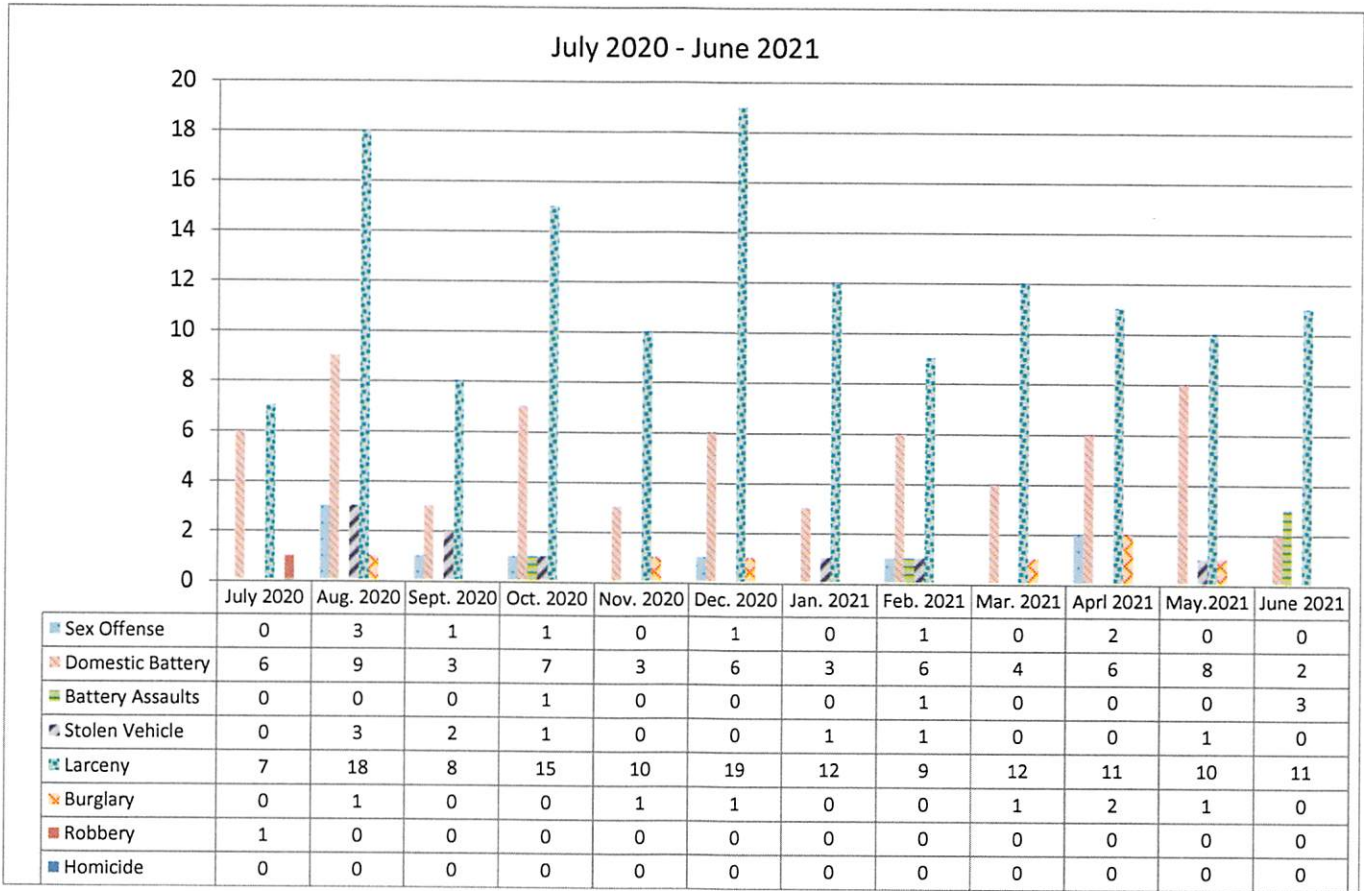


JUNE AND JULY 2021

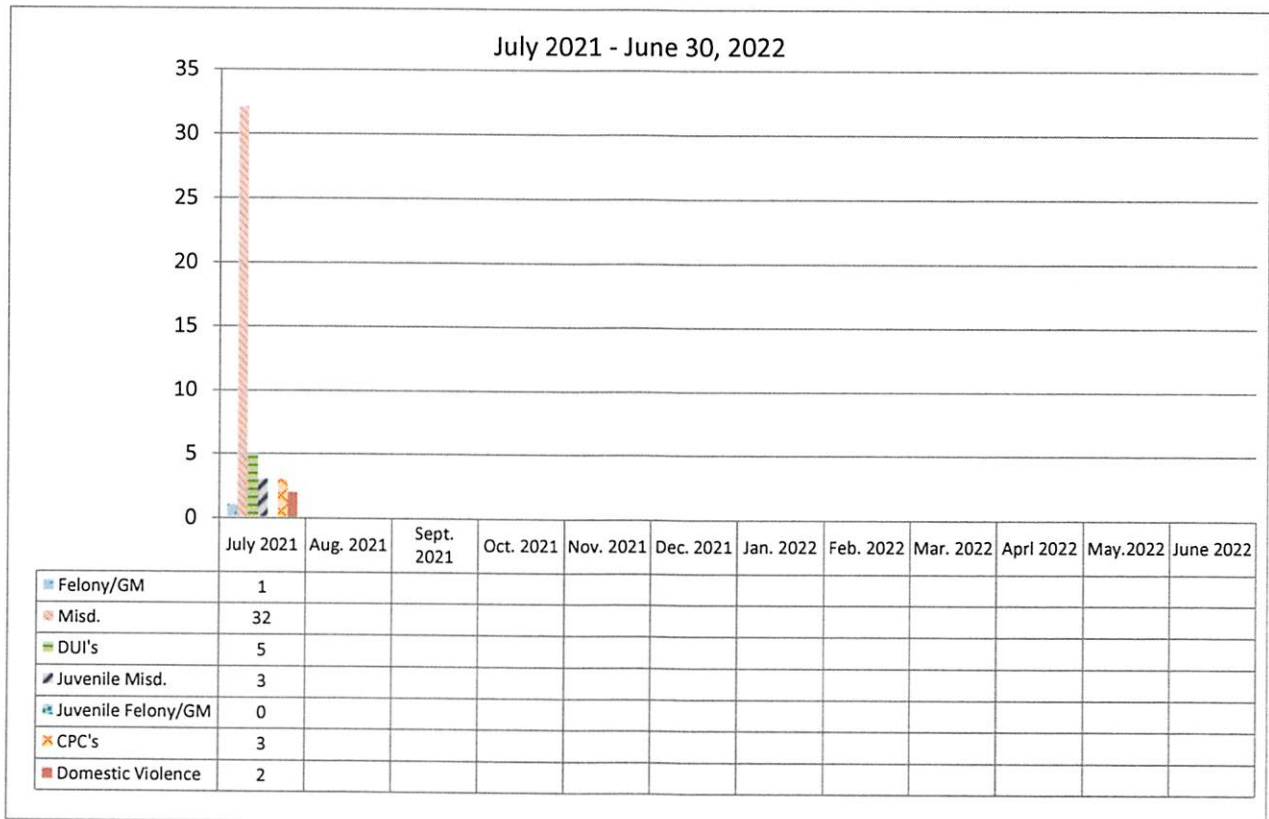
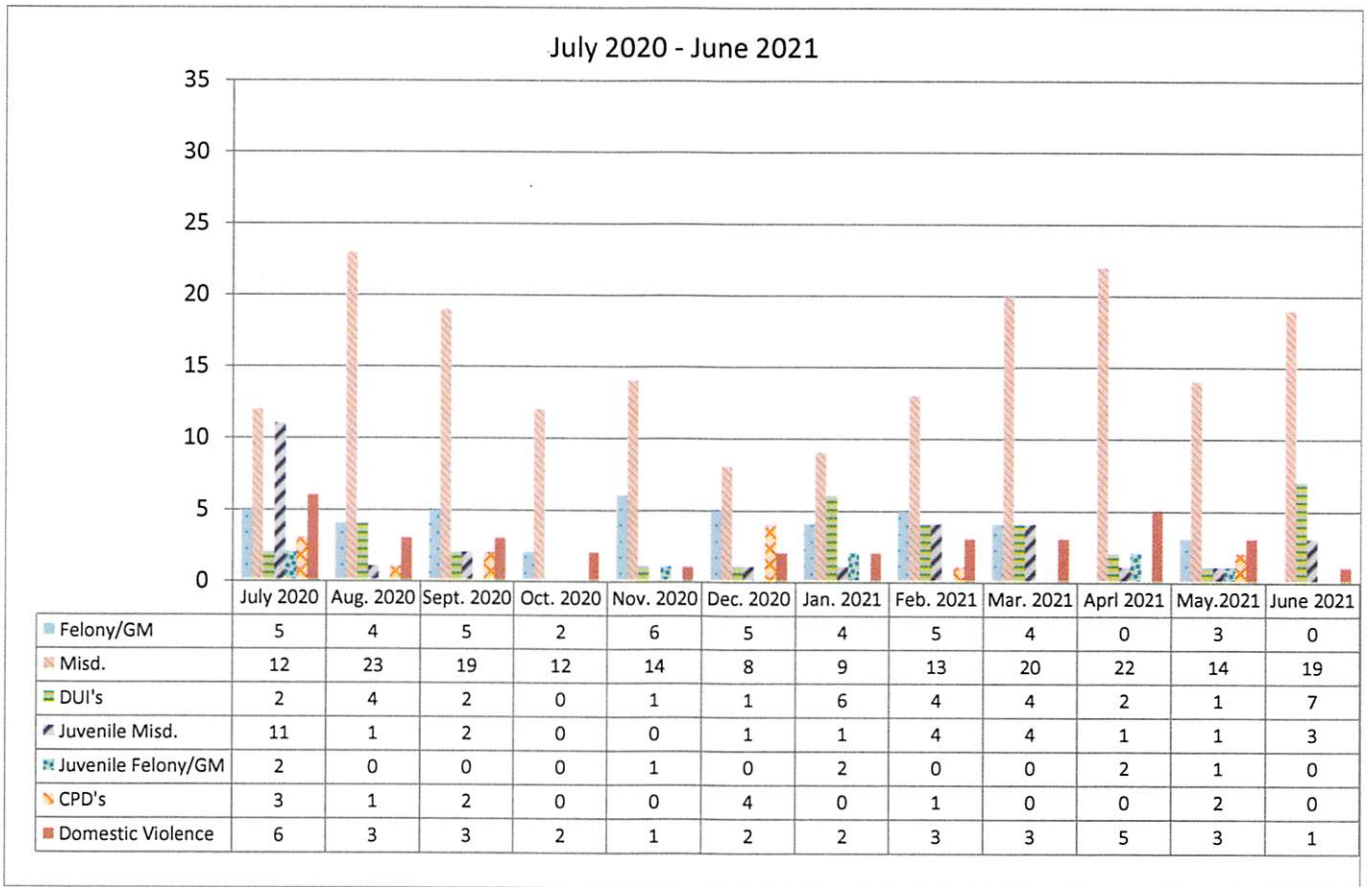
Calls for Service / Total Incidents Reported



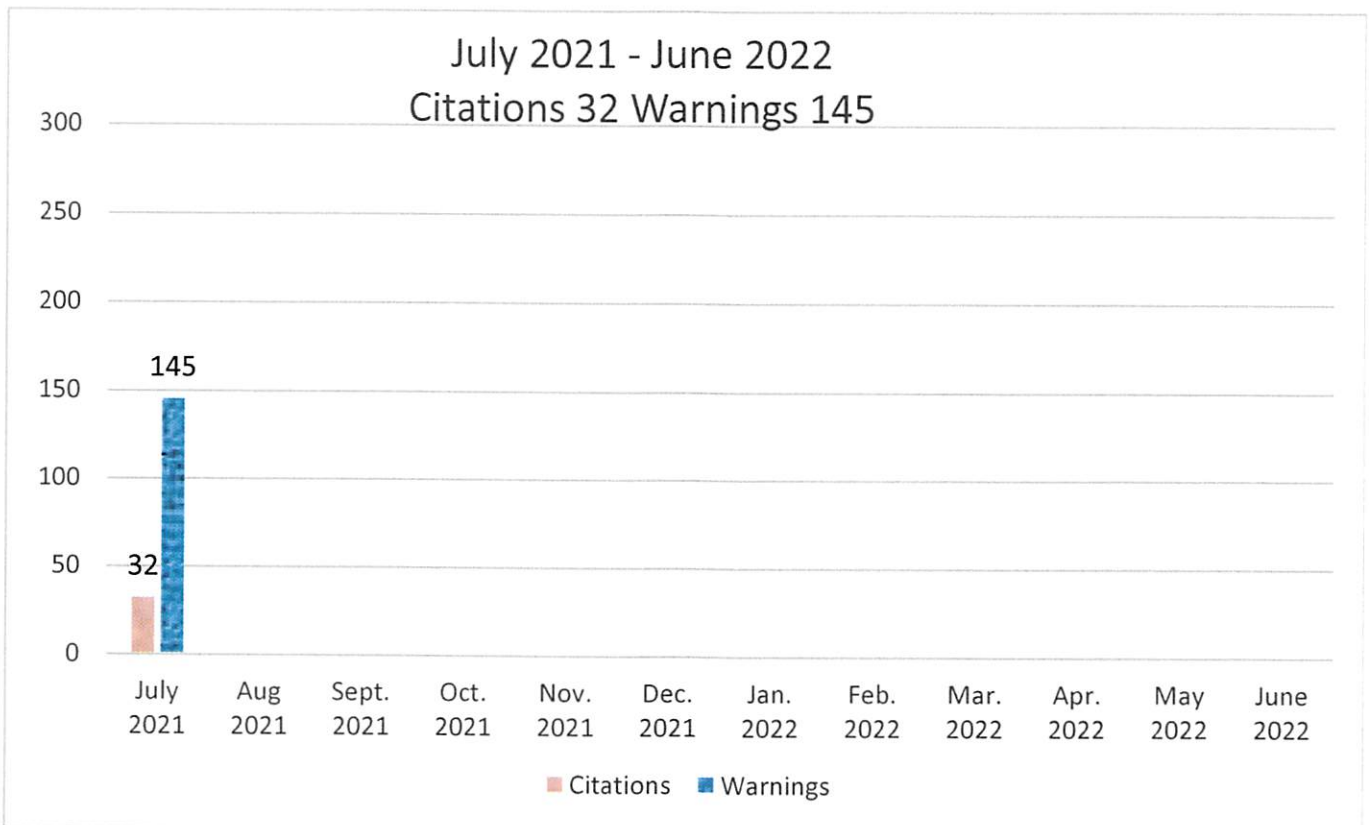
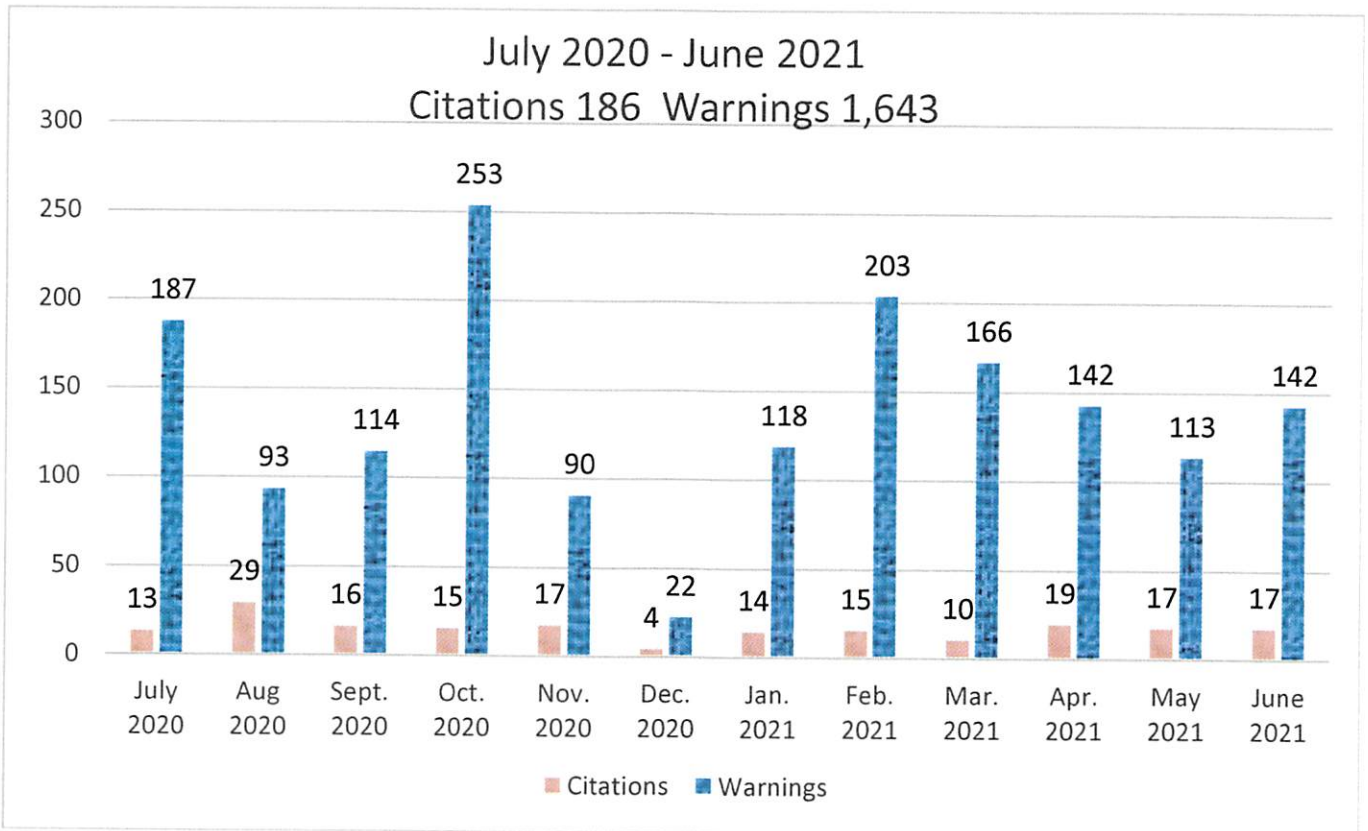
Crime Summary



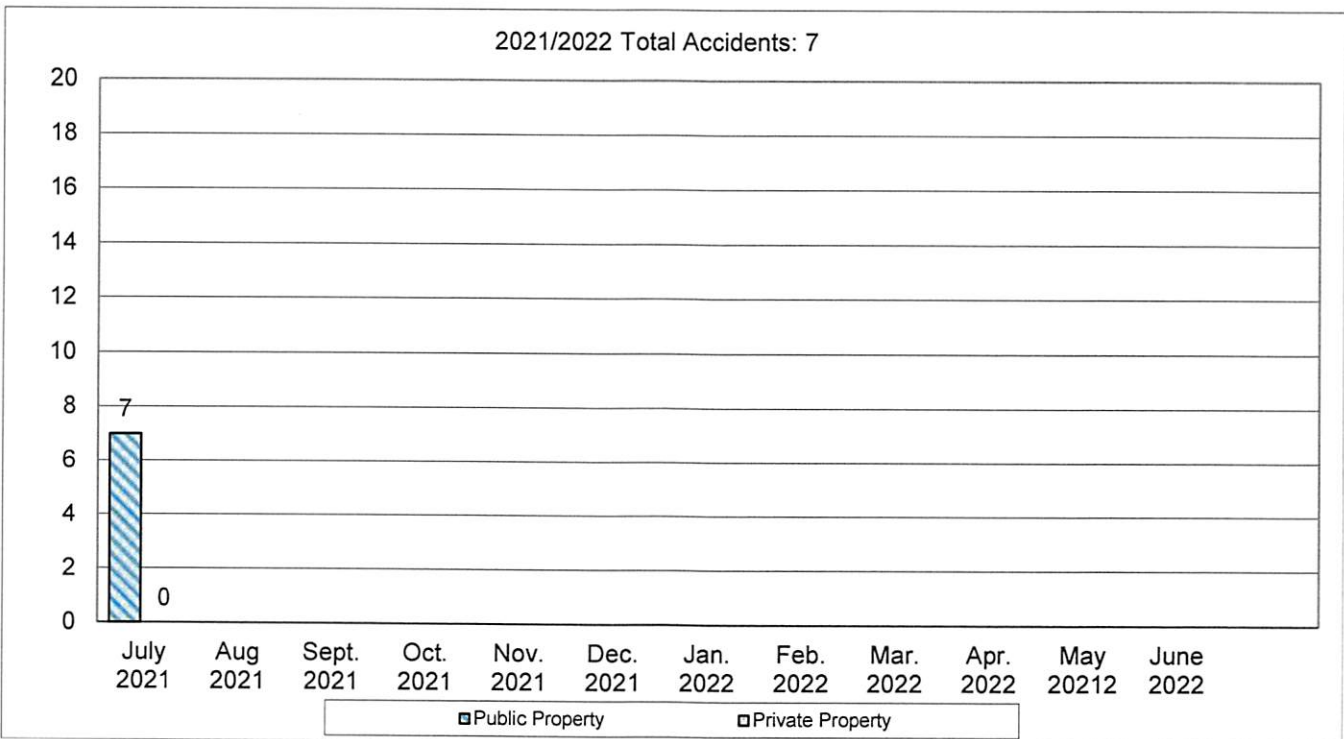
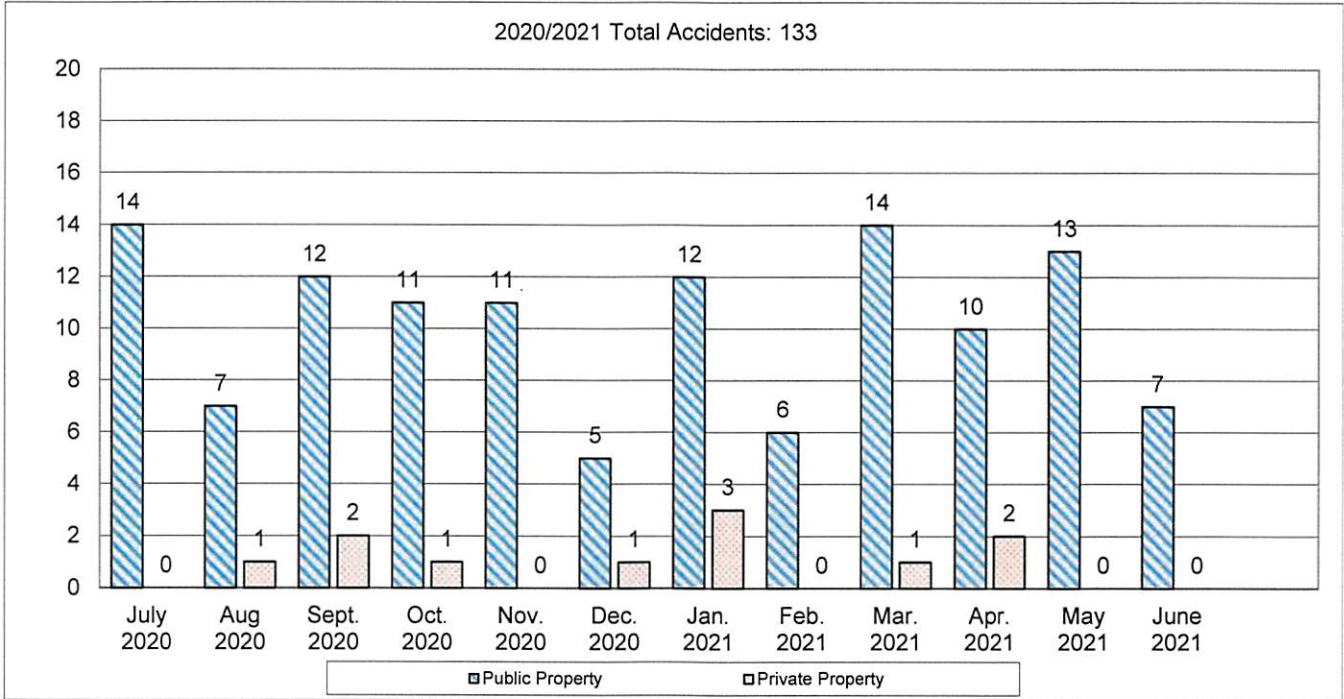
Arrest Summary



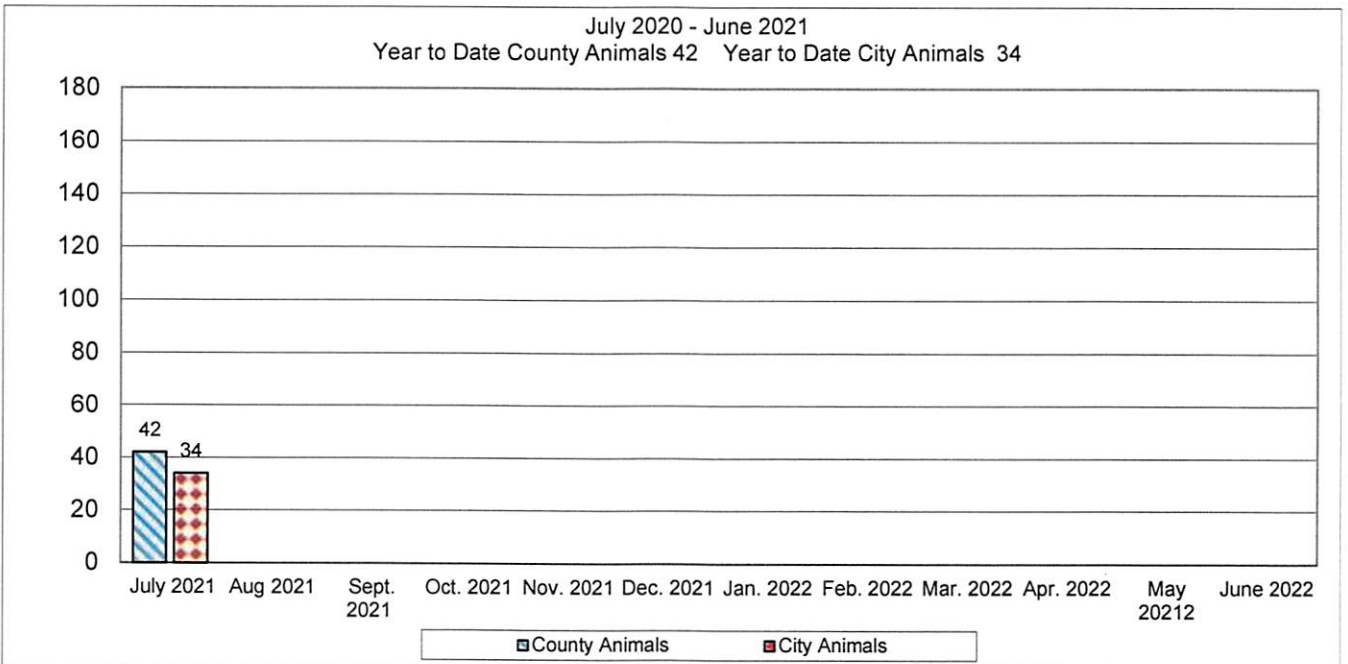
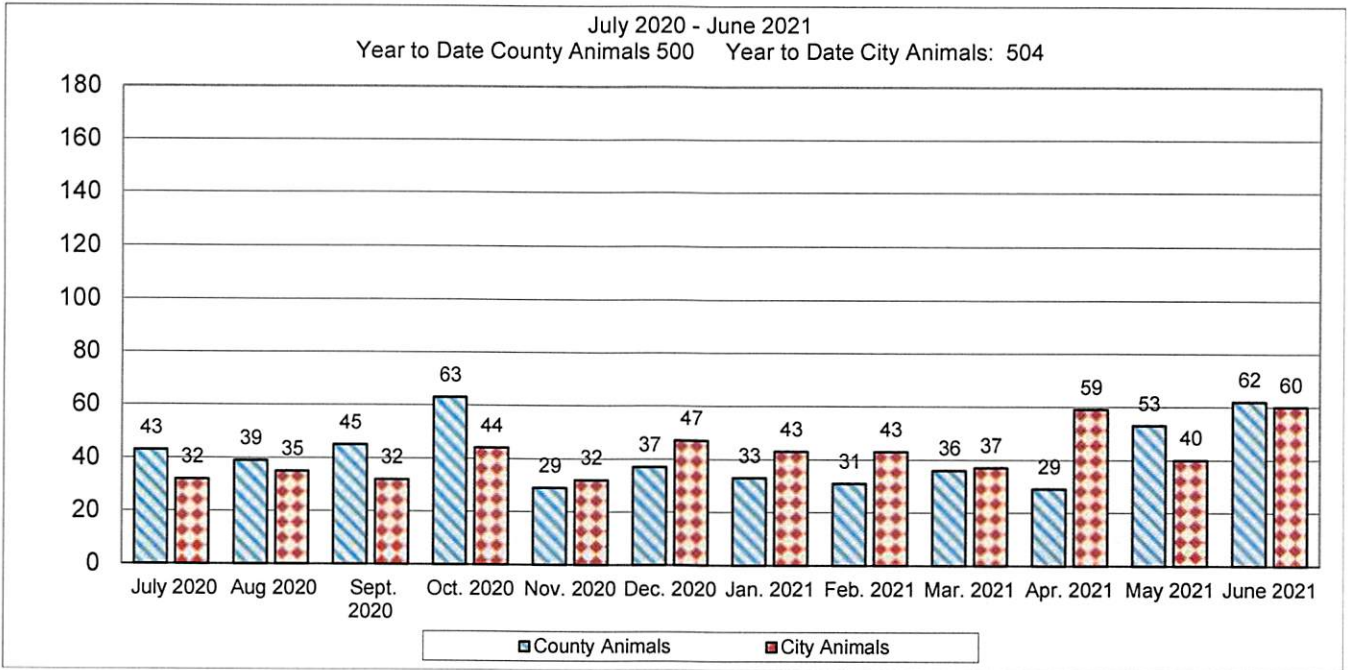
Moving Citations Traffic Warnings



Traffic Accidents



Animal Shelter Service



Fallon Police Department
Citizen Survey Results
June and July 2021

When you contacted the Police Department, how satisfied were you with the ability of the dispatcher or employee that assisted you?

VERY SATISFIED	SATISFIED	DISSATISFIED	NO OPINION
18	1		1

Where you satisfied with the courtesy and concern shown by the dispatcher or employee?

VERY SATISFIED	SATISFIED	DISSATISFIED	NO OPINION
18	1		1

Are you satisfied with the Police Department's response time?

VERY SATISFIED	SATISFIED	DISSATISFIED	NO OPINION
17	3		

Regarding your most recent contact, please rate the Officer in the following areas:

Officer name (s) Officer(s) Zamora, Aboytes, Bernard and Sergeant Decker

Dispatcher (s) Emily Rasmussen, Chandra Watkins

	VERY SATISFIED	SATISFIED	DISSATISFIED	NO OPINION
Concern	19	1	1	
Courtesy	17	5		
Knowledge	17	2	1	1
Problem Solving Ability	18	1	1	
Professional Conduct	18	2	1	

Overall, how satisfied are you with the Fallon Police Department?

VERY SATISFIED	SATISFIED	DISSATISFIED	NO OPINION
17	3	1	

Fallon Police Department
June and July 2021

Citizen Survey Comments

JUNE

Thank you with your help today with the dogs in the truck – Crazy! Thought it was full moon. Hope you have a great weekend!

Can't believe how much I appreciate you folks. I will support law enforcement. Keep up the great work and be safe.

Very Good!

You have a great force. I love you all. God Bless you all and stay safe.

Thank you for letting me talk to you that day when the phone call came in on the customers. Thank you for your help.

Everyone was very helpful in talking to me about the matter.

Both employees were extremely helpful and very kind. Thank you to the Fallon Police Department?

Your staff is exceptionally courteous and calm.

The officer experience was excellent, quick response and handled the interaction with professional courtesy and friendliness. You are an asset to the police force and the community. Showed problem solving mediated the situation to all neighbors involved. Bravo!

P.S. "Big City" cops could take a lesson from this officer.

My case was not taken seriously. I know it was not a "big" deal or a "big" crime. However, most criminals start with small crimes such as the one committed towards me, my kids, and our belongings. This crime was brushed off as though it did not matter. And, the fact that the FPD did not treat this case as such is extremely disappointing. Do better, be better is a saying the FPD should take seriously just like every case they handle should be taken seriously.

The officer spent countless time with the manager of the complex and reviewed the surveillance camera which showed 2 juveniles jumping the fence and going through the car but was unable to identify the suspects.

I had locked my keys in the car. This was in the evening and called my daughter. Of course, she came to give me a ride. But we agreed I needed to take my car home. Before she got there, I had called 911 and a pleasant voice answered. I was about to cry. She said an officer would be there right away. Not only one officer but two. Two moments my car was unlocked. Thanks for our officers – Really appreciated their assistance.

We live at 650 N. Maine Apartment 405. When I am trying to pull out of the entrance of our apartment complex, there have been cars and big trucks coming into Fallon speeding. They come around the curve heading south at a high rate of speed. You need to have a police car sitting where the officer can catch these speeding cars and trucks. Its dangerous when I am coming out of the apartment complex and a fast car or truck comes flying around the curve. I am very watchful for fast cars and trucks. An officer would catch a lot of people speeding around that curve.

The department is doing a directed patrol during the month in that area.

JULY

My call to the police department had to do with a youth at the park. I was shocked at how quickly the police responded and it seemed to all be taken care of in a way that seemed to be sensitive to all those involved which was important as we were in a public place. Thank you Fallon PD.

You folks are awesome. Keep up the Great Work!

I know it was only a fence that someone knocked/kicked down. No photos taken not much the officer could have done beside the photo taking. My security camera did not catch what happened.

**Fallon Police Department
Activities / Special Events
June & July 2021**

ASSISTANCE

During the months of June and July there was no assistance needed.

INDOCTRINATION

June 7th Sergeant Christopher Decker conducted indoctrination training at NAS Fallon with twenty-two (22) service members in attendance.

June 15th Detective Sergeant John Frandsen conduct indoctrination training at NAS Fallon with twenty-four (24) service members in attendance.

July 12th Detective Trevin Goodrick conducted indoctrination training at NAS Fallon with twenty (20) service members in attendance.

VOLUNTEERS IN POLICE SERVICES

June 2021 the Fallon Police VIPS volunteered seventy (70) hours to the agency. These duties included helping hand domestic violence project, admin, and patrolling.

July 2021 the Fallon Police VIPS volunteered eighty-two (82) hours to the agency. These duties included admin, patrolling, 4th of July parade, and helping hands visits.

OTHER PUBLIC RELATIONS

During June Officer Jacobs volunteered to be in a dunk tank at the Churchill County Middle School, and officers conducted a special detail at the high school for graduation.

During July officers conducted special detail for the 4th of July parade, Sergeant Christopher Decker responded to the Gagliardo residence for a birthday party for their 4 year old and passed out stickers, and on the 17th the department had a honor guard detail for John Tewell.