

**AGENDA
CITY OF FALLON – CITY COUNCIL
55 West Williams Avenue
Fallon, Nevada
March 1, 2022 – 9:00 a.m.**

The Honorable City Council will meet in a regularly scheduled meeting on March 1, 2022 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. Consideration and possible approval of Council meeting minutes for June 30, 2021, July 6, 2021, July 19, 2021, July 27, 2021, August 2, 2021, September 29, 2021, October 13, 2021, and January 18, 2022. **(For possible action)**
5. Approval of Warrants: **(For possible action)**
 - A) Accounts Payable
 - B) Payroll
 - C) Customer Deposit
6. Consideration and possible action to approve a construction contract with MGM Construction, Inc. of North Salt Lake, Utah, in order to complete the Public Works Building Remodel, PWP-CH-2022-014, in the total amount One Million Seven Hundred Thirty-Six Thousand Dollars (\$1,736,000). **(For possible action)**
7. Public Comments **(For discussion only)**
8. Council and Staff Reports **(For discussion only)**

9. Executive Session (closed):

Discuss Litigation Matters (**For discussion only**) (NRS 241 et.seq.)
Negotiations with Operating Engineers Local Union No. 3 (**For discussion only**)
Negotiations with Fallon Peace Officers Association (**For discussion only**)

This agenda has been posted on or before 9:00 a.m. on February 24, 2022 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/>).



Michael O'Neill

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.

March 1, 2022

Agenda Item 4

Consideration and possible approval of Council meeting minutes for June 30, 2021, July 6, 2021, July 19, 2021, July 27, 2021, August 2, 2021, September 29, 2021, October 13, 2021, and January 18, 2022. **(For possible action)**

FALLON

Incorporated 1908

**MINUTES
CITY OF FALLON
55 West Williams
Avenue Fallon, Nevada
June 30, 2021**

The Honorable City Council met in a special Council meeting on the above date in the Council Chambers, 55 West Williams Avenue, Fallon, Nevada.

Present:

Mayor Ken Tedford
City Councilwoman Kelly Frost
City Councilwoman Karla Kent
City Clerk-Treasurer Sean Richardson
Public Works Director Brian Byrd
Deputy City Clerk Elsie Lee
Deputy City Attorney Trent deBraga

The meeting was called to order by Mayor Tedford at 9:00 a.m.

Mayor Tedford led the Pledge of Allegiance.

Mayor Tedford inquired if the agenda had been posted in compliance with NRS requirements.

Deputy City Clerk Elsie Lee advised that the agenda was posted in compliance with the NRS requirements.

Public Comments

Mayor Tedford inquired if there were any public comments. He noted that comments are to be general in nature, not relative to any agenda items. No action may be taken on a matter raised under this item until the matter has been specifically included on an agenda as an item upon which action will be taken.

Mr. Geoff Knell of 261 Serpa Place greeted the Council stating that he has been out of town street preaching, going to different states, offering the Gospel of the Lord Jesus Christ. It is quite an experience, and it sure is hot out there. I would like to preach this morning out of Romans chapter 13 verses 1-5. I am going to let you know that as believers in Christ we shouldn't let government dictate who we are, especially when the government is allowing sin to permeate. You need to understand that we can defy the government when it does evil. When it does good it honors God. When they are okay with killing the unborn, promoting destroying marriage, all this kind of stuff. We should be working for the people to bring God's standards back into government. I am going to read these verses here. Let everyone submit to the governing authorities, since there is no authority except from God, and the authorities that exist are instituted by God. So then, the one who resists the authority is opposing God's

command, and those who oppose it will bring judgment on themselves. For rulers are not a terror to good conduct, but too bad. Do you want to be unafraid of the one in authority? Do what is good, and you will have its approval. For it is God's servant for your good. But if you do wrong, be afraid, because it does not carry the sword for no reason. For it is God's servant, an avenger that brings wrath on the one who does wrong. Therefore, you must submit, not only because of wrath but also because of your conscience. You know there is an occlusion response team developed back in the Bush administration where they want to use this verse to make people submissive to the government when it's a tyrant. It is just shocking, you know, what I am saying here today, you're not going to hear it from the pulpit, in a sense where it's not going to push back evil, if we the people who believe in God's standards do something about it. It is like for the next session of the State Legislation this City Council can submit bills to amend, to change, and to appeal existing laws. Yeah, we the people. Because our State Government is being run by the Federal Government, and I am just shocked that they passed a bill and (inaudible) the pass of "Critical Racism Theory." They push the Equality Act, and it is going to be in the general election, the next general election in 22. That's going to legalize everything called equality of the law when it kills slowly and immediately human life. We need to do something about that. The City used the COVID-19 to shut down the Capitol and push things through. I challenged some of them, but no one wants to listen. Our government is defiant to God, and openly defy the Government because they are pushing evil not good out of the direct authority, but they are doing good. But this state government and our local governments are following their procedure, like they have a legal obligation. I am going to the School Board this evening, and I am going to let them have it with 3 minutes. But getting back to the Word of God. It is this entire government that calls us evil, murder, mayhem because in Proverbs 6:16 it says God hates six and seven are an abomination to Him: a lying tongue, arrogant eyes, hands that shed innocent blood, and people that run to mischief to plot evil. We are experiencing that. So, if what I said makes some sense to you, we the people, we get the authority to them to protect us, but they are killing us and they are making us angry, bitter, and divided. Thank you.

Mayor Tedford thanked Mr. Knell.

Review and discussion of the General Fund Budget appropriation transfers for fiscal year ending June 30, 2021

City Clerk-Treasurer Sean Richardson informed the Council that Agenda Item #4 City management is just informing the Council that we have some budget appropriation transfers. The NRS allows this when presented in a public meeting, and we record it in the minutes. Attached to Agenda Item #4 is information involving the General Fund and just a few items. It is important to add, that this is simply an increase and decrease with certain objects within the General Fund, and you will notice that there is no actual net increase in appropriations, it is just moving budget line items amongst the same funds. I am here to present this in a public meeting and make sure that it is recorded in the minutes. No action is needed on this, it is just for discussion purposes. I would be happy to take any questions.

Mayor Tedford inquired if there were any questions from the Council and explained that Item #4 is just an explanation of what the NRS requires for budget transfers and appropriations at the end of the year.

No comments were noted.

Mayor Tedford inquired if there was any public comment.

Mr. Geoff Knell of 261 Serpa Place stated that he is just thinking about the future and the

question is when the stuff hits the fan, these funds are taken out and transferred to another department how is that going to affect the ones that are going to be moved out of that department?

City Clerk-Treasurer Sean Richardson directed Mr. Knell to the information provided in the agenda packet informing him that we are allowed to do it between functions and programs if it is in within the same fund. Particularly this year, if you look, we did it by function. Municipal Court is a wash, we increased Salaries and Wages by \$10,000, Employee Benefits by \$10,000, and then we turned around and took it out of Services and Supplies, so it is a wash in the Municipal Court budget. There is no increase or decrease in that budget, and then we did the same thing in the Public Safety function, which includes the Police Department and the Fire Protection. If you net all of this out, it is a wash. Yes, we increase Employee Benefits \$120,000 but we took it out of Service Supplies of both the Police Department and the Fire Protection Department. So, there was essentially no transferring of budget amongst either function. Hopefully, that answers your question.

Mayor Tedford informed Mr. Knell that the way that these augmentations are done at the end of the year Geoff, when the budget is started by NRS you must have a balanced budget in local government, and we would regardless. When you start the budget year in July and end in June that is a target that you are trying to hit, and sometimes in each fund you can't hit the target perfectly, so you must make sure they all balance perfectly by the end of June 30th, so that is what these augmentations do.

Mr. Knell stated that the base of this organization upgrade to the fact of loss funding during the shut-down.

Mayor Tedford explained that this is what Sean said. You don't always lose funding; it is just that it must match at the end of the year. The last couple of years those Arch fundings and CARES Act have come into play. Agenda Items #5-#9 will help explain the dollars and cents of it better. This year the amounts are a little bigger because of the CARES Act. Next year it will be called Arch, but we will get into that more when the time comes.

City Clerk-Treasurer Sean Richardson stated that this fiscal year budget was approved in May. We were 2 months into the pandemic. We were very conservative by assuming sales tax, property tax, some of these major revenue sources in the General Fund was going to be a significant decrease so we budgeted accordingly very conservatively. We had additional revenue sources coming in related to the pandemic and in the name of the CARES Act Grant. Additionally, we had 2 major projects. The Maine Street Project and the Front Street Reconstruction Project. At the time in May, we don't know how much expenditures we were going to incur at this point. Now, we know we are almost 95% done with South Maine Street and approximately 60-70 percent done with Front Street. In May, we had no idea what we needed to budget, but we knew that the revenue sources were going to be funded from the RTC Commission, we knew we had NDOT grant money coming in, and CDBG money coming in. We did not budget any revenue source at that time because we didn't know how much would incur, at that point. This year was a unique year, not only because of COVID-19 but also, we had 2 major projects that finally went into place. With this information, we are asking for a significant augmenting in the General Fund. In Resolution 21-02, it lists out where those revenue sources are. These revenue sources weren't budgeted because they were grant type, or they are an increase of an unanticipated revenue sources that did come in, especially in the form of property tax and CTX tax, which is primarily sales tax. The list showing the 4.5 million is how we derived to our total augmentation amount. With those amounts I have provided a schedule of how and where the revenue sources are going into the budget, and how the augmentation of the expenditures are going to be allocated. The majority of this is related to

the CARES Act, and the 2 major projects. I would like to recommend to Council approval on adoption 21-02 that would augment the General Fund by \$4,447,130.00.

Mayor interceded and read Agenda #5 for the record.

No further comments were noted.

Discussion and possible approval and adoption of Resolution No. 21-02: A resolution augmenting the fiscal year 2020-2021 budget of the General Fund in the amount of Four Million Four Hundred Forty-Seven Thousand One Hundred Thirty Dollars (\$4,447,130.00), the Airport Fund in the amount of Seven Hundred Thirty-Nine Thousand Seven Hundred Eighty-Nine Dollars (\$739,789.00), and other matters properly related thereto

City Clerk-Treasurer Sean Richardson stated that the Airport Fund is related to the Pavement Rehab grant we received from the FAA. This \$639,000.00 of the \$739,789.00 is related to the FAA grant, and then we had a transfer from the General Fund for the additional \$100,000.00. Additionally, since the General Fund and Airport Fund's revenue sources involve the ad valorem tax, we are required by NRS to have a Notice of Publication in the paper showing the intention of the Council to potentially augment these budgets, and we did comply with that. The notice was published last Wednesday, June 23rd in the LVN, and located at the very end of this agenda item packet, you can see the proof of publication from the LVN.

Mayor Tedford inquired if the Council had any questions.

No comments were noted.

Mayor Tedford inquired if there was any public comment.

Mr. Geoff Knell of 261 Serpa Place I've read over the agenda for the County Commissioners, and they discussed where they were giving money to the City for Front Street. Is that included in this budget.

Mayor Tedford directed Mr. Knell to his agenda packet in hand. Turn to Resolution 21-02, it is in your packet.

Mr. Geoff Knell stated that it is kind of hard to hear.

Mayor Tedford again directed Mr. Knell to the agenda packet. Turn to Resolution 21-02, open it up. Follow along in your packet because we have several of these to get through, so please follow along in your packet. The information is all in the packet. It is Agenda #5, Resolution 21-02. You will see down there on the line Contributions from Churchill County, \$100,000.00.

City Clerk-Treasurer Sean Richardson explained that this is also where the RTC reimbursement can be found.

Mayor Tedford reiterated the RTC contribution of \$512,000.00.

No other comments were noted.

Councilwoman Frost motioned to approve the adoption of Resolution No. 21-02: A resolution augmenting the fiscal year 2020-2021 budget of the General Fund in the amount of Four Million Four Hundred Forty-Seven Thousand One Hundred Thirty Dollars (\$4,447,130.00), the Airport Fund in the amount of Seven Hundred Thirty-Nine Thousand Seven Hundred Eighty-Nine Dollars (\$739,789.00), and other matters properly related thereto; seconded by Councilwoman Kent and approved with a 2-0 vote by the Council.

Mayor Tedford wanted the record to reflect that Councilman James Richardson is out-of-town.

Consideration and possible approval and adoption of Resolution No. 21-03: A resolution augmenting the fiscal year 2020-2021 budget of the Electric Enterprise Fund in the amount of Two Hundred Thousand Dollars (\$200,000.00), the Sewer Enterprise Fund in the amount of One Hundred Fifty Thousand Dollars (\$150,000.00), and other matters properly related thereto.

City Clerk-Treasurer Sean Richardson stated that he analyzed all the Enterprise Utility Funds from last month and found that the Electric Enterprise and the Sewer Enterprise were close to that budget amount, with still a couple of months left of this fiscal year, plus the accrual that will take place. I am not sure if this is necessary, but to provide a cushion and avoid a budget violation, I am requesting these budget augmentations and the sources is cash on hand. There is sufficient cash on hand for these augmentations. The Electric Enterprise has been abnormally high, especially this month, the electric purchase invoice could fluctuate quite a bit. This is just providing that cushion, along with the Sewer Fund. There are just several little budget items that will provide that. With this information I am requesting approval of Resolution 21-03.

Mayor Tedford stated that it is very hot out so the electric bills probably will not be going down. Any questions of the Council?

No comments were noted.

Mayor Tedford inquired if there was any public comment.

No comments were noted.

Councilwoman Kent motioned to approve the adoption of Resolution No. 21-03: A resolution augmenting the fiscal year 2020-2021 budget of the Electric Enterprise Fund in the amount of Two Hundred Thousand Dollars (\$200,000.00), the Sewer Enterprise Fund in the amount of One Hundred Fifty Thousand Dollars (\$150,000.00), and other matters properly related thereto; seconded by Councilwoman Frost and approved with a 2-0 vote by the Council.

Consideration and possible approval and adoption of Resolution No. 21-04: A resolution authorizing a temporary interfund loan from the Water Treatment Enterprise Fund to the Sanitation Enterprise Fund in the amount of Two Hundred Thousand Dollars (\$200,000.00), and other matters properly related thereto.

City Clerk-Treasurer Sean Richardson stated that last fiscal year on the same day we approved the temporary loan in the amount of \$365,000.00 in the Sanitation Fund, as a temporary loan. With that we adjusted rates in September of 2020, and it went into effect in November 2020. With the rate change we believe that it would be sufficient to pay off this loan. Without having all 12 months of the rate adjustment we fell short, so it was pay down \$165,000.00 to \$200,000.00, as it currently is with a tight cash flow in the sanitation fund, the City is requesting to do an additional interfund loan for an additional \$200,000.00. The sanitation rates for last year were tied to CPI and the years moving forward so it will have a slight adjustment again this year, and it will be effective in August. I am confident that we should be able to pay of the remainder of this prior to the end of the next fiscal year. We are requesting Resolution 21-04, which would be the temporary interfund loan. Upon approval this would be forwarded to the Department of Taxation notifying them of our request.

Mayor Tedford inquired if Council had any questions or comments.

No comments were noted.

Councilwoman Frost motioned to approve the adoption of Resolution No. 21-04: A

resolution authorizing a temporary interfund loan from the Water Treatment Enterprise Fund to the Sanitation Enterprise Fund in the amount of Two Hundred Thousand Dollars (\$200,000.00), and other matters properly related thereto; seconded by Councilwoman Kent and approved with a 2-0 vote by the Council.

Consideration and possible approval and adoption of Resolution No. 21-05: A resolution authorizing a temporary interfund loan from the Electric Enterprise Fund to the Water Enterprise Fund in the amount of Five Hundred Thousand Dollars (\$500,000.00), and other matter properly related thereto.

City Clerk-Treasurer Sean Richardson stated that as previously mentioned the City had 2 major street construction projects, and part of that construction was updating the infrastructure of several of the utilities including, electric, water, and sewer. The entire project was allocated amongst those 4 funds General Fund, Electric Fund, Water, and Sewer, depending on the type of construction or improvement. The Water Funds cashflow could not afford the projects that were incurred. Due to the timing difference the Maine Street project's water portion will be funded by Federal grants this next fiscal year. It is just due to the timing difference that we are waiting for those funds to come in. In the interim period we will be short in cashflow in that fund, so we are just requesting a short-term loan from the Electric Enterprise. The Front Street construction will be funded from the RTC Commission, which is at the County. We are requesting those funds be distributed in July. Next month we should see a large distribution for our portion of the RTC funding. With that, we will turn around and supplement or deposit those cash amounts into the appropriate funds, based on the allocation. This is just a temporary interfund loan in the short-term for the Water Fund, knowing that we have RTC funds, and we will have Federal Grants coming in the next fiscal year, to pay that off within the 1-year time.

Mayor Tedford stated that the RTC funds aren't at the County. That is just a Board we sit on with the County. Not to be confused with it being their money, it is our money. It is a Board we sit on, no more than on the prior one we mentioned. The \$100,000.00 was straight from the County because it bordered the Senior Center. That is why they gave the \$100,000.00 in that project for South Maine. The RTC money was our money, not from the County. This is just a short-term loan to bridge until that Federal money gets here.

Councilwoman Frost asked if the money was expected to be here in July, or August.

City Clerk-Treasurer Sean Richardson replied that yes, we will be putting it on the next agenda. We are going to be requesting, I believe, \$1.16 million of RTC funding. I don't know what the turn-around time is, once requested, but it will be immediate, I would imagine. The Federal funding, we are still waiting for what is going to happen. There are still decisions to be made at the Federal level and wastewater infrastructure is one of the major qualifying factors.

Mayor Tedford inquired if there were any other questions, or public comment.

No comments were noted.

Councilwoman Kent motioned to approve the adoption of Resolution No. 21-05: A resolution authorizing a temporary interfund loan from the Electric Enterprise Fund to the Water Enterprise Fund in the amount of Five Hundred Thousand Dollars (\$500,000.00), and other matter properly related thereto; seconded by Councilwoman Frost and approved with a 2-0 vote by the Council.

Consideration and possible approval and adoption of Resolution No. 21-06: Adjustment of Allowance for Doubtful Accounts – Enterprise Fund Account Receivables.

City Clerk-Treasurer Sean Richardson explained that the list of uncollectible was from the fiscal year 2019. In the fiscal year of 2020 audit, I accounted for this as an uncollectible for that debt, but it is still listed on our accounts receivable on our books. If approved, this would decrease our accounts receivable, and I would adjust allowance for doubtful for the same amount. We went through our entire collection process, to attempt to collect these. These are customers that are no longer here and have been sent to collection and are almost 2 years old. These are really deemed uncollectable. This is just allowing for us to write them off on our books, so that is what we are requesting today.

Mayor Tedford stated that this is July 1st, 2018 – June 30th, 2019. This is less than ½ of 1 percent of our receivables, which is a low amount. I think we have about 28 million in billings.

City Clerk-Treasurer Sean Richardson stated that we normally accrue for ½ percent on our books for allowances and it is booked at ½ percent. This is coming in lower than what our allowance is.

Mayor Tedford stated that the names are kept, and if they ever move back into the City, their names are in the computer so they would have to pay the whole past-due balance. This does happen on occasion. Any other questions, or comments?

No comments were noted.

Councilwoman Frost motioned to approve the adoption of Resolution No. 21-06: A resolution authorizing the adjustment for doubtful accounts – enterprise fund accounts receivable in the amount of \$34,475.67; seconded by Councilwoman Kent and approved with a 2-0 vote by the Council.

Public Comments

Mayor Tedford inquired if there were any public comments. He noted that comments are to be general in nature, not relative to any agenda items. No action may be taken on a matter raised under this item until the matter has been specifically included on an agenda as an item upon which action will be taken.

No comments were noted.

Mr. Geoff Knell of 261 Serpa Place stated, we are a lot more cheerful, amazing what the Lord has done. Brethren, we have our own personal ways, we make our own freewill choices. When I travel the United States, that's why I sound a little hoarse, and I have a deep voice because I have been out there in different states; Ohio, Louisiana, and recently have come from Arizona. You know, I take a look at this survey, and how our culture is, how our society is, and it is just amazing. There is joy in it, but mostly there is so much division, anger, and bitterness. I have been attacked by witches, satanists, lesbians. Getting into an understanding, that our governments are solely influenced under legal obligation. When a government itself allows evil to permeate. When it comes to the condition of a psychological mindset of the communist impetration of these divinity schools and pastors being indoctrinated, being under a certain mindset. So, we are eager to take the information to the so-called (inaudible) believers in the building, and they become non-combat effective. I see out there, it's disastrous. You know, like the weather, the big, nice windstorm that came through yesterday. I have never experienced such hard-core winds. I was out there cleaning up an evaporative cooler, swamp cooler, it was vicious. God lets the weather happen to look at the (inaudible) to repent, and to believe in Him. That is a sign from God, repent. Like it says in II Chronicles 7:14, it talks about He controls the rain, He shuts it off, He controls the weather to let you know that He wants you to repent. He wants his government to repent and come back to God. I was taught this: the Antichrist Spirit, government, man, society, and then

God. We are killing human life; we are promoting such a morality. I was at the dog park before I left. 2 lesbians, teenagers, 15-years old, they were holding hands. I asked, “you aren’t a lesbian, are you?” They turned around and did a “deep throat,” they kissed really hard. They condition on what society has become, and is not of God, and we are suffering His wrath. The weather, through the (inaudible) and in the humanistic (inaudible) that the psychological mind to be in a position here, where we are living today, this very second. Awake yourselves, people are being conditioned to go along with evil. I will close with this Isiah 5:20: Wrong to those who call evil good, and good evil.

Council and Staff Reports

Mayor Tedford inquired if there were any Council or staff reports. No comments were noted.

Executive Session

Mayor Tedford tabled the executive session, as it was not needed at this time.

Adjournment

There being no further business to come before the Council, Mayor Tedford adjourned the meeting at 9:38 a.m.

Mayor Ken Tedford

Attest: _____
Sean C. Richardson, City Clerk-Treasurer

**MINUTES
CITY OF FALLON
55 West Williams
Avenue Fallon, Nevada
July 6, 2021**

The Honorable City Council met in a regularly scheduled Council meeting on the above date in the Council Chambers, 55 West Williams Avenue, Fallon, Nevada.

Present:

Mayor Ken Tedford
City Councilman James Richardson
City Councilwoman Kelly Frost
City Councilwoman Karla Kent
Public Works Director Brian Byrd
Deputy City Clerk Elsie Lee
Deputy City Attorney Trent deBraga

The meeting was called to order by Mayor Tedford at 9:00 a.m.

Mayor Tedford led the Pledge of Allegiance.

Mayor Tedford asked everyone to remain standing. I would like to take a moment of silence for former Councilman John Tewell, who passed away. John was a Councilman for 16 years and has been the Mayor Pro Tem for the City of Fallon. He was a great man and loved the Fallon Fire Department.

Mayor Tedford inquired if the agenda had been posted in compliance with NRS requirements.

Deputy City Clerk Elsie Lee advised that the agenda was posted in compliance with the NRS requirements.

Public Comments

Mayor Tedford inquired if there were any public comments. He noted that comments are to be general in nature, not relative to any agenda items. No action may be taken on a matter raised under this item until the matter has been specifically included on an agenda as an item upon which action will be taken.

No comments were noted.

Approval of Warrants

- A) Accounts Payable
- B) Payroll
- C) Customer Deposit

Councilwoman Kent motioned to approve the accounts payable, payroll and customer deposit warrants; seconded by Councilwoman Frost and approved with a 3-0 vote by the Council.

Public Comments

Mayor Tedford inquired if there were any public comments. He noted that comments are to be general in nature, not relative to any agenda items. No action may be taken on a matter raised under this item until the matter has been specifically included on an agenda as an item upon which action will be taken.

No comments were noted.

Council and Staff Reports

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

Councilwoman Frost thanked the Fallon Police Department, and all those who were involved, in making the July 4th Parade a successful event.

Mayor Tedford thanked Councilwoman Frost and stated he would pass it on.

Councilman Richardson reiterated Councilwoman Frost's comment regarding the parade. He stated that it was really hot that day, and he was thankful for all those involved in making it happen.

Mayor Tedford stated that it was one of the hottest parades we have ever had.

No other comments were noted.

Executive Session

Mayor Tedford tabled the executive session, as it was not needed at this time.

Adjournment

There being no further business to come before the Council, Mayor Tedford adjourned the meeting at 9:04 a.m.

Mayor Ken Tedford

Attest: _____
Sean C. Richardson, City Clerk-Treasurer

**MINUTES
CITY OF FALLON
55 West Williams
Avenue Fallon, Nevada
July 19, 2021**

The Honorable City Council met in a regularly scheduled Council meeting on the above date in the Council Chambers, 55 West Williams Avenue, Fallon, Nevada.

Present:

Mayor Ken Tedford
City Councilman James Richardson
City Councilwoman Kelly Frost
City Councilwoman Karla Kent
Deputy City Attorney Trent deBraga
City Clerk-Treasurer Sean Richardson
Captain Kris Alexander
Captain Ron Wenger
Deputy City Clerk Elsie Lee

The meeting was called to order by Mayor Tedford at 9:00 a.m.

Mayor Tedford led the Pledge of Allegiance.

Mayor Tedford inquired if the agenda had been posted in compliance with NRS requirements.

Deputy City Clerk Elsie Lee advised that the agenda was posted in compliance with the NRS requirements.

Public Comments

Mayor Tedford inquired if there were any public comments. He noted that comments are to be general in nature, not relative to any agenda items. No action may be taken on a matter raised under this item until the matter has been specifically included on an agenda as an item upon which action will be taken.

No comments were noted.

Approval of Council meeting minutes for April 5, 2021, April 19, 2021, May 7, 2021, May 14, 2021, and May 17, 2021

Mayor Tedford inquired if there were any additions or corrections to the minutes for April 5, 2021, April 19, 2021, May 7, 2021, May 14, 2021, and May 17, 2021.

No additions or corrections were noted.

Councilwoman Frost motioned to approve the Council meeting minutes for April 5, 2021, April 19, 2021, May 7, 2021, May 14, 2021, and May 17, 2021; seconded by Councilwoman Kent and approved with a 3-0 vote by the Council.

Approval of Warrants

- A) Accounts Payable
- B) Payroll
- C) Customer Deposit

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

Consideration and possible approval of an application by John Miller for a drinking establishment liquor license for Silver Sage Laundromat, LPUTT LLC to be located at 385 West Front Street.

Deputy City Clerk Elsie Lee stated that John Miller, owner of Silver Sage Laundromat, LPUTT LLC, has made an application for a drinking establishment liquor license for Silver Sage Laundromat, LPUTT LLC to be located at 385 West Front 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 Kris Alexander, City Engineer Derek Zimney, Deputy City Clerk Elsie Lee, and Deputy City Attorney Lem Mackedon and has been recommended for approval.

Mayor Tedford inquired if there were any questions for Elsie, Kris, Derek, or Lem.

No comments were noted.

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

Councilwoman Frost stated that she has noticed the applicant had a previous liquor license and had no issues or concerns during that time.

Captain Kris Alexander stated no ma'am.

No other comments were noted.

Councilwoman Kent motioned to approve the application by John Miller for a drinking establishment liquor license for Silver Sage Laundromat, LPUTT LLC to be located at 385 West Front Street; seconded by Councilwoman Frost and approved with a 3-0 vote by the Council.

Consideration of application by Thakshila Weerakkody May for a cabaret license for Woody's, to be located at 10 B Street.

City Engineer Derek Zimney stated that Thakshila, or "Tasha" Weerakkody May, General Manager/Owner of Woody's has made an application for a cabaret license for Woody's, to be located at 10 B Street. A cabaret license is a privileged license that allows the licensee to provide live entertainment or dancing at the establishment. The application has been reviewed by Captain Kris Alexander, City Engineer Derek Zimney, Fire Department Supervisor Alex Haffner, and Deputy City Attorney Lem Mackedon and has been recommended for approval. One thing I would like to be noted, Tasha has informed me that Woody's is closed at 8:00 p.m. and that they would be shut down by 8:30 p.m. in consideration of the neighbors and businesses. City staff appreciated that they were considerate of the neighborhood, and that they were willing to close early.

Mayor Tedford inquired if there were any questions or comments from Council.

Everyone has a layout of what the cabaret would look like.

Councilwoman Frost asked how big the stage area is.

Thakshila, or "Tasha" Weerakkody May stated that it has 18 seats, but she isn't sure of the exact measurements.

Councilwoman Frost reiterated, 18 seats for the audience, table, and chairs.

Mayor Tedford asked City Engineer Derek Zimney how big the stage is.

City Engineer Derek Zimney stated that his guess is approximately an 8x10 area for the live music to be set there. I didn't see anything with a proposal, it was just the general area. It would leave enough walkway to get on the patio past the live music. Approximately I would say an 8x10 square.

Councilwoman Frost asked if they were planning on having a five-piece band.

Thakshila, or "Tasha" Weerakkody May stated that (inaudible from her seat, she was asked to stand at the podium for the record) 1-2 people, we are looking to provide live music to the customers. This is a small community so I think they will enjoy it.

Councilwoman Frost stated that she appreciates how she has her stage area. It looks like the sound will be directed towards the main road, and not towards the residential areas. I appreciate that.

Mayor Tedford confirmed that Thakshila, or "Tasha" Weerakkody May stated 1 band, 6-8 is the statement she made for the record because she was too far back from the microphone when she made this statement. Okay, please come up to the microphone. It is recording that is why you have to speak into the microphone.

Thakshila, or "Tasha" Weerakkody May stated that she hopes to have 2 days, Friday night 6:00 p.m.-8:00 p.m., and Saturday 5:00 p.m.-7:00 p.m.

Councilwoman Kent stated that it will make it very nice.

Thakshila, or "Tasha" Weerakkody May thanked Councilwoman Kent.

Mayor Tedford inquired if there were any other questions or comments from the Council or public.

No comments were noted.

Councilwoman Frost motioned to approve the application by Thakshila Weerakkody May for a cabaret license for Woody's, to be located at 10 B Street; seconded by Councilman Richardson and approved with a 3-0 vote by the Council.

Public Comments

Mayor Tedford inquired if there were any public comments. He noted that comments are to be general in nature, not relative to any agenda items. No action may be taken on a matter raised under this item until the matter has been specifically included on an agenda as an item upon which action will be taken.

No comments were noted.

Council and Staff Reports

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

Councilwoman Frost congratulated Fallon PD for winning the Battle of the Badges. They collected a lot of blood for the good of our community and I appreciate all their hard work and promoting this event.

Mayor Tedford commented that they did a nice job. I want to thank the Police for the fine job that they did as an Honor Guard for John Tewell's service on Saturday for the former

Councilman. Thank you to the Fallon Fire Department, and Chief Dooley for the job that they did at John Tewell's service on Saturday. They both showed a lot of respect on how they performed, and the family appreciated it very much, as I did. So, thank you

No other comments were noted.

Executive Session

Mayor Tedford tabled the executive session, as it was not needed at this time.

Adjournment

There being no further business to come before the Council, Mayor Tedford adjourned the meeting at 9:13 a.m.

Mayor Ken Tedford

Attest: _____
Sean C. Richardson, City Clerk-Treasurer

**MINUTES
CITY OF FALLON
55 West Williams
Avenue Fallon, Nevada
July 27, 2021**

The Honorable City Council met in a special meeting on the above date in the Council Chambers, 55 West Williams Avenue, Fallon, Nevada.

Present:

Mayor Ken Tedford
City Councilman James Richardson
City Councilwoman Kelly Frost
City Councilwoman Karla Kent
City Attorney Mike Mackedon
Deputy City Attorney Trent deBraga
Public Works Director Brian Byrd
Deputy Public Works Adrian Noriega
Deputy Public Works Kevin Gulley
Judge Mike Lister
City Engineer Derek Zimney
Captain Ron Wenger
City Clerk-Treasurer Sean Richardson

The meeting was called to order by Mayor Tedford at 9:00 a.m.

Mayor Tedford led the Pledge of Allegiance.

Mayor Tedford inquired if the agenda had been posted in compliance with NRS requirements.

City Clerk-Treasurer Sean Richardson advised that the agenda was posted in compliance with the NRS requirements.

Mayor Tedford presented awards to Jim Barbee and Shannon Ernst. We have a presentation we would like to make. We Want to thank you on behalf of the City. (Mayor Tedford read award being presented) Shannon Ernst thank you for your commitment to making our community safer during this unprecedented time through your unwavering COVID-19 vaccination effort – City of Fallon Mayor Ken Tedford, Councilman James Richardson, Councilwoman Kelly Frost, and Councilwoman Karla Kent. (Mayor Tedford read award being presented) Jim Barbee thank you for your commitment to making our community safer during this unprecedented time through your unwavering COVID-19 vaccination effort – City of Fallon Mayor Ken Tedford, Councilman James Richardson, Councilwoman Kelly Frost, and Councilwoman Karla Kent. During this time, these two have been a spear through all this COVID time and throughout the vaccinations, and we just stayed back behind the scenes Pete, and me. Thank you so much for coming in.

Public Comments

Mayor Tedford inquired if there were any public comments. He noted that comments are to be general in nature, not relative to any agenda items. No action may be taken on a matter raised under this item until the matter has been specifically included on an agenda as an item upon which action will be taken.

Mr. Geoff Knell of 261 Serpa Place greeted the Council. I am a thorn in the government's side because I believe in the Lord Jesus Christ, and our government is not following God's standards, whatsoever. It is an issue in our state. I would like to read on Psalm Chapter 2, verses 1-5: Why do the nations rebel, and the peoples plot in vain? The kings of the earth take their stand, and the rulers conspire together against the Lord and His Anointed One: "Let us tear off their chains and free ourselves from their restraints." With that said, I would like to welcome everybody. This is one of the few times we get a lot of people in the room, welcome. When you are facing today, in our infiltration of communism, and it's true. This is the story of this nation with them, and they take God out of government. Morality of our nation and in this City, and in this County, have become so indifferent and so confused. They are forced under legal obligation for our perversions to persist. I want you to really understand that as constituents and as a citizen of this City, we need to come back to God. Our children being educated with our communist agenda like the PB, it's called positive behavior. Our state is bringing Critical Racial Theory into the system, and where are we? Oh, we have nothing to do with the County schools. Oh, yes you do. You can write an amendment to the next Legislation to stop it. That's what you can do. But no, I get totally ignored because I am the only one here, and to speak does a ton of difference. People can't show up. I am retired, so I get to be here. I want you to understand that this should be your guide, not this state that kills marriage. They changed it and bring it to the voters. They say you can marry the beach; you can marry the tree, you could marry your dog. That's how corrupt it is. Because of equality under the law, even though it kills human life, it kills humans. But where is the City? You are worried about sidewalks, worried about "slurrying" the streets. We spend beyond our means and rely on the Federal Government which can change every aspect of our lives, but the power of this state, under the 10th Amendment, but the state itself is making laws to follow the federal government that kills human life, and slowly. They bring people into our administration but look at the moral standard, not much about the education, but the moral standards. But things are going to get a lot worse. Jesus says, in Matthew 24: "Lawlessness shall abound, and people's hearts will grow cold." My god, I see it out there. The other day I got a finger right behind me because it says, "Jesus Saves" on the back of my car, and he flips me off. I get one on the street with my dog, and he yells, "Hail Satan!" People's hearts have grown cold because God is being removed from the government because the government doesn't care because of persuasion because they want God out of it because it will stop the killing of human life. Please, think about what you are doing today. Think. Is it of God's standards?

No further comments were noted.

Appointment and possible confirmation of Michael O'Neill as Deputy City Clerk-Treasurer.

Mayor Tedford addressed Council this is a position, Council that you all know that we have been trying to fill for quite some time. We go back to Gary Cordes's days as City Clerk-Treasurer, and the Audit Committee at that time was Bob Erickson and Mike Mackedon. Mike

had recommended to me that we try to find a position that could do other things in the Clerk's office, and we started trying to find someone at that time, and we were not able to find anyone. Gary retired, and Sean Richardson took over, and we started again on that process. It was interesting, Sean would ask, "Who does this?" I would tell him that is what Elsie Lee does. As you know, Elsie is the Deputy City Clerk-Treasurer. Sean would ask me again, "Who does this?" I would tell him; well Elsie does that. We found that Elsie was doing a lot of things in that office and was being spread quite thin and carrying a major burden there. We would go on, and I would keep responding with, that is what Elsie does. The other thing we always had in mind for this position, at my insistence, that someone else would be able to learn more about the Electric Department. At the time, if we go way back, Steve King, who was the Deputy City Attorney and had so much knowledge, and everyone else was of lesser knowledge and I thought that person in the Deputy City Clerk-Treasurer's office would be able to learn that. Steve left, and Robert Erquiaga came on board, and learned a vast amount about our Electric Department and our workings with UAMPS. He was the one with that vast amount of knowledge, and now we have transferred that to Lem Mackedon, who is gaining that knowledge. We still only have 1 person. It is our idea, that this person will also learn a lot about that Electric Department, which for us \$11.5 million a year in billings relative to the City, let alone the capital investment that we do in that department alone. It is a key appointment that we have been looking for, and I will read you the background of Mike, and you will see why I hit on the right person that Sean was able to find, and why this position is so key to the City. We feel as though we need some more help, and get a better computer strategy. We are going to come, in the next coming weeks, up with a firm that can help us do that. We are going to need one person, in-house, that can liaison to that firm for our 100 workers that have problems with their computers. Mike has that ability as well, and if I were to ask you who does that in the City, I would tell you Elsie. It is overwhelming for her to try and handle all, but the PD, so if we take the PD out our number, we would be at 70 people that are coming to her with computer issues. That is also a key component here. Let me go through Michael's background and tell you why I am going to offer him to you for Deputy City Clerk-Treasurer, which is almost, I hate to say it, but it has been about 10 or 12 years we have been thinking of what we can do. Finally, we are coming to a point where we are able to do this. Michael, if you would come up and sit at this table, and take any questions the Council may have, I know you have had some discussions with them prior in more depth, but in case something comes up. Michael O'Neill moved to Fallon from Reno with his mother while in grade school when she became the Accounting Manager for Fallon Ford Toyota. After graduating from Churchill County High School, he attended the University of Nevada, Reno earning a Bachelor of Science in Business Administration with a Major in Accounting. While at the University of Nevada he served a term as president of the University's chapter of Beta Alpha Psi, an international honorary organization for financial information professionals. Michael has worked in finance and accounting for over twenty years beginning his career as a Staff Accountant in public accounting with Grant Thornton LLP, a leading organization in independent audit tax, and advisory services. He spent time as Development Regional Assistant Controller with Intrawest as a Regional Development Controller helping navigate the Great Recession in the early 2000's. While with Intrawest Michael helped establish Oasis Academy Charter School where he served on the Board of Directors, eventually leaving Intrawest to serve as the school's Comptroller. After working to support the success of Oasis Academy Charter School for four years, Michael took a position with Banner Churchill Community Hospital as a Business Analyst. He worked with Banner Churchill Community Hospital for seven years, the last three serving as the facility's Finance Director. Michael is married to Bree (Fisk) O'Neill who works as an Independent

Cosmetologist in Fallon. They live in the City of Fallon with their two children - Evelyn (16) and Macray (15). It is with great pleasure that I appoint Michael O'Neill as Deputy City Clerk-Treasurer and bring him before the Council for our consideration and confirmation. At this time, I would open it up to Council for any questions you might have of Michael.

Councilwoman Frost stated that she doesn't have any questions because she had the pleasure of speaking with Mr. O'Neill last week. His education background and his involvement in the community, I am very pleased with your appointment Mr. Mayor.

Mayor Tedford inquired if there was any public comment.

Ginny Bragg approached the podium and stated, I have had the pleasure of knowing Mike because he taught her son in football. So, I am not coming to you as press, but I am coming to you as a mom. He really changed my son's life after we moved here from Chicago. He has been my son's football coach for 3 years, and he is one amazing guy. I, as a mom, would love for him to be working for our community.

Mayor Tedford thanked Ms. Bragg. I appreciate that.

Mr. Geoff Knell of 261 Serpa Place approached the podium. I don't know you personally. I got the background that is written, and stuff, and we had a little side conversation. I do want to reflect that you went to a university that hates God. I preached on that campus; I went to school on that campus. A lot of the children have come out of there born into a denomination, or a belief, and they come out totally different. In a position that you are having, I would just say that believe in God truthfully, and not let the school system define who you are. You talk about the qualifications. Oh, they sound wonderful, but I want to know the standard morality. What you are going to be facing is tough decisions when the main Clerk is gone, you are going to be lead, and there is going to be political decisions, supposedly on their legal obligation. But you have to come from your heart instead of just going through the mechanics of the job. You should reflect on what your spirituality is and what your morality is. From what you told me; I don't want you. You let the school system define who you are. My representative, she is going to raise her hand, no matter what I say. I really have nothing against you, but it is your system and how you've been trained. I don't want you in this position. Thank you.

Mayor Tedford stated that he would reflect on what Mr. Knell said. I am the CEO of the City, and when I make appointments, I interview people and I take a great exception to what was just said, a great exception. I was a Councilman from 1987-1995 and interviewed many appointees. I have been a Mayor from 1995-2021. Every decision I make is made based on and ask all my members of Cabinet that have been confirmed by this Council or Councils prior to that, are based on morals, character, and values. Those Cabinet members get reminded of that, probably monthly. Nobody that has been appointed from 1987-1995, under prior Mayors, or 1995-2021 have lacked morals, character, or values. This candidate doesn't lack it either. Now, does everybody agree with me, in those 30 years politically? Probably not. That doesn't mean that the government hasn't run well. Like it or not, the City of Fallon isn't a political entity for all kinds of issues that we see in our country and our world today. We aren't faced with those right now, fortunately. Will we in the future? We might be. Right now, we are not, and I am thankful for that. We are in essence, right now, a boring City. We do the things that were mentioned earlier. We do infrastructure, and spend a lot of time on sewer, water, landfill, garbage, sidewalks, streets, Airport, Convention Center. These kinds of things that are boring and mundan, but that is what our citizens elected us to do. Now, like it or not Item #8 is required by the State Government. We are controlled by the State and Federal Government, whether we like it or not. Yes, we must do certain things for them. Do I like that? I am going to say, on the record, that I don't like that. Is there more of that now in 2021, compared to

1987? No, it was just as bad then. We do not have to face, right now, a lot of the things that are out in the world, that we are seeing in other places. I am not saying they aren't coming, but that office is not making political decisions. That Clerk-Treasurer, sitting there, is never going to make a political decision. It is going to be made right here. I am the CEO of the City, it lays at my desk first, and foremost. This City has been historically run, all on that wall, by mayors who are conservative both fiscally and politically. Nothing has changed today. If you go all the way down that wall. Very fiscally conservative, very politically conservative on social issues. Nothing has changed. These mayors are from this community. We are made up of who we are. I am from the people that are who this town is, a very conservative town. When an issue comes up it is likely to be handled very conservatively. There is no doubt to the people in this room that I am a Christian, and I live it. This is my life; this is how I live it. I am a Christian, and I don't hide from the fact. I don't live it for just one day. Ask Mike Lister back there, he has known me 68 years. That is how I live my life, and that is how I am and probably going to handle an issue. That is why people have elected me for so many years because that is how they know I am. If they want some other guy that is not, they are going to elect him. I have sat here for many weeks being told I am not one, and that I like the other way people live, and that is not true. I am certainly not going to appoint someone who is wild and crazy, that has no morals, no values, and no character. I take a great exception to that. I pick men and women who are because I know that is what this Council wants. I know they are elected by people who want that. The day they don't want that they will not elect me or these same people. I don't know what happens in the County, I don't know what happens in the State, and I don't know what happens in the Country. I do know what happens within this 3.8 square miles of the City. I know it well. I know these people. I love these people in the City, and I know them well. This man is going to be a fine Deputy City Clerk-Treasurer, and he has my full support, as do all these other department heads do. When they mess up, what has happened in the past? They aren't here anymore, and I say that with a heavy heart. Enough said about this issue. I do not, for a shred of a moment, stand on the other side of this podium every Council meeting and doubt my salvation, as a Christian. I know what I believe, and I know where I am going, and you all need to know that. No more public comment. We are back to the Council for discussion and or motion to affirm my appointment of Michael O'Neill as Deputy Clerk-Treasurer.

Councilwoman Frost motioned to confirm the Mayor's appointment of Michael O'Neill as Deputy City Clerk-Treasurer; seconded by Councilman Richardson and approved with a 3-0 vote by the Council.

Mayor Tedford stated that he is now ready to swear Michael in. Come on up here. If you would raise your right hand and repeat after me. I, Michael O'Neill, do solemnly swear that I will support, protect and defend the Constitution and government of the United States, and the Constitution and government of the State of Nevada, against all enemies, whether domestic or foreign, and that I will bear true faith, allegiance and loyalty to the same, any ordinance, resolution or law of any State notwithstanding, and that I will well and faithfully perform all the duties of the office of Deputy City Clerk-Treasurer on which I am about to enter; so help me God. Welcome aboard.

Consideration and possible action to establish the salary for Michael O'Neill as Deputy City Clerk-Treasurer at Ninety-Six Thousand Dollars (\$96,000.00) per year.

Mayor Tedford inquired if Council had any questions or comments.
No comments were noted.

Mayor Tedford inquired if there were any public comments.

No comments were noted.

Councilwoman Kent motioned to establish the salary of Michael O'Neill as Deputy City Clerk-Treasurer at Ninety-Six Thousand Dollars (\$96,000.00) per year; seconded by Councilwoman Frost and approved with a 3-0 vote by the Council.

Appointment and possible confirmation of Bob Erickson as Chief of Staff.

Mayor Tedford asked Bob to take a seat near the Council. As you know, we have had this position vacated since Robert left to pursue his legal career. We have had a gap there with all the stuff going on right now that this has become necessary, in my mind, that we fill this position. I have talked to Sean and Mike about it, and it feels like it is time to try and fill it. I have had some people in my mind that I have thought about filling it. I realized that if some of the people I have thought about, that were younger, they didn't know the City at all. We would be talking about possibly a year to train them. This isn't the time to try and train someone, and the one that I was thinking about having train them, I thought of Bob. I thought well, why don't I ask Bob if maybe he would be able to fill this for a few years, and then bring someone in after a few years, and have him train them, a younger person. Then they would have time to come up to speed on all those enterprise accounts we have. I talked to Bob to see if he would be able to do it. He said that he would happy and excited about doing it. Let me read Bob's background, and you will get the idea of why I think he is the right guy to do this job. Bob Erickson graduated for the University of Nevada, Reno where he earned a Bachelor of Science in Business Administration. While at Nevada, Bob honed his leadership skills as a member of the Lambda Chi Alpha Fraternity. Later, Bob furthered his education by attending the Pacific Coast School of Banking at the University of Washington. Having served the City of Fallon as Mayor, City Councilman, and lobbyist, Bob has been either directly or indirectly involved in the City's government and financial enterprises for over thirty years. Mr. Erickson began his service to the City as a Councilman from 1983-1987 before being elected Mayor and serving two terms from 1987-1995. Later, Bob rededicated himself to service as a Councilman from 2005-2019. During this time as a Councilman, Bob diligently served on many committees including the Senior Center Board, the Tourism Board, the Economic Development Board, the Insurance Committee, and the City's Audit Committee. Bob is also intimately familiar with Fallon's thriving small business climate as he and his wife, Mary Beth, owned and operated Fallon Theaters for decades. In all his years of service, Mr. Erickson has sought nothing more than to represent the citizens of the City of Fallon to the best of his ability. Bob is married to Mary Beth, who graduated from Oregon State and has toiled quietly, almost always out of the limelight, as she prefers, in service to the City. The Erickson family are also very proud of their adult son Ryan, who lives in Chicago. It is with great pleasure that I appoint Bob Erickson as Chief of Staff and bring him before the Council for your consideration and confirmation. Council, at this time, if you have any questions for Bob in this position, I will entertain them, as would Bob. Please go ahead.

Councilwoman Frost stated she has no questions for Mr. Erickson. I consider him part of the "Big 3" when it comes to knowledge of the City, along with you Mr. Mayor, and Mike Mackedon. I think this is a great appointment with his knowledge of the City, his character, and I have had the privilege of serving with him on the Council for, I can't remember for how many years, but I always knew that he did his homework and knew the issue well inside, and out. I would truly support this appointment. Thank you.

Councilwoman Kent stated she concurred with Councilwoman Frost. Bob has also been

very helpful to me learning, so far, what I have about the City. He is very knowledgeable and very valuable, and I appreciate that Bob.

Councilman Richardson stated that he echoed the same comments. I have served along with Bob, I have lost count, but 12 years. Bob is more than qualified; he has a lot of knowledge and knows the ins and outs of the City and is a perfect person for what the City needs right now with all the items that are coming. Bob would be the perfect fit for that period.

Mayor Tedford inquired if there were any public comments.

Mr. Geoff Knell of 261 Serpa Place greeted Council. Mr. City Attorney, do you think it would be a conflict of interest since he was ordered a contract. It is interesting, and I have known him, on and off, and see him on the street and wave at him, stuff like that, that's about it. You know, I am going on 23 years living here in the City of Fallon, right here in Churchill County. It took me a long time to get stop signs to get put on our street. Having that mindset when John Tewell was my representative, predecessor, said someone has to die to get something done. I do have a little problem with...you aren't going to further your company, are you?

Bob Erickson stated that he is unsure what he is referring to, as his company.

Mr. Knell stated that when he had a contract awarded. Your name was on it, I was here. When it was presented.

Bob Erickson responded that this action supersedes that contract. That contract will no longer be in effect.

Mr. Knell asked Bob if he is going to favor because of his specialty.

Bob Erickson stated that he doesn't know what he is talking about when he refers to "favoring."

Mr. Knell stated that he sees how it is. Thank you.

Mayor Tedford stated that we are going to answer the question. You always talk in nebulous terms until we try to have you point at a fact. Mr. Erickson had a consulting agreement for \$2,500.00 a month on business affairs. That contract will no longer be in effect, it will be gone when he is hired in this position. There is nothing to favor, he has no other company. He was retired. There was a contract, we pulled him out of retirement to help with financial affairs for \$2,500.00 a month. That contract, Mr. Mackedon will tell you this is true, and is no longer in effect. He will get a salary to be the Chief of Staff. The contract is gone, there is nothing for him to favor.

Mr. Knell thanked Mayor Tedford for the clarification. I also would say that he has been in a position, in the City for a while and it took me 22 years to get something done. That is pretty unsatisfactory. I, in fact, had to make a commotion about it. Now, with your new position will it be any better? Now, unless you are listening to your constituents and have an oh well, oh well, attitude. Even from your predecessors. I am just really concerned. Have you been effective at your job?

Bob Erickson stated that he can assure him that he has worked with these people for many years. The number one thing that the Mayor, and each and everyone of these Council members, has constituent service. Constituent service in this community is far superior to anything you would get in the state of Nevada, and I would hope that you can recognize that. I don't know the details of your stop sign, but there is a process for placing stop signs.

Mr. Knell interrupted Bob Erickson. I get that, I understand that.

Mayor Tedford interjected. Mr. Knell (Mr. Knell continued speaking over the Mayor inaudibly), Mr. Knell. You asked him a question, and he gets to answer it.

Mr. Knell interrupted Mayor Tedford and stated that Mr. Erickson is lecturing him.

Mayor Tedford stated that Mr. Knell doesn't get to interrupt him.

Mr. Knell responded to Mayor Tedford that he does.

Mayor Tedford stated that Mr. Knell does not.

Mr. Knell stated that he has his 1st Amendment right.

Mayor Tedford stated that Mr. Knell doesn't have a 1st Amendment right that allows him to interrupt.

Mr. Knell asked Mayor Tedford if there was Open Meeting Laws. Mr. Attorney, explain to him.

Mayor Tedford stated that Mr. Knell does not get to be argumentative. Mr. Erickson needs to finish his answer, and then you need to talk.

Mr. Knell interrupted Mayor Tedford. You need to read the 2020 Open Meeting Laws.

Mayor Tedford stated that he has been doing this a lot longer than he has.

Mr. Knell responded with, yeah, and it took me this long to get a stop sign. I did it, I went through the system, and I don't trust this man. I am done.

Mayor Tedford stated that he now gets to talk. You don't stand for election 3 times and get reelected by the public if you don't get things accomplished. I want to talk about John Tewell as well. You don't stand for election if you aren't getting things accomplished, by the public, 3 times. If one person doesn't get something accomplished, it doesn't mean that you aren't getting things accomplished in your community. There are probably citizens that have elected me, many times, that someone might not like me because I didn't get something done, or I did something that they didn't like. I just spoke at John Tewell's service. John and I were very close, as he was close with Mr. Erickson. John came to me, one time and said, you aren't doing anything to pave streets in Ward III. I told this story at his service. I told John, I really think we are paving some streets over there, quite a bit of them. I am going to ask Gary Cordes how much money we spent in Ward III. I asked Gary, and I went back to John, and put my arm on John's shoulder and I said, John we spent \$11 million dollars over there. John laughed and said, I think you are doing okay Kenny. It is easy to have misconceptions of what does and doesn't get done. I bristle at the fact that someone that is elected 3 times, by his fellow citizens, doesn't accomplish anything. Any other public comment?

No further comments were noted.

Councilman Richardson thanked the Mayor and motioned to confirm the Mayor's appointment of Bob Erickson as Chief of Staff; seconded by Councilwoman Frost and approved with a 3-0 vote by the Council.

Mayor Tedford asked for Bob to approach the dais to be sworn in. Raise your right hand. I, Bob Erickson, do solemnly swear that I will support, protect and defend the Constitution and government of the United States, and the Constitution and government of the State of Nevada, against all enemies, whether domestic or foreign, and that I will bear true faith, allegiance and loyalty to the same, any ordinance, resolution or law of any State notwithstanding, and that I will well and faithfully perform all the duties of the office of Chief of Staff on which I am about to enter; so help me God. Thank you, Bob, I appreciate it.

Consideration and possible action to establish the salary of Bob Erickson as Chief of Staff at One Hundred Fifty Thousand Dollars (\$150,000.00) per year.

Mayor Tedford inquired if there were any questions or comments.

No comments were noted.

Mayor Tedford inquired if there were any public comments.

Mr. Geoff Knell of 261 Serpa Place stated that the salary is a little too much. It really is, come on, I live on less than that. Just the salary is too high, thanks.

No further comments were noted.

Councilwoman Kent motioned to establish the salary of Bob Erickson as Chief of Staff at One Hundred Fifty Thousand Dollars (\$150,000.00) per year; seconded by Councilwoman Frost and approved with a 3-0 vote by the Council.

Consideration and possible approval of Fiscal year 2021 Debt Management Policy, Indebtedness Report and Capital Improvement Plan.

Mayor Tedford stated that this is required yearly by the State of Nevada.

Clerk-Treasurer Sean Richardson thanked the Mayor. The agenda includes a copy of our Debt Management Policy, Capital Improvement Plan, and the Indebtedness Report. The Debt Management Policy and the Indebtedness Report was compiled by JNA Consulting Group and reviewed by City staff. Their Capital Improvement Plan was compiled by City staff. The Debt Management Policy was created to fill requirements of NRS 350.013. This policy discusses the outstanding debt of the City, its ability to afford such debt, and other items related to the issuance of bonds by the City. As of June 30, 2021 the City has \$2,021,398.00 of medium-term obligation general debt outstanding. This includes interfund loans and medium-term bonds issued this past fiscal year. We also have \$7,057,443.00 in general obligation revenue supported bonds, which includes \$5,890,000.00 outstanding from our sewer bonds and \$1,167,443.00 outstanding from our two water fund bonds. All together we have \$9,078,841.00 of general obligation debt, as of June 30, 2021. We also have other debt which includes, \$5,560,000.00 of electric system revenue bonds which was refinanced this past year with a low interest rate. Lastly, we have \$268,644 of lease purchase obligations related to equipment purchased in the general and sanitation funds. Included with the Debt Management Policy is a five-year Capital Improvement Plan. The first fiscal year of 2021 and 2022 matches the capital outlays submitted to the state in May in the current, final budget. If approved, I will be forwarding our Debt Management Policy, which includes the Capital Improvement Plan and Indebtedness Report to the Department of Taxation, as required annually per statute. I will present our Debt Management Policy on August 18th at the next Churchill County Debt Management Commission meeting. If there are any questions, I can answer them now.

Mayor Tedford inquired if there were any questions from the Council.

No comments were noted.

Mayor Tedford inquired if there were any public comments.

No comments were noted.

Councilwoman Kent motioned to approve the Fiscal year 2021 Debt Management Policy, Indebtedness Report and Capital Improvement Plan; seconded by Councilman Richardson and approved with a 3-0 vote by the Council.

Public Comments

Mayor Tedford inquired if there were any public comments. He noted that comments are to be general in nature, not relative to any agenda items. No action may be taken on a matter raised under this item until the matter has been specifically included on an agenda as an item upon which action will be taken.

Mr. Geoff Knell of 261 Serpa Place stated that he doesn't hate them. I just don't like the system that you are using. In the 1st Amendment it says we have the right to grievance against our government. I am not being heard. Look, we have the most people we have had in

this place, ever because of the time and you get away with stuff. We are in debt servitude; we should be getting out of it. Come on. Mr. City Attorney you need to read them the Open Meeting Laws from 2020. I have been reading a quote here. I am going to read this, I heard this, and I would like to quote it. It says, I am quoting you now from the United States Supreme Court Case, New York Times Company v. Sullivan, a 1964 decision. In this country, this is a Constitutional Case Law. I am going to quote you, from the United States Supreme Court. The judge wrote, 'This nation is founded on the profound national commitment to the principle that debate of public issues shall not be uninhibited, robust, and wide open, and that it may well include vehement, caustic, and sometimes unpleasantly sharp attacks on government and public officials.' This is Constitutional Case Law in this nation. I don't have to be nice to you. Nobody behind me, has to be nice to you. If you don't like living in the United States of America, you can all move to Russia, Cuba, or China. And a reminder, this is the 1st Amendment. By golly, you know I sound negative and stuff. I challenge the government. You just spend way too much money. Morality of this nation, you are letting the state government to control every aspect. You said it Mr. Mayor, we are under control of the Federal State Government. It is we the people, it is the lack of government. They can just shove it. I see the influence in our City, in this County. The spending of the County Government. Gosh, I like to give praises. I'd even say give a pay raise to an employee, and very nice to meet her. But here, you are out of control. You give this guy a hundred, a lot, for what? Does it include what, travel? Travel expenses, or are you given more on top of that? It's just too absorbent. And Mr. Deputy, whatever his position is, that's, I live off a lot less than that. Does that include travel? People, I don't hate you, it's your system, and you are allowing higher government, than we the people. I could read the preamble of the Declaration of Independence, and take you out, verbally, elections, whatever it may take. Gosh, wake up, wake up. Listen to your constituents, and I am seeing only one. Why is that? Because people don't care. I will close with this. Hillary Clinton supposedly made this statement; I am going to read it out of a book. It says, 'The average democrat is stupid.' They can be manipulated, and that's the easy part. I have seen it here, and you are falling for it, and you call it legal obligation, wake up. Not woke up, wake up. Thank you.

No further comments were noted.

Council and Staff Reports

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

Mike Mackedon thanked the Mayor and stated that he is in full agreement with the appointment of Mr. Erickson and Mr. O'Neill. I don't know Mr. O'Neill, I don't have personal knowledge. What I know of him and his reputation and trusting the Mayor and Council's knowledge of his background, I believe it is an excellent appointment, and I have every reason to be confident that the addition of Mr. O'Neill to the Clerk's office will fulfill a need that Mr. Erickson and I, and you Mr. Mayor, have felt for many years. Our current Clerk-Treasurer and Elsie has the additional assistance of a person with Mr. O'Neill's qualifications that, it is my personal opinion, and I believe that the facts will bear this out and the future will tell us that his salary will be repaid many times in the effectiveness that the addition of someone as qualified as Mr. O'Neill will make to this office, and the time is well past due when we needed, a person of his qualifications, in that office. I would also, although I don't think it is necessary Mr. Mayor, but I would also have to tell the people here, and the Mayor and Council, that I am very confident that the appointment of Mr. Erickson is going to contribute to the effectiveness of this City, and he will earn his salary many times over. He has

proven that in the past and the City happens to be on the threshold of some very major projects. In my opinion, and I believe the Mayor and Council would agree, that we will have redound to serious public benefit for generations in this City. With a Chief of Staff, in addition to the good staff we have, and the leadership of the Mayor and Council, I think today's actions enhance the effectiveness of the City and that the citizens of the City will be well served. It is a major achievement, in my estimation. I would also offer this, and I will be quick about it. This Sullivan case that has been quoted here, which I am well acquainted with, of course. This would not apply to a forum like the City Council meeting, which is not a public forum; like a public street, or a park, where the free speech is celebrated in every respect, but it is an opportunity or a place where the public's business is conducted. The Mayor, of the City, as the leader in the meeting, or the person in charge of the meeting has every right to, as a matter of role, to limit discussion on the part of anyone to matters that advance the business of the public. With that said, I congratulate the Mayor and the Council for the appointments that they've made, and I look forward to working with them both. Thank you, Mr. Mayor.

Mayor Tedford thanked City Attorney Mike Mackedon.

Mayor Tedford stated that he would like to go a little further into this matter. For those of you that are new here today. The way that I have operated, and have learned to operate Council meetings, we have a loose operation under the Robert Rules of Order, but under great civility in here. We have had some meetings that have been very tense at times, and it has served us well to maintain order and kindness in meetings, even when the size differs greatly in how they think and feel. That is by allowing people to finish answers, and allowing the other person to speak, and then allowing the other persons response. We don't allow interrupting speakers when you are talking, even when it is not in the same discourse as this morning. People don't yell from the audience, or on the speaker interrupting. We just allow people to slowly get their discussion in. That was my point this morning, we allow the speaker to answer, a speaker to question, and they can be very hard questions on occasion, but they get answered. Sometimes, they don't answer them very well, but they get to answer them, and then the speaker gets to drill down on them more, if they wish. They don't get interrupted, they get to finish their thought, and certainly that is well with any confines of civility and how we operate our meetings, and I will continue to do that. I would never interrupt a speaker unless they were beyond these ranges.

No further comments were noted.

Executive Session

Mayor Tedford tabled the executive session, as it was not needed at this time.

Adjournment

There being no further business to come before the Council, Mayor Tedford adjourned the meeting at 10:08 a.m.

Mayor Ken Tedford

Attest: _____
Sean C. Richardson, City Clerk-Treasurer

**MINUTES
CITY OF FALLON
55 West Williams
Avenue Fallon, Nevada
August 2, 2021**

The Honorable City Council met in a regularly scheduled meeting on the above date in the Council Chambers, 55 West Williams Avenue, Fallon, Nevada.

Present:

Mayor Ken Tedford
City Councilman James Richardson
City Councilwoman Karla Kent
Deputy City Attorney Lem Mackedon
Deputy City Attorney Trent deBraga
Public Works Director Brian Byrd
Chief of Staff Bob Erickson
City Engineer Derek Zimney
Deputy City Clerk-Treasurer Elsie Lee

The meeting was called to order by Mayor Tedford at 9:00 a.m.

Mayor Tedford led the Pledge of Allegiance.

Mayor Tedford inquired if the agenda had been posted in compliance with NRS requirements.

Deputy City Clerk-Treasurer Elsie Lee advised that the agenda was posted in compliance with the NRS requirements.

Public Comments

Mayor Tedford inquired if there were any public comments. He noted that comments are to be general in nature, not relative to any agenda items. No action may be taken on a matter raised under this item until the matter has been specifically included on an agenda as an item upon which action will be taken.

No comments were noted.

Approval of Warrants

- A) Accounts Payable
- B) Payroll
- C) Customer Deposit

Councilwoman Kent motioned to approve the accounts payable, payroll and customer deposit warrants; seconded by Councilman Richardson and approved with a 2-0 vote by the Council.

Mayor Tedford stated that the record should reflect Councilwoman Frost is out-of-town
August 2, 2021 Fallon City Council Meeting

today.

Consideration and possible approval of an application by Carina Alaniz for a drinking establishment liquor license for Los Gallos to be located at 1770 West Williams Avenue.

Deputy City Clerk-Treasurer Elsie Lee stated that Carina Alaniz, owner of Los Gallos, has made an application for a drinking establishment liquor license for Los Gallos to be located at 1770 West Williams Avenue. A drinking establishment liquor license is a privileged license that allows the licensee to sell alcoholic beverages for 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-Treasurer Elsie Lee, and Deputy City Attorney Lem Mackedon and has been recommended for approval.

Mayor Tedford asked if there were questions from the Council.

No further comments were noted.

Mayor Tedford inquired if there were any public comment.

Councilman Richardson stated that he had 1 question. We usually get a diagram or a map showing the location of the bar. Are there any changes to the existing establishment? When I was in there, I didn't see a bar back then. Did you make modifications to put a bar in, or did you just use the same set-up, and are just serving alcohol?

Carina Alaniz responded that they did have a bar put in.

Councilman Richardson stated that he understood. Will there be seating at the bar?

Carina Alaniz stated that there will be seating at the bar. There will be barstools at the bar.

Mayor Tedford asked where the bar will be located in the building.

Mayor Tedford requested City Engineer Derek Zimney be present for the questions regarding this establishment (Derek was present shortly after the request). There is a question from Councilman Richardson where the bar will be located in the Los Gallos Restaurant at 1770 W. Williams Avenue.

City Engineer Derek Zimney stated that he is a little stumped with the question. I know that the Building Department handles the plans, but I don't know how to describe it. I don't have that information. I am sorry.

Mayor Tedford asked Mr. Zimney if he was unsure where the bar is in the building.

City Engineer Derek Zimney stated that he believes it would be up by the kitchen.

Francisco Alaniz-Gonzalez stated that it is located between the kitchen and the bathrooms.

Mayor Tedford stated that it is in between the kitchen and the bathrooms on the north side. Do you know where they are talking about? The bathrooms are, right as you go in, on the left.

Councilman stated that he is just trying to picture it. They had to do some physical modifications, probably major. I was just curious where the bar would be in relation to the entryway.

Francisco Alaniz-Gonzalez stated that there is a wall about 12 feet wide in between the kitchen and the bathrooms and that is where the bar is.

Councilman Richardson thanked Mr. Alaniz-Gonzalez for the explanation.

City Engineer Derek Zimney stated that they have pulled a permit through the Building Department and Garnett Mello is the General Contractor. They have been working mainly with Gary Johnson. The Building Department is involved heavily on this remodel.

Mayor Tedford asked if Gary Johnson was available (Mr. Johnson arrived shortly after the Mayor's request). There is just a question from Councilman Richardson about the location of the bar. Do you know the project we are talking about?

Gary Johnson stated that he believed it was Los Gallos.

Mayor Tedford confirmed.

Gary Johnson asked if the Council remembered when Pizza Hut was located in this building. It was where they used to have their salad bar, kind of in the center. When you walk in, approximately 20-30 feet from the entrance way, next to the restrooms, they built a wall. Where you walk into the restrooms at that wall, they built a bar in that location.

Mayor Tedford asked if they have stools up to the bar.

Gary Johnson stated that he imagines they will. They just have the wall up right now. When I was over there doing inspections, it was just the wall.

Mayor Tedford asked him if he has seen the plan.

Gary Johnson said that he has seen the plan.

Mayor Tedford asked if it is going to be on the other side of the wall.

Gary Johnson stated that it was. I can get a plan if you would like to look at it.

Councilman Richardson said that Mr. Johnson can show him later.

Gary Johnson stated that he will get a copy to Councilman Richardson.

Mayor Tedford told Mr. Johnson to get a copy of the plans to Councilman Richardson and we will attach it to the record. If you could get a copy for all of Council and myself, and we will attach it to the record (attached).

Councilwoman Kent asked if there is only going to be one entrance in the building. Right now, there is one by the bathroom and one by the registers.

Gary Johnson stated that they haven't made any alterations to the entrances. Those are existing and they still will be using the doors on the east of the building. If I remember correctly, it was labeled as an emergency exit. There are still two entrances.

Mayor Tedford thanked Mr. Johnson. I appreciate it. Are there any more questions? Any questions from the public?

No further comments were noted.

Councilwoman Kent motioned to approve the application by Carina Alaniz for a drinking establishment liquor license for Los Gallos to be located at 1770 West Williams Avenue; seconded by Councilman Richardson and approved with a 2-0 vote by the Council.

Consideration and possible approval of an application by Dennis O'Keefe for a restricted gaming license for seven (7) slot machines at Golden Gate Petroleum of Nevada, LLC to be located at 1625 West Williams Avenue.

City Clerk-Treasurer Elsie Lee stated that the current owner of the business is Golden Gate Petroleum of Nevada, LLC. Golden Gate Petroleum of Nevada, LLC has met the requirements of a business license to be located at 1625 W Williams Avenue and was issued business license number 55592. The application has been reviewed by Captain Kris Alexander, City Engineer Derek Zimney, Deputy City Clerk-Treasurer Elsie Lee, and Deputy City Attorney Lem Mackedon and has been recommended for approval.

Mayor Tedford asked if there were questions from the Council.

Councilman Richardson asked if they are the same owners, but just moving into a new building.

Deputy City Clerk-Treasurer Elsie Lee confirmed that it is the same owners and the same business. The address is different from where they were located, to where they are now.

A new license is required.

Councilman Richardson asked if they had seven slot machines before.

Deputy City Clerk-Treasurer Elsie Lee stated that it is exactly the same.

Councilman Richardson thanked Deputy City Clerk-Treasurer Elsie Lee.

Mayor Tedford inquired if there were any further questions.

No further comments were noted.

Mayor Tedford inquired if there were any public comment.

No comments were noted.

Councilman Richardson motioned to approve the application by Dennis O'Keefe for a restricted gaming license for seven (7) slot machines at Golden Gate Petroleum of Nevada, LLC to be located at 1625 West Williams Avenue; seconded by Councilwoman Kent and approved with a 2-0 vote by the Council.

Public Comments

Mayor Tedford inquired if there were any public comments. He noted that comments are to be general in nature, not relative to any agenda items. No action may be taken on a matter raised under this item until the matter has been specifically included on an agenda as an item upon which action will be taken.

No comments were noted.

Council and Staff Reports

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

Mayor Tedford reported regarding the power outage. Most of you know that we had an outage yesterday. NV Energy had a pelican, as we are told, hit the Lahontan Dam Substation, that feeds the whole community. While they were working on it feverishly, we were able to get a notification up on our social media outlets, telling the citizens what was happening. We found out that we didn't have the backup power needed for our stop/go lights on Williams Avenue. We provide maintenance on Roberson Lane, which is the one most critical to us because of the Safety factor. That is where Brian and I went first and then Ryan started to work through town on the other ones, by supplying generators, to get them working. There were no issues. NV Energy worked very hard, and very quickly to get the power up within, what I believe, was a couple of hours. We appreciated that, very much, from NV Energy. We thought we were looking at several hours down time. We are going to work hard with a company today, Brian and Ryan will, with what transpired, there yesterday, at those stop/go lights. We need to figure out how to get that done from the original installation of those lights, and especially at the Roberson light. One of the battery backup powers isn't automatically coming on, but we will figure it out. No major concerns. Everything went pretty well having the immensity of that outage. It just goes to show you, how something little like that can do. We have had that happen in our subs, where just one bird can cause major problems for us, like it did yesterday for NV Energy. It does across our entire country, when major outages are caused by small things like that, at the worst times. When you have extreme use of electricity because ACs are running because of extreme heat, and power being pulled in the winter. We got through that well, and the men in the City were working very hard yesterday and were doing a really good job, from the Water Treatment Plant and the Wastewater Treatment Plant all the way to the stop/go lights. Brian and Ryan pass on a thank you, from me, to all your men, and you both, for how hard you all worked to make sure everything was running

smoothly in this difficult time for us. People sometimes think there are excess people. I have learned this from Mayor Bob when he was here. They think you have excess people on board, and then you know why when things happen like they did yesterday. All the sudden there is a lot of people, in a lot of areas, all at once. You start calling people in to get through a critical time. It is amazing how they get a lot done, in a short period of time. We were around one box, and there were 4 or 5 people who were working through their own brain processes, to solve a problem. They had a lot of experience at work, and only 2 of those people were hands on. We needed all those people and that is why you have to be able to answer the question of why you do have so many people, if they aren't all working. Well, they are all working doing maintenance and other things, but when a critical time comes, they are on overload. That was yesterday. Many thanks to NV Energy for how fast they got that back on. They were back and forth on the phone with Laney Elmore, who works this region, with NV Energy was very good at explaining to us what was happening, and when it would be happening. We are very much appreciative. That is all I have.

No further comments were noted.

Executive Session

Mayor Tedford tabled the executive session, as it was not needed at this time.

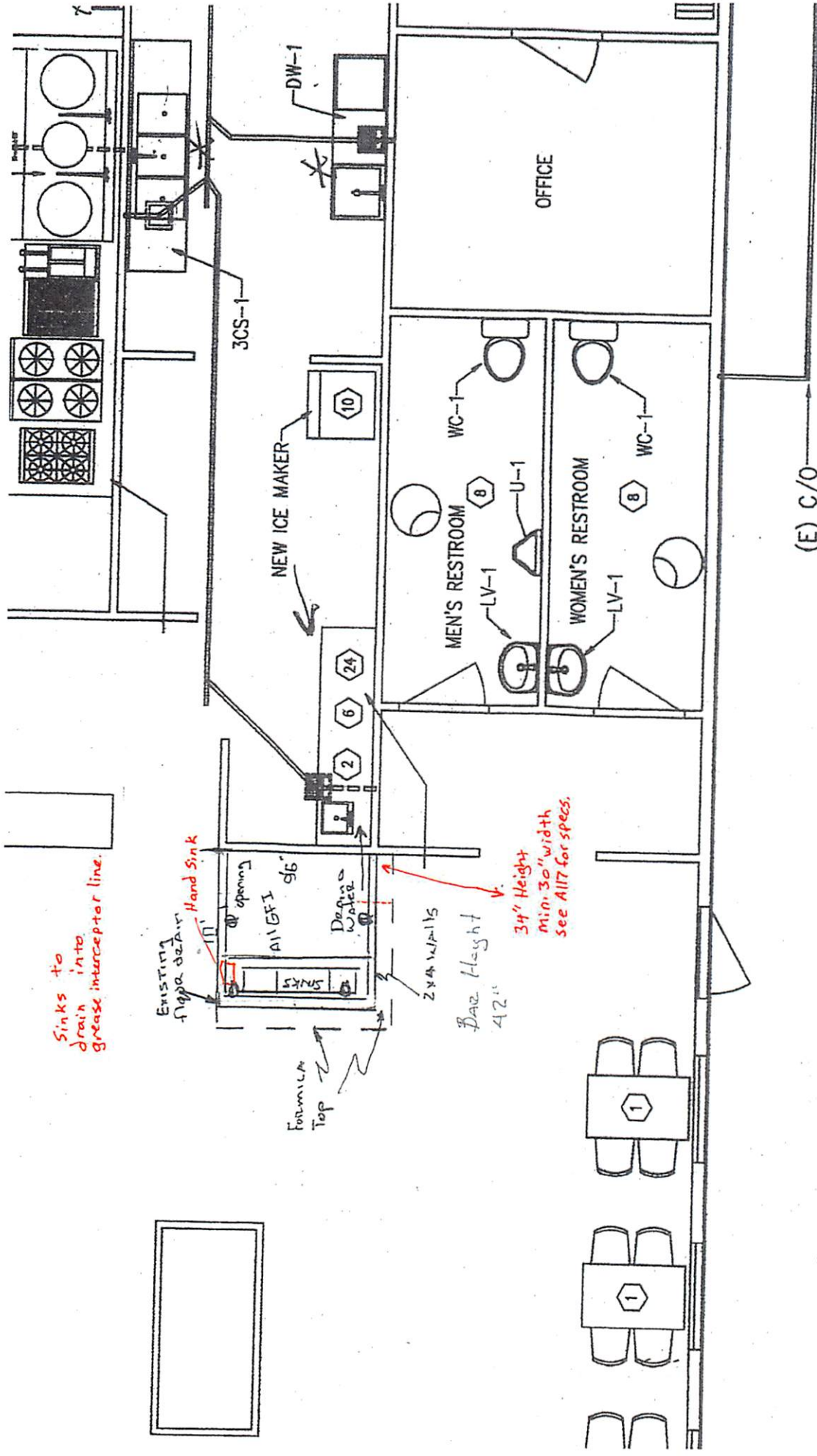
Adjournment

There being no further business to come before the Council, Mayor Tedford adjourned the meeting at 9:18 a.m.

Mayor Ken Tedford

Attest:

Sean C. Richardson, City Clerk-Treasurer



(E) C/O

PLUMBING PLAN N.T.S.



PROPOSED BAR
 LOS GALLOS RESTAURANT
 1770 W WILLIAMS AVE
 FALLON NEVADA 89406
 CONTRACTOR
 GARNETT MELLO LIC 41693
 CELL 775 219 9739

GENERAL NOTES:

NOTE: ADD NEW KITCHEN SERVICE AREA, EQUIPMENT AND FIXTURES PER PLAN
 (E) 2" GAS LINE FOR M.U.A. & COOK LINE, NHH IS SUFFICIENT
 ALL NEW FIXTURES ARE LABELED IN KITCHEN EQUIPMENT KEYNOTES, ALL OTHERS ARE (N) U.N.O.
 ALL ELECTRICAL IS EXISTING U.N.O. & LIGHTING IN CEILING IS EXISTING U.N.O.
 ALL MECHANICAL TO REMAIN THE SAME U.N.O., SEE FRESH AIR CALC'S BELOW. VERIFY IN FIELD.
 NO EXTERIOR ALTERATIONS WILL BE MADE TO EXTERIOR, WINDOWS & DOORS TO REMAIN THE SAME.
 ALL INTERIOR WALLS ARE (E) IN UNIT U.N.O.
 EXISTING CEILING IN SERVICE AREA IS WASHABLE PAINTED SURFACE, CEILING IN DINING AREA IS THE SAME
 ALL WALL FINISHES IN SERVICE AREA TO BE WASHABLE LATEX SEMI-GLOSS OR (E) FRP U.N.O.
 (E) FRP IS FLOOR TO CEILING W/6" TILE BASE, NEW WILL BE BEHIND KITCHEN PLUMBING FIXTURES & WORK TABLES
 DINING AREA AND RESTROOM WALLS TO BE WASHABLE SEMI-GLOSS PAINT W/6" TILE BASE THRU-OUT
 DINING AREA FLOOR AND RESTROOM & SERVICE AREA FLOOR IS
 (E) SEALED TILE WITH 6" TILE BASE, REPAIR AS NECESSARY AT EXISTING
 ALL DOORS ARE SOLID CORE, USE SELF-CLOSING DEVICE IN RESTROOM W/ADA HANDLE
 PER ANSI 117.1 2003
 (E) OCCUPANCY A2 AND IS TO REMAIN THE SAME, OCCUPANT RATING PER SEATING = 68 MAX
 (N/A) SERVICE & STORAGE AREA = 1548 SQ FT = 6 OCCUPANTS (EMPLOYEES)
 (N/A) DINING AREA = 1620 SQ FT = 68 OCCUPANTS, PER MAX SEATING
 TOTAL OCCUPANTS = 74
 BUILDING SQ FT = 3168 SF, IMPROVEMENT IS AS PER PLAN
 THERE ARE NO EXTERIOR ALTERATIONS TO SITE
 PARKING REQUIREMENTS WERE SATISFIED IN THE ORIGINAL DEVELOPMENT
 EXISTING BUILDING CONSTRUCTION IS V&B AND WILL REMAIN THE SAME.
 (E) BUILDING IS NOT SPRINKLERED.
 DESIGN CRITERIA: 2018 IBC, IBC, UPC, INC, LMC, 2017 NEC, 99 IFC, 03 ANS 117.1, & 09 EICC ALL OTHERS N/A.
 (E) BUSINESS IS TO OPERATE 11:00AM TO 9:00PM AND AS APPROVED BY
 CITY OF FALLON ENVIRONMENTAL DIV. NO ADDITIONAL SERVICES WILL BE ADDED.
 EXISTING DUMPSTER PAD W/GARBAGE RECEPTACLE IS ON SITE.

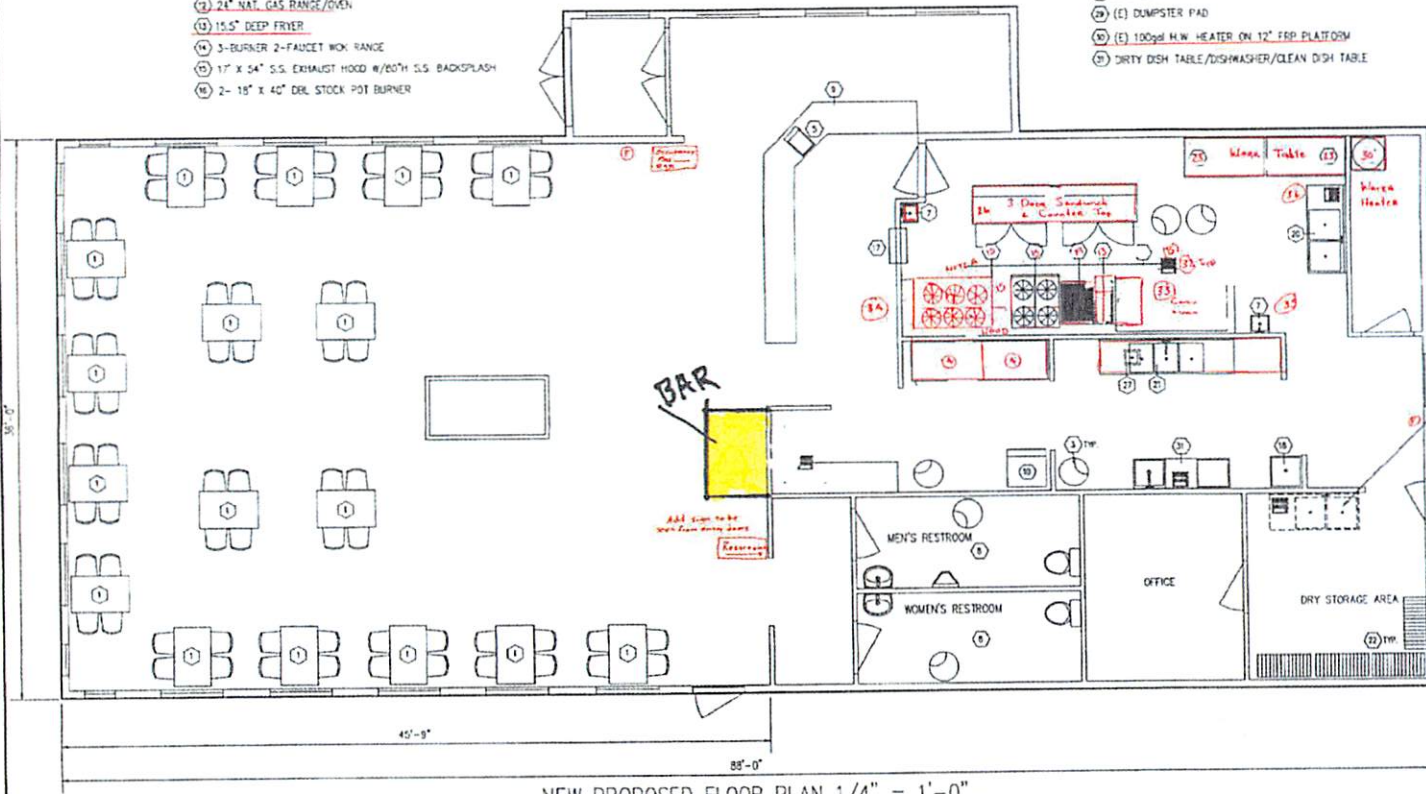
EQUIPMENT KEYNOTES

- ① DINING TABLE (4) SEATS TYP.
- ② HOT WATER DISPENSER
- ③ TRASH RECEPTACLE WITH COVER TYP.
- ④ BEACH IN MERCHANDISER
- ⑤ P.O.S.
- ⑥ COFFEE AND TEA DISPENSERS
- ⑦ (E) HAND SINK TYP.
- ⑧ (E) ADA RESTROOMS
- ⑨ COUNTER AREA/MEETS ADA REQUIREMENTS
- ⑩ 30" ICE MACHINE
- ⑪ RICE WASHER
- ⑫ 24" NAT. GAS RANGE/OVEN
- ⑬ 15.5" DEEP FRYER
- ⑭ 3-BURNER 2-FALCET WOK RANGE
- ⑮ 17" X 24" S.S. EXHAUST HOOD W/20" H. S.S. BACKSPASH
- ⑯ 2- 18" X 40" DEL STOCK POT BURNER

EQUIPMENT KEYNOTES

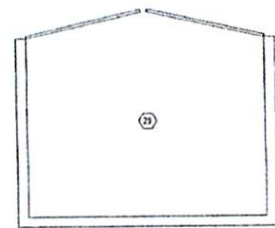
- ⑰ PASS THROUGH
- ⑱ (E) FLOOR MOUNT WOP SINK
- ⑲ 24" CHASSIS/ROLLER
- ⑳ (E) 60" PREP SINK TO BE RELOCATED
- ㉑ (E) 3-COMPARTMENT SINK W/DRAINBOARDS
- ㉒ WIRE STORAGE RACKS TYP.
- ㉓ (E) 8' X 14' WALK IN REFR/FREEZER
- ㉔ COUNTER AREA
- ㉕ S.S. WORK TABLE VARIOUS SIZES
- ㉖ EXT. 2-DOOR SANDWICH COOLER UNIT
- ㉗ (E) FLOOR SINK TYP. (E) = RELOCATED
- ㉘ DELI SLICER
- ㉙ (E) DUMPSTER PAD
- ㉚ (E) 100gal H.W. HEATER ON 12" FRP PLATFORM
- ㉛ DIRTY DISH TABLE/DISHWASHER/CLEAN DISH TABLE

- A Gas Range/Oven & Burner + 4 Burner
- B 32 Flame Dam Existing
- C 33 Granite Count. Oven
- D Conditio
- E Hand Washing Sink
- F Leg Washing Sink
- (F) - Fire Extinguisher



RELOCATE (E) PREP SINK TO ㉑

NEW PROPOSED FLOOR PLAN 1/4" = 1'-0"



**MINUTES
CITY OF FALLON
55 West Williams
Avenue Fallon, Nevada
September 29, 2021**

The Honorable City Council met in a special meeting on the above date in the Council Chambers, 55 West Williams Avenue, Fallon, Nevada.

Present:

Mayor Ken Tedford
City Councilman James Richardson
City Councilwoman Kelly Frost
City Councilwoman Karla Kent
City Attorney Mike Mackedon
Deputy City Attorney Trent deBraga
City Engineer Derek Zimney
City Clerk-Treasurer Sean Richardson

The meeting was called to order by Mayor Tedford at 9:00 a.m.

Mayor Tedford led the Pledge of Allegiance.

Mayor Tedford inquired if the agenda had been posted in compliance with NRS requirements.

Deputy City Clerk-Treasurer Elsie Lee advised that the agenda was posted in compliance with the NRS requirements.

Public Comments

Mayor Tedford inquired if there were any public comments. He noted that comments are to be general in nature, not relative to any agenda items. No action may be taken on a matter raised under this item until the matter has been specifically included on an agenda as an item upon which action will be taken.

No further comments were noted.

Public meeting for discussion of possible state Community Development Block Grant Applications for fiscal year 2022-2023.

City Engineer Derek Zimney stated that the purpose of this public meeting is to provide information about the CDBG program, past projects that have been funded in the City of Fallon, how to apply, eligibility requirements, how and where funds can be used, and to give citizens an opportunity to make their comments known regarding what types of eligible activities the City of Fallon should apply for under the State CDBG program. A second public hearing will be held on October 13, 2021, in order to discuss proposed projects submitted to date. A final hearing will be held prior to February 18, 2022, to discuss, approve, and rank applications prior to submittal to the State. Attached to the agenda a history of our CDBG projects to give you

an idea of things. Recently, we have had much success in accessing our economic corridors via the Front Street project and we were also awarded funds for Broadway and Sherman Street. These are some examples of eligible activity.

Councilwoman Kent asked if it changes it each year, what they are looking for to fund. Is it pretty much the same like infrastructures, or things like that?

City Engineer Derek Zimney responded that as of lately, it seems like their big push for us is economic development and improvement of LMI areas. These have been the items they seem to be improving.

Councilwoman Kent asked if she could find the details for their requirements by looking for them on CDBG website.

City Engineer Derek Zimney responded that you could do that. Everyone is welcome to come by my office anytime. I have a list and a handbook, and I could talk through things with you. I am certainly willing to make time to go through any specific questions, or ideas that you might have. We can also check eligibility and requirements, and work with the State if we aren't sure.

Mayor Tedford stated to Councilwoman Kent that these used to always be capital projects, for example sewer and water, if you look back in our history. Sidewalks and ADA type of things are what they used to always be. If you look at the dates, it is close to when Bob and I first started. Some of the dates were when Bob first started and then when I was on the Council and Bob was Mayor, and then it kind of switched. Governor Sandoval switched more to economic development, part of it had to be tied to some part of economic development. That is when we were able to use economic corridors, downtown things, and creation of jobs. We were able to align some things with the theatre, creating jobs down the downtown corridor, the food hub was a creation of jobs. We were able to purchase some property under the CDBG for them. I think, if you were interested, it probably wouldn't be best to jump on the website but to go see Derek. Their approach went from this, and I think Bob would agree from his history, to this, where their focus became much narrower. We have sent them what we have thought were good grants over the years, and over the more recent years, that were rejected, and we thought they were some good projects. I think because of this narrow focus and some other factors that were considered, that were unfortunate at the time. Bob might speak to that.

Chief of Staff Bob Erickson stated that the program does change over the years and as the Mayor alluded, that when it was first started it was almost totally developed to improving your infrastructure; water, sewer, and sidewalks. ADA came along and they focused strongly on ADA improvements on older sections of the town. The ADA access and sidewalk improvements. As the Mayor alluded, Governor Sandoval's focus was more on economic development, job creation, and restoring downtown historic areas. We had quite a bit of success with these types of projects. We have received several grants that have allowed us to restore and improve the pool, which is an historic structure, of course. In recent years, we have received substantial grants, especially last year, allowing improvement of our road infrastructures, Broadway, and Sherman. It kind of changes every year and you have to watch the political ins, if you will, of what is in favor. I think we have been very successful over the years.

Mayor Tedford stated that we went through a period when on Capitol Hill the administration wanted to eliminate the CDBG grants. Congress had to really push to save CDBG grants. The County also has the ability to do CDBG grants, but in the City, they prefer the lower to moderate income levels. The City, as a whole, used to be treated as a lower or moderate income level, and then they went to areas where they were only allowed to do the project if they were considered to be low to moderate income level areas. We were very limited.

At one time, it was one side of Maine Street only. The map was not fairly drawn. It was one side of Maine Street only, and the other side not. It went up W. Williams for a portion and ended on part of our residential areas. It wasn't the whole 3.8 square mile area, like it had been in the past, and how it was when Bob and I grew up in this program, where you could do a water and sewer project that would benefit a whole area of town. It had gotten really refined and honestly, I don't know where it is today. What does that map look like?

City Engineer responded stating that it is primarily focused on this side of town, I think for the next meeting it would be helpful if I attached that map. This will clarify things. I will have a nice map drafted up that shows the LMI and every percentage in every part of the City.

Mayor Tedford stated that we were able to get N. Broadway and N. Sherman Street as arterials, as an economic driver to our community. Those streets were very much used, as you know, as arterials off Williams Avenue, to do some repairs on them, and we used part of Front Street. I am just looking back up the list, and that part was still in that zone because it hooked to Maine Street. The ground we purchased, through the grant, for the Food Hub was on Maine Street, that was the one is 2016 and 2017. The theatre was downtown, and that was during Governor Sandoval's time, and was an economic driver for downtown. Like Bob said, you almost always could get something for the outdoor pool because of the draw it has for that portion of the community, and surrounding Oats Park. You can't do quite what we used to be able to do. I remember when Bob was Mayor, we used this for a water and sewer line up N. Maine Street. We couldn't do that today, and there are some confinements. We just can't always do the things we might want to do, and often people would approach the Engineer with things that they want to do. Sometimes we can't do it, if it doesn't meet the territorial requirements of what would be acceptable for the projects. It is a good program. We pushed our numbers on Capital Hill to support it when they were trying to eliminate it. We support CDBG, even when we get turned down for projects that we think are good. We try to match these grants all the time, even when it seems difficult to do because they are good. There have been, on occasion, time where they have come back and said that other people couldn't use their grant money. They just don't want that CDBG grant, so we were able to use it.

Chief of Staff Bob Erickson stated that this has happened several times. The key is, people submit projects, and they require a match, or some other action on part of the government that submitted it. They get toward the deadline, and they can't perform. It is always good to have backup projects because we have been very successful in obtaining those funds that have been allocated as a secondary project, even though we have been approved for one of our primary projects. I think this has happened 2 or 3 times, so it is always good to have 2 or 3 projects on your list and rank them. They might fund your first project and come back and say that they have x amount from a participant that wasn't able to perform under their project perimeters, and we have this money available. They basically must spend it within the fiscal year that the projects funds were granted, there is no carry over from them. The grant the state receives from the Federal Government for CDBG must be funded and allocated within that year. That is an available pool of money. The program, as the Mayor mentioned, I can't remember a budget session of Congress, where they didn't try to eliminate CDBG. It is always because of the advocacy of local governments that it has always survived and grown, in some cases, and remained flat in others. This is a legislative history of it, and now the national feeling is that the infrastructure needs significant investment. I am sure that CDBG will be safe, for at least, a few years. That is kind of how the political winds blow right now.

The Mayor inquired if there were any other questions.

No further comments were noted.

The Mayor inquired if there were any public comments.

No further Comments were noted.

Public Comments

Mayor Tedford inquired if there were any public comments. He noted that comments are to be general in nature, not relative to any agenda items. No action may be taken on a matter raised under this item until the matter has been specifically included on an agenda as an item upon which action will be taken.

No further comments were noted.

Council and Staff Reports

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

No further comments were noted.

Executive Session

Mayor Tedford tabled the executive session, as it was not needed at this time.

Adjournment

There being no further business to come before the Council, Mayor Tedford adjourned the meeting at 9:20 a.m.

Mayor Ken Tedford

Attest: _____
Sean C. Richardson, City Clerk-Treasurer

**MINUTES
CITY OF FALLON
55 West Williams
Avenue Fallon, Nevada
October 13, 2021**

The Honorable City Council met in a special meeting on the above date in the Council Chambers, 55 West Williams Avenue, Fallon, Nevada.

Present:

Mayor Ken Tedford
City Councilman James Richardson
City Councilwoman Kelly Frost
City Attorney Mike Mackedon
Deputy City Attorney Lem Mackedon
Deputy City Attorney Trent deBraga
Public Works Director Brian Byrd
Deputy Public Works Ryan Swirczek
City Engineer Derek Zimney
Captain Kris Alexander
Deputy City Clerk-Treasurer Mike O'Neill
Deputy City Clerk-Treasurer Elsie Lee

The meeting was called to order by Mayor Tedford at 9:00 a.m.

Mayor Tedford led the Pledge of Allegiance.

Mayor Tedford inquired if the agenda had been posted in compliance with NRS requirements.

Deputy City Clerk-Treasurer Elsie Lee advised that the agenda was posted in compliance with the NRS requirements.

Public Comments

Mayor Tedford inquired if there were any public comments. He noted that comments are to be general in nature, not relative to any agenda items. No action may be taken on a matter raised under this item until the matter has been specifically included on an agenda as an item upon which action will be taken.

No comments were noted.

Public hearing for discussion of possible projects to be funded through the Community Development Block Grant Program, for fiscal year 2022-2023.

City Engineer Derek Zimney stated that the purpose of this public hearing is to give citizens an opportunity to discuss the proposed projects submitted to date and to suggest further ideas. Proposed projects and estimated fundings are listed below, all the projects listed

here and discussed during the meeting, will be forwarded to the Council. I provided our LMI (lower moderate income) map, as we discussed during the previous meeting. These maps were provided by HUD, and I tried to highlight so you would get an idea. Nearly all the City of Fallon is eligible. CDBG requires that greater than 51% of the area be LMI. Except for the northwest corner of the City, most areas would be eligible for a CDBG grant if we are able to show economic development and other factors regarding trying to get a project. Not included in the agenda, the City Staff put together the possibility of a roadway and a sidewalk ADA improvement project. I've provided a diagram and an example project, we put together, for possible discussion of Court Street. Court Street has total lack of sidewalks and lack of roadway and is why we thought it would be a great example of a possible project.

Mayor Tedford stated that not much has changed on the map.

City Engineer Derek Zimney stated that this map was the same one used last year for the Maine Street and N. Sherman Street projects. It does appear different than the one that was used for the Front Street project.

Councilwoman Frost asked if the Court Street project would be in the highest LMI area of our City.

City Engineer Derek Zimney confirmed. According to HUD's number, yes that is correct. That road needs it very badly, and why we felt comfortable putting that one as an example. I didn't want to steer too far away or say that we have to do a road project. This was just an example that staff put together for possible review.

Mayor Tedford stated that if this is the project to be done, we will want to do it from a certain intersection. On Front Street, we decided that we wanted to do the entire intersection and not split up the intersection.

City Engineer Derek Zimney stated he understood.

Mayor Tedford asked if blight would be a factor for the Court Street project.

City Engineer Derek Zimney stated that it is one of the factors you can use. In the past, we have not assigned parts of Fallon as blight. We do not like to call our City blight, we try to keep things clean. In my experience of reading through these, this is not how the previous projects have been done. It is definitely an option we can explore, if that is the direction we want to take.

Mayor Tedford stated that we don't have much blight in Fallon, that is why we haven't done it. Here, we might have to call a spade a spade, on the corner of Nevada and Court Street.

Councilman Richardson asked if the Overland was located one block over.

Mayor Tedford stated that it was right here (showed him on the map included in the agenda).

Councilman Richardson stated that portion all has sidewalks and landscaping all the way to the park to Center Street. Center Street is the next street?

Mayor Tedford confirmed.

Councilman Richardson stated that Court Street really has nothing there. It is almost just gravel. I think that this will greatly improve the area and the businesses that are surrounding that area. I think that it might be possible to tie into economic development, with the business here, and the business across the way. Then it would at least match the sidewalk and street quality, but it definitely needs repair.

Mayor Tedford stated that there are homes on half of the street. Well, a little more than half, and then you have businesses on the west end. I think it is a good project, I like it.

Councilwoman Frost stated that it is definitely an area that needs to be improved. There is really not a street, it is just gravel and broken up asphalt. I think it is a good project as well.

Councilman Richardson stated that when it rains there is no drainage, there is just big puddles. Ryan could probably attest to that.

Mayor Tedford stated that it is like Front Street. It is the last street that we are doing, besides Broadway and N. Sherman, that hasn't been touched. The challenge is, what you just mentioned, it has been a drainage challenge. Where are we going to take this water? That is what the problem was on Front Street for years. Front Street drained fine in that rain the other day, which isn't true with some of our other streets. That is one of the reasons why Court Street has been left, it is a challenge to drain. This will be an engineering challenge again. I think it is a great project, and I am very hopeful that they will agree to fund it.

Councilwoman Frost asked about South Nevada Street. That corner there on South Nevada Street, it would be the south corner? What is the zoning on that? Could that be a possible business site in the future, to tie in economic development in some way?

City Engineer Derek Zimney stated that he believes so. There is a combination here, that I can't quite remember. Part of this is C-2, and part of it is R-2, especially closer to the park, that is R-2. Closer to Williams you have a C-2 and there is a little bit of a mixed zone. I would have to double check for you Kelly, but I do think that could be a possible business site. Are you talking about those three little spaces, that I believe used to be houses?

Councilwoman Frost confirmed.

City Engineer Derek Zimney stated that he will confirm the area that it is in fact C-2.

Mayor Tedford asked if there were any more discussion from the Council.

No further comments were noted.

Mayor Tedford inquired if there were any public comment.

No comments were noted.

Public Comments

Mayor Tedford inquired if there were any public comments. He noted that comments are to be general in nature, not relative to any agenda items. No action may be taken on a matter raised under this item until the matter has been specifically included on an agenda as an item upon which action will be taken.

No comments were noted.

Council and Staff Reports

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

No comments were noted.

Executive Session

Mayor Tedford tabled the executive session, as it was not needed at this time.

Adjournment

There being no further business to come before the Council, Mayor Tedford adjourned the meeting at 9:12 a.m.

Mayor Ken Tedford

Attest: _____
Sean C. Richardson, City Clerk-Treasurer

DRAFT

**MINUTES
CITY OF FALLON
55 West Williams
Avenue Fallon, Nevada
January 18, 2022**

The Honorable City Council met in a regularly scheduled meeting on the above date in the Council Chambers, 55 West Williams Avenue, Fallon, Nevada.

Present:

Mayor Ken Tedford
City Councilman James Richardson
City Councilwoman Kelly Frost
City Councilwoman Karla Kent
Deputy City Attorney Trent deBraga
Public Works Director Brian Byrd
Deputy Public Works Adrian Noriega
City Engineer Derek Zimney
Deputy City Clerk-Treasurer Mike O'Neill
Deputy City Clerk-Treasurer Elsie Lee

The meeting was called to order by Mayor Tedford at 9:00 a.m.

Mayor Tedford led the Pledge of Allegiance.

Mayor Tedford inquired if the agenda had been posted in compliance with NRS requirements.

Deputy City Clerk-Treasurer Elsie Lee advised that the agenda was posted in compliance with the NRS requirements.

Public Comments

Mayor Tedford inquired if there were any public comments. He noted that comments are to be general in nature, not relative to any agenda items. No action may be taken on a matter raised under this item until the matter has been specifically included on an agenda as an item upon which action will be taken.

No comments were noted.

Approval of Warrants

- A) Accounts Payable
- B) Payroll
- C) Customer Deposit

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

Public hearing for discussion of possible project(s) to be funded through the Community Development Block Grant Program, for fiscal year 2022-2023 and consideration and possible approval and ranking of project application(s) to be submitted through the CDBG program.

City Engineer Derek Zimney stated that the purpose of this public hearing is to discuss public input received on possible project(s) for the Community Development Block Grant Program for fiscal year 2022-2023 and approve and rank project application(s) to be submitted through the CDBG program. The City proposes to submit one or more projects to be funded through the Community Development Block Grant Program, for fiscal year 2022-2023. The purpose of this agenda item is to discuss comments received on potential applications and approve and rank applications prior to submittal to the State. Proposed projects and estimated funding are listed below. The single project that we have really zoned in is Court Street and Sidewalk ADA Improvement project for \$575,000.00, this is a rough engineer estimate. The CDBG Program is administered by the Department of Housing and Urban Development and is authorized by Title 1 of the Housing and Community Development Act. The primary objective of the Community Development Block Grant Program is the development of viable communities by providing decent housing, suitable living environments, and expanding economic opportunities principally for persons of low and moderate income. The Governor's Office of Economic Development anticipates the amount of 2022 allocations at \$3,600,000.00 for rural Nevada. This Public Hearing is the third and final hearing in the CDBG process. A Public Hearing Notice, which was posted on October 13, 2021, referenced projects proposed to date.

Mayor Tedford asked if there were any questions from the Council or public.

Mayor Tedford stated that this is a good project. If we can be approved, it would really clean up that area of town and our long-term problem. As you know, Court Street is a drainage issue also, and probably why that street hasn't been done after Broadway and the portion of Sherman. I think this remains the only street that lacks this major of a street project, with sidewalk and ADA improvements.

No further comments were noted.

Public hearing to establish fair market value for Parcels B (portion), E, F, and J of the New River Business Park at \$576,625.00, \$563,361.75, \$58,806.00, and \$112,700.00, respectively; and for other matter properly related thereto.

Deputy City Attorney Trent deBraga stated that the City of Fallon owns a portion of Parcel B, E, F, and J located at the New River Business Park. Pursuant to NRS 268.059, the City of Fallon is required to obtain an independent appraisal of its property before it can be offered for sale. If the City Council holds a public hearing on the matter of the fair market value of the real property, only one independent appraisal is required before it is offered for sale. In 2021, Cindy Fogl with JOHNSON|PERKINS|GRIFFIN conducted an appraisal of the New River Business Park and determined the fair market value of each parcel as of December 20, 2021, to be as follows:

- Portion of Parcel B consisting of approximately 461,300 square feet valued at \$1.255/square foot for a total value of \$576,625.
- Parcel E consisting of approximately 417,305 square feet valued at \$1.35/square foot for a total value of \$563,361.75
- Parcel F consisting of approximately 43,560 square feet valued at \$1.35/square

foot for a total value of \$58,806.00

- Parcel J consisting of approximately 98,000 square feet valued at \$1.150/square foot for a total value of \$112,700.00

Ms. Fogl's qualifications as well as the appraisal are attached to this agenda. NRS 268.059 requires the appraisal to have been prepared not more than 6 months before the date on which the real property is offered for sale. JOHNSON|PERKINS|GRIFFIN was chosen as the qualified appraiser because it conducts the City of Fallon's annual appraisal of the New River Business Park to determine the fair market value and City's staff had confirmed there were no local commercial appraisers.

Councilwoman Frost asked if the appraisal is good for the lifetime, of the possible agreement with Dickson, or does it have to be redone occasionally.

Deputy City Attorney Trent deBraga stated that the statute isn't entirely clear with that. It just states that you have to have the appraisal before offering it for sale. The agreement, which will be on the next agenda item, is a 3-year agreement with the Dickson Commercial Group. That is the proposal, and essentially in that agreement, there is a provision where we can change the price, if necessary. To answer your question, these will be the fair market value for at least the next 3 years. The City of Fallon does an annual evaluation of the Business Park and if it does fluctuate, we will most likely reassess at that time.

Councilwoman Frost stated, for the record, if we believe the value of the land has gone up, we can always ask for more than the appraised value, but we aren't able to take less.

Deputy City Attorney Trent deBraga stated that was correct. The statute requires a floor, if you will, once the fair market value is established. The City can't sell for less than that, it can sell for the appraised value or higher, if we desire.

Councilwoman Frost thanked Mr. deBraga.

Councilwoman Kent asked why we perform an annual appraisal of the New River Business Park.

Deputy City Attorney Trent deBraga stated that we usually perform an annual appraisal for audit purposes, and we like to know what it is worth. Generally speaking, it is for audit purposes.

Councilwoman Kent asked about the parcels that currently have businesses on them now. Are those parcels owned by the businesses, or is that still property owned by the City?

Deputy City Attorney Trent deBraga stated that the parcels currently occupied by businesses are no longer owned by the City, they are owned by the private individuals who purchased them.

Councilman Richardson asked if these parcels are the remaining parcels available now.

Deputy City Attorney Trent deBraga stated that yes, they are.

Councilman Richardson stated that 5 parcels are left.

Mayor Tedford stated that these parcels can be split up.

Deputy City Attorney Trent deBraga stated that these are the existing parcels, but they can always be parceled out. As of today, these are the existing parcels.

Councilman Richardson stated that we could have perspective buyers like a parcel, but only need 2 acres, or however many feet. They can come back, parcel that at, and then have it reappraised.

Deputy City Attorney Trent deBraga stated that they could parcel if they desire, subject to approval of course.

Mayor Tedford stated that he thinks there is about 24 acres left. They can be anywhere from 1-5-acre parcels. All that land, just so you know, must be owned. There is no land out there that can be leased.

Mayor Tedford inquired if there were any public comments
No comments were noted.

Possible action to approve the Owner-Agency Agreement and Commission Schedule with the Dickson Commercial Group, Inc. for purposes of listing and selling Parcels B (portion), E, F, and J of the New River Business Park.

Deputy City Attorney Trent deBraga stated that the Dickson Commercial Group is a full service commercial real estate firm based in Reno, Nevada. The proposed agreement and commission schedule would allow the Dickson Commercial Group to market and list the New River Business Park in order to procure parcels above the fair market value which is permitted by NRS 266.267. The listing values of the parcels involve an approximate 10% increase for the appraised values submitted by JOHNSON|PERKINS|GRIFFIN. If approved, the Dickson Commercial Group's commission will be 5% of the gross sales price if they are the only agent, or 2.5% if there is a cooperating agent involved, with the other 2.5% being paid to the cooperating agent. The appraised values compared to the listing values are as follows:

- Portion of Parcel B appraised at \$576,625.00 and to be listed at \$635,000.00
- Parcel E appraised at \$563,361.75 and to be listed at \$620,000.00
- Parcel F appraised at \$58,806.00 and to be listed at \$65,000.00
- Parcel J appraised at \$112,700.00 and to be listed at \$124,000.00

As I mentioned earlier, the appraised values set the floor, but the statutes do allow the City to list and sell the property higher than the appraised value.

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

Councilwoman Frost asked Trent if he has examined the contract with Dickson. Is this a general contract used by most agencies?

Deputy City Attorney Trent deBraga stated that this a standard contract. The City Attorney's office did go through it and made some changes. For instance, one of the changes made, was made to page 3 of the agreement where it talks about the Commission. Usually, when a buyer is procured, ready, willing, and able, to buy the property of the price, and under the terms, usually the Commission gets locked in. We have CC & R's on our Business Park, some additional language that was added to that was regarding the Dickson Group procuring a buyer. We put in language that it would have to be approved by the City in order to meet what we are looking for, and comply with our CC & R's. Generally speaking, this is standard but the City did make some additions and revisions.

Mayor Tedford stated that there isn't any agreement that these attorneys review that they don't like to tweak in some way or another. This one is no different.

Councilwoman Frost stated that she appreciates their tweaking.

Mayor Tedford agreed.

Mayor Tedford inquired if there were any public comments.

No comments were noted.

Councilwoman Frost motioned to approve the Owner-Agency Agreement and Commission Schedule with the Dickson Commercial Group, Inc. for purposes of listing and selling Parcels B (portion), E, F, and J of the New River Business Park.; seconded by Councilwoman Kent and approved with a 3-0 vote by the Council.

Fallon Police Department Monthly Report for December, 2021.

Captain Frandsen greeted the Mayor and Council. This is the December Report for the
January 18, 2022 Fallon City Council Meeting

Police Department, which is also a part of the agenda. Bear with me, this is the first time presenting this report. As you can see on page #1, the total calls of service for the month of December were 1,273, about double from last year. However, we implemented a program where we wanted the Officers getting out of their cars and checking on businesses at night. That is why there is an addition to those cases. Approximately, 600 additional cases of Officers out checking doors, finding doors unlocked, and things of that nature. Walk and talks are also included in this number. This is Officers getting out and talking to members of the community and is the big jump there. The Crime Summary is on the following page. December of this past year was down from previous fiscal year. Approximately half, as you can see. We had 19 larcenies in December of 2020 versus 8 in December of 2021. The batteries and the domestic batteries are comparable, but down a little as well. Arrest Summary – our arrests were up this past December from the last year. Double, it appears, 13 between the misdemeanors and the felonies. If you look here, it shows 23, but if you look at the back page, Chief Alexander has a breakdown of the arrests. He shows, of the 11 felony arrests, 6 of the arrests were made on felony warrants. These were previously investigated cases where we submitted warrants requested to the District Attorney’s Office. Those warrants were issued, and at some point, we came across the suspect of that crime. 2 of those felony warrants were because of Parole and Probation violations. This happened to be the same person that was arrested twice. The 12 misdemeanor arrests were all warrant arrests. These don’t include the warrants where they were DUI’s and things of that nature that aren’t listed but are also misdemeanors.

Councilwoman Kent asked what CPC stands for.

Captain Frandsen stated that CPC stands for Civil Protective Custody. This is when an individual has gone out and probably had too much to drink, at any given time, and is unable to care for themselves. We take them into Civil Protective Custody. They are booked into the County jail, with no criminal charges, until they are sober enough to be released on their own. Juvenile Arrests and Misdemeanors – You can see that there were 5 arrests of juveniles this past December, compared to 1 in December of last year. So, we arrested 4 additional juveniles this year, in December. Traffic Warnings and Citations are up from last year. You can see, the warnings were 109, and there were 22 warnings issued December of 2021. Citations also jumped dramatically from 30, in 2021, from 4 the previous December. Traffic Accidents, on the next page, were up from this time last year. Private Property Accidents were up by 6 and Public Accidents were up by 5. When we say public, it means any public street. Private property is meaning parking lots like, Safeway, Walmart, and things of that nature. Animal Calls for the Shelter – December of 2021 are up from the previous year as well, by about 20 within the City and County. We took in a lot more animals in December this year than we did the year before that, less from the Tribal Agencies. Citizen Surveys that were sent out for the month of December and we received 7 of them back. Most were “very satisfied,” and there was 1 with “no opinion.” As far as that goes, I believe our citizens are happy with the service we are providing them. “Very satisfied,” for that matter. Some of the comments from the Citizen Surveys; 70-year-old female resident said that our Officers showed great compassion on her call, for service and understanding; our dispatchers are courteous; the staff performed excellent; one citizen is a brand-new foster mom and the Officer that responded to her call says “Officer Chris.” That could be 1 or 2 people. It could be Sgt. Decker or Chris Bloomfield. They helped her feel a lot better after their conversation. Our citizens think that our department is being run smoothly. Some of the things we did over the month of December were providing lodging for 1 person, who came in asking for assistance. Detective Goodrick did an indoctrination for the Navy, I-Division. Is everyone aware of what

I-Division is? Once a month, for both commands, NSAWC and the Base, we go out and talk to the incoming sailors. We provide about a 60-minute presentation about Nevada, the City of Fallon, the things that we offer and provide, and things not to do, to keep them out of trouble. It is a successful program that the City provides to the Navy. They are always happy to have us come out there and do that for their sailors. I think it is a great program and it is done through the Detective Division. Our volunteers, of which we have 3, provided 94 hours of volunteer hours to the City of Fallon in December. This included the Helping Hands Program, Domestic Violence meetings, the Christmas Tree Lighting ceremony, as well as the Serpa assignment that happened in December. Other public relations that we were involved in December; December 3rd, Detective Goodrick conducted robbery training at the Churchill County Federal Credit Union. He conducted a presentation on what to do if ever a robbery were to occur; December 3rd, Officers provided foot-patrol during the Christmas Tree Lighting; Several of us were involved in the annual First Responder's Food Drive, where we collected over 10,000 pounds of food items that were donated to Out-of-Egypt, and we also won that competition; December 8th, Officer Jacobs provided a tour of the Police Department to a Preschool class; Officer Bloomfield and Officer Groom, on the 10th, provided Traffic Control for the Fountain Dye of the Middle School Boys' Basketball teams; December 11th, Officer Bloomfield assisted Santa's Elves with photographs; On the 14th of December, Sgt. Perez and Officer Jacobs provided Traffic Control on S. Maine Street for the Oasis Academy Basketball Team; On December 22nd, the Chief, Captain Wenger, Executive Secretary Emily Rasmussen, and Sgt. John Riley, served lunch at the Pennington Life Center, which is an annual event; On December 22nd, Officer Bernard went Christmas Caroling; The 29th, Sgt. Babiarz was waved down by a citizen who's son wanted to meet a Police Officer, and he stopped to speak to the young man and gave him a tour of his car. We went over the breakdown of the arrests. It says that we have 36 total arrests, but if I look at this number, it appears, to me, the number would be 23. 11 felony arrests and the 12 misdemeanors. I am assuming the others would be the DUI arrest, and things of that nature. These are all warrant arrests that the Chief is talking about here. Breakdown of our Theft Reports – it looks like the larcenies are down from the year before, stolen wallet, stolen package from doorstep, stolen bicycle, generator, probably from the back of a pickup truck, stolen property from Walmart, a purse, and a catalytic converter from last month.

Mayor Tedford asked if there were any questions.

No Comments were noted.

Mayor Tedford stated that Captain Frandsen did just fine for his first time.

Captain Frandsen stated that he appreciates that and would love any pointers.

Mayor Tedford inquired if there were any public comments.

No comments were noted.

Public Comments

Mayor Tedford inquired if there were any public comments. He noted that comments are to be general in nature, not relative to any agenda items. No action may be taken on a matter raised under this item until the matter has been specifically included on an agenda as an item upon which action will be taken.

No comments were noted.

Council and Staff Reports

Mayor Tedford inquired if there were any Council or staff reports.
No comments were noted.

Executive Session

Mayor Tedford tabled the executive session, as it was not needed at this time.

Adjournment

There being no further business to come before the Council, Mayor Tedford adjourned the meeting at 9:28 a.m.

Mayor Ken Tedford

Attest: _____
Sean C. Richardson, City Clerk-Treasurer

DRAFT

March 1, 2022

Agenda Item 6

Consideration and possible action to approve a construction contract with MGM Construction, Inc. of North Salt Lake, Utah, in order to complete the Public Works Building Remodel, PWP-CH-2022-014, in the total amount One Million Seven Hundred Thirty-Six Thousand Dollars (\$1,736,000). **(For possible action)**

Incorporated 1908

**CITY OF FALLON
REQUEST FOR COUNCIL ACTION**

Agenda Item No. 6

DATE SUBMITTED: February 22, 2022

AGENDA DATE REQUESTED: March 1, 2022

TO: The Honorable City Council

FROM: Brian Byrd

SUBJECT TITLE: Consideration and possible action to approve a construction contract with MGM Construction, Inc. of North Salt Lake, Utah, in order to complete the Public Works Building Remodel, PWP-CH-2022-014, in the total amount One Million Seven Hundred Thirty-Six Thousand Dollars (\$1,736,000). **(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 construction contract with MGM Construction, Inc. of North Salt Lake, Utah, in order to complete the Public Works Building Remodel, PWP-CH-2022-014, in the total amount One Million Seven Hundred Thirty-Six Thousand Dollars (\$1,736,000). **(For possible action)**

DESCRIPTION: The approval of a contract to MGM Construction would allow for the remodel of a 15,000 square foot metal building located at 327 N. Maine Street. Renovating the existing building will provide a centralized location for the City's electric, water, sewer, sanitation, water treatment, wastewater, and street's department. Currently, the previously referenced departments are located at various locations throughout the City.

The renovated space will include 5,188 square feet of offices space while incorporating a training room, conference room, break room, restrooms, and additional storage for the Public Work's department. Working with GEM Drafting, City staff worked to design a space that will optimize the efficiency of the department while ensuring ADA compliance throughout.

BACKGROUND: This project was released for public bid on January 12, 2022 and advertised in the Lahontan Valley News and on the City of Fallon's website, in accordance with NRS 338.1385. A mandatory pre-bid meeting was held on January 21, 2022. Two bids were received and publicly opened by the City of Fallon on February 10, 2022. MGM Construction provided the lowest responsive, responsible bid, with a base bid amount of \$1,736,00. With approval, construction would commence in the late spring with an approximately 6-month construction schedule.

FISCAL IMPACT: \$1,736,000

FUNDING SOURCES: City of Fallon - \$1,736,000

PREPARED BY: Brian Byrd, Director of Public Works

DATE: February 22, 2022

TO BE PRESENTED TO THE COUNCIL BY: Brian Byrd

Project	Fallon Public Works Building	Date	1/26/2022				
	95% CD Estimate	Number	1				
	Building Area	Author	AJB				
	7577 S.F.						
	Cost / SF						
	\$169.88						
ITEM #	DESCRIPTION	MATERIAL COST		LABOR COST		ESTIMATE	
		UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT	TOTAL
Division 2	Site	64,715.67	87,097.76	9,975.52	35,505.46	16.18	122,603.22
Division 3	Concrete	1,026.28	31,020.92	964.39	22,181.64	7.02	53,202.56
Division 4	Masonry	9.28	3,377.92	11.91	4,335.24	1.02	7,713.16
Division 5	Metals	1,367.57	25,427.46	1,737.66	49,479.63	9.89	74,907.09
Division 6	Wood	0.00	0.00	0.00	0.00	0.00	0.00
Division 7	Thermal - Moisture	406.11	9,166.61	791.23	14,782.76	3.16	23,949.36
Division 8	Doors - Windows	9,196.95	44,540.66	6,169.62	27,211.20	9.47	71,751.86
Division 9	Finishes	2,826.36	98,478.05	275.78	116,917.35	28.43	215,395.40
Division 10	Specialties	2,826.36	7,076.78	1,018.38	3,825.71	1.44	10,902.49
Division 11	Equipment	2,900.51	0.00	0.00	0.00	0.00	0.00
Division 12	Furnishing	371.83	13,933.63	235.36	2,202.72	2.13	16,136.35
Division 13	Special Const.	0.00	0.00	0.00	0.00	0.00	0.00
Division 14	Conveying System	0.00	0.00	0.00	0.00	0.00	0.00
Division 15	Mechanical	5,760.72	163,969.53	6,982.64	158,031.14	42.50	322,000.67
Division 16	Electrical	64,418.61	159,923.34	16,573.97	208,725.19	48.65	368,648.53
Subtotal		155,826.25	644,012.65	44,736.46	643,198.04	169.88	1,287,210.69
Location Factor		0.95%					1,274,982.19
Division 1	General Conditions	12.00%					152,997.86
						Subtotal:	1,427,980.06
	Overhead	10.00%					142,798.01
	Contractors Fee	5.00%					78,538.90
	Bonds	1.00%					14,279.80
Total Current Construction Cost							1,663,596.76
Escalation to January, 2022		2.00%					33,271.94
Total Probable Cost							1,696,868.70

City of Fallon Bid Tabulation Sheet

PROJECT NAME: City of Fallon Public Works Building Remodel

BID OPENING DATE & TIME:

2/10/2022

@ 3:00 PM

PROJECT NUMBER: PWP - CH -2022 - 014

NUMBER OF ADDENDA ISSUED: 3

6	<u>Hammond Homes</u> Bidder	<u>Fallon</u> City	<u>NV</u> State	<u>\$1,950,000</u> Bid Amount
	<u>3</u> # of Addenda Acknowledged			_____ Affidavit of Preferential Bidder's Status Attached
	<input checked="" type="checkbox"/> Bid Bond Attached			<input checked="" type="checkbox"/> 5% Subcontractor Listing Attached
7	<u>MGM Construction</u> Bidder	<u>SALT LAKE</u> City	<u>UT</u> State	<u>\$1,736,600</u> Bid Amount
	<u>3</u> # of Addenda Acknowledged			_____ Affidavit of Preferential Bidder's Status Attached
	<input checked="" type="checkbox"/> Bid Bond Attached			<input checked="" type="checkbox"/> 5% Subcontractor Listing Attached
8	_____ Bidder	_____ City	_____ State	_____ Bid Amount
	_____ # of Addenda Acknowledged			_____ Affidavit of Preferential Bidder's Status Attached
	_____ Bid Bond Attached			_____ 5% Subcontractor Listing Attached
9	_____ Bidder	_____ City	_____ State	_____ Bid Amount
	_____ # of Addenda Acknowledged			_____ Affidavit of Preferential Bidder's Status Attached
	_____ Bid Bond Attached			_____ 5% Subcontractor Listing Attached
10	_____ Bidder	_____ City	_____ State	_____ Bid Amount
	_____ # of Addenda Acknowledged			_____ Affidavit of Preferential Bidder's Status Attached
	_____ Bid Bond Attached			_____ 5% Subcontractor Listing Attached