

**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

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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