

**MINUTES  
CITY OF FALLON  
55 West Williams Ave  
Fallon, Nevada  
July 5, 2022**

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

**Present:**

Mayor Ken Tedford  
Councilwoman Kelly Frost  
Councilman James Richardson  
Chief of Staff Bob Erickson  
City Attorney Mike Mackedon  
Deputy City Attorney Sean Rowe  
Public Works Director Brian Byrd  
Deputy Public Works Adrian Noriega  
Chief Kris Alexander  
Deputy City Clerk Elsie Lee  
Deputy City Michael O'Neill

**Absent:**

Councilwoman Karla Kent

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 stated that he spent 13 hours to get something done to save his pet. As I counted people in the City of Reno, I tell you, people know what's going on, but they are afraid to do something about it. The same right here in Churchill County. Afraid to do something about it. We could stop it; we could slow it down. I actually went to a church called the Potter House; it was off of there on South Virginia Street. We actually have one here too, they started it, but I am having a conflict with the minister there. They want to

save people, but they don't want to stand up against evil in this world. They let the children be manipulated and the public be manipulated. The churches are weak and non-combative effective, and they need to be rescued. So, you believe in trust in the Lord Jesus Christ, I hope you repent, and have the cojones to stand up against this evil because we are losing this nation because we're the last stronghold and we are becoming weak. Repent, and believe and trust in the Lord Jesus Christ. Thank you.

Mayor Tedford inquired if there were any other public comments.

No further comments were noted.

### **Approval of Warrants**

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

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

### **Consideration and possible action to approve the Sierra Manor Townhomes Merger and Re-subdivision Tract Map, subject to certain conditions, and authorizing the City Engineer to record the map upon satisfactory completion of the conditions.**

Engineer Derek Zimney stated Farrokh Yazdi, owner of Assessor's Parcel Number (APN) 001-291-01, formerly known as the Childers Estates, has made application and presented a Merger and Re-subdivision Tract Map to convert the existing apartments into townhomes/condos. If approved, this map will subdivide the existing apartment complex into individual units, allowing the units to be sold individually as townhomes/condos. The existing apartments were constructed in the early 1970's and contain 30 living units. All units have been continuously served by City utilities since construction. The existing development meets the Fallon Municipal Code for multi-family housing and RC zoning. As a condition of approval, City staff has recommended certain conditions be met prior to the map being recorded. City Staff has compiled, and would like to recommend, the following conditions to be satisfied prior to the map being recorded. We are requesting that they provide a 3<sup>rd</sup> party building inspection and safety report for each unit and address live fire safety hazards, replace the driveway on Center Street to meet City and ADA standards, there is a concrete section of sidewalk there. They need to repave the alley between Whitaker and Tedford Lane, as the alley is the only access for most of the units. We have also requested that they install 2 additional streetlights in the alley, for safety purposes. City staff is also requesting the City Council authorize me, City Engineer, to record the Merger and Re-subdivision Tract Map upon satisfactory completion of the above-mentioned conditions. At this time of recording, the Merger and Re-subdivision will be complete. There are two owner/representatives here, Dave Snelgrove with CFA with Ed Lord his real estate representative. They are available for any questions. Sean Rowe and I are available if there are any questions on mergers or re-subdivisions.

Mayor Tedford stated that he has questions for Derek regarding some of the discussions he has had with them. I understand the driveway on Center Street because I see the condition it is in. There are about 3 or 4 spots of that sideway on Center Street.

Most of that sidewalk is good, between Whitaker and Tedford but there are 3 or 4 spots of the sidewalk that is like the driveway. Are they going to fix those spots too?

Engineer Derek Zimney stated that we can put those conditions of replacing the panels on the sidewalk.

Mayor Tedford stated that the rest of the panels are mostly good. There is, I think, 3 of them that are 3-4 feet that I have seen. I have real interest in the dirt plot of land, in the center of it, that really just can't stay just a dirt plot of land anymore. I was here in 1970 when that supposed to be a swimming pool. It has never been completed by Mr. Childers. I am not asking for a pool, but I am saying that it can't just be left a dirt plot of land for the children there. They will all end up in the street. Right now, they play in Center Street. The children on the west end side play on Whitaker. We need something with that Derek. You have had some discussion on that dirt plot of land, haven't you?

Engineer Derek Zimney stated that he spoke to the owner's rep this morning. They are going to provide me with a drawing, a sample, of what it will look like for review. We will make that as a conditional approval. That we accept their landscaping plan and that it gets completed before the map does. I will also go down and identify the sidewalk panels with pictures and maybe paint, and request those be replaced.

Mayor Tedford inquired if there were any further comments from Council.

Councilwoman Frost stated that she wants to get an idea of the amenity area. Is there going to be a playground area, or just a grass area that would have to be maintained by a Homeowner's Association. What is the concept there?

Engineer Zimney stated that he will let the owner's representation answer the question because he has not yet heard of a playground area, or if that was the intentions. I know that it is open space but let them discuss that. Yes, all the common area is going to be maintained by an HOA. They have prepared CC&Rs and that will be submitted the same time the map is recorded.

Mayor Tedford stated that it is a nice idea. Bob was here as well. I think this was the idea going way back. Wasn't it Bob? At least a portion of these were supposed to be sold into condos, at one time, weren't they?

Chief of Staff Bob Erickson stated that he believes Mr. Childer's concept of this project was to have condominium units. They were built along those lines structurally. They are oversized units when compared to an apartment complex. The market just wouldn't support it and turned it into an apartment complex.

Mayor Tedford stated that he likes the idea.

Councilwoman Frost asked if the current units are occupied, and will the current tenants be evicted?

Engineer Derek Zimney stated that his understanding is that the majority of them are occupied but they have offered some sort of first right or refusal for the current tenants, to give them an opportunity to get into them, if they are interested. That was what was conveyed to City staff. At this point, the actual statistics of how many people, I would let the owner's rep handle.

Dave Snelgrove, the Planning and Right of Way Manager with CFA at 1150 Corporate Blvd Reno, Nevada, greeted the Council. Appreciate the questions, appreciate being brought up. Ed and I are nodding and shaking our heads. I will try and cover each of the questions. The comments from Mayor Tedford relative to damage areas, sidewalks. This is the time that you can request those. We are asking something from the City, I lean back to Ed, and said, yeah, that will be fine. I think that there is going to be some places

that are little rougher than you would want. So, this is the opportunity to get those repaired. There has been work done on the side. All the driveways that are interior to the site got repaved, and part of the alley got repaved. The western half of the alley is still pretty darn rough, but the eastern half is much better, they had some fresh pavement put on it. Also, the walkway that is going into each unit, the stairways have been upgraded and improved. I think there was some damage there, much like what happens to sidewalks. With me, in the audience, is Ed Lord. He is a realtor working with the owner and he can speak to some of these questions. So, I gave you and handed out a packet of information. There is some 11x17 maps that are a little easier to read than an 8 ½ x 11, if you actually want to read some words. If you go down on the bottom, and they are very faint, but the 4<sup>th</sup> page of the colored sheets, down on the bottom right-hand corner, page 4, it's property access and parking. This one doesn't really talk much about the parking, but it shows where the access comes from. Mr. Zimney's comment on the alleyway providing primary access to most of the units, that is exactly correct, except for the far eastern side, there is a driveway that connects out to West Center. So, that is how you get into the property, and the next page goes through the parking and the amenity areas. That was an interesting bit of history on the intention of what that area was supposed to be at one point, that the Childers Estate was anticipating it to be a pool at one point. We would have a landscape area in there. Obviously, we are trying to work with drought tolerant landscape, and keep water usages as minimal as possible, while still providing an inviting and positive environment for the people that live within the Sierra Manor Towne Homes. On that 5<sup>th</sup> page it blocks that amenity area, which is roughly 9,700 square feet. We will provide a landscape plan and a plan on how that part of land would be developed out to Mr. Zimney and his team, as part of this. We have the conditions that we have to meet. I would anticipate that this would be one of the other things that we have to meet, and construction of that would have to be occurring or if there is bonding or anything that we can do to make sure that gets done. It had been mentioned that there were CC&Rs. We turned these in a while ago. We have been working through this, with your staff, for quite a while because initially the Assessor's map shows 1 parcel but when you dig down deep, you end up finding out that there were 11 single-family lots that were going to be there at one point. Those lot lands were never gotten rid of, which is why it is not just a final map but a Merger and Re-subdivision. So, we are going to merge those 11 parcels and then re-subdivide them into the 30-units. Plus, the 51,000 square feet so there is over an acre of common area which is inclusive of the driveway areas, the to-be landscaped amenity area, the 8 spaces of common area, parking, that are on the site. Each unit will have its own carport and those will be in the area that they own, along with their unit. I was told by Mr. Lord that all but 3 of the units are occupied right now. What they have been doing is people have moved out, they have gone in and did remodeling. Mr. Lord could speak more on what they have been doing with the interiors of the units, as they are trying to bring them up. Since Mr. Yazdi bought the property in 2016, he has done quite a bit of improvements. Most of the units have been remodeled. I think there is 27 out of the 30. Is that correct Ed? 27 out of the 30 have had remodeling done within them. I am available for any other questions. I hope I answered all your questions adequately, but if I haven't, I am happy to answer more.

Councilman Richardson asked how many square feet an individual unit is.

Mr. Snelgrove stated that they range typically to just a little over 1,000 to about 1,150 square feet. There are different sizes that are in there.

Mayor Tedford inquired if there were any more questions.

Councilwoman Frost stated that she thinks it is good that we are requiring them to upgrade the alley. The last time I drove through it, it was very bumpy. Especially adding additional lighting, I think that will really improve the safety of the area.

Mr. Snelgrove stated that when he drove down it this morning, I was impressed that the eastern side of the alley was pretty smooth, but that western side is pretty bad.

Mayor Tedford stated that is the access for most of the units, other than that east side where people can get in on that east side, but not all of them do. You probably wouldn't get that access from NDOT, like you get off Tedford Lane in there, or Center Street. It certainly is the access for every other place on that map.

Councilwoman Frost stated that she would like to clarify her comments on the amenities. I don't know if you are targeting families or older couples, or what your target market is. If you aren't targeting families, you probably wouldn't need a playground. I didn't want to insist on that.

Mr. Snelgrove stated that unless you go age-restrictive on a project you probably are going to get whatever your demographic is, of the area. So, we will anticipate that there will be kids in there of all different age ranges. With only 30 units there won't be that many but there will be some children there that do need to play. There are a couple other courtyard areas, a couple of the units on the east and west side. They aren't as big as the dirt lot areas, and that presents a good opportunity for creating an amenity and play area that is essentially located at the center of the units.

Mayor Tedford stated that he believes we now need some discussion with Mr. Lords.

Ed Lords a real estate broker/salesman with Kirch Realty greeted the Council. I have been in the businesses for 27 years, here locally and Reno. This is a project we purchased approximately 6 years ago, and we have done extensive remodeling and improvements to the property since then, and we continue to do so.

Mayor Tedford stated that as he has heard, this is a great project. Mr. Childers wanted to do this earlier and then turned into an apartment complex back in the 70's. I think that Councilwoman Frost started to ask a question. Of the 30 that you have, are they occupied now, do you have vacancies in there.

Mr. Lords stated that all but three units are occupied. In the three that are not occupied, we are in the process of doing the same interior remodeling that we have been doing by attrition, as people would move out. The remodeling is quite extensive. We go to hardwood floors, we have the bathrooms, to make sure all the bathrooms are in. We got the kitchen and put all new cabinets and paint in there. They are thoroughly gone through.

Mayor Tedford stated that he knows what they looked like originally. My sister lived in a brand new one, on Tedford Lane, when she first got here, 30-40 years ago. How is this transformation going to occur? Are these people going to have an opportunity to purchase, are they going to get evicted? How is this all going to work? We are building houses and our occupancy rate in apartments are full. Perhaps those people in those apartments are going to have the opportunity to buy that house because rent is about what a house payment is. How is this all going to lay out?

Mr. Lords stated that was a fair question. The answer to that question is that we are going to be as flexible as we need to be. Number 1, to offer first right of refusal to the existing tenants, should they decide to purchase one of the units that they are living. In my mind, that is the path of least resistance, as far as that is concerned. I think that is only fair, if someone is currently living there and established residency here in Fallon. There is an established demand for affordable housing for ownership. I think that this project

clearly represents a viable alternative offering affordable housing for people that work within the Fallon Naval Air Station, or local here in the City. We are also very responsive in doing whatever you recommend with regards to the common area with regards to landscaping or maybe do a combination of landscaping and we can throw in some playground as well. I know there are some children that do live there. We have already repaved all the parking lots, that was done just recently. We were waiting on input from the City Council with how to treat the alleyway. The western part of the alleyway is probably the most worn. A lot of tractor/trailer traffic goes in and out of that roadway. When we were driving to the property this morning there was a big tractor/trailer pulling out, and that is probably why that area is a little more worn than the remainder because tractor/trailers use that entrance as their primary access. So, that first 100-150 feet will have to be completely R&R – remove and replace. To an engineer respect, we have already gone through some pricing from the people that did the parking lot repaving. So, we are pretty much open to comply with any recommendations that you would make.

Mayor Tedford commented regarding his original comment. The law provides that you have an eviction process when you are going through this. If you have 27 occupied, you only have 3 here you can sell when you have completed this process with us. There is, literally, right now, other than buying a new house or buying from you, there are no places that they can go rent an apartment in our community. That is probably going to be lessened if others, who rent apartments that buy houses that are being built right now, but they aren't done being built. Are you working with a bank, to help these people get financing? There are some people that are in there that are first time homeowners that can get help with their down payment. Elsie's office has a brochure with information that will help with first time homebuyers. That is certainly not going to be for any retired people that are looking to buy a condominium, which is attractive to some because they have already bought a home, so they aren't a first-time homebuyer. The young people that are in there, that would be of help to them. It is difficult for us, in a community, if you are going to put 27 people out on the street, with nowhere to go.

Mr. Lords stated that is a concern of theirs as well. I am working with Kelli Rogne, with Rogne Realty, who is the current property manager. She manages hundreds of apartments, condominiums, etc. We would be working closely with her to assist any existing tenant who would choose not to buy and need to relocate. We would certainly give them more than ample time than the legal minimum. We wouldn't have any problem giving anyone 60-90 days to relocate. I think that should be a reasonable timeframe but if you think it should be longer just let us know.

Mayor Tedford stated that information would go through Bob's office. The Council would share with me regarding my real concerns about people not having housing here. Not that we are opposed to your project because I think it is a good project. I am concerned about those people without a home either in the heat of the summer or when it gets cold in the winter, whenever that time would come. Does Council have any further questions? The only thing I think the Council needs to address is to make a motion to approve this and subject to the conditions that Derek has laid out, plus the additional conditions of fixing the sidewalks that are around there that may need some work. Also, that they come up with a plan for the dirt plot of land that is satisfactory to Derek's office. I think those are the only 2 conditions that aren't on Derek's list.

Councilman Richardson asked if the Council could get a follow up with what conditions were identified and what was completed. I would be interested what the final design would be for the dirt area and any other improvements that are agreed upon.

Mayor Tedford confirmed. I think that could be in the motion too. This is a lengthy motion because it is going to agree to these conditions, plus the additional 2 conditions of the dirt area, plus the sidewalks, plus a follow up, plus a follow up with Bob regarding the relocation of the tenants who are not able to purchase. Kelli Rogne is great and that comforts me.

Mayor Tedford inquired if there were any public comments.

Mr. Geoff Knell of 261 Serpa Place stated that he lives in the City limits. In the Bible it says, the love of money is the root of all evil. I went to the County Commissioner's meetings and they uh, they approved a multi-family complex on the County property. Kay, taking away the food supply for the animals, for the love of money. Uh, Susan Sevon was there, and she testified that multi-family complex was being funded by the communist party corporations, amazing. I am kind of curious, where are they getting the funding from? Where are they getting the funding from? See, communists are buying our land to dominate. No, this is not conspiracy theory. Yeah, it's not. Yeah, but you know...ya' it's...I, I like to know where there funding is coming from. 'Cause ya' in the short term is, take everybody out of the small cities into the big cities. When I was in Reno on Sunday with my dog, I had to kill time, and they are building like crazy. Apartments, movie theaters, casinos are being converted into condos...condos. It's a lot of building going on, but what's the purpose behind it? It looks good on the surface. Yeah, I admit, talking about repaving the sidewalk, access ways. This and that. What about the displace of people? It's...it's great that you are concerned about it. The thing is, uh, the strategy of the new world order, the globalism, and you're going for it. The county did it and they continue to do it. They...they but the County doesn't want to listen to the constituency. It's all about the love of money. More taxes, more money into the government by the poor and the less fortunate get the boot. Now, I get phone calls from Reno and say, the rents gone up, is there a place where I live where the rent is less, like \$800? But now they are up to over \$1,110. And the...the banking system, or the credit unions uh, were designed like Wells Fargo Bank, Bank of America, or these independent ones where they sell it to the banks, and they just...where they are going to design it where they are gonna' take away the property. 'Cause when you have a mortgage, who controls it? The bank, and they are gonna' foreclose. So, the people buying into this so-called redefined apartment complex or condo complex, I hope it has an elevator too. This is uh, two stories, ya' know? But...but what I'm tryin' to say is, there is a plan to destroy this nation and to take away our property rights. Like the preamp of the Declaration of Independence, it's property. Freedom, life, and property. Ownership. Ya, you don't see that, do ya? Communism, fascism, Nazis, they control every aspect of our lives and you...you're going with the flow, you're going with the flow. Just make a wise decision. Okay, I can...I can tell you know; I tell my Councilman Richardson to vote no on it. Yes, yes, yes. Just incredible. Just think...just think about it, okay? In the long-term it is by design. You diversified the population and do things...and, and it's...it's really sad. Alright, I've said enough.

Mayor Tedford inquired if there were any further public comments. I would accept a motion to approve the Sierra Manor Townhouse Merger and Re-subdivision Tract Map, subject to the four conditions defined by the City Engineer, Derek Zimney, in addition to a design provided to the City Engineer that would be acceptable for the amenity area as defined by the map provided in agenda, the fixing of the sidewalk panels that are damaged, the Engineer is to report back to the Mayor and Council as to the progress of these items, in addition Sierra Manor Townhomes is to provide an ongoing report to the

Chief of Staff, who will report to the Mayor and Council regarding the purchase of 30 townhomes and the relocation of the tenants that do not purchase and are current tenants of the units.

No further comments were noted.

Councilman Richardson motioned to approve the Sierra Manor Townhouse Merger and Re-subdivision Tract Map, subject to the four conditions defined by the City Engineer, Derek Zimney, in addition to a design provided to the City Engineer that would be acceptable for the amenity area as defined by the map provided in agenda, the fixing of the sidewalk panels that are damaged, the Engineer is to report back to the Mayor and Council as to the progress of these items, in addition Sierra Manor Townhomes is to provide an ongoing report to the Chief of Staff, who will report to the Mayor and Council regarding the purchase of 30 townhomes and the relocation of the tenants that do not purchase and are current tenants of the units; seconded by Councilwoman Frost and approved on a 2-0 vote by the Council.

Councilwoman Frost encouraged Sierra Manor Townhomes to work with the current tenants to give them every possible chance to purchase their units if they choose to do so.

Mayor Tedford commented that it is a very good opportunity for these tenants to own something. That is why I like this project. Right now, they don't own anything, and they have the ability to own something for about what they are paying now in rent. I think many of them will stay where they are now, and it will be their home. For some, it will be their starter home so they will be available to move into another larger home in the community. That is what we are hearing, people want these starter homes that are not as big, and there are several of them being built in subdivisions, and these are about the same size of those homes that are being built. So, I think it is real opportunity for them to own something. I look forward to hearing that those numbers are successful.

### **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 the Fallon Post will not put his public comment in the newspaper at all. Neither will they in the Lahontan Valley News because the newspapers don't want to tell you what is going on in the existence in our culture, and...and our society. I gave you truth, but you let the media and the deception of the political philosophies and ideology define your decision making. A consequence is you're going to be facing in the very new future. I hope we get to November 8; I hope we do. But somethin' is goin' to happen really soon. Like the shooting in Highland Park, Illinois. It's...it's...it's the mindset of people in our public. The stuff that's put in our heads. Now, I remember when black lives matters came here. Huh uh, I was a troublemaker there, I just want to point...I see witches burning incense, burning sage. We have so many satanists in this town. The sexual decadence. What are we gonna' do about bringing God back in the government. You say it in the Pledge of Allegiance, but where is the truth and direction of the moral absolutes in the City? It's sad. We are all gonna' face God's wrath and it's not gonna' be pretty. That you're followin' socialism, Nazi agenda and don't even know it.

Mayor Tedford inquired if there were any further comments.



No further comments were noted.

### **Council and Staff Reports**

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

Councilwoman Frost congratulated the City on the introduction of the Live Local Campaign. I am excited to see that campaign back and I think it is going to be a real positive for our community. Thank you.

Mayor Tedford stated that he is glad that it has returned as well. We had a good reception yesterday when we launched it. Many people signed up during the block party between 12:00 and 2:00. We will see how it rolls out, and it will be good.

There were no further reports.

### **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 9:45 a.m.

Attest:



Sean C. Richardson, City Clerk-Treasurer



Mayor Ken Tedford