

**MINUTES  
CITY OF FALLON  
55 West Williams Ave  
Fallon, Nevada  
June 6, 2023**

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  
Councilwoman Karla Kent  
Councilman Paul Harmon  
Chief of Staff Bob Erickson  
City Attorney Mike Mackedon  
Deputy City Attorney Trent deBraga  
Deputy City Attorney Sean Rowe  
Public Works Director Brian Byrd  
Deputy Public Works Director Ryan Swirczek  
Deputy City Clerk Elsie Lee  
Chief Ron Wenger  
Captain John Riley  
Captain Daniel Babiarz  
Engineer Derek Zimney  
Director of Tourism Jane Moon

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

Mayor Ken Tedford led the Pledge of Allegiance.

Mayor Ken 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.

**Public Comments**

Mayor Ken 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.

Geoff Knell of 261 Serpa Place greeted the Council.

- Read scripture from the book of Revelation.
- Made comments about the nation being overrun by deception and lies.
- Made comments about the government dishonoring God.

- Made comments about a festival of decadents.
- Commented about the schools being infiltrated by the media.
- Made comments about the population numbers.
- Made comments about the LGBTQ community.

The Mayor inquired if there were any further public comments.  
No further comments were noted.

**Consideration and possible approval of Council Meeting Minutes for May 16, 2023.**

Councilwoman Kent motioned to approve with no corrections or additions the Council Meeting Minutes for May 16, 2023; seconded by Councilman Harmon and approved with a 3-0 vote by the Council.

**Approval of Warrants**

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

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

**Consideration of application by Kristen Adakai for a retail liquor license for MK Innovations LLC, dba The Scooby Shack to be located at 195 E Center Street.**

Deputy City Clerk Elsie Lee stated that Kristen Adakai, an owner of MK Innovations LLC, dba The Scooby Shack has made an application for a retail liquor license for MK Innovations LLC, dba The Scooby Shack at 195 E Center Street. A retail liquor license is a privileged license that allows the licensee to sell alcoholic beverages from a fixed and definite place of business for consumption off the premises only. This application has been reviewed by Deputy City Attorney Trent deBraga, Chief Ron Wenger, Deputy City Clerk Elsie Lee, and City Engineer Derek Zimney, and has been recommended for approval.

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

No comments were noted.

Councilwoman Kent motioned to approve the application by Kristen Adakai for a retail liquor license for MK Innovations LLC, dba The Scooby Shack to be located at 195 E Center Street; seconded by Councilman Harmon and approved with a 3-0 vote by the Council.

**Consideration and possible approval and adoption of Resolution 23-06: A resolution of the City Council of Fallon, Nevada providing for the transfer of the City's 2023 Private Activity Bond Volume Cap to the Nevada Rural Housing authority; and other matters related thereto.**

Mishon Hurst, Nevada Rural Housing Authority ("NRHA") Deputy Executive Director greeted the Council. I am here today to briefly add a little bit more flavor to some of the points that were provided to the updated report in your packet today. NRHA's area of operation is to

find us communities with a population under 150,000. We are considered a local government and political subdivision, exercising public and governmental functions and we are overseen by a Board of Commissioners. Who we are on paper isn't half as important as what we do every day. We serve rural Nevadan communities, and we have been doing so since 1973, and are happy to be celebrating our 50th birthday. From public housing agencies to a multi-faceted housing finance agency, we really believe that housing is an eco-system. There are a lot of solutions based on the rural communities that we serve, and those solutions vary from community to community. I am going to go over some of the things that we provide, not only in the City of Fallon but throughout rural Nevada. Running a Home Buyer Tax Credit Program has resulted in over 40 million dollars in tax savings to rural Nevadans, and that is made possible by the Private Activity Bond Transfer, that is before you today. About 1,200 rural Nevadan families are assisted annually with their rent through the voucher program that we offer. There are special needs vouchers, special vouchers for veterans, and families with disabilities. Specifically, in Churchill County, there are 41,000 residents receiving rental assistance through this last year. In addition, we have developed, rehabilitated, or preserved 729 units, in rural Nevada. In Fallon, we have Indigo Village Apartments, which is on Auction Road. They are 1- and 2-bedroom units, for low-income qualifying households and provide additional rental assistance to households outside of the voucher program. In 2014, this property was renovated by our agency and is operated with full capacity. In addition, about 300 clients annually throughout rural Nevada are served through our weatherization and home repair program. We are expanding that program with a grant application, we received through the State of Nevada, to do additional home repairs for low-income renters and homeowners. We are a very mission driven agency, and that is to say the least, we appreciate your support. The City of Fallon has supported the transfer of the Private Activity Bond Cap since our homeownership program began in 2006. A total of 5.9 million dollars has been transferred to NRHA, from the City of Fallon, and that has gone directly to serve residents in your City. 177 City of Fallon homebuyers, since 2006, have used our program, resulting in 31 and ½ million dollars in affordable mortgages. More than 900,000 dollars in down payment assistance, and 360,000 dollars in federal tax savings, directly as a result of the transfer of the Private Activity Bond Cap. In the last year, 10 additional homebuyers, in the City of Fallon, have utilized our homebuyer program. 2.7 million dollars in affordable mortgages, in the last year, more than 38,000 dollars in down payment assistance, and 120,000 dollars in mortgage credit certificate program savings. I am happy to answer any questions about the Bond Cap Program, and any of the other programs that our agency offers, and I appreciate your time today.

Mayor Tedford inquired about the amount of down payment assistance dollars since 2006.

Mishon responded that since 2006 the down payment assistance amount has been a little over 900,000 dollars.

Mayor Tedford thanked Mishon. Any questions from the Council?

Councilman Harmon inquired about the rising mortgage rates. How is this affecting your program and are less people able to benefit because of the rising mortgage rates?

Mishon responded that the program has been restructured over the last year because of the rising rates. So, our down payment assistance program offers different options. Some of it is in down payment, in the form of dollars, and some of it is a buy-down of the rate. So, we have different options, and we work with lenders and buyers to make sure that we can get them into a home. Adding the Mortgage Credit Certificate directly reduces the payment and increases the amount that any borrower can borrow. We have made modifications based on the market and we continue to watch that and make modifications as necessary, to get more homebuyers

into the program. Just this last month, we have seen an increase over the last 3 months in participation. I would say that last fall, we were averaging approximately 25 loans a month throughout the state, and we saw that double and triple over the last couple of months. So, we are seeing an increase in activity, which is nice.

Councilman Harmon inquired if mortgage companies send people to NRHA. How do people find out about this program if they are not in the know?

Mishon responded that there is a lot of advertising done by NRHA to homebuyers. All our homebuyers have to go through a Homebuyer Education Program, in order to qualify, and we connect them with lenders, who have also gone through the education of what our programs do and how they can be utilized. Not all lenders are signed up with our program, and so we make all lenders go through extensive training, to understand how to utilize and properly qualify buyers for it.

Mayor Tedford addressed Councilman Harmon. It is a program that we try to push in the Clerk's office and amongst banks, as much as we can. This is a program that needs more awareness, all the time. They run advertisements on TV, and we ask them to include the Fallon area in these advertisements. It does need more awareness and is a tremendous program, especially that down payment assistance portion. I think this portion is more important than the tax savings part that comes back around. It really can help young people get into a home that they might not have otherwise been qualified to get into. For a long time, we had one bank participating in the program, and only one realtor that was pushing the program, and she retired. It is a program that we need to speak about a lot when we go places. I have been a champion of this for many years, and I talk about it all the time because it is a very good program that helps young people get into a home that they might not otherwise have had an interest in trying. Any further questions from the Council or public?

Geoff Knell of 261 Serpa Place addressed the Council. I would like to give an observance. Do you know who Klaus Schwab is? He is the leader of the World Economic Forum, and he says, and I quote, "You will not own anything, and you will be happy." I am seeing that in an observation of we are being kept in debt. To be controlled and develop a one-world government, a digital currency, and the one-world religion. Wow, the Word of God is coming to the prophecy of the Word of God. And this is a process of it. It's where the government interferes. Oh, it looks good on the surface but as individual liberty, we're losing it. Keep us in a slave of debt...to credit cards, you name it. That's what I'm seeing here, and I just hope you wise up and understand it...it looks good on the sur...ya' want to get people in the homes, I get it, but when you are a slave to debt, who dominates the digital currency? When you receive that mark, you can neither buy nor sell. How do they do it, they put you a slave, a slave to money. I think it would be wise and Jesus says, 'those who (inaudible) to the end, shall be saved.'

Mayor Tedford stated that he has response to Mr. Knell's comment. This is a program that helps people with their down payment. They have to pay their rent and the difference here is the programs assist with their down payment. They are still going to pay a mortgage payment but instead of paying rent, where they gain no equity, their rent goes towards their mortgage payment, where they gain equity. The program helps them make a down payment. So, in essence, they own a home, and now instead of just paying rent they are paying that mortgage. To me, that is a wash, and they are now in a home paying "rent", which would now be called a mortgage. I don't believe the comment made is a good one, if you understand the program. Any other public comments?

Councilwoman Kent motioned to approve and adopt Resolution 23-06: A resolution of the City Council of Fallon, Nevada providing for the transfer of the City's 2023 Private Activity Bond Volume Cap to the Nevada Rural Housing authority; seconded by Councilman Harmon and approved with a 3-0 vote by the Council.

**Consideration and possible action to approve the contract for the purchase of City owned property, commonly known as 1290 New River Parkway, Fallon, Nevada (Churchill County Assessor's Parcel No.: 001-781-09) to Ivy Land LLC in the amount of sixty-five thousand dollars (\$65,000.00) and for other matters properly related thereto.**

Deputy City Attorney Trent deBraga stated that on January 18, 2022, after an appraisal was performed by JOHNSON|PERKINS|GRIFFIN, the City Council determined that the subject property, identified as Parcel F within the business park, should be listed at, \$65,000.00. The subject property consists of approximately one acre. The City has received an offer from Ivy Land LLC in the amount of \$65,000.00 to purchase the City's real property located within the business park and commonly known as 1290 New River Parkway, Fallon, Nevada. The contract and its proposed terms are attached to this agenda item. The City has received information that the buyer intends to develop and use the property for multiple uses including preschool, daycare, gymnastics, and jujitsu. If approved the Mayor will execute the contract on behalf of the City and the transaction will proceed to escrow.

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

No comments were noted.

Councilman Harmon motioned to approve the contract for the purchase of City owned property, commonly known as 1290 New River Parkway, Fallon, Nevada (Churchill County Assessor's Parcel No.: 001-781-09) to Ivy Land LLC in the amount of sixty-five thousand dollars (\$65,000.00); seconded by Councilwoman Kent and approved with a 3-0 vote by the Council.

**Consideration and possible action to approve an agreement with Precision Ice Rinks of Concord, NC, for a three-month rental of a 40' x 100' ice skating rink, in the amount of One Hundred Sixty-One Thousand Three Hundred Fifty Dollars (\$161,350.00).**

Deputy Public Works Director Ryan Swirczek stated that upon approval, the agreement would allow Precision Ice Rinks to install a 40' x 100' portable ice-skating rink at the location of the City of Fallon's choosing. As described in the attached agreement, Precision Ice Rinks would be required to provide an operational rink from November 18<sup>th</sup> through January 7<sup>th</sup>. The skating surface would be authentic ice, with all components of the system being provided by Precision Ice. The ice-skating rink elements are designed in such a way that a rink can be installed in any conceivable location and in any weather conditions. Precision Ice will also supply a ride-on "Zamboni", 400 pairs of rental skates, field technicians for setup/teardown and 24-hour on-call tech support. Precision Ice Rinks has been in business since 2011 and provides portable ice-rinks to customers throughout the country. The operation of this seasonal rink would allow for a unique recreational experience for our community while providing a destination for tourism during the holiday season. This advertisement was released for public bid on April 20, 2023, and was advertised in accordance with NRS 332. Four bids were received and opened on May 4, 2023, as further described in the attached documents. If approved, we

are excited to add this to the list of the City's holiday events. I would be happy to answer any questions.

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

Councilman Harmon stated that this is a great idea for the City. I look forward to including this in our holiday festivities. I won't be out on the ice, but I will be watching.

Councilwoman Kent stated that she is excited about bringing this opportunity to surrounding areas and to our community and for the City, and non-profits to have events that are associated with the skating rink. That is going to be fun.

Councilwoman Frost stated that she heard there was going to be little cheaters, on the ice, to help assist and practice your skating.

Councilman Harmon stated that he just wants to ride the Zamboni.

Mayor Tedford stated that we will give Councilman Harmon a shift to clean the ice. Thank you, Ryan. Any public comments? We are going to be marketing the rink to the surrounding areas and possibly include it with other events to help increase tourism during this period, and economic development activities that we may be able to do to help businesses throughout this time. It is two-fold, both a quality-of-life issue, for sure, we have had this on our radar for approximately 8 or 9 years now and decided to go forward with it this year. We appreciate your support.

Councilwoman Frost commented that this rink will help keep dollars in our community, which is also very important and motioned to approve the agreement with Precision Ice Rinks of Concord, NC, for a three-month rental of a 40' x 100' ice skating rink, in the amount of One Hundred Sixty-One Thousand Three Hundred Fifty Dollars (\$161,350.00); seconded by Councilwoman Kent and approved with a 3-0 vote by the Council.

### **Public Comments**

Mayor Tedford inquired if there were any public comments.

Geoff Knell of 261 Serpa Place greeted the Council.

- Made comments about the days of Noah and the days of Lot.
- Made commented on the book of Matthew, in the scriptures.
- Made comments about his travels and the increase of gas prices.
- Made comments about talking to real demons.
- Commented about the prophecy.
- Made comments about the scriptures found in Matthew 5:11.
- Made comments about repentance.
- Made comments about pride month.
- Made comments about people in the government being okay with pride month.
- Made comments about local pastors not liking him.
- Made comments about the scriptures found in Revelation 21:4.

The Mayor inquired if there were any further public comments.

No further comments were noted.

### **Council and Staff Reports**

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

No reports were noted.


**Executive Session**

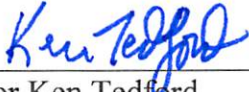
Mayor Tedford tabled the executive session, as it was not needed at this time.

**Adjournment**

There being no further business to come before the Council, Mayor Tedford adjourned the meeting at 9:31 a.m.

Attest:

  
Sean C. Richardson, City Clerk-Treasurer

  
Mayor Ken Tedford