



AGENDA

CITY COUNCIL MEETING 12/05/2023

55 West Williams Avenue Fallon, NV

December 05, 2023 at 9:00 AM

The Honorable City Council will meet in a regularly scheduled meeting on December 5, 2023 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 October 17, 2023 and October 24, 2023 **(For possible action)**
5. Approval of Warrants **(For possible action)**
 - A) Accounts Payable
 - B) Payroll
 - C) Customer Deposit
6. Consideration of application by Stephanie Penfold for a drinking establishment (on-premise) liquor license for TSDW Enterprises LLC dba P's & Q's Tavern to be located at 85 South Maine Street. **(For possible action)**

7. Consideration and possible action relative to the review, clarification and possible imposition of additional conditions of Sierra Manor Townhomes Merger and Re-subdivision Tract Map. **(For possible action)**
8. Fallon Police Department Monthly Report for October 2023 **(For discussion only)**
9. Public Comments **(For discussion only)**
10. Council and Staff Reports **(For discussion only)**
11. 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 November 30, 2023 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/>).

/s/ Elsie M. Lee

NOTICE TO PERSONS WITH DISABILITIES: Reasonable effort will be made to assist and accommodate physically handicapped persons desiring to attend the meeting. Please call the City Clerk's Office at 775-423-5104 in advance so that arrangements may be conveniently made.

**MINUTES
CITY OF FALLON
55 West Williams Ave
Fallon, Nevada
October 17, 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 Karla Kent
Councilman Paul Harmon
City Attorney Mike Mackedon
Deputy City Attorney Sean Rowe
Public Works Director Brian Byrd
Deputy Public Works Adrian Noriega
Chief Ron Wenger
Captain John Riley
Captain Daniel Babiarz
City Clerk Treasurer Sean Richardson
Deputy City Clerk Elsie Lee
Engineer Derek Zimney
Director of Tourism Jane Moon

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 requested that the record reflect Councilwoman Kelly Frost's absence.

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.

Dr. Sue Segura, Work Based Learning Coordinator with Churchill County High School, greeted the Council. I would like to acknowledge that we have thirty-one internships and Kent's Supply just recently took one of our students. My plan is to have forty by the end of the school year. I want to thank the City for their support. I firmly believe the High School

October 17, 2023 Fallon City Council Meeting

should be the hub of the community, and it takes a village. So, I just want to thank you for all your support. I had a business owner, K.D. Automotive, call me the other day to say he has heard about the program and asked if I would go see him. I went and saw him, showed him everything we needed to do, and he told me he was going to talk to some people. Well, right across the street, I have an intern at Bighorn Automotive, and he called him. We have some at A&K. He called me back in 20 minutes to tell me he wanted to do it. So, I just want to thank the City for their support and everything you guys do for the High School. Thank you.

Mayor Tedford thanked Sue Segura.

Mayor Tedford inquired if there were any further public comments.

No further comments were noted.

Consideration and possible approval of Council Meeting Minutes for August 15, 2023, August 22, 2023, September 5, 2023, September 7, 2023, September 19, 2023, and October 3, 2023.

Mayor Tedford inquired if there were any additions or corrections to the proposed minutes.

No additions or corrections were noted.

Councilman Harmon motioned to approve the Council Meeting Minutes for August 15, 2023, August 22, 2023, September 5, 2023, September 7, 2023, September 19, 2023, and October 3, 2023, with no additions or corrections; seconded by Councilwoman Kent and approved with a 2-0 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 Harmon and approved with a 2-0 vote by the Council.

Consideration and possible approval of election of officers of the Fallon/Churchill Volunteer Fire Department: Fire Chief Jared Dooley; First Assistant Fire Chief Randy Sharp; Second Assistant Fire Chief Mitch Young; and Third Assistant Fire Chief Kenneth “Russ” Jonte.

Mayor Tedford stated that the above-mentioned were all present for the meeting. We are going to be able to swear them in, with your approval and your motion. This is a great time for us here and we are always happy to have you here with us. On behalf of the City and Council we would like you to convey back to your troops how appreciative we are of all your efforts. You have been in some bad situations that you have to face, much like yesterday. We know that you do it with the community’s best interest at heart, each and every day. Sometimes, these things are done with a heavy heart, but we appreciate your efforts and would like you to please pass that along. I would entertain a motion to approve the election of these officers.

Councilman Harmon motioned to confirm the election of officers of the Fallon/Churchill Volunteer Fire Department: Fire Chief Jared Dooley; First Assistant Fire Chief Randy Sharp;

Second Assistant Fire Chief Mitch Young; and Third Assistant Fire Chief Kenneth “Russ” Jonte; seconded by Councilwoman Kent and approved with a 2-0 vote by the Council.

Mayor Tedford administered the Official Oaths for Fallon/Churchill Volunteer Fire Department: Fire Chief Jared Dooley; First Assistant Fire Chief Randy Sharp; Second Assistant Fire Chief Mitch Young; and Third Assistant Fire Chief Kenneth “Russ” Jonte.

Fallon Police Department Monthly Report for September 2023.

Chief Ron Wenger presented the September monthly report. The report will compare the 2023 crime, traffic stops, and traffic accident statistics to September 2022. Total calls-for-service this month were 866 total calls-for-service.

- Crime Summary: 5 total Domestic Batteries; 3 Battery; 17 Disorderly Conducts.
- Theft Calls: 13 total thefts for various items.
- Arrest Summary: 4 DUI arrests. 49 total arrests were made.
- Moving Citations/Traffic Warnings: 126 traffic stops were made.
- Public Property Accidents: 13 total accidents.
- Animal Shelter Services: Total 130; Churchill County – 60; City – 70.
- Volunteers in Police Services: Contributed 90 hours to the agency through Helping Hands and other assignments.
- Various training courses were provided to sworn-in and non-sworn-in officers.
- No requests were made through the Citizen Assistance Program.
- Police officers participated in several various public relations events.
- Citizen Surveys were all positive.

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

Councilman Harmon inquired on the number of animals reported by the Animal Shelter. It seems like we are trending higher in the County for animal control. Do you think there is a reason for that? Do we have any idea of why that is? I see that in the last three months we have been much higher than the previous years.

Chief Ron Wenger stated that it varies month-to-month. I am not sure why it is so high this month, whether it is just a lot of County citizens calling in the animals. I know that we have taken several in on different cases, due to the owners not being able to manage the animals.

Mayor Tedford inquired if there were any further questions.

No further comments were noted.

Public Comments

Mayor Tedford inquired if there were any public comments.

No comments were noted.

Council and Staff Reports

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

No reports were noted.

Executive Session

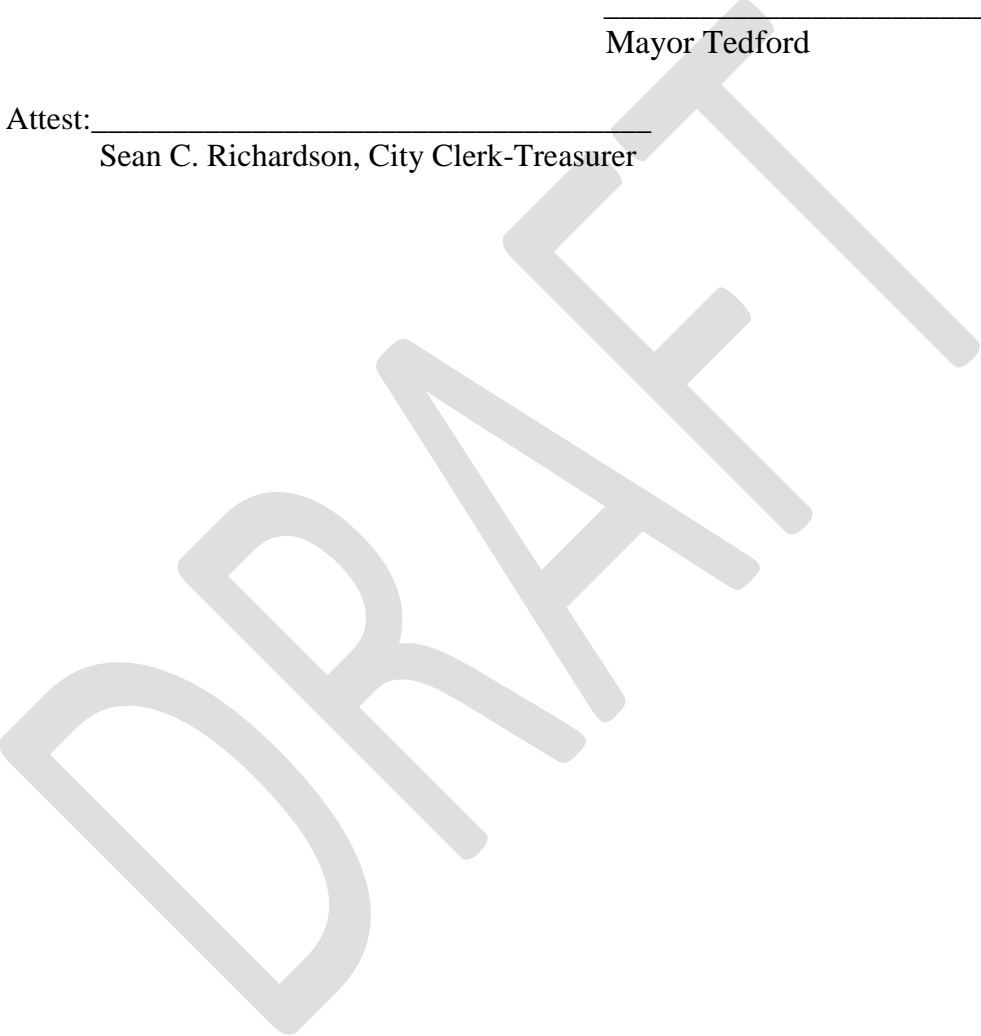
Mayor Tedford tabled the executive session, as it was not needed at this time.

Adjournment

There being no further business to come before the Council, Mayor Tedford adjourned the meeting at 9:21 a.m.

Mayor Tedford

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



**MINUTES
CITY OF FALLON
55 West Williams Ave
Fallon, Nevada
October 24, 2023**

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
Councilwoman Kelly Frost
Councilwoman Karla Kent
Councilman Paul Harmon
Deputy City Attorney Trent deBraga
Public Works Director Brian Byrd
Deputy Public Works Ryan Swirczek
Captain Daniel Babiarz
City Clerk Treasurer Sean Richardson
Deputy City Clerk Elsie Lee
Engineer Derek Zimney

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.

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.

Mayor Tedford inquired if there were any public comments.

No comments were noted.

Public hearing to consider a zoning change to all properties currently zoned M-1 Industrial District located east of Maine Street/U.S. Highway 95 to the proposed C-2 General Commercial District.

City Engineer Derek Zimney stated that notice of this public hearing date was duly published in The Fallon Post on October 13, 2023. Letters were also sent out to property owners

whose property is located east of Maine Street/U.S. Highway 95 and zoned M-1 Industrial District in addition to property owners located within 300 feet of a property zoned M-1 and to a military installation located within 3,000 feet of a property zoned M-1. The affidavit of publication and copy of the letters sent out are attached to this agenda item. This agenda item represents the public's opportunity to comment on the proposed zone change and to present relevant information and materials to the Council.

Mayor Tedford inquired if City Engineer Derek Zimney could brief Council on how we got to this point.

City Engineer Derek Zimney stated that since the railroad spur has been abandoned staff didn't feel that M-1 was the appropriate zoning. We evaluated everything over there and felt it was much more appropriate, with the businesses and the multi and single-family housing. We felt very strongly that this, with the lack of the railroad spur being there, and that right of way being abandoned, and turned into parcels, it felt more appropriate that it be zoned C-2. It allows for all the current uses without inviting any future heavy industrial activities to the area.

Mayor Tedford added that he believes that it is the intention of the City to look west of Maine Street. We decided to approve east Maine Street and now we will approve west Maine Street on properties that were left M-1, with the same rationale that Derek mentioned. This is just the first step in trying to eliminate many of these M-1 properties. In years past, historically, we have had, over on N. Laverne for instance, on the railroad access, Laverne, and B street, I believe, when I was on the Council, we had a home that was zoned M-1, that was unable to get a mortgage. We met and rezoned, just that lot, to R-1, so they were able to get a mortgage. There was one other one, and I can't remember where it was, when I was on the Council, we rezoned it from M-1 to a lesser zone because they were also having problems with financing and having the ability to do something on their property that they would have liked to do but M-1 did not permit. When we created L-I, many years ago, it was the City's intention to look at all these M-1 parcels because we created a limited industrial area, and somehow, we just didn't do it. Staff saw a map one day of this M-1 zone and stated that we really need to get to work on these because the railroad just doesn't run through there anymore. That is why we are looking at these. You will see another map, here in the future, west of Maine Street. That one on B and Laverne, was west of Maine Street. This is a little bit of the background behind this today. Thank you, Derek. Any questions for Derek?

Councilwoman Kent wanted clarification on the M-1 zoning. For anything to happen on this property, it has to go before City Council? We are changing it to the C-2 zoning, that is light commercial, and residential, it could be either or?

City Engineer Derek Zimney stated that the M-1 zoning reads that it must be a use required to be commercial or industrial, any other uses must come before the City Council. So, it is very tight, if it is an explicit commercial use allowed, it could be allowed in the M-1 zone, but anything borderline has to come before Council for approval. If a business comes in, it is zoned C-2, and if it is appropriate, staff can sign off on it. It is one less step on these simpler things that really represent what is already happening in the neighborhood, along the major streets. It streamlines things for us a little bit.

Mayor Tedford stated that probably, over the course of these M-1 properties, people have been doing things that they probably should have been coming before Council all these years. They just didn't know that they were zoned M-1.

Councilwoman Kent stated that she has property in this area. Do I need to abstain from this vote?

Mayor Tedford stated that Deputy City Attorney Trent deBraga could give legal opinion.

Deputy City Attorney Trent deBraga stated that it would probably be a good idea to

abstain. Usually, if there is a pecuniary interest of any sort, it is probably best to abstain. I don't know if changing your property to C-2 increases the value of your property, but if there is a chance, it would probably be best to abstain.

Mayor Tedford concurred with Deputy City Attorney Trent deBraga. I believe NRS gives you the ability to vote but in this case, I would abstain, due to the fact you have two other Council members that can vote. I think NRS allows you to declare that you have an interest, and you can go ahead and vote but when you have two other Council members here, Trent is right, you have a pecuniary interest, and you probably shouldn't vote.

Councilwoman Kent stated that she will abstain from the vote.

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

Cynthia Martin at 170 N. Broadway approached the Council. My question is, if they can't put any machinery in the businesses there, what can they put in? Are we talking about stores, bars?

Mayor Tedford stated that they can put in less than they can put in a M-1 zone. M-1 you could put a steel mill in there because that is the heaviest use, that is possible right now. So, M-1 they can put everything that you just mentioned but they would need to come before the Council to get approval before they can do it. You can tell her what they can put in there Derek.

City Engineer Derek Zimney stated that any business can be placed in this area but a thing, like a bar, would require for them to come before the City for a liquor license, and if it was in the middle of the neighborhood, that would be something that we would be reviewing, and might have some strong opinions about. But say, these boutiques, smaller shops, any of these things, would be allowed in this zone, along with your single and multi-family dwellings.

Cynthia inquired if this would increase crime in the area.

Mayor Tedford stated that the captain would have to speak on the crime increase but I don't think that you are going to see much change in your neighborhood, not in the block that you are in. I don't foresee that happening.

City Engineer stated that City staff felt that this zoning better represents the current use. I anticipate that it would mostly stay housing. There is a possibility a lot of these along Williams Avenue might be used a little more commercial use. They might someday turn into businesses, but I would anticipate, as you go up Broadway, east, you would continue to see the single and multi-family housing up there. That would be my anticipation of these things.

Mayor Tedford stated that Cynthia is in the second block and not right on Williams.

Councilwoman Frost inquired on future businesses. Businesses that might come into this area would still have to follow all the setbacks and the regulations/requirements, so they wouldn't infringe upon the homes in the area?

City Engineer Derek Zimney stated that everyone will still go through his office for a zoning sign-off before a business comes. So, if anything, is beyond what we feel is in the scope of C-2 would be subject to a full staff review prior to their approval.

Councilwoman Frost inquired if there were any written comments submitted by people living in the neighborhood.

City Engineer Derek Zimney stated that there were 2 formal responses received and they were both in support of the zone change.

Councilwoman Frost thanked City Engineer Derek Zimney.

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

No further comments were noted.

Consideration and possible action to approve a zoning change to all properties currently zoned M-1 Industrial District located east of Maine Street/U.S. Highway 95 to the proposed C-2 General Commercial District.

City Engineer Derek Zimney stated staff is recommending that all properties currently zoned M-1 Industrial District located east of Maine Street/U.S. Highway 95 be rezoned to C-2 General Commercial District. The M-1 Industrial District was established when the Union Pacific Railroad spur line crossed Highway 95 north and ran east and south on land within this area. At that time, the M-1 zoning was established to accommodate heavy industrial and manufacturing enterprises. City staff are proposing these properties be rezoned C-2 General Commercial District. C-2 zoning is more accommodating and allows any use permitted in any residence district and any use permitted in the C-1 district and is compatible with the surrounding area. The map depicting the properties to be zoned M-1 Industrial District is attached.

Mayor Tedford wanted it noted, for the record, that Cynthia Martin's property is currently located in a C-2 zone, at 170 N. Broadway. You already are in a C-2 zoning area. You are not being changed, and I should have told you that in the public hearing section. So, everything around you are being made to be in the zone that you are currently. The property behind you, and the other side of the alley, is the area that will be made the same as what you currently are. It isn't going to change your neighborhood. The property south of you, in the 1st block, between Williams and A Street, is going to be made C-2. The property across the street from you and south, is already in C-2 zoning. Derek, can you point these out to her? You can see how that railroad went, and why we should have changed this years ago. Many people thought they were in C-2. I am on the corner of Williams and Broadway, and I thought I was C-2, and I have been M-1 all these years. It shouldn't change the nature of your neighborhood at all. Any other public comments or questions? It should be noted, for the record, that Councilwoman Kent is abstaining from the vote.

No further comments were noted.

Councilwoman Frost stated that she would like to make a comment prior to the motion. I think that this change better reflects the neighborhood and I think that it allows the property owners to do more with the property, people can get mortgages, and if something happens to their property, they are going to be able to rebuild without hassle from insurance companies. There are all sorts of things that come along with M-1 zoning.

Councilwoman Frost motioned to approve a zoning change to all properties currently zoned M-1 Industrial District located east of Maine Street/U.S. Highway 95 to the proposed C-2 General Commercial District; seconded by Councilman Harmon and approved with a 2-0 vote by the Council.

Public Comments

Mayor Tedford inquired if there were any public comments.

No 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 9:18 a.m.

Mayor Tedford

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

DRAFT



CITY OF FALLON REQUEST FOR COUNCIL ACTION

DATE SUBMITTED: November 29, 2023
 AGENDA DATE: December 5, 2023
 TO: The Honorable City Council
 FROM: Elsie Lee, Deputy City Clerk
 AGENDA ITEM TITLE: Consideration of application by Stephanie Penfold for a drinking establishment (on-premise) liquor license for TSDW Enterprises LLC dba P’s & Q’s Tavern to be located at 85 South Maine Street. **(For possible action)**

TYPE OF ACTION REQUESTED:

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

RECOMMENDED COUNCIL ACTION: Motion to approve application and to issue a drinking establishment (on-premise) liquor license to Stephanie Penfold for TSDW Enterprises LLC dba P’s & Q’s Tavern to be located at 85 South Maine Street.

DISCUSSION: Stephanie Penfold, owner of TSDW Enterprises LLC dba P’s & Q’s Tavern has made an application for a drinking establishment (on-premise) liquor license for P’s & Q’s Tavern to be located at 85 South Maine Street. A drinking establishment liquor license is a privileged license that allows the licensee to sell alcoholic beverages from a fixed and definite place of business for consumption upon the premises only.

The application has been reviewed by Police Chief Ron Wenger, Deputy City Clerk Elsie Lee, City Engineer Derek Zimney, and Deputy City Attorney Trent deBraga and has been recommended for approval.

FISCAL IMPACT: Annual drinking establishment liquor license fee revenue.

FUNDING SOURCE: N/A.

PREPARED BY: Elsie Lee, Deputy City Clerk



CITY OF FALLON CLERK'S OFFICE

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



LIQUOR LICENSE APPLICATION

Application Type: New Owner Change Manager Change Location Change

Applicant Name: Penfold Stephanie Application Date: 11/2/23
Last First MI

Title: Owner/manager Phone: 208-599-2109

Date of Birth: [Redacted] Driver's License Number: [Redacted]
 State: NV

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

Begin/End	Physical Address	City	State	Zip
7/18 - Present	575 Drumm lane	Fallon	NV	89406

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

Business Name: TSDW Enterprises LLC DBA P & Q's Tavern

Business Owner(s):

Name	Address	Title
Theo Penfold	575- Drumm Lane	owner/manager
David Steele	1870 Ryan Way	owner/manager
Wende Steele	1870 Ryan Way	owner/manager

Business Address: 85 S. main Street Fallon NV 89406
City State Zip

Provide a brief description of the portion to be occupied by the establishment for which the license is sought:
100% to be used lay out staying the same map (rough) is attached

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

Name of the owner of the premises: Gregg and Laura mallovich

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

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

Have you owned or managed any other business? Yes No



CITY OF FALLON CLERK'S OFFICE

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

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

Begin/End	Name	Address	City	State	Zip

Have you ever been issued a business or a liquor license? Yes No
 If Yes, when? _____ What Agency? _____

Have you ever had a business or liquor license revoked? Yes No
 If Yes, when? _____ What Agency? _____

Have you ever been denied a business or liquor license? Yes No
 If Yes, when? _____ What Agency? _____

Have you received any specialized training for serving alcoholic beverages? Yes No
 If Yes, explain: Went through a Safe Serve while working @ The Grid

Have you ever been arrested? Yes No
 If Yes, provide the following information:

Date	Charge	Arresting Agency	Disposition

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

Name	Phone	Relationship
<u>Stephanie Gill</u>	<u>918-766-5998</u>	<u>Friend</u>
<u>Stephanie Kille-Reese</u>	<u>775-224-4467</u>	<u>Friend</u>
<u>Wendy Kramer</u>	<u>360-801-9079</u>	<u>Friend</u>
<u>Valerie Atkinson</u>	<u>707-583-6513</u>	<u>Friend</u>
<u>Kristy Mills</u>	<u>360-473-3725</u>	<u>Friend</u>

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

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

[Signature]
 Applicant's Signature



CITY OF FALLON CLERK'S OFFICE

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

AUTHORIZATION AND RELEASE

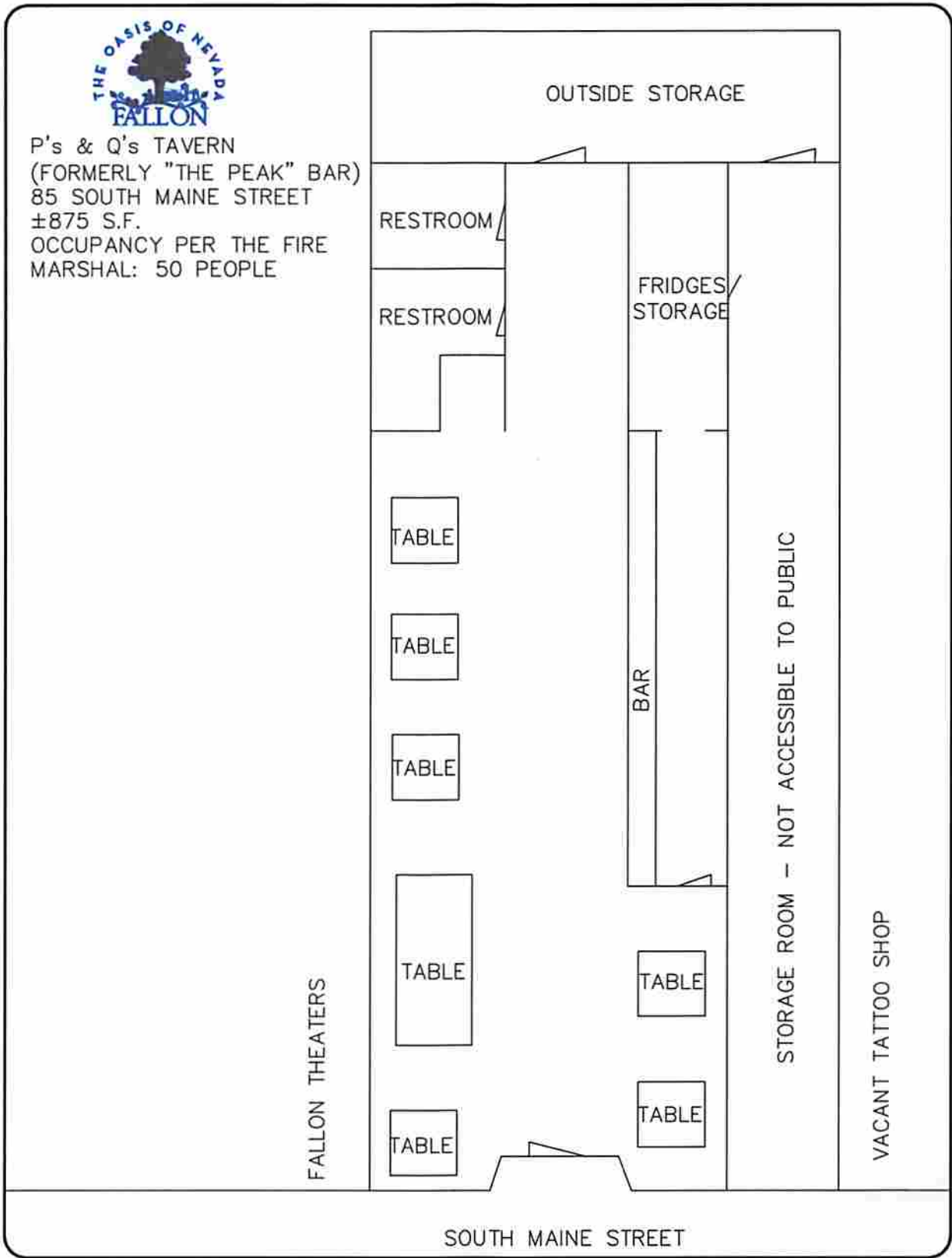
I, Stephanie Penford, authorize the Fallon Police Department to perform a background check and to release the results of said investigation, which may include information of a confidential or privileged nature, to the City Council in public documents and/or discussion at a public meeting.

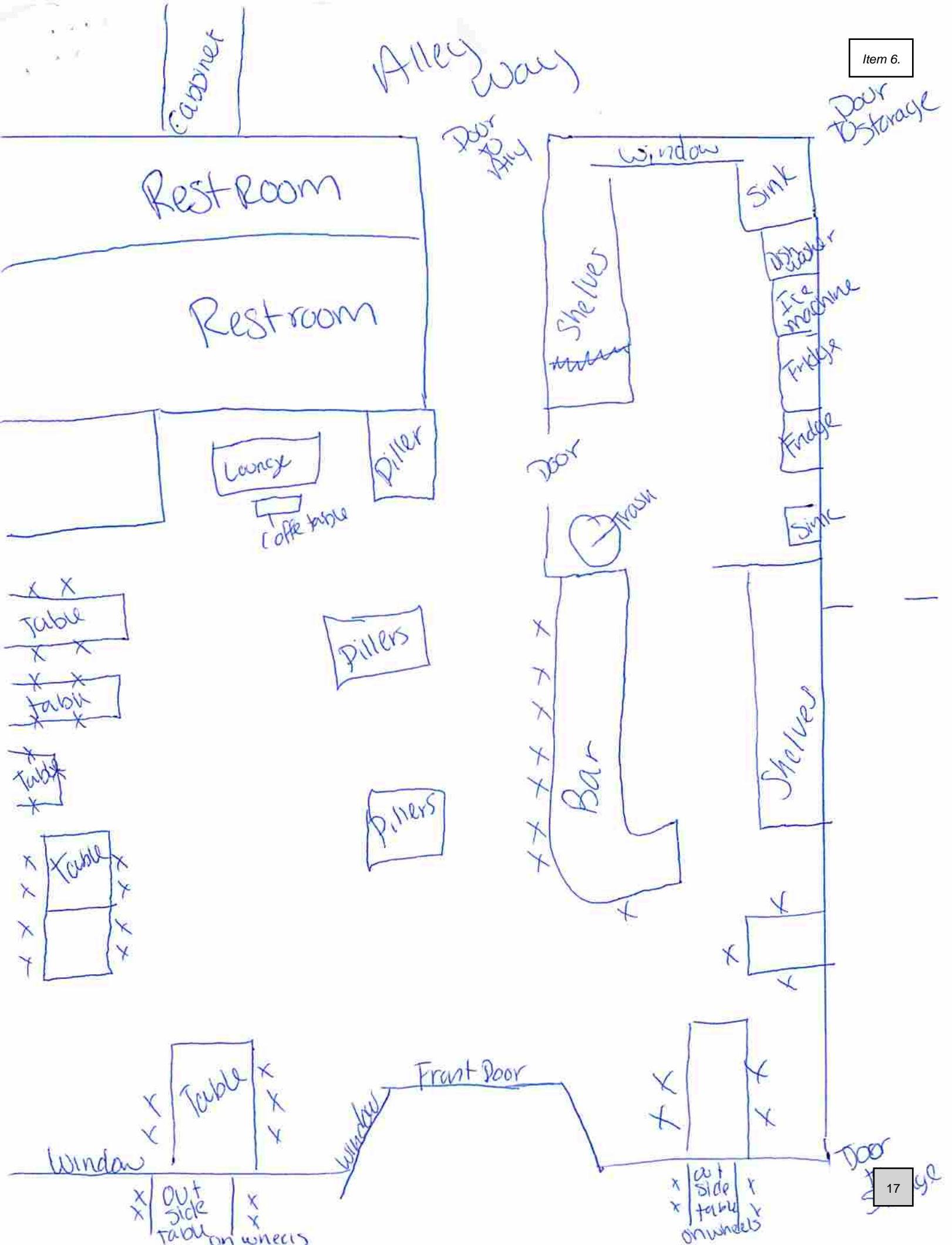
Stephanie Penford
Applicant's Signature

OFFICIAL USE ONLY			
City of Fallon	Approve	Approve with Conditions	Disapprove
Chief of Police	<u>[Signature]</u>	_____	_____
Engineering/Building Department	<u>[Signature]</u>	_____	_____
Attorney's Office	<u>[Signature]</u>	_____	_____
City Clerk's Office	<u>[Signature]</u>	_____	_____
Fallon/Churchill Fire Dept	<u>[Signature]</u>	_____	_____
Conditions required for approval: _____			

Recommendation for application:	<u>Approve</u>	<u>Approve with Conditions</u>	<u>Disapprove</u>

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





FALLON POLICE DEPARTMENT

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

Ron Wenger
Chief of Police

November 13, 2023

On November 2, 2023 the Fallon Police Department received an application for a City Liquor License from Mrs. Stephanie Penfold of 575 Drumm Ln, Fallon, Nevada 89406. Mrs. Penfold is seeking a city liquor license to operate the bar at P's & Q's Tavern, located at 85 S. Maine Street in the City of Fallon.

A review of Mrs. Penfold's references were all very favorable, with all speaking very highly of Mrs. Penfold.

I have performed a basic criminal background check which included the Fallon Police Local Database and CPClear. I found that Mrs. Penfold has no reported criminal activity. I have concluded that Mrs. Penfold has passed the basic background check.

I have also provided a supplemental form in which Mrs. Penfold signed on November 13, 2023 indicating that she understands her responsibilities as they relate to the laws regarding underage drinking.

Sincerely,



John C Riley

Captain

Liquor License Application Interview Supplement

APPLICANT Stephanie Penfold DATE 11/13/23

BUSINESS NAME - P's and Q's Tavern

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

If not, the on-site supervisor will be _____

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

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

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

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

Witness: Ronald D Wenger, Chief of Police

[Signature] 2038



CITY OF FALLON REQUEST FOR COUNCIL ACTION

DATE SUBMITTED: November 29, 2023
 AGENDA DATE: December 5, 2023
 TO: The Honorable City Council
 FROM: Derek Zimney, City Engineer
 AGENDA ITEM TITLE: Consideration and possible action relative to the review, clarification and possible imposition of additional conditions of Sierra Manor Townhomes Merger and Re-subdivision Tract Map. **(For possible action)**

TYPE OF ACTION REQUESTED:

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

RECOMMENDED COUNCIL ACTION: Motion to affirm the conditions set forth on July 5, 2022, by the City of Fallon City Council as to the Sierra Manor Townhomes Merger and Re-subdivision Tract Map.

BACKGROUND: On July 5, 2022, Farrokh Yazdi, owner of Assessor’s Parcel Number (APN) 001-291-01, formerly known as the Childers Estates, made application and presented a Merger and Re-subdivision Tract Map to convert the existing apartments into townhomes/condos. When recorded, this map will subdivide the existing apartment complex into individual units, allowing the units to be sold individually as townhomes/condos.

On July 5, 2022, the City of Fallon City Council approved the City Engineer to record this map when the following conditions were met:

1. Provide a third party building inspection and safety report for each unit and address any life fire safety hazards.
2. Replace the driveway on Center Street to meet City and ADA standards.
3. Replace substandard sections of sidewalk along Center Street. The sidewalk panels that the City would like replaced have been marked with white paint.
4. Re-pave the alley between Whitaker Lane and Tedford Lane as the alley is the only access for the majority of these units.

5. Install two additional street lights in the alley. Coordinate with City staff for locations and specifications.
6. Provide a landscaping diagram for the common area satisfactory to the City and complete the landscaping.
7. Contact Robert Erickson with status updates for first right of refusal and relocation of existing tenants.

To date, the only conditions that have been met are Items 2 & 3, the replacement of the driveway and sidewalk panels.

Though previously uncontested and approved by the Council, Ed Lord, the owner’s representative, is now requesting that the condition to repave the ally be modified to require repaving of only the western portion of the alleyway and allowing for the middle and eastern portions of the alleyway to receive a grind overlay and patching/crack filling, respectively.

Prior to the approval of the above-described conditions, City Staff received from Mr. Lord a geo-technical report prepared by Summit Engineering, dated December 2, 2021, dealing with the alleyway paving. This report recommended replacement of the full depth of asphalt on the West Side of the alley and provided for a grind overlay for the east side of the ally. The resulting pavement section would meet the City’s minimum requirement of 3” of asphalt on 6” of base. Mr. Lord has now provided a revised geo-technical report from Summit Engineering dated October 26, 2023. This updated request breaks the treatment into three separate sections, replacing asphalt on the East side of the alley, grind overlay in the middle and patching, crack filling and sealing the West section. City Staff does not feel that the proposed updated treatment plan meets the City Councils intent of condition Item 4 repaving the alley between Whitaker Lane and Tedford Lane.

Attachments:

- Original Agenda Item 7/5/2022
- City Council Minutes 7/5/2022
- Geotechnical Report 12/2/2021
- Revised Geotechnical Report 10/26/2023
- Updated Current Pictures

FISCAL IMPACT: N/A

FUNDING SOURCE: N/A.

PREPARED BY: Derek Zimney, City Engineer

AGENDA
CITY OF FALLON – CITY COUNCIL
55 West Williams Avenue
Fallon, Nevada
July 5, 2022 – 9:00 a.m.

The Honorable City Council will meet in a regularly scheduled meeting on July 5, 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. Approval of Warrants: **(For possible action)**
 - A) Accounts Payable
 - B) Payroll
 - C) Customer Deposit
5. 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. **(For possible action)**
6. Public Comments **(For discussion only)**
7. Council and Staff Reports **(For discussion only)**
8. Executive Session (closed):
 - Discuss Litigation Matters **(For discussion only)** (NRS 21 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 June 29, 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/>).



Elsie M. Lee

NOTICE TO PERSONS WITH DISABILITIES: Reasonable effort will be made to assist and accommodate physically handicapped persons desiring to attend the meeting. Please call the City Clerk's Office at 775-423-5104 in advance so that arrangements may be conveniently made.

July 5, 2022

Agenda Item 5

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. **(For possible action)**

FALLON
Incorporated 1908

CITY OF FALLON
REQUEST FOR COUNCIL ACTION
 Agenda Item No. 5

DATE SUBMITTED: June 29, 2022

AGENDA DATE REQUESTED: July 5, 2022

TO: The Honorable City Council

FROM: Derek Zimney, City Engineer

SUBJECT TITLE: 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. **(For possible action)**

TYPE OF ACTION REQUESTED: (Check One)

- Resolution Ordinance
 Formal Action/Motion Other

RECOMMENDED COUNCIL ACTION: Motion 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.

DISCUSSION: 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 in R-C zoning. As a condition of approval, City staff is recommending certain conditions be met prior to the map being recorded. City Staff has compiled and would recommend the following conditions to be satisfied prior to the map being recorded:

- Provide a third-party building inspection and safety report for each unit and address any life fire safety hazards.
- Replace the driveway on Center Street to meet City and ADA standards.
- Re-pave the alley between Whitaker Lane and Tedford Lane as the alley is the only access for most of the units.
- Install two additional streetlights in the alley.

City staff is also requesting the City Council to authorize the City Engineer to record the Merger and Re-subdivision Tract map upon satisfactory completion of the above-mentioned conditions. At the time of recording the map, the merger and re-subdivision will be complete.

FISCAL IMPACT: N/A

FUNDING SOURCE: N/A.

PREPARED BY: Derek Zimney, City Engineer

DATE: July 5, 2022

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

OWNERS CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, FARROKH AGHA VAZIRI & VALERI AMIRAN ARE THE OWNERS OF THE LANDS SHOWN HEREON AND APPROVED BY THE UNDERSIGNED PUBLIC UTILITY COMPANIES, DATE OF THIS INSTRUMENT WAS _____, 20____, AND THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF NRS CHAPTER 218 AND 219A, AND FALCON MUNICIPAL CODE TITLE 20

SIGNATURE _____ DATE _____
SIGNATURE _____ DATE _____

OWNER ACKNOWLEDGEMENTS

STATE OF _____ } s.s.
COUNTY OF _____ }
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 20____, BY _____ AS OWNER OF SAID PROPERTY.

NOTARY PUBLIC _____
MY COMMISSION EXPIRES _____

OWNER ACKNOWLEDGEMENTS

STATE OF _____ } s.s.
COUNTY OF _____ }
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 20____, BY _____ AS OWNER OF SAID PROPERTY.

NOTARY PUBLIC _____
MY COMMISSION EXPIRES _____

SURVEYOR'S CERTIFICATE

I, KEVIN L. GERMAN, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT THIS PLAN REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF FARROKH AGHA VAZIRI & VALERI AMIRAN.

- 1. THE LANDS SURVEYED LIE WITHIN A PORTION OF THE 1/4 OF SECTION 36, TOWNSHIP 19 NORTH, RANGE 28 EAST, MERIDIAN 12 WEST, ORIGINAL COUNTY, NEVADA AND THE SURVEY AND RECORD MADE IN REFERENCE TO THIS INSTRUMENT ARE SUBJECT TO ANY AND ALL RIGHTS OF RECORD, INCLUDING BUT NOT LIMITED TO, EASEMENTS, RIGHTS OF WAY AND THROUGH RIGHTS, PUBLIC UTILITIES, INCLUDING GATE T.V. AND APPURTENANCES, RIGHTS, OAKS, UNDER AND THROUGH ALL COMMON AREAS AS SHOWN HERE ON WITH RIGHT OF IMPRESS AND EGRESS TO AND FROM THE SAID EASEMENTS.
- 2. AN EASEMENT TO OWNERS OF UNITS IS ALSO HEREBY GRANTED WITH UNRESTRICTED AREAS OF ALL COMMON AREAS FOR IMPRESS TO AND EGRESS FROM THEIR UNITS AND UNRESTRICTED AREAS OF ALL COMMON AREAS.
- 3. PUBLIC UTILITY EASEMENTS BETWEEN LOTS 1-11 OF BLOCK "A" GRANTED PER OFFICIAL PLAN FOR CHILDREN'S EGRESS UNITS AND THE FILE NO. 124694 ARE HEREBY REDUCED FOR THIS PLAN.
- 4. COMMON AREAS SHALL BE MAINTAINED AND KEPT OPEN FOR THE USE OF ANY AND ALL COMMON AREAS INCLUDING GATE T.V. AND APPURTENANCES, RIGHTS, OAKS, UNDER AND THROUGH ALL COMMON AREAS AS SHOWN HERE ON WITH RIGHT OF IMPRESS AND EGRESS TO AND FROM THE SAID EASEMENTS.
- 5. ASSOCIATION IMPROVEMENTS LIVING WITHIN COMMON AREAS SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- 6. IN THE EVENT THAT ANY UNIT OR COMMON AREA IN THIS SUBDIVISION IS NOT PHYSICALLY LOCATED EXACTLY IN THE LOCATION OR WITHIN THE BOUNDARY OF THIS OFFICIAL PLAN, THE ACTUAL LOCATION THEREOF SHALL BE AS CERTIFIED BY THE SURVEYOR AND THE ACTUAL LOCATION SHALL BE SHOWN ON THE OFFICIAL PLAN.



KEVIN L. GERMAN - PLS 720187
COUNTY CLERK TREASURER CERTIFICATE (MPL 001-291-01)
THERE ARE NO LIENS AGAINST ANY OF THE LANDS IN THE LAND DEVELOPMENT FOR UNPAID TAXES OF THE STATE OR COUNTY OR SPECIAL ASSESSMENTS, AND THAT ALL TAXES FOR THE CURRENT TAX YEAR ARE PAID IN FULL.

COURTCLIFF COUNTY CLERK TREASURER _____ DATE _____
CITY OF FALCON CERTIFICATE
ALL AREAS PREVIOUSLY OFFERED FOR REDEVELOPMENT AS LOTS 1-11 OF BLOCK "A" OF TM 124694 AND LOCATED WITHIN THE BOUNDARIES OF THIS MAP ARE HEREBY REVERTED.

APPROVED AND ACCEPTED BY THE CITY COUNCIL OF THE CITY OF FALCON, COUNTY OF CHURCHILL, STATE OF NEVADA THIS _____ DAY OF _____, 20____.

MAYOR _____ DATE _____
ATTEST, FALCON CITY CLERK _____ DATE _____

DIVISION OF WATER RESOURCES CERTIFICATE

THIS PLAN IS APPROVED BY THE STATE OF NEVADA DIVISION OF WATER RESOURCES OF THE DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES CONCERNING WATER QUANTITY, SUBJECT TO THE REVIEW OF APPROVAL ON FILE IN THIS OFFICE.

DIVISION OF WATER RESOURCES _____ DATE _____



VICINITY MAP
NOT TO SCALE

NOTES

- 1. THE PLAN SHOWS THE BOUNDARIES OF EACH UNIT AND COMMON AREA IS ALSO HEREBY GRANTED WITHIN EACH UNIT AND COMMON AREA FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING SANITARY SEWER, GAS, DRAINAGE, HEATING, AIR CONDITIONING, PLUMBING AND OTHER FACILITIES TO UNITS AND/OR COMMON AREAS OF SERVING OTHER UNITS AND COMMON AREAS.
- 2. AN EASEMENT TO OWNERS OF UNITS IS ALSO HEREBY GRANTED WITH UNRESTRICTED AREAS OF ALL COMMON AREAS FOR IMPRESS TO AND EGRESS FROM THEIR UNITS AND UNRESTRICTED AREAS OF ALL COMMON AREAS.
- 3. PUBLIC UTILITY EASEMENTS BETWEEN LOTS 1-11 OF BLOCK "A" GRANTED PER OFFICIAL PLAN FOR CHILDREN'S EGRESS UNITS AND THE FILE NO. 124694 ARE HEREBY REDUCED FOR THIS PLAN.
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- 5. ASSOCIATION IMPROVEMENTS LIVING WITHIN COMMON AREAS SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- 6. IN THE EVENT THAT ANY UNIT OR COMMON AREA IN THIS SUBDIVISION IS NOT PHYSICALLY LOCATED EXACTLY IN THE LOCATION OR WITHIN THE BOUNDARY OF THIS OFFICIAL PLAN, THE ACTUAL LOCATION THEREOF SHALL BE AS CERTIFIED BY THE SURVEYOR AND THE ACTUAL LOCATION SHALL BE SHOWN ON THE OFFICIAL PLAN.

CITY ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAN AND THAT PROVISIONS AND ORDINANCES APPLICABLE HAVE BEEN COMPLIED WITH AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

CITY ENGINEER _____ DATE _____

FIRE MARSHAL'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAN AND THAT I AM SATISFIED THAT THEY COMPLY WITH THE CITY OF FALCON FIRE CODE REQUIREMENTS.

FIRE MARSHAL _____ DATE _____

NEVADA DIVISION OF ENVIRONMENTAL PROTECTION CERTIFICATE

THIS APPROVAL CONCERNS SEWAGE DISPOSAL, WATER POLLUTION, WATER QUALITY AND WATER SUPPLY FACILITIES. THIS APPROVAL CONCERNS SEWAGE DISPOSAL, WATER POLLUTION, WATER QUALITY AND WATER SUPPLY FACILITIES AND IS PRECEDENT UPON PLANS FOR A PUBLIC WATER SUPPLY AND A COMMUNITY SYSTEM FOR DISPOSAL OF SEWAGE.

NEVADA DIVISION OF ENVIRONMENTAL PROTECTION CONTROL _____ DATE _____

UTILITY COMPANIES CERTIFICATE

THE UTILITY EASEMENTS SHOWN HEREON AND THE EASEMENT REQUIREMENTS SHOWN ON THIS PLAN HAVE BEEN CHECKED AND ACCEPTED BY THE UNDERSIGNED PUBLIC UTILITY COMPANIES, DATE OF THIS INSTRUMENT WAS _____, 20____, AND THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF NRS CHAPTER 218 AND 219A, AND FALCON MUNICIPAL CODE TITLE 20

CITY OF FALCON _____ DATE _____
TITLE _____
C.C. COMMUNICATIONS _____ DATE _____
TITLE _____
COURIER COMMUNICATIONS _____ DATE _____
TITLE _____
SOUTHWEST GAS COMPANY _____ DATE _____
TITLE _____

NOTARY PUBLIC CERTIFICATE:

STATE OF NEVADA } s.s.
COUNTY OF _____ }
ON THIS _____ DAY OF _____, 20____, I, _____, A NOTARY PUBLIC, DO HEREBY CERTIFY THAT _____ AND _____ HAVE PERSONALLY APPEARED BEFORE ME AND UPON OATH DO DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC _____
MY COMMISSION EXPIRES _____

NOTARY PUBLIC CERTIFICATE:

STATE OF NEVADA } s.s.
COUNTY OF _____ }
ON THIS _____ DAY OF _____, 20____, I, _____, A NOTARY PUBLIC, DO HEREBY CERTIFY THAT _____ AND _____ HAVE PERSONALLY APPEARED BEFORE ME AND UPON OATH DO DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC _____
MY COMMISSION EXPIRES _____

NOTARY PUBLIC CERTIFICATE:

STATE OF NEVADA } s.s.
COUNTY OF _____ }
ON THIS _____ DAY OF _____, 20____, I, _____, A NOTARY PUBLIC, DO HEREBY CERTIFY THAT _____ AND _____ HAVE PERSONALLY APPEARED BEFORE ME AND UPON OATH DO DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

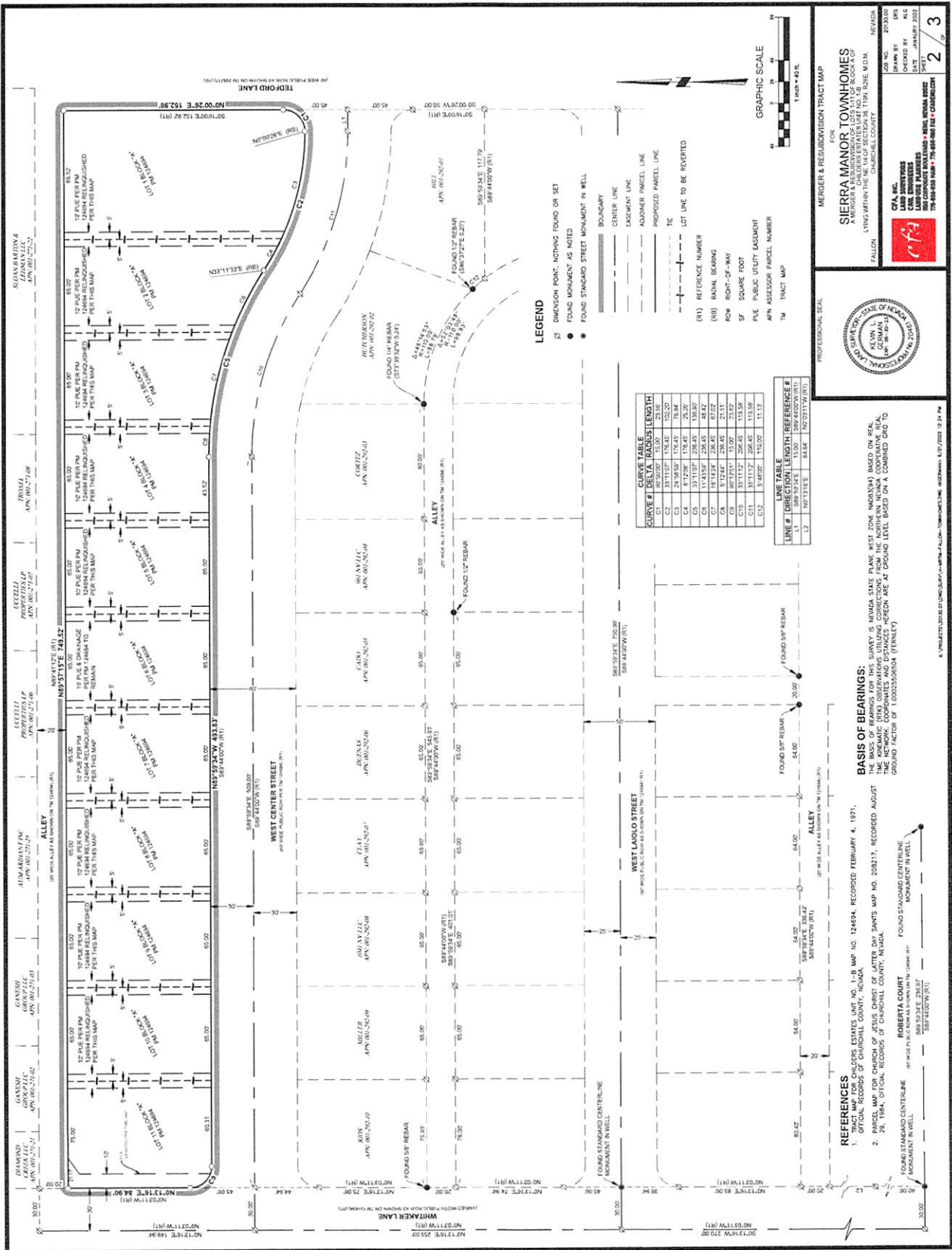
NOTARY PUBLIC _____
MY COMMISSION EXPIRES _____

NOTARY PUBLIC CERTIFICATE:

STATE OF NEVADA } s.s.
COUNTY OF _____ }
ON THIS _____ DAY OF _____, 20____, I, _____, A NOTARY PUBLIC, DO HEREBY CERTIFY THAT _____ AND _____ HAVE PERSONALLY APPEARED BEFORE ME AND UPON OATH DO DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC _____
MY COMMISSION EXPIRES _____

Sierra Manor Townhomes project information including map, county recorder details, and recording fees.



- LEGEND**
- DIMENSION POINT, NOTHING FOUND OR SET
 - FOUND MONUMENT AS NOTED
 - FOUND STANDARD STREET MONUMENT IN WELL
- BOUNDARY
- CENTER LINE
- EASEMENT LINE
- ADJACENT PARCEL LINE
- PROPOSED PARCEL LINE
- TIE
- LOT LINE TO BE REVERTED

CURVE DATA TABLE

CURVE I.D.#	DELTA	RADIUS	LENGTH
C1	36.00°	150.00'	23.95'
C2	111.32°	150.00'	23.95'
C3	24.96°	174.45'	76.84'
C4	81.72°	174.45'	75.29'
C5	33.11°	236.82'	135.87'
C6	33.11°	236.82'	135.87'
C7	181.84°	236.82'	87.02'
C8	51.74°	236.45'	21.31'
C9	88.71°	150.00'	23.82'
C10	88.71°	150.00'	23.82'
C11	31.11°	236.45'	113.84'
C12	57.87°	150.00'	11.13'

LINE TABLE

LINE I.D.#	LENGTH	REFERENCE
L1	589.924'E	15.02'
L2	180.131'E	84.64'
L3	180.131'W	(R1)

PROFESSIONAL SEAL

STATE OF NEVADA
 SURVEYORS
 CURTIS GUMM
 License No. 18-3023

REFERENCES:

- TRACT MAP FOR CHANDLER STATES UNIT NO. 1-B MAP NO. 124694, RECORDED FEBRUARY 4, 1971, OFFICIAL RECORDS OF CHURCHILL COUNTY, NEVADA.
- TRACT MAP FOR CHANDLER STATES UNIT NO. 2B MAP NO. 203817, RECORDED AUGUST 12, 1970, OFFICIAL RECORDS OF CHURCHILL COUNTY, NEVADA.

BASIS OF BEARINGS:

SURVEY IS NEVADA STATE PLANE WEST ZONE (NAD83) BASED ON REAL TIME KINEMATIC (RTK) OBSERVATIONS UTILIZING CORRECTIONS FROM THE NORTHERN NEVADA COOPERATIVE REAL TIME KINEMATIC (NRTK) OBSERVATION STATION LOCATED AT GROUND LEVEL BASED ON A COMBINED GROUND FACTOR OF 1.00035285034 (1/TN167).

REFERENCES:

1. TRACT MAP FOR CHANDLER STATES UNIT NO. 1-B MAP NO. 124694, RECORDED FEBRUARY 4, 1971, OFFICIAL RECORDS OF CHURCHILL COUNTY, NEVADA.

2. TRACT MAP FOR CHANDLER STATES UNIT NO. 2B MAP NO. 203817, RECORDED AUGUST 12, 1970, OFFICIAL RECORDS OF CHURCHILL COUNTY, NEVADA.

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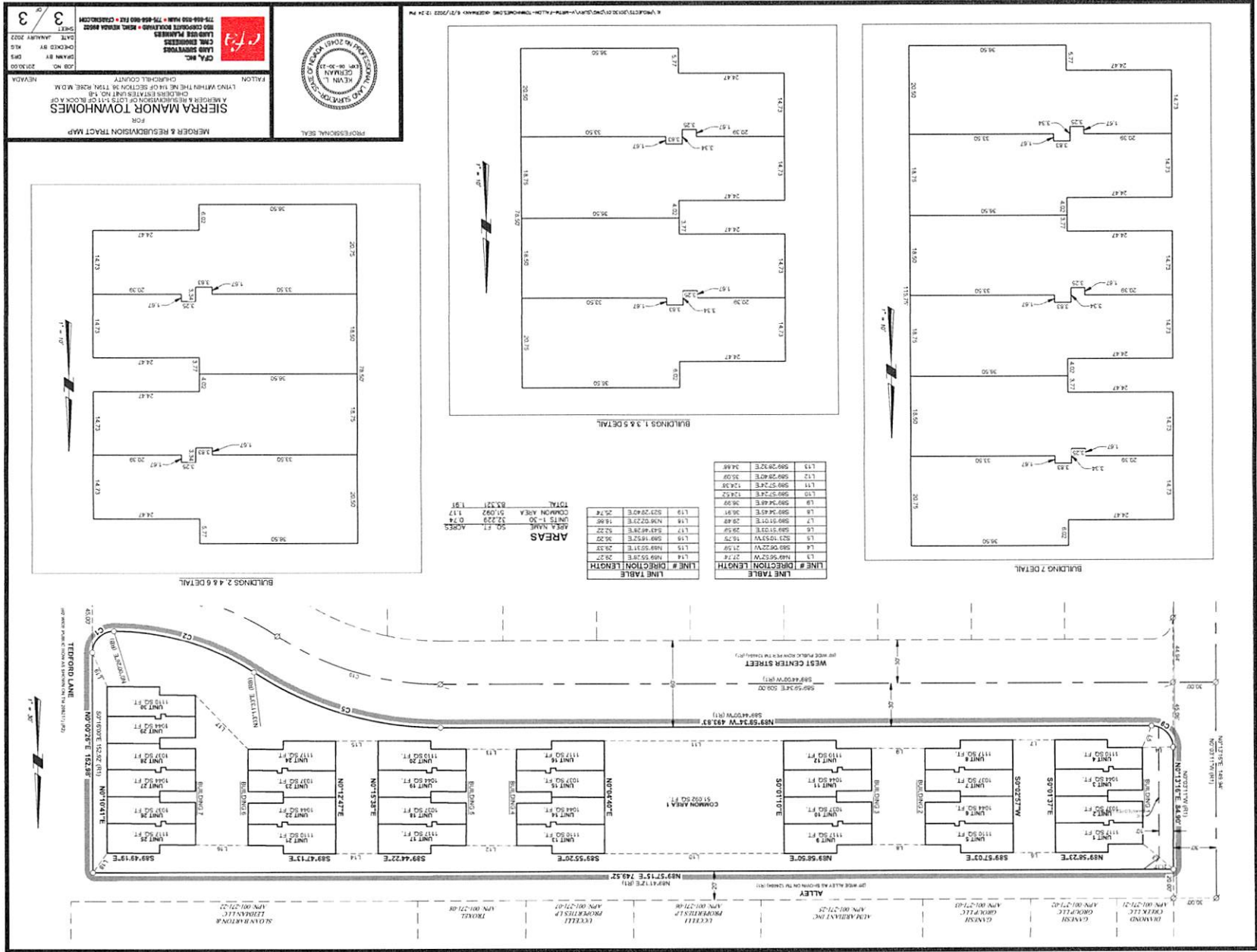
FOR
SIERRA MANOR TOWNHOMES
 A MERGER AND REBIDEMPTION TRACT MAP
 LYING WITHIN THE 1/4 OF SECTION 36 T17N, R9E, M3E,
 CHURCHILL COUNTY,
 NEVADA

DATE: JANUARY 2022
 CHECKED BY: KLS
 202300
 202300

DATE: JANUARY 2022
 CHECKED BY: KLS
 202300
 202300

CFA, INC.
 LAND SURVEYING
 750 S. MANNING BLVD., SUITE 100
 LAS VEGAS, NV 89101-2500
 702.666.4944 FAX: 702.666.4945

2 / 3



Ken Tedford
MAYOR



James D. Richardson
Councilman

Kelly Frost
Councilwoman

Karla Kent
Councilwoman

April 1, 2022

State of Nevada
Nevada Division of Water Resources
901 S. Stewart Street #2002
Carson City, NV 89701

Attn: Steve Shell, Water Resource Specialist 2

RE: Intent to continue to serve – Sierra Manor Townhomes

Mr. Shell,

The City of Fallon intends to continue to serve water, sewer, electric and garbage to the above referenced development. This apartment complex was constructed in the early 1970's, and has been served continually since. This merger and resubdivision tract map will allow these homes to be sold as individual units. The capacities of the respective systems and facilities are adequate to serve the proposed development. This development will convert thirty (30) multi-family residential lots to (30) thirty townhomes.

Adoption of this map is conditioned on approval from the City of Fallon City Council and the compliance of all standards and regulations as set forth in the Fallon Municipal Code and adopted building codes.

Sincerely,

Derek Zimney P.E., City Engineer
City of Fallon



Nevada Division of
WATER RESOURCES

STATE OF NEVADA
Department of Conservation and Natural Resources
Steve Sisolak, Governor
Bradley Crowell, Director
Adam Sullivan, P.E., State Engineer

DATE

To: Thomas C. Ballew, PE, PLS
High Desert Engineering, LLC
640 Idaho Street
Elko, NV 89801

Re: Final Subdivision Review No. 21258-F Permit Indeterminate

Name: Sierra Manor Townhomes

County: Churchill County – Fallon, West Center Street and Whitaker Lane

Location: A portion of Section 36, Township 19 North, Range 28, East, MDB&M.

Plat: Final: Eleven (11) lots, thirty (30) Units and common areas totaling approximately 1.91 acres and being Churchill County Assessor’s Parcel Number 001-291-01.

**Water Service
Commitment**

Allocation: 16.80 acre-feet annually has been allocated from City of Fallon Permit 72404 based on a demand of 0.56 acre-feet annually for multi-family units. No water has been allocated for landscaping.

**Owner-
Developer:** Farrokh Aghai Yazdi and Valeh Aminian
5212 Hecker Court
San Jose, CA 95135-1271

Engineer: Thomas C. Ballew, PE, PLS
High Desert Engineering, LLC
640 Idaho Street
Elko, NV 89801

**Water
Supply:** City of Fallon

High Desert Engineering

DATE

Page 2

General: A subdivision map was presented and approved by this office on DATE as described on the *Sierra Manor Townhomes* map.

Correspondence dated April 1, 2022 from the City of Fallon and signed by Derek Zimney, P.E., City Engineer, City of Fallon, to the Division of Water Resources states that the City of Fallon will continue to serve water to the subject subdivision. This letter is a matter of public record on file in the office of the Division of Water Resources.

This site was formerly known as Childers Estates 1B and was signed on February 4, 1971. Water has been served and will continue to be served.

As provided in Nevada Revised Statutes (NRS) 278.377, a copy of this certificate must be furnished to the subdivider who in turn shall provide a copy of the certificate to each purchaser of land before the time the sale is completed. Any statement of approval is not a warranty or representation in favor of any person as to the safety or quantity of such water.

Action: Approved concerning water quantity as required by statute for *Sierra Manor Townhomes* subdivision based on continuing water service by the City of Fallon.

Best regards,

Malcolm J. Wilson, P.E.
Manager II

MJW/km

cc: Division of Real Estate
Public Utilities Commission of Nevada
Farrokh Aghai Yazdi and Valeh Aminian
City of Fallon

Ken Tedford
MAYOR



James D. Richardson
Councilman

Kelly Frost
Councilwoman

Karla Kent
Councilwoman

April 1, 2021

State of Nevada
Nevada Department of Environmental Protection
901 S. Stewart Street #4001
Carson City, NV 89701

Attn: Tammara Weaver, Compliance Coordinator

RE: Intent to continue to serve – Sierra Manor Townhomes

Mr. Shell,

The City of Fallon intends to continue to serve water, sewer, electric and garbage to the above referenced development. This apartment complex was constructed in the early 1970's, and has been served continually. This merger and resubdivision tract map will allow these homes to be sold as individual units. The capacities of the respective systems and facilities are adequate to serve the proposed development. This development will convert thirty (30) multi-family residential lots to (30) thirty townhomes.

Adoption of this map is conditioned on approval from the City of Fallon City Council and the compliance of all standards and regulations as set forth in the Fallon Municipal Code and adopted building codes.

Sincerely,

Derek Zimney P.E., City Engineer
City of Fallon



NEVADA DIVISION OF
**ENVIRONMENTAL
PROTECTION**

STATE OF NEVADA
Department of Conservation & Natural Resources
Steve Sisolak, Governor
Bradley Crowell, Director
Greg Lovato, Administrator

May 11, 2022

DEREK ZIMNEY, P.E.
City Engineer, City of Fallon
55 West Williams Ave.
Fallon NV 89406

**Re Final Map - Sierra Manor Townhomes
30 lots/units in the City of Fallon**

Dear Mr. ZIMNEY, P.E.:

The Nevada Division of Environmental Protection (NDEP) has reviewed the above referenced subdivision map and hereby approves the final map with regard to sewage disposal, water pollution, water quality and water supply facilities. This approval is contingent upon the City of Fallon providing wastewater treatment and the City of Fallon providing water service to the subdivision.

Please note that if the developer of this subdivision will disturb more than one acre, he/she is required to obtain coverage under NDEP's Construction Stormwater General Permit NVR100000. A Notice of Intent must be filed electronically and submitted with a \$200 fee prior to commencing any earth-disturbing activities at the site. Visit NDEP's Bureau of Water Pollution Control's website at: http://ndep.nv.gov/bwpc/storm_cont03.htm for more information about this permit.

Sincerely,

A handwritten signature in blue ink, appearing to read "R. Fahey".

Ryan Fahey, Staff Engineer
Technical Services Branch
Bureau of Water Pollution Control

cc:

Engineer: CFA 1150 Corporate Blvd Reno NV 89502

Control No. 14752

June 22, 2022

Dereck Zimney
City of Fallon
55 Williams Street
Fallon, Nevada 89406

Re: Sierra Manor Townhome Merger and Resubdivision Tract Map
Formal Request for Hearing and Project Description

Dear Mr. Zimney:

This letter is provided as a formal request to have the Merger and Resubdivision Tract Map for the Sierra Manor Townhomes presented to the Fallon City Council at their meeting on July 5, 2022. Approval and ultimate recordation of this parcel map will allow for the conversion 30 existing apartment units at the existing Sierra Manor Apartments to 30 Townhome units.

The Sierra Manor Apartment complex was originally approved for construction under the name Childres Estates - 30 Unit Apartment Complex. The proposed tentative map will convert the existing apartment units into 30 townhome units with common area that will contain driveway access, guest parking, landscaping and an outdoor yard area central to the existing units. The overall parcel is 1.91+/- and is identified by the Churchill County Assessor's office to be APN 001-291-01.

The property is zoned RC – Transition Use Residential District. This district allows for Townhomes under Code section 21.28.021. The maximum density allowed under the RC zoning designation is one dwelling unit per 2,000 SF for a total maximum allowed units on this 1.91+/- acre parcel of 41. This proposed conversation to townhomes includes only 30 units and meets the density allowance of code.

The Sierra Manor Apartments were constructed in 1972 and the apartment complex has been providing "for- rent" housing since construction. With the proposed conversion to townhomes, each of the 30 units will be available for purchase where buyers can build equity in their home. The overall design and layout of the development will not change with the conversion to individual lots.

Since purchasing the subject property in October of 2016, many improvements have been made to the existing buildings and the site. Following is a listing of the improvements that have been made by me since the property purchase:

- 1.) All townhome buildings were completely re-roofed with new roofing.
- 2.) All new concrete flat work was replaced from each individual townhome entrance doors, landings, steps, & walkways, to the public sidewalks.
- 3.) All carport roofs (previously were flat sloped roofs) were replaced with an engineered structural "gabled truss" roof and re-roofed with matching new roof shingles as the new townhomes roofs were done.
- 4.) 26 of the 30 total units have been completely remodeled as tenants left the apartments. The remodeling improvements have included new kitchens, bathrooms, hardwood synthetic flooring, new interior paint, new ceiling lighting, and doors.
- 5.) All asphalt parking lot areas were prepped sealed and then resurfaced with 2+" of new asphalt.

Conversation with Derek Zimney has identified that certain improvements or inspections will be required with the approval and ultimate recordation of this Tract Map. We are accepting to the improvement conditions that have been discussed and understand that these improvements and inspections include:

- 1) Third party inspections of the existing units - Although all units were previously professionally inspected and all issues, we're remedied to the building code prior to current owner purchasing the project... All units will be scheduled to, again be Inspected by a Licensed Nevada Structural Inspector, as requested by the city engineer through recommended condition of approval.
- 2) Sidewalk improvements associated with ADA access ramps. It appears that there are recently installed ADA sidewalk ramps on the S.W. & S.E. Corners on Center St., as such, the improvement to the ramps may or may not be necessary. The owner has also scheduled to restore new Concrete Entrance Aprons at the East & West end of the Alleyway as recommended by the city engineer.
- 3) Owner is also prepared to repave the Alleyway accordingly to the Summit Engineering post inspection "Core Report" recommendations.


We understand that these are not all of the conditional items, but these are improvements that have already been discussed in initial coordination.

The units are fully constructed as are all the necessary utilities for services. The lot for each townhome will include one living units and the carport area. The remaining portions of the site will be designated as common areas and maintained by the Sierra Manor Townhome HOA. A copy of draft CC&R's has been provided to staff with this project and will be finalized and recorded with the approval and completion of the conditioned items suggested by staff. The CC&R's will provide a continued mechanisms for maintenance of the buildings and common areas on the property.

Should you have any questions regarding the project and proposed tract map, please feel free to contact me at (408)386-8728.

Respectfully submitted,

Farrokh Yazdi
Property Owner



**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 3rd 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 4th 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 5th 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.



Mayor Ken Tedford

Attest: 

Sean C. Richardson, City Clerk-Treasurer



December 2, 2021

Mr. Farrokh Yazdi
fyazdi@sbcglobal.net

RE: Results of Pavement reconnaissance and recommendations for alleyway between Whitaker and
 Tedford Lanes, Sierra Manor Townhomes, Fallon, Nevada

Dear Mr. Yazdi:

Summit Engineering is pleased to present the following results of pavement reconnaissance and subsequent recommendations for the alleyway between Whitaker and Tedford Lanes, north of the Sierra Manor Townhomes, in Fallon, Nevada.

On November 11, 2021, Summit personnel cored into existing asphalt at 5 locations along the length of the above mentioned alleyway using a portable core drill and 3" diamond core bit. Thicknesses of each AC core was recorded, and underlying base section was excavated to determine thickness. Cores holes were then filled with non-shrink construction grout. No sample recovery, laboratory testing, or traffic analysis was performed, only the thickness of the section recorded. Throughout the length of the alleyway, pavement thicknesses were observed between 1.5 to 4", underlying base thickness were observed to be 6 to 7.5".

Summit is recommending the following –

Due to the highly degenerated condition, the immediate roughly 100' of existing asphalt immediately east of Whitaker Lane should be removed and replaced. Underlying base may remain, but should be scarified and recompact to 95% max dry density based on an ASTM 1557 Modified Proctor. The remaining roughly 680' of alley should receive a grind and overlay, grinding off the top 1.5" of asphalt and repaving with 2", to achieve a 3" asphalt section throughout the entire length.

The depth of existing base was found to be at minimum 6" throughout the length of the alleyway, at this time Summit IS NOT recommending a full depth replacement. However, during the preparation of the east end, there may be small, isolated areas of base that may need to be replaced due to the highly deteriorated nature of the existing asphalt in this area.

Should you have any questions or concerns, or need further clarification, please feel free to contact me directly at 775.787.4336.

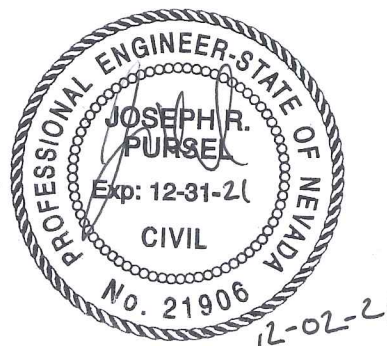
Sincerely,

SUMMIT ENGINEERING CORPORATION

Joseph R. Pursel, P.E.
 Geotechnical Division Manager

CC: Mr. Edward Lord, edlord@networkrealty.net

Attachments





VICINITY MAP



SITE MAP

SITE/VICINITY MAP FOR
SIERRA MANOR TOWNHOMES
FALLON, NV

JOB NO.: 31200
APPR BY: JRP
DRAWN BY: JRP
Copyright SUMMIT ENG 2021



SHEET
1
OF
6

LOG OF C-1
 EQUIPMENT: MILWAUKEE CORE
 DATE: 11-11-21 ELEV. _____

PLASTICITY INDEX	% PASSING #200	MOISTURE CONTENT % OF DRY WT.	DRY DENSITY (PCF)	DEPTH (FT.)	SAMPLE LOCATION	MATERIAL TYPE
						AC 1.5" HIGHLY DETERIORATED AC
				2		BASE 7.5" BASE
				4		
				6		
				8		
				10		9" SECTION
				12		
				14		

CORE LOG
 SIERRA MANOR TOWNHOMES
 CORE 1

JOB #: 31200
 DRAWN BY: JRP
 CHECKED BY: JRP
 Copyright SUMMIT ENG 2021



SHEET 2
 OF 6

PLASTICITY INDEX

% PASSING #200

MOISTURE CONTENT
% OF DRY WT.

DRY DENSITY
(PCF)

DEPTH (FT.)

SAMPLE LOCATION

MATERIAL TYPE

LOG OF C-2

EQUIPMENT: MILWAUKEE CORE

DATE: 11-11-21 ELEV.

PLASTICITY INDEX	% PASSING #200	MOISTURE CONTENT % OF DRY WT.	DRY DENSITY (PCF)	DEPTH (FT.)	SAMPLE LOCATION	MATERIAL TYPE
						AC 4" AC
				2		
				4		BASE 6" BASE
				6		
				8		
				10		10" SECTION
				12		
				14		

CORE LOG
SIERRA MANOR TOWNHOMES
CORE 2

JOB #: 31200
DRAWN BY: JRP
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SHEET 3
OF 6

PLASTICITY INDEX

% PASSING #200

MOISTURE CONTENT
% OF DRY WT.

DRY DENSITY
(PCF)

DEPTH (FT.)

SAMPLE LOCATION

MATERIAL TYPE

LOG OF C-3

EQUIPMENT: MILWAUKEE CORE

DATE: 11-11-21 ELEV.

PLASTICITY INDEX	% PASSING #200	MOISTURE CONTENT % OF DRY WT.	DRY DENSITY (PCF)	DEPTH (FT.)	SAMPLE LOCATION	MATERIAL TYPE
				2		AC 3.5" AC
				4		BASE 6.5" BASE
				6		
				8		
				10		10" SECTION
				12		
				14		

CORE LOG
SIERRA MANOR TOWNHOMES
CORE 3

JOB #: 31200
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SHEET 4
OF 6

LOG OF C-4
 EQUIPMENT: MILWAUKEE CORE
 DATE: 11-11-21 ELEV. _____

PLASTICITY INDEX	% PASSING #200	MOISTURE CONTENT % OF DRY WT.	DRY DENSITY (PCF)	DEPTH (FT.)	SAMPLE LOCATION	MATERIAL TYPE
						AC 3" AC
				2		
				4		BASE 6" BASE
				6		
				8		
				10		9" SECTION
				12		
				14		

CORE LOG
 SIERRA MANOR TOWNHOMES
 CORE 4

JOB #: 31200
 DRAWN BY: JRP
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SHEET 5
 OF 6

PLASTICITY INDEX

% PASSING #200

MOISTURE CONTENT
% OF DRY WT.

DRY DENSITY
(PCF)

DEPTH (FT.)

SAMPLE LOCATION

MATERIAL TYPE

LOG OF C-5

EQUIPMENT: MILWAUKEE CORE

DATE: 11-11-21 ELEV.

PLASTICITY INDEX	% PASSING #200	MOISTURE CONTENT % OF DRY WT.	DRY DENSITY (PCF)	DEPTH (FT.)	SAMPLE LOCATION	MATERIAL TYPE
						GW 2.5" AC
				2		
				4		F 6" BASE
				6		
				8		
				10		8.5" SECTION
				12		
				14		

CORE LOG
SIERRA MANOR TOWNHOMES
CORE 5

JOB #: 31200
DRAWN BY: JRP
CHECKED BY: JRP
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SHEET 6
OF 6



December 2, 2021
 REVISED October 26, 2023

Mr. Farrokh Yazdi
fyazdi@sbcglobal.net

RE: Results of Pavement reconnaissance and recommendations for alleyway between Whitaker and Tedford Lanes, Sierra Manor Townhomes, Fallon, Nevada

Dear Mr. Yazdi:

Summit Engineering is pleased to present the following results of pavement reconnaissance and subsequent recommendations for the alleyway repaving between Whitaker and Tedford Lanes, north of the Sierra Manor Townhomes, in Fallon, Nevada.

On November 11, 2021, Summit personnel cored into existing asphalt at 5 locations along the length of the above mentioned alleyway using a portable core drill and 3" diamond core bit. Thicknesses of each AC core was recorded, and underlying base section was excavated to determine thickness. Cores were then filled with non-shrink construction grout. No sample recovery, laboratory testing, or traffic analysis was performed, only the thickness of the structural section recorded. Throughout the length of the alleyway, pavement thicknesses were observed between 1.5 to 4", underlying base thickness were observed to be 6 to 7.5".

Summit Engineering is recommending the following –

Due to the highly degenerated condition, the immediate roughly 190' of existing asphalt immediately east of Whitaker Lane should be removed and replaced (indicated in red on page 2). Underlying base may remain, but should be scarified and recompact to 95% max dry density based on an ASTM 1557 Modified Proctor. The adjacent 'middle' roughly 170' of alley should receive a 2" grind and overlay (indicated as yellow on page 2). The remaining roughly 400 LF of alley, west of Tedford Lane, is newer asphalt with little to no signs of deterioration, may remain in place, with only crack sealing performed, notably 3 expansion cracks running the full width of the alley. A roughly 400sf area where previous sawcut and utility work had been performed and alley has settled, roughly 80' west of the east end of the alley, should receive asphalt removal and replacement, following recommendations above (red section at east end, page 2). The entire length of the alley should receive surface sealing after all remediation work has been completed.

The depth of existing base was found to be at minimum 6" throughout the length of the alleyway, at this time Summit IS NOT recommending a full depth replacement. However, during the preparation of the west end, there may be small, isolated areas of base that may need to be replaced due to the highly deteriorated nature of the existing asphalt in this area, at discretion of the contractor.

5405 Mae Anne Avenue • Reno, Nevada 89523 • (775) 747-8550 FAX (775) 747-8559
 1150 Lamoille Highway • Elko, Nevada 89801 • (775) 738-8058 FAX (775) 738-8267
www.summitnv.com

Should you have any questions or concerns, or need further clarification, please feel free to contact me directly at 775.787.4336.

Sincerely,

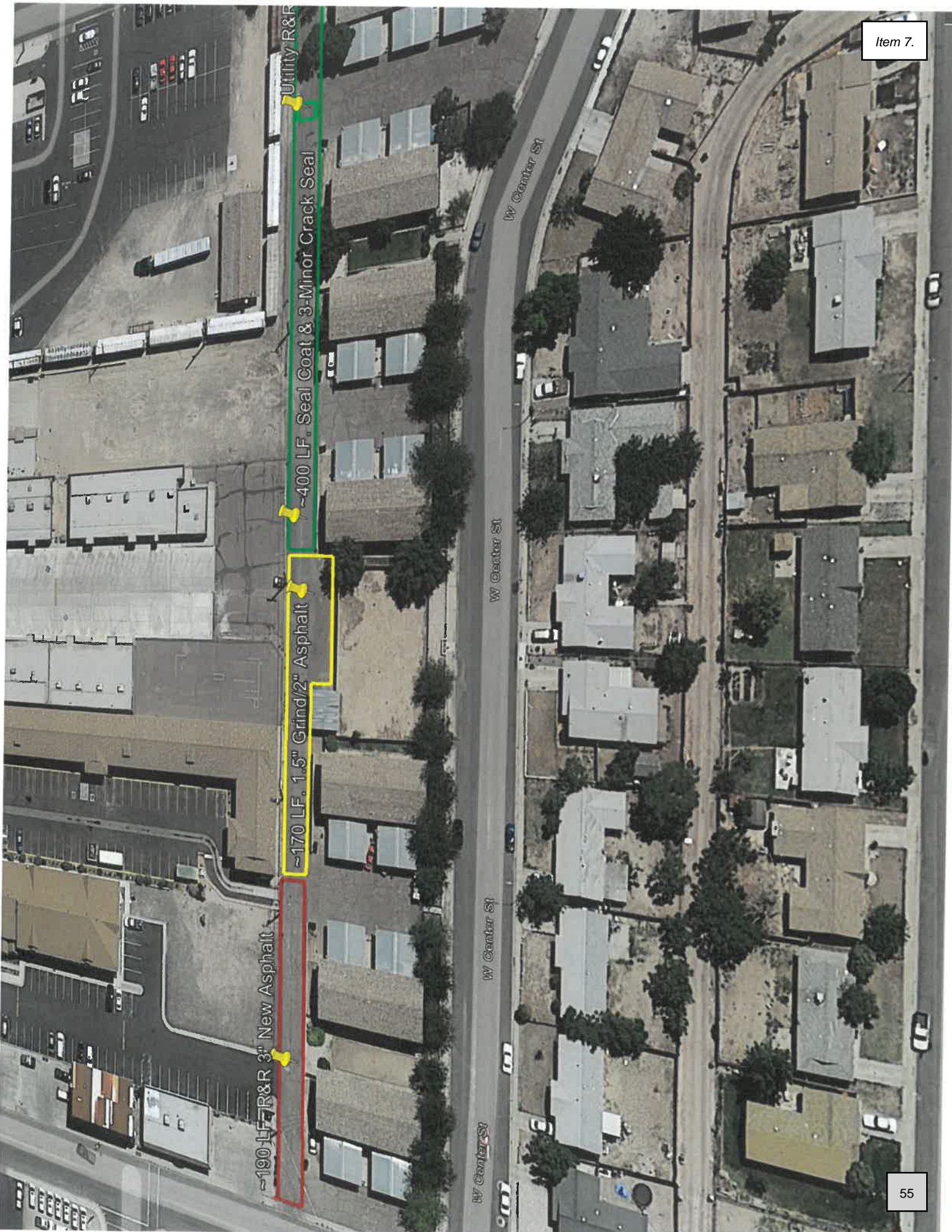
SUMMIT ENGINEERING CORPORATION

Joseph R. Pursel, P.E.
Geotechnical Division Manager

CC: Mr. Edward Lord, edlord@networkrealty.net

Attachments






~190 LF. R&R 3" New Asphalt

~170 LF. 1.5" Grind/2" Asphalt

~400 LF. Seal Coat & 3-Minor Crack Seal




Utility R&R



SITE/VICINITY MAP FOR SIERRA MANOR TOWNHOMES FALLON, NV	JOB NO.: 31200	 SUMMIT ENGINEERING CORPORATION 5405 MAE ANNE AVE. RENO, NV. 89523	SHEET
	APPR BY: JRP		1
	DRAWN BY: JRP		OF
Copyright SUMMIT ENG 2023			7

\\PDATA\jrp\Letters\31200_SierraManor\1_SITVIC MAP.DWG ~ 4:08 PM • 24-001-3023



-  FULL AC REPLACEMENT
-  GRIND & OVERLAY
-  SURFACE SEALING

**RECOMENDATIONS MAP FOR
SIERRA MANOR TOWNHOMES
FALLON, NV**

JOB NO.: 31200
APPR BY: JRP
DRAWN BY: JRP
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SHEET
2
OF
7

\\PDATA\joe\Letters\31200_SierraManor\2_Recommendations.DWG - 4:05 PM - 24-OCT-2023

PLASTICITY INDEX	% PASSING #200	MOISTURE CONTENT % OF DRY WT.	DRY DENSITY (PCF)	DEPTH (FT.)	SAMPLE LOCATION	MATERIAL TYPE	LOG OF C-1
						AC	EQUIPMENT: MILWAUKEE CORE
						1.5" HIGHLY DETERIORATED AC	DATE: 11-11-21 ELEV.
				2		BASE	
				4		7.5" BASE	
				6			
				8			
				10		9" SECTION	
				12			
				14			

CORE LOG
SIERRA MANOR TOWNHOMES
CORE 1

JOB #: 31200
 DRAWN BY: JRP
 CHECKED BY: JRP
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SHEET **3**
 OF **7**

J:\WPDATA\Joe\Letters\31200_SierraManor\3_C-1.DWG ~ 4:09 PM • 24-OCT-2023

PLASTICITY INDEX	% PASSING #200	MOISTURE CONTENT % OF DRY WT.	DRY DENSITY (PCF)	DEPTH (FT.)	SAMPLE LOCATION	MATERIAL TYPE
						LOG OF C-2 EQUIPMENT: MILWAUKEE CORE DATE: 11-11-21 ELEV.
				2		AC 4" AC
				4		BASE 6" BASE
				6		
				8		
				10		10" SECTION
				12		
				14		

CORE LOG
SIERRA MANOR TOWNHOMES
CORE 2

JOB #: 31200
DRAWN BY: JRP
CHECKED BY: JRP
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SHEET 4
OF 7

J:\WPDATA\Joel\Letters\J31200_SierraManor\4_C-2.DWG ~ 4:10 PM • 24-OCT-2023

PLASTICITY INDEX	% PASSING #200	MOISTURE CONTENT % OF DRY WT.	DRY DENSITY (PCF)	DEPTH (FT.)	SAMPLE LOCATION	MATERIAL TYPE
						LOG OF C-3 EQUIPMENT: MILWAUKEE CORE DATE: 11-11-21 ELEV.
				2		AC 3.5" AC
				4		BASE 6.5" BASE
				6		
				8		
				10		10" SECTION
				12		
				14		

CORE LOG
SIERRA MANOR TOWNHOMES
CORE 3

JOB #: 31200
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SHEET
5
OF
7

J:\WPDATA\Joel\Letter\J31200_SierraMono\5_C-3.DWG ~ 4:10 PM • 24-OCT-2023

PLASTICITY INDEX	% PASSING #200	MOISTURE CONTENT % OF DRY WT.	DRY DENSITY (PCF)	DEPTH (FT.)	SAMPLE LOCATION	MATERIAL TYPE
						AC 3" AC
				2		
				4		BASE 6" BASE
				6		
				8		
				10		9" SECTION
				12		
				14		

LOG OF C-4
 EQUIPMENT: MILWAUKEE CORE
 DATE: 11-11-21 ELEV.

CORE LOG
 SIERRA MANOR TOWNHOMES
 CORE 4

JOB #: 31200
 DRAWN BY: JRP
 CHECKED BY: JRP
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SHEET
 6
 OF
 7

J:\WPDATA\Joel\Letters\J31200_SierraManor\6_C-4.DWG ~ 4:11 PM • 24-OCT-2023

PLASTICITY INDEX	% PASSING #200	MOISTURE CONTENT % OF DRY WT.	DRY DENSITY (PCF)	DEPTH (FT.)	SAMPLE LOCATION	MATERIAL TYPE
						LOG OF C-5 EQUIPMENT: MILWAUKEE CORE DATE: 11-11-21 ELEV.
				2		GW 2.5" AC
				4		F 6" BASE
				6		
				8		
				10		8.5" SECTION
				12		
				14		

CORE LOG
SIERRA MANOR TOWNHOMES
CORE 5

JOB #: 31200
DRAWN BY: JRP
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SHEET 7
OF 7

J:\WPDATA\Job\Letters\J31200_SierraManor\7_C-5.DWG ~ 4:12 PM ~ 24-OCT-2023



Eastern Alley



Middle of Alley



Western Alley



Repaired Driveway



Repaired Sidewalk Sections



Common Area



CITY OF FALLON

REQUEST FOR COUNCIL ACTION

DATE SUBMITTED: November 20, 2023
 AGENDA DATE: December 5, 2023
 TO: The Honorable City Council
 FROM: Ronald D. Wenger, Chief of Police
 AGENDA ITEM TITLE: Fallon Police Department Monthly Report for October 2023 (**For discussion only**)

TYPE OF ACTION REQUESTED:

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

POSSIBLE COUNCIL ACTION: For Review Only

DISCUSSION: (Attachment, if necessary)

FISCAL IMPACT: None

FUNDING SOURCE: N/A.

PREPARED BY: Emily Rasmussen

PRESENTED TO COUNCIL BY: Chief Ron Wenger

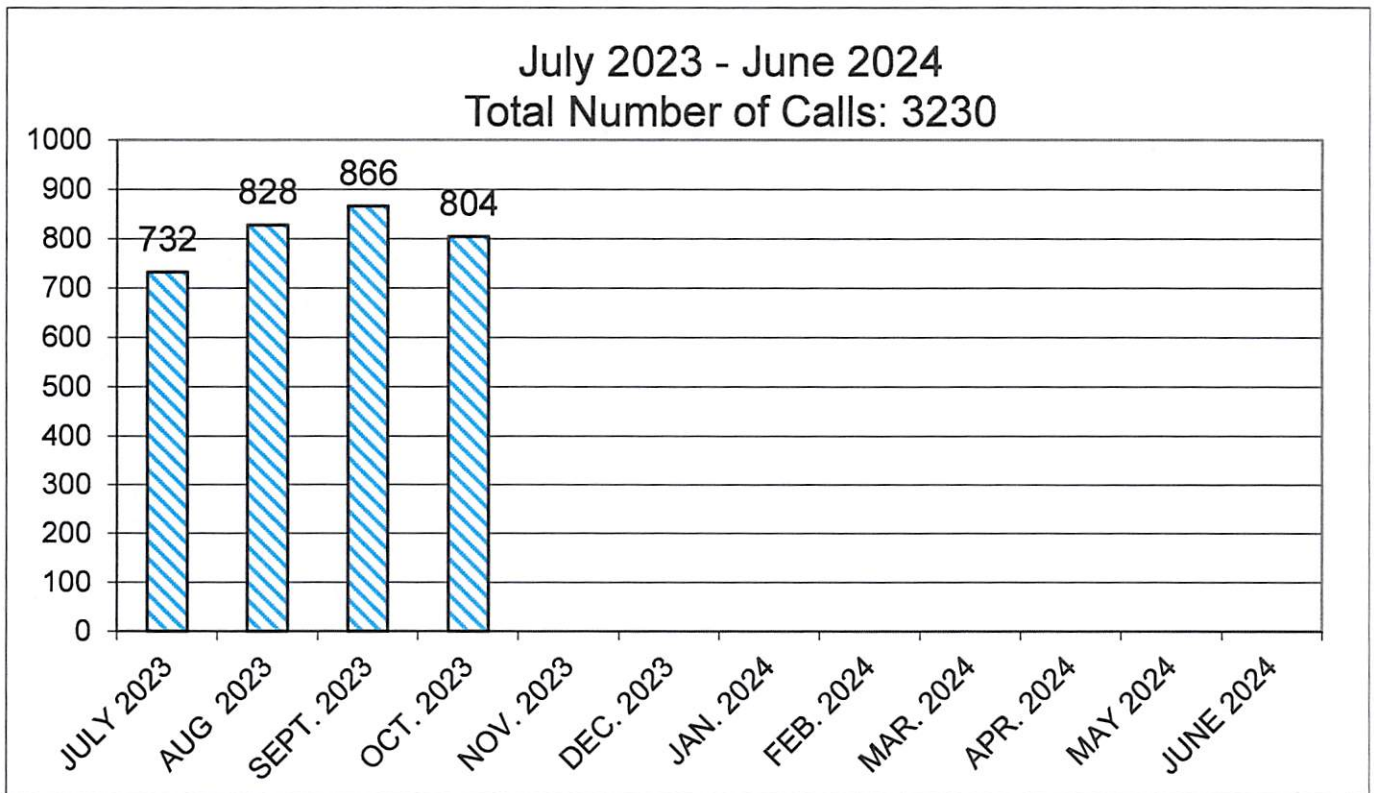
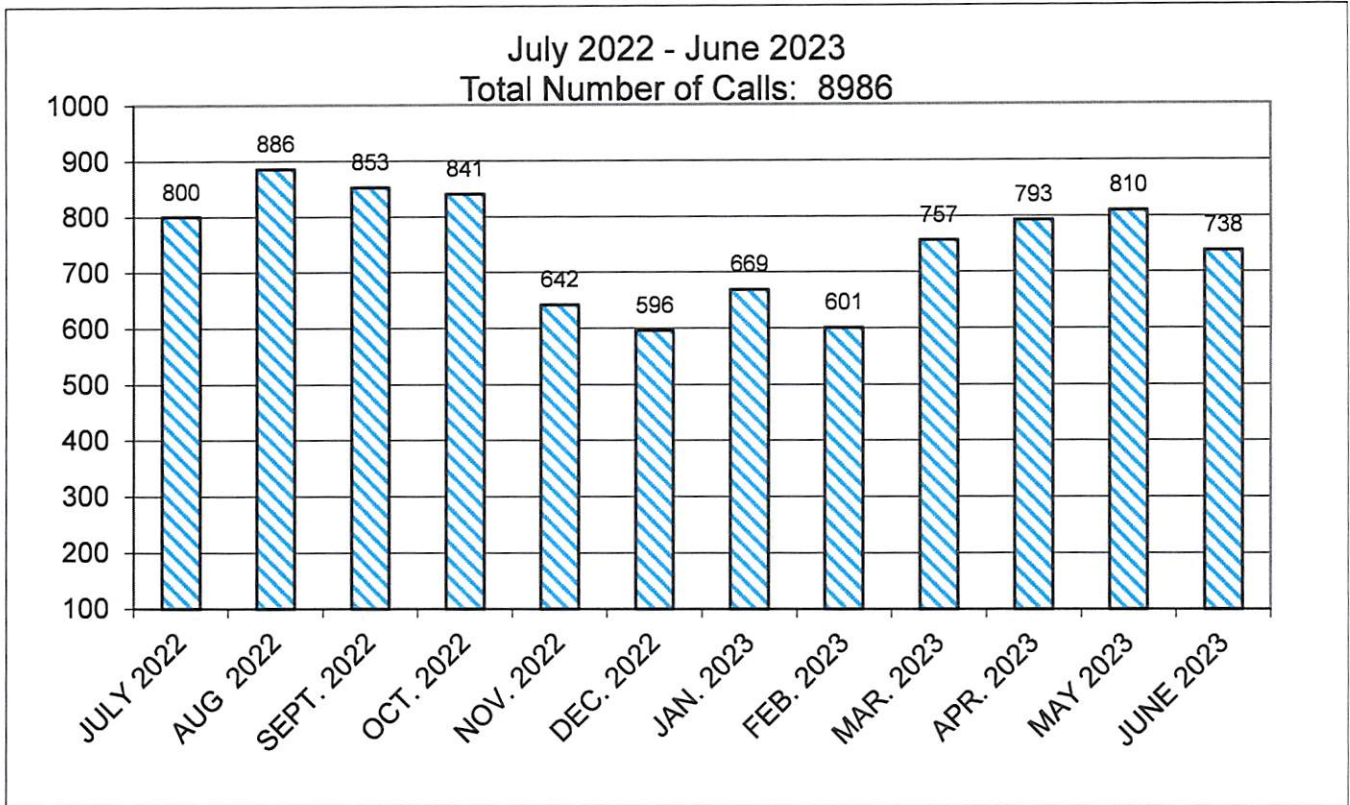
MONTHLY ACTIVITY REPORT



October 2023

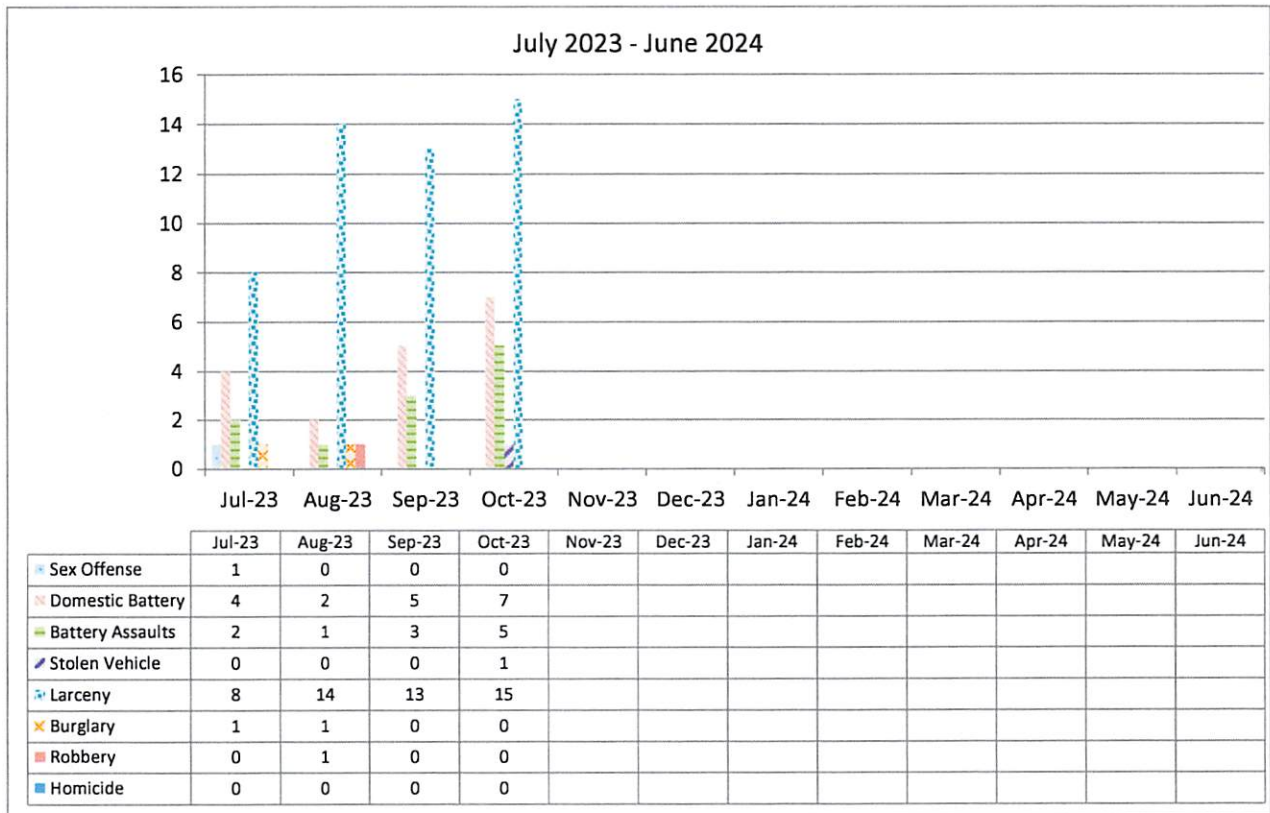
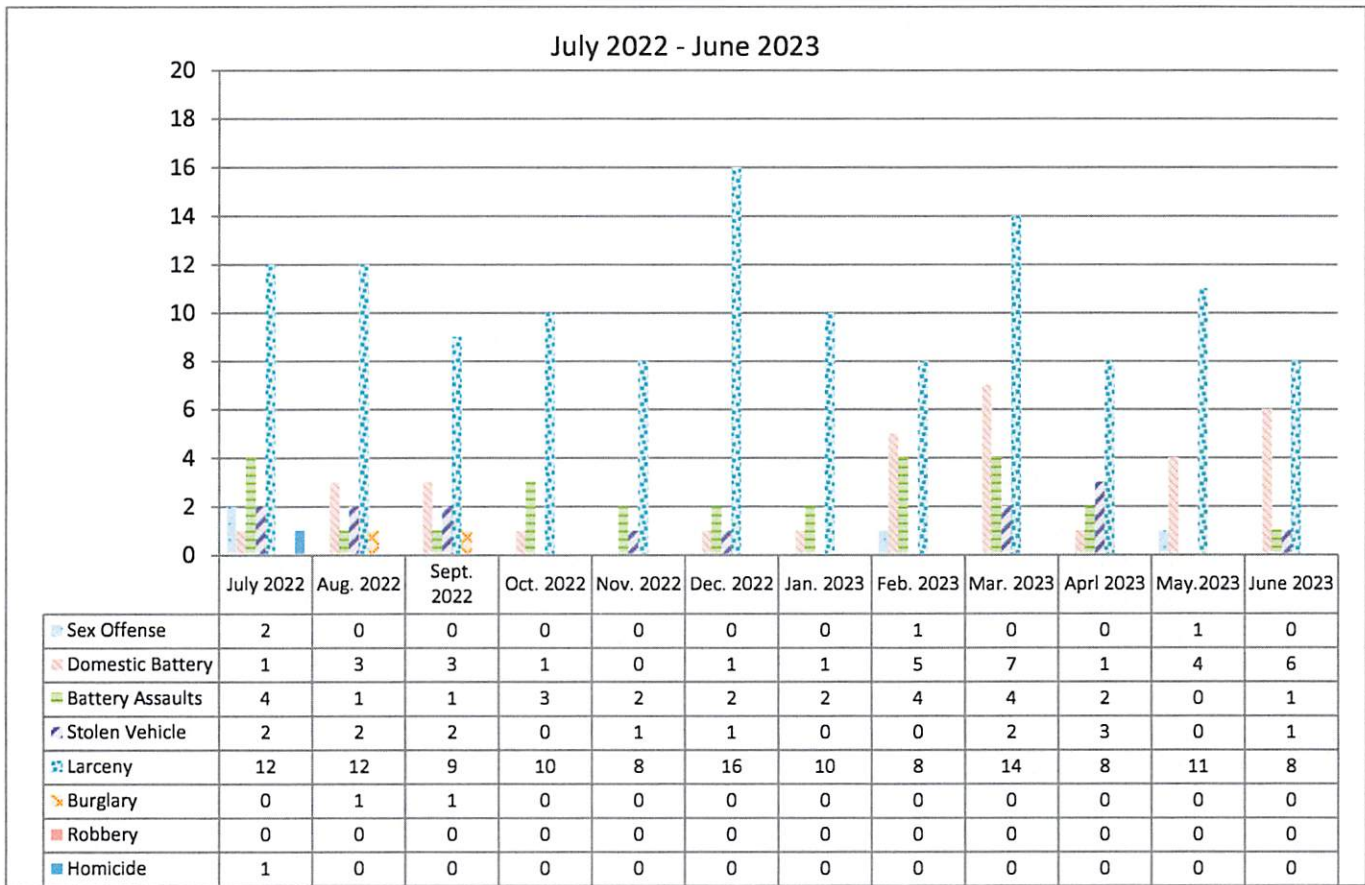
Calls for Service / Total Incidents Reported

Item 8.



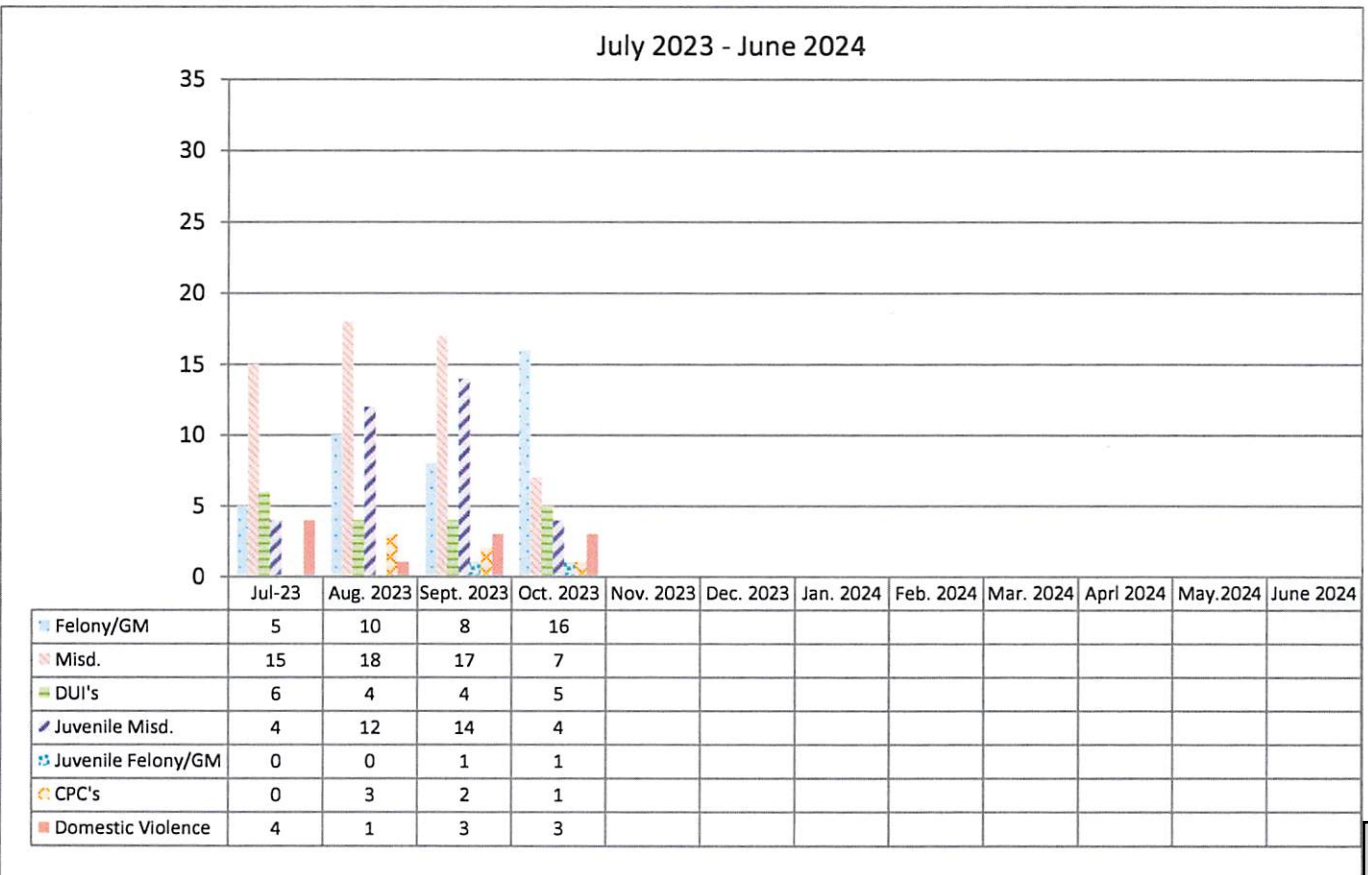
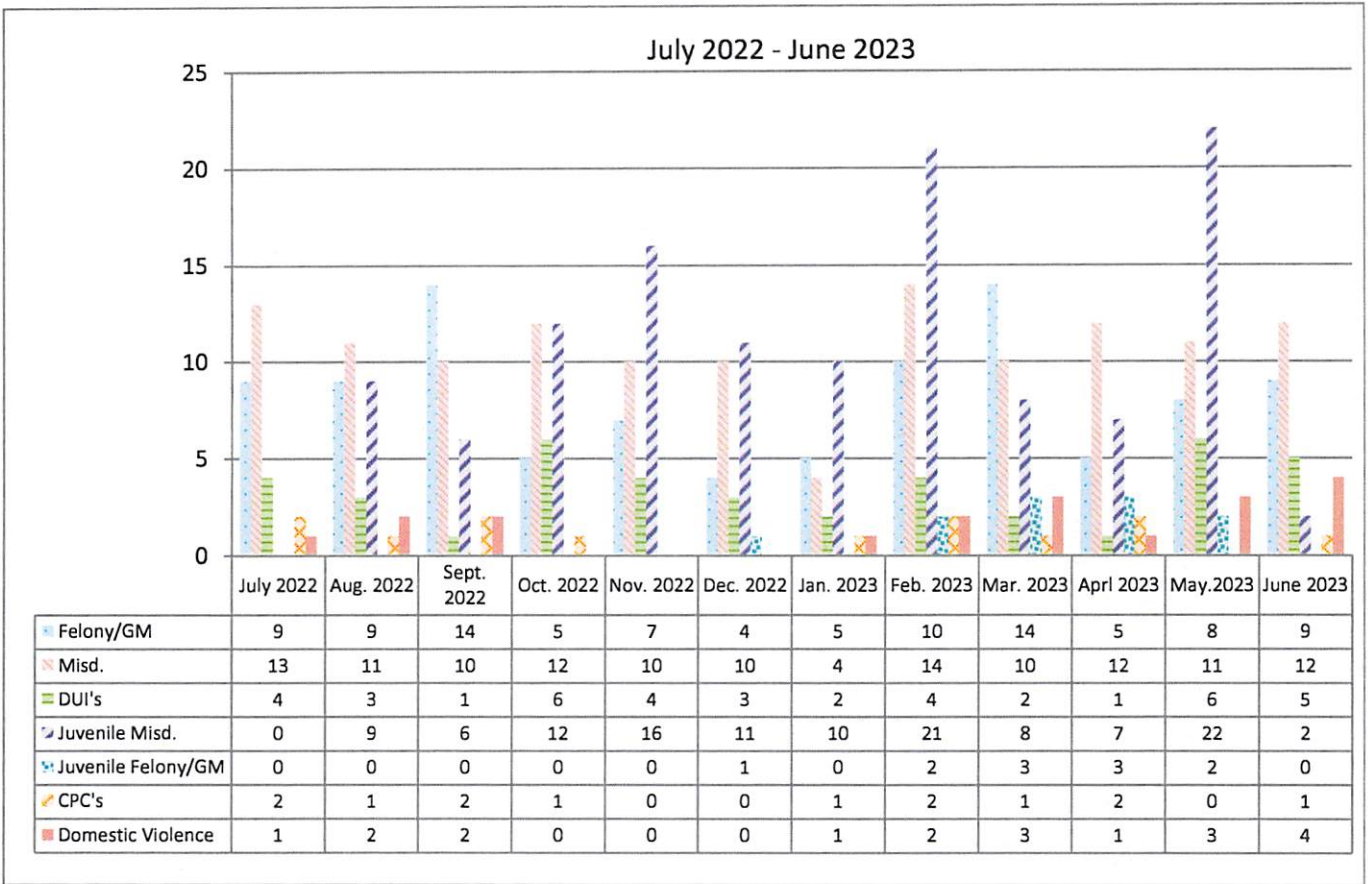
Crime Summary

Item 8.



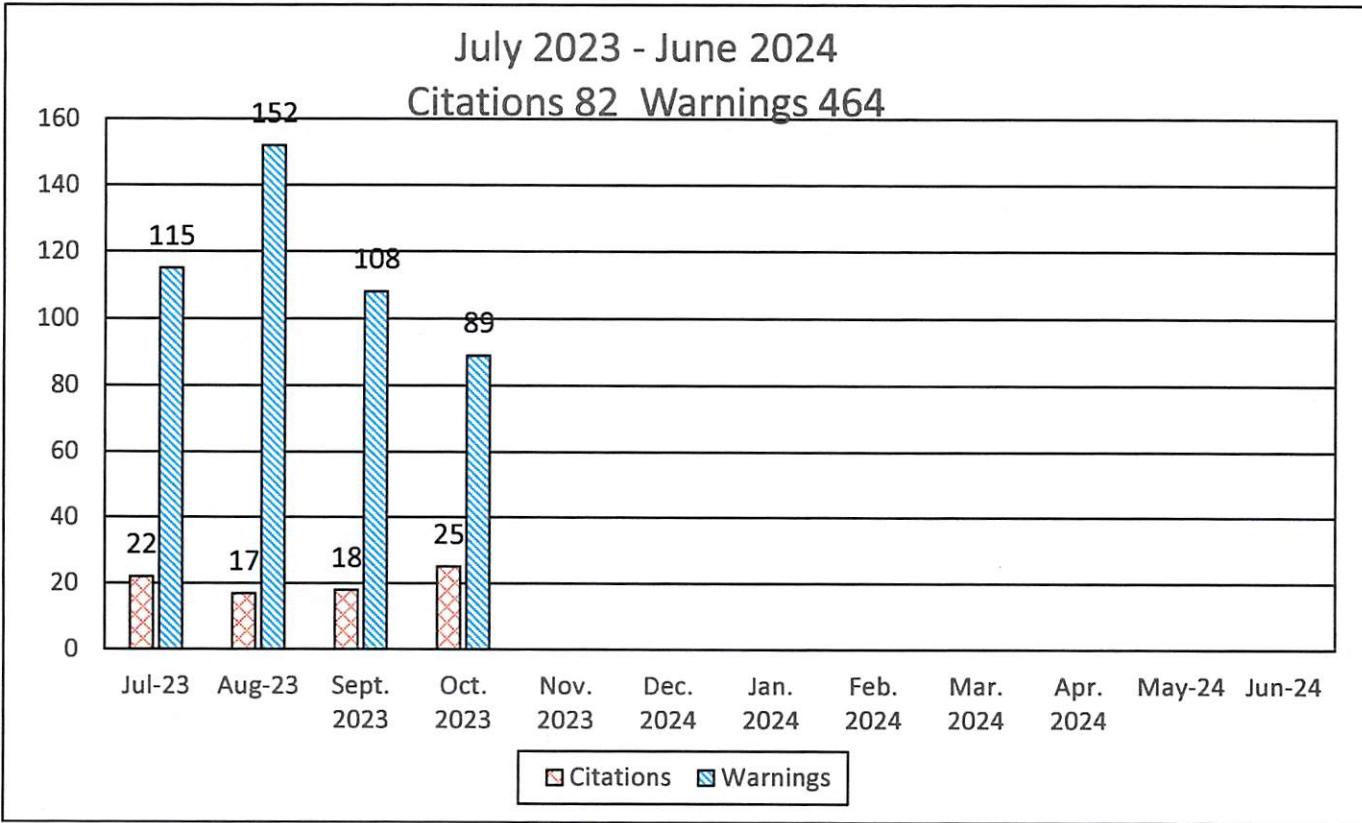
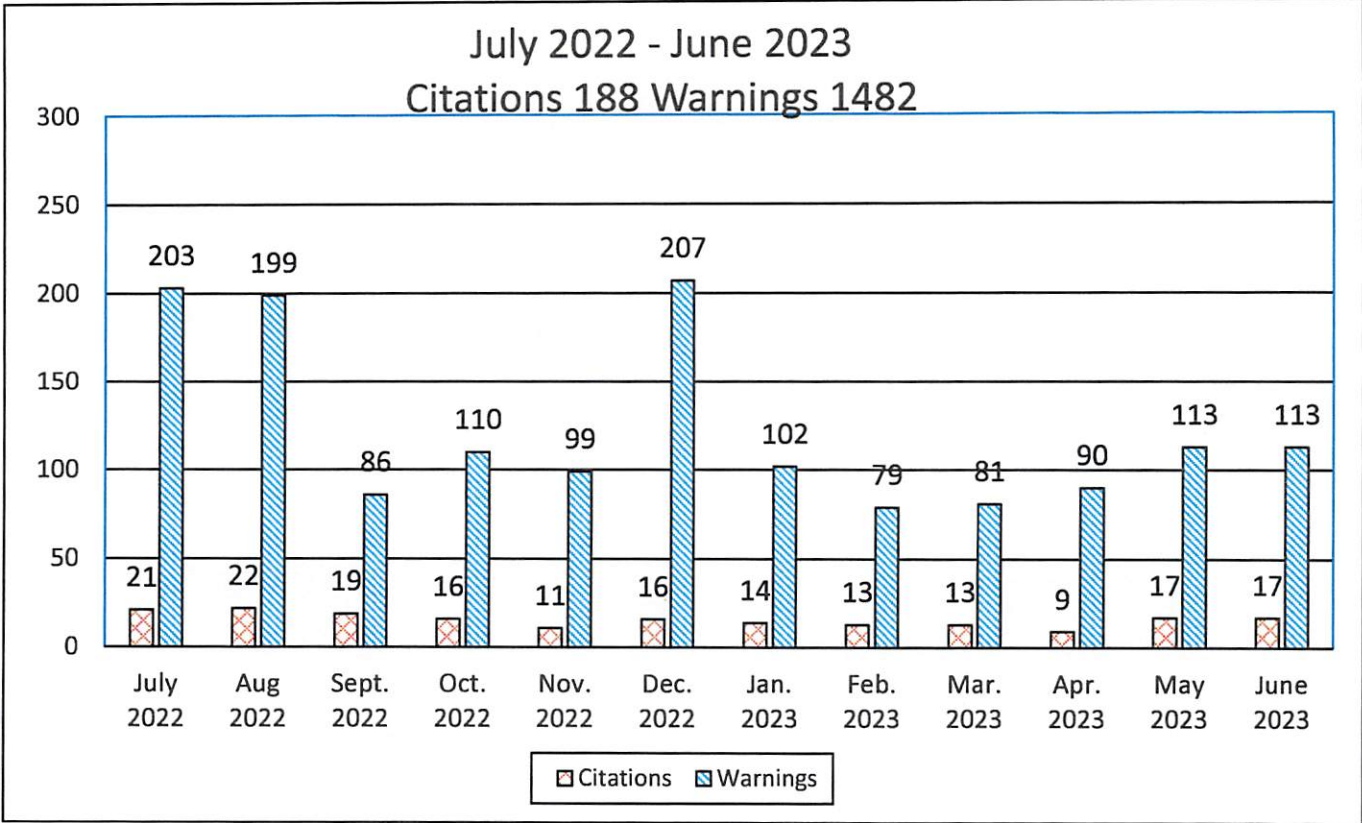
Arrest Summary

Item 8.

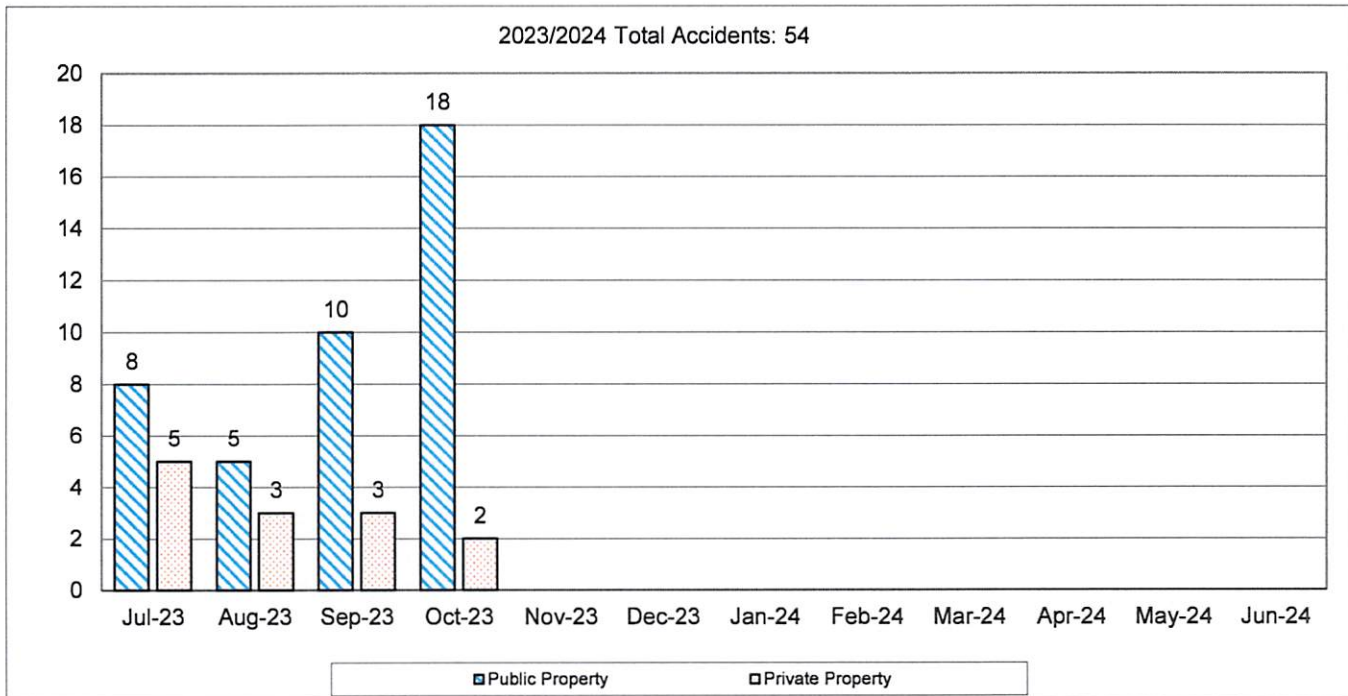
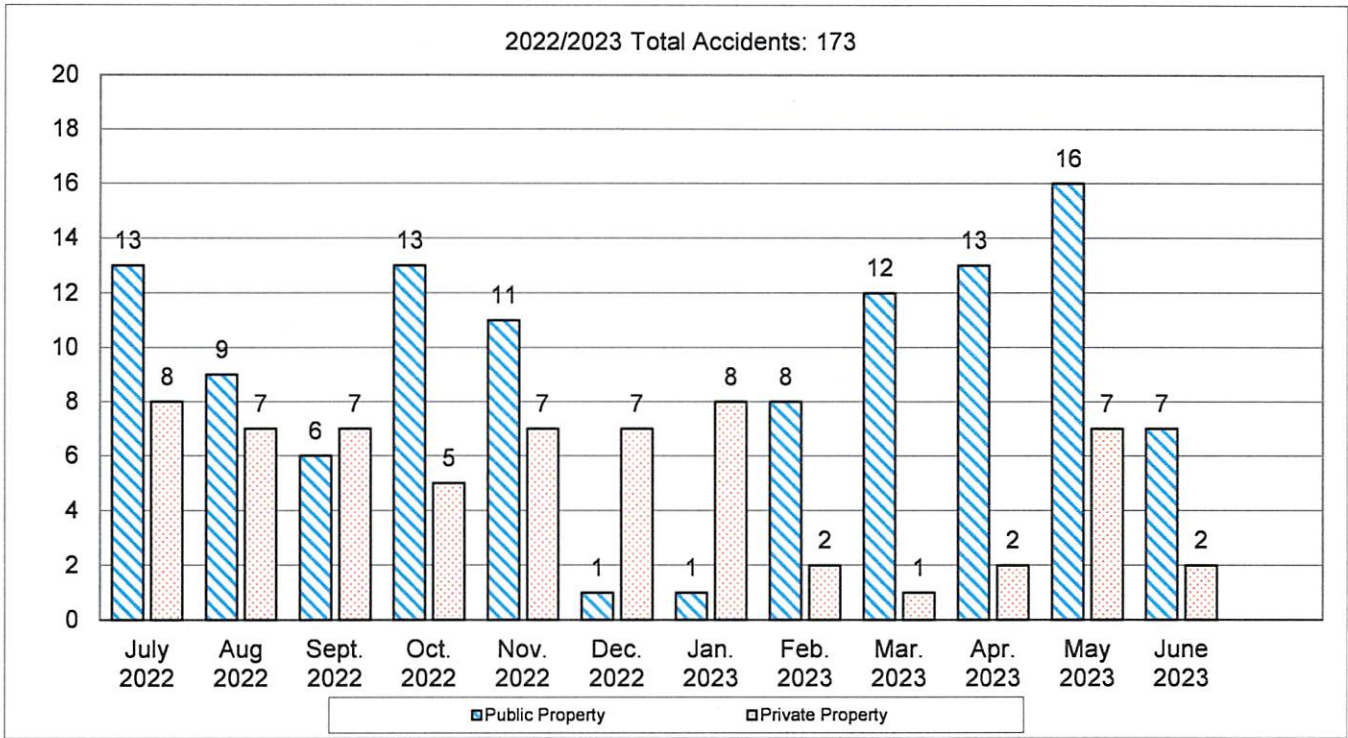


Moving Citations Traffic Warnings

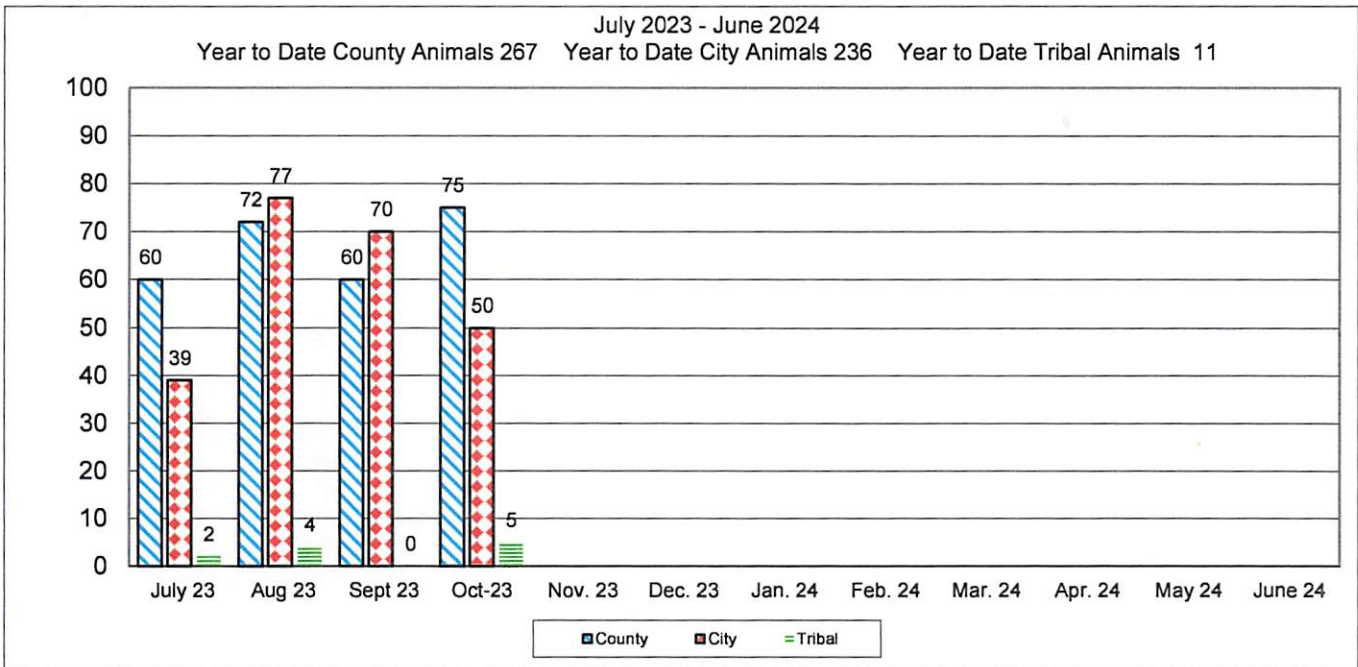
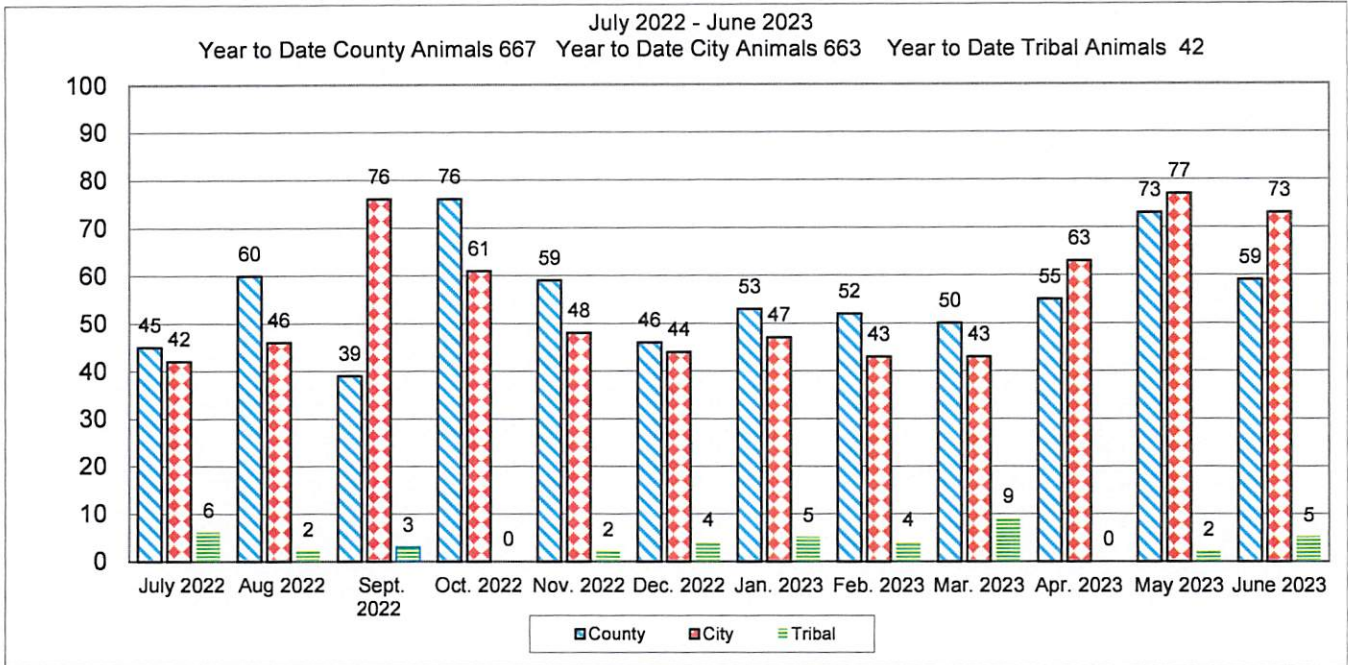
Item 8.



Traffic Accidents



Animal Shelter Services





Activity Report for October 2023

Total Service Hours	54.0
Training Hours	0
Helping Hand Contacts	0
Other Assignments:	
<i>Helping Hand</i>	<i>0 hours</i>
<i>Hands Are Not For Hitting</i>	<i>10.0 hours</i>
<i>Chaplin</i>	<i>2.0 hours</i>

**Fallon Police Department
Activities / Special Events
October 2023**

ASSISTANCE

During the month of October, we provided zero (0) hotel rooms.

INDOCTRINATION

During the month of October, there was one (1) indoctrination at NAS Fallon.

VOLUNTEERS IN POLICE SERVICES

October 2023 the Fallon Police VIPS volunteered fifty-four (54) hours to the agency. These hours consisted of assistance with Hands Are Not for Hitting & Chaplin Services.

OTHER PUBLIC RELATIONS

During October officers conducted special detail for the following:

- On October 2nd, 2023, Officer Lawrence read to kids at Lahontan Elementary School.
- On October 2nd, 2023, officers provided traffic control for a fountain dye.
- On October 12th, 2023, Officer Edwards answered questions at Lahontan Elementary School.
- On October 16th, 2023, officers provided an escort for the CCHS Girls Golf team to attend State.
- On October 17th, 2023, officers provided an escort for the Oasis Academy to State.
- On October 18th, 2023, FPD & CHSO conducted free air sniffs at CCHS.
- On October 19th, 2023, officers attended the freshman football game.
- On October 20th, 2023, officers provided traffic control for a fountain dye.
- On October 21st, 2023, Detective Goodrick participated in the Prescription Take Back Event at CVS.
- On October 23rd, 2023, officers provided traffic control for a fountain dye.
- On October 25th, 2023, Officer Lawrence attended a Domestic Violence Intervention event.
- On October 26th, 2023, officers provided an escort for the CCHS girls tennis team to State.
- On October 28th, 2023, Officer Lawrence attended the Churchill County Trunk or Treat event at the fairgrounds.
- On October 28th, 2023, CSO Hammond & CSO Norcutt attended Barktober Fest. They received over 600 pounds of dog food for the Animal Shelter at this event.

- On October 30th, 2023, CSO Hammond talked with first graders at Oasis Academy about community helpers.
- On October 30th, 2023, Ofc. Montgomery, Ofc. Beck, CSO Hammon, CSO Norcutt & PSA Fecht participated in the Search and Rescue Trunk or Treat event.
- On October 31st, 2023, officers provided presence at the Maine St Spooktacular.
- On October 31st, 2023, officers provided patrol presence during trick or treat throughout the city.

BREAKDOWN OF ARRESTS

During the month of October, the Police Department had forty (40) total arrests:

- Of the fourteen (14) felony arrests, four (4) were felony warrant arrests and two (2) were P&P arrests.
- There were two (2) gross misdemeanor arrest.
- Of the seven (7) misdemeanor arrests, all seven (7) were misdemeanor warrant arrests.
- There were five (5) juvenile arrests, four (4) misdemeanor and one (1) felony.

Fallon Police Department
Citizen Survey Results
October 2023

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

VERY SATISFIED	SATISFIED	DISSATISFIED	NO OPINION
3			

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

VERY SATISFIED	SATISFIED	DISSATISFIED	NO OPINION
3			

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

VERY SATISFIED	SATISFIED	DISSATISFIED	NO OPINION
3			

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

Officer name (s) Nicholas Lawrence & DeWayne Edwards

Dispatcher (s) _____

	VERY SATISFIED	SATISFIED	DISSATISFIED	NO OPINION
Concern	2	1		
Courtesy	3			
Knowledge	3			
Problem Solving Ability	3			
Professional Conduct	3			

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

VERY SATISFIED	SATISFIED	DISSATISFIED	NO OPINION
3			

Fallon Police Department
October 2023

Citizen Survey Comments

- I love how my fraud case was addressed and I was not pushed off when I asked to file a report. The dispatcher (Kathy Schwarz) was pleasant, and the officer arrived in a timely manner and was also pleasant. He explained other avenues I could take to protect my identity. I truly appreciate the way I was treated.
- Officer Edwards is an exemplary Police Officer. Promote him to a position that requires the most noble of qualities. It was a pleasure to have such professionalism to help me get through such a devastating experience. Thank you so much!