

**AGENDA**  
**CITY OF FALLON – CITY COUNCIL**  
**55 West Williams Avenue**  
**Fallon, Nevada**  
**October 7, 2022 – 9:00 a.m.**

The Honorable City Council will meet in a special meeting on October 7, 2022 at 9:00 a.m. in the City Council Chambers, 55 West Williams Avenue, Fallon, Nevada.

Items on the agenda may be taken out of order. The Council may combine two or more agenda items for consideration. The Council may remove an item from the agenda or delay discussion relating to an item on the agenda at any time. Unless otherwise allowed by the City Council, public comments by an individual will be limited to three minutes.

1. Pledge of Allegiance to the Flag.
2. Certification of Compliance with Posting Requirements.
3. Public Comments: General in nature, not relative to any agenda items. No action may be taken on a matter raised under this item until the matter has been specifically included on an agenda as an item upon which action will be taken. **(For discussion only)**
4. Consideration and possible approval of council meeting minutes for December 27, 2021, January 3, 2022, January 11, 2022, February 15, 2022, March 15, 2022, March 25, 2022, April 5, 2022, April 19, 2022, April 21, 2022, May 3, 2022, May 17, 2022, May 23, 2022, June 7, 2022, June 21, 2022, June 29, 2022, July 5, 2022, July 19, 2022, July 22, 2022, August 2, 2022, August 16, 2022, September 6, 2022 and September 20, 2022. **(For possible action)**
5. Consideration and possible action to approve a construction contract with A&K Earthmovers of Fallon, Nevada, in order to complete the 2022-2023 Consolidated Roadway Rehabilitation project, PWP-CH-2022-462, in the amount of Three Million Two Hundred Fifty Thousand Dollars (\$3,250,000.00). **(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 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 October 4, 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.

# October 7, 2022

## Agenda Item 4

Consideration and possible approval of council meeting minutes for December 27, 2021, January 3, 2022, January 11, 2022, February 15, 2022, March 15, 2022, March 25, 2022, April 5, 2022, April 19, 2022, April 21, 2022, May 3, 2022, May 17, 2022, May 23, 2022, June 7, 2022, June 21, 2022, June 29, 2022, July 5, 2022, July 19, 2022, July 22, 2022, August 2, 2022, August 16, 2022, September 6, 2022 and September 20, 2022. **(For possible action)**

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

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

**Present:**

Mayor Ken Tedford  
Councilwoman Kelly Frost  
Councilwoman Karla Kent  
Chief of Staff Bob Erickson  
City Attorney Mike Mackedon  
Deputy City Attorney Trent deBraga  
Captain Kris Alexander  
Deputy City Clerk Elsie Lee  
Deputy City Clerk Michael O'Neill

**Absent:**

Councilman James Richardson

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

Mayor Tedford led the Pledge of Allegiance.

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

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

Mayor Tedford stated that James Richardson is absent due to COVID protocol.

**Public Comments**

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

No comments were noted.

**Appointment and possible confirmation of Sean Rowe as Deputy City Attorney.**

Mayor Tedford asked Sean to approach the table on the dais. Mayor Tedford stated that he wanted to give everyone some background on Sean, who he has known for quite some time. Sean Rowe was born in Hailey, Idaho and was raised in Texas despite spending his formative

years in Dallas and Houston. He spent that time trying to get back west as soon as he graduated from High School. He drove to Idaho where he worked and attended school until he came to Fallon in 2007. Sean graduated from the University of Idaho College of Law in Moscow, Idaho, following undergraduate and graduate school where he studied English and Philosophy before deciding to attend Law School. His long road to Law School included detours for jobs that he worked across the northwest being a farm laborer and ranch hand, which comes in handy here, to teaching college English classes, to running a library, and providing tech support for the University of Idaho. During Law School, Sean became a good friend of Lem Mackedon. The two of them studied and golfed, more truthfully probably more golfing was done than studying. They worked their way through their legal course work before graduating and heading to Fallon, where Lem continued to golf, but Sean realized he would never be any good at that game, and for the most part has given it up. In Nevada, Sean began working as Deputy District Attorney in Hawthorne while also practicing here in Fallon. In 2010 he ran for the Mineral County District Attorney position and was elected. He served there for the next 11 years. He was reelected twice and looks forward to not having to run for reelection in 2022. However, he is passionate about working for the public and representing community interests. Sean's partner, and co-conspirator through all of this has been his wife Jessica, who is here today. The two of them met in 1995 and married in 1998. They have 4 children: Peter, Aiden, Colder, and Ansel. After traveling half of the world during their first decade of marriage, the family has settled in Nevada. Jessica is a Professor at Western Nevada College in Fallon and is the current Director of the college campus and rural outreach. Sean reports that he is thrilled to be joining with his long-time mentor and friend, Mike Mackedon and is honored to work with the City of Fallon. It is with great pleasure that I offer Sean Rowe for appointment as Deputy City Attorney and bring him before the Council for your consideration and confirmation. Are there any questions from Council or the public?

Councilwoman Frost stated that she didn't have any questions. I am excited to have Sean join the City of Fallon and I think he is going to do a great job. I have had a chance to visit with him and enjoyed learning about his very interesting background. I want to welcome him to the City of Fallon.

Mayor Tedford thanked Councilwoman Frost. With nothing further from Councilwoman Kent and I know that Councilman James has had time to visit with Sean and knows him very well while working with him during his previous job at Adult Parole & Probation. Councilman Richardson spoke highly of him regarding their conversations and I know that he will be much in favor of having Sean as a Deputy City Attorney. Are there any public questions?

No further comments were noted.

Councilwoman Kent stated that she also had a chance to interview Sean and knows he will do a great job at the City. I would like to make a motion to confirm the Mayor's appointment of Sean Rowe as Deputy City Attorney, seconded by Councilwoman Frost, and approved with a 2-0 vote by the Council.

**Consideration and possible action to establish the salary of Sean Rowe as Deputy City Attorney at One Hundred Twenty-Four Thousand Three Hundred Seventy-Two Dollars (\$124,372.00) per year.**

Councilwoman Frost made a motion to establish the salary of Sean Rowe as Deputy City Attorney at One Hundred Twenty-Four Thousand Three Hundred Seventy-Two Dollars (\$124,372.00) per year, seconded by Councilwoman Kent, and approved with a 2-0 vote by the Council.

Mayor Tedford administered the Official Oath of Office at this time swearing in Sean Rowe as Deputy City Attorney.

**Public Comments**

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

No comments were noted.

**Council and Staff Reports**

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

No 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 9:20 a.m.

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Mayor Ken Tedford

Attest:

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Sean C. Richardson, City Clerk-Treasurer

**MINUTES  
CITY OF FALLON  
55 West Williams Avenue  
Fallon, Nevada  
January 3, 2022**

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

**Present:**

Mayor Ken Tedford  
Councilman James Richardson  
Councilwoman Karla Kent  
Councilwoman Frost (absent)  
Chief of Staff Bob Erickson  
City Attorney Mike Mackedon  
Deputy City Attorney Trent deBraga  
Public Works Director Brian Byrd  
Captain Kris Alexander  
City Clerk-Treasurer Sean Richardson  
Deputy City Clerk Elsie Lee  
Deputy City Clerk Michael O'Neill  
City 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 asked for a moment of silence for the passing of Senator Harry Reid.

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

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

**Public Comments**

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

No comments were noted.

## **Approval of Warrants**

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

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

**Consideration and possible action to reject the lowest bid received to complete the City of Fallon Electrical Service and Generator project (PWP# CH2021-396), submitted by A&K Earthmovers of Fallon, Nevada, in the amount of Five Hundred Sixty-Seven Thousand Dollars (\$567,000), in order to serve the public interest pursuant to NRS 338.143.**

Public Works Director Brian Byrd introduced the possible action to reject the lowest bid received to complete the City of Fallon Electrical Service and Generator project (PWP# CH2021-396), submitted by A&K Earthmovers of Fallon, Nevada, in the amount of Five Hundred Sixty-Seven Thousand Dollars (\$567,000), in order to serve the public interest pursuant to NRS 338.143. Pursuant to NRS 338.143, the City Council may reject any bids received if the City Council determines that the public interest would be served by such a rejection. With the lowest bid so greatly over the attached engineer's estimates, it is the recommendation of staff that the City Council reject the bid in order to serve the public's interest. The rejection will allow City staff to undertake further efforts to reduce the complexity and cost of the project and to re-advertise for bids to complete the simplified project. Preliminary construction costs were estimated at \$323,863. As advertised, the project generally included: Demolition and removal of the existing City Hall generator, placement of a new 250kw generator, the construction of a generator enclosure and the installation of underground conductor to 98 South Carson Street, the Douglass House, and City Hall. Once completed, the newly installed 250kw generator will allow for temporary power to be delivered to City Hall, the Douglass House and 98 South Carson during an interruption of utility power. Currently, the existing City Hall generator is undersized for the facility and only allows for a portion of the building to be energized during an outage. The project was released for public bid on November 10, 2021 and advertised in Lahontan Valley News in accordance with NRS 338.135. A pre-bid meeting was held on November 30, 2021. One bid was received and publicly opened by the City of Fallon on December 16, 2021. We really hit a perfect storm on this project, with material prices, labor shortage, and transportation issues. With only receiving one bid on the project, it probably wasn't overly competitive and so as the agenda request stated, the staff's recommendation is to reject this bid and put it back out in March or April. We are not under huge time restraints and the current generator at City Hall is antiquated but it runs efficiently, and we maintain it well. The biggest problem is, like the request said, is that only a portion of City Hall is energized during an outage. It is a very important project for the city, and we are excited to get all three buildings fully operational and have it as a center, especially in a prolonged outage.

Mayor Tedford said that sometimes we get a low bid, and the low bid is fine, but it isn't this time.

Public Works Director Brian Byrd said that per-pandemic copper prices were trading at \$2.00 per pound and hit an all-time high this year at almost \$5.00 per pound. Copper prices are historically a good indicator of a strong economy.

Councilman Richardson asked if we would be getting a new estimate from the engineer



because we obviously need to reflect what the market price for materials are.

Public Works Director Brian Byrd stated that we will revisit this in the next couple of months and come back to the Mayor with the results.

Councilwoman Kent commented that with the supply chain issues and prices, it is a gamble, but that she thinks it is a good decision.

There were no questions from the public.

Councilman Richardson motioned to reject the lowest bid received to complete the City of Fallon Electrical Service and Generator project (PWP# CH2021-396), submitted by A&K Earthmovers of Fallon, Nevada, in the amount of Five Hundred Sixty-Seven Thousand Dollars (\$567,000), in order to serve the public interest pursuant to NRS 338.143; seconded by Councilwoman Kent and approved with a 2-0 vote by the Council.

### **Public Comments**

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

No comments were noted.

### **Council and Staff Reports**

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

No comments were noted.

### **Executive Session**

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

### **Adjournment**

There being no further business to come before the Council, Mayor Tedford adjourned the meeting at 9:09 a.m.

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Mayor Ken Tedford

Attest: \_\_\_\_\_  
Sean C. Richardson, City Clerk-Treasurer

**MINUTES  
CITY OF FALLON  
55 West Williams Avenue  
Fallon, Nevada  
January 11, 2022**

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

**Present:**

Mayor Ken Tedford  
Councilwoman Kelly Frost  
Councilwoman Karla Kent  
Chief of Staff Bob Erickson  
City Attorney Mike Mackedon  
Deputy City Attorney Trent deBraga  
Deputy City Attorney Sean Rowe  
Public Works Director Brian Byrd  
Deputy Public Works Director Ryan Swirczek  
Chief of Police Kris Alexander  
Captain John Frandsen  
City Clerk-Treasurer Sean Richardson  
Deputy City Clerk Elsie Lee  
Deputy City Clerk Michael O'Neill  
City 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.

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

Councilman James Richardson was absent.

**Public Comments**

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

No comments were noted.

**Appointment of Officers for the City of Fallon and confirmation of salaries of appointed officers.**

As Chief Executive Officer of the City, the Mayor, with the advice and consent of the City Council, appoints all such officers of the City as may be provided for by law or ordinance. The Mayor's Appointment of Officers, and the salaries of appointed Officers. If confirmed by the Council, the appointments and salaries will be effective July 1, 2021.

Mayor Tedford offered the following salaried appointments of officers for Council confirmation:

City Attorney	Michael Mackedon
Deputy City Attorney	Trent deBraga
Deputy City Attorney	Sean Rowe
Chief of Staff	Robert Erickson
Municipal Court Judge	Michael Lister
Municipal Court Judge Pro Tem	Vacant
Chief of Police	Kris Alexander
Police Captain	Ron Wenger
Police Captain	John Frandsen
City Clerk-Treasurer	Sean Richardson
Deputy City Clerk-Treasurer	Elsie Lee
Deputy City Clerk-Treasurer	Michael O'Neill
Public Works Director	Brian Byrd
Deputy Public Works Director	Ryan Swirczek
Deputy Public Works Director	Adrian Noriega
Deputy Public Works Director	Kevin Gulley
Emergency Manager	Steve Endacott
City Engineer	Derek Zimney
Director of Tourism and Special Events	Jane Moon

These appointed officials are appointed for a two-year term so we will do this again on this Tuesday in 2024. These officials that I offer you today, as I go through the list, I can tell you, as the CEO of the City and the Mayor, who, as you know in this city, without a manager, runs the city on a daily basis. I do everything from payroll to P.O.'s, to personnel, and make other decisions and we count on the department heads to make to run their departments as efficiently, and as frugally, as possible while following the pattern that the City has run for so many years. As you see, all of the Mayors on the side of the wall here today, in the Council Chambers, worked very hard, and all did a very good job. We have some that have been with us for a long time, and some that have been here for just a short time. They all work as a team, and my cabinet, and your cabinet, who works through me, for you and Council, has always worked as a team, and I think that's why we get such great results for the citizens of Fallon. First and foremost, they always get reminded of who they work for, the citizens. Because I get up every morning and the first thing, I think about is, how can I serve the citizens better here? So, they get reminded of that and they get reminded that they serve a Mayor from retail, so the customer is always right. They have that mindset and without question, each and every one of them is doing a really fine job and I, with much pride, offer this list of appointees to you. I will answer any questions from you and

offer public comment.

Councilwoman Kent motioned to confirm the Appointment of Officers for the City of Fallon and confirmation of salaries of appointed officers; seconded by Councilwoman Frost; motion carried with a 2-0 vote by the Council.

### **Appointments to Boards**

As Chief Executive Officer of the City, the Mayor, with the advice and consent of the City Council, appoints all board members and representatives to boards, committees and agencies that are either formed or created by the City or that require City representation in order to promote the health, safety, and welfare of the citizens of the City of Fallon. The Mayor's appointments are described in the list below:

Board of Adjustment

Chris Webb  
Kim Barrenchea  
Sheila Scholz  
Dusty Casey  
Charlie Arciniega

The Fallon Convention & Tourism

Councilwoman Kelly Frost  
Jatin "Jay" Bhakta  
Ezra Bernardo

Nevada League of Cities

Mayor Ken Tedford  
Councilwoman Kelly Frost

Legislative Affairs/Utilities

Councilwoman Kelly Frost  
Chief of Staff Robert "Bob" Erickson

Regional Transportation Commission

Mayor Ken Tedford  
Public Works Director Brian Byrd  
Chief of Staff Robert "Bob" Erickson  
City Attorney Michael Mackedon, alternate  
Deputy City Attorney Trent deBraga, alternate

Fire Board

Councilman James Richardson  
Mayor Ken Tedford, alternate

Debt Management Commission

Councilwoman Kelly Frost  
City Clerk-Treasurer Sean Richardson

Churchill Economic Development  
Authority/Churchill Entrepreneurial  
Association

Councilwoman Kelly Frost

School Planning Board

City Clerk-Treasurer Sean Richardson

Coalition for Senior Citizens Board of Directors	Councilwoman Karla Kent Deputy City Clerk-Treasurer Elsie Lee, alternate
Churchill Area Regional Transportation	Councilwoman Karla Kent Deputy City Clerk-Treasurer Elsie Lee, Alternate
Utah Associated Municipal Power Systems	City Clerk-Treasurer Sean Richardson Deputy City Attorney Trent deBraga, alternate Mayor Ken Tedford, alternate
Audit Committee	Councilwoman Karla Kent Chief of Staff Robert "Bob" Erickson City Attorney Michael Mackedon Deputy City Attorney Trent deBraga
Insurance Committee	Councilman James Richardson Chief of Staff Robert "Bob" Erickson City Attorney Michael Mackedon Deputy City Attorney Sean Rowe
Trails Across Churchill County	Councilwoman Kelly Frost
Domestic Violence Task Force	Councilwoman Kelly Frost Chief of Staff Robert "Bob" Erickson Police Chief Kris Alexander Captain Ron Wenger Deputy City Attorney Sean Rowe Sergeant John Riley Ray Dolan Pam Powell-Johnson Karen Moessner Kelli Weishaupt
Western Nevada HOME Consortium	Councilwoman Kelly Frost
Board of Administrator's ref: Municipal Service Agreement with Fallon Paiute- Shoshone Tribe	Chief of Staff Robert "Bob" Erickson Deputy City Clerk-Treasurer Elsie Lee Deputy City Attorney Trent deBraga
Churchill Fallon Economic Development	Mayor Ken Tedford Councilwoman Kelly Frost
Municipal Court	Deputy City Attorney Trent deBraga Deputy City Attorney Sean Rowe

Western Nevada Development District

Councilwoman Kelly Frost  
Deputy City Attorney Trent deBraga  
Deputy City Attorney Sean Rowe

Churchill Community Coalition

Police Chief Kris Alexander

IT/Cybersecurity Task Force

Councilwoman Karla Kent  
Chief of Staff Robert "Bob" Erickson  
Police Chief Kris Alexander  
City Clerk-Treasurer Sean Richardson  
Deputy Public Works Director Ryan Swirczek  
Deputy City Clerk-Treasurer Elsie Lee  
Deputy City Clerk-Treasurer Michael O'Neill  
Dan Slentz  
Mike Kelly

National League of Cities

Mayor Ken Tedford

Mayor Tedford stated that some of these committees only meet at the call of the Chair or if I decide they should meet.

Councilwoman Kelly Frost motioned to approve the mayor's Appointments to the Boards as read; seconded by Councilwoman Kent. The motion carried on a 2-0 vote by the Fallon City Council.

### **Public Comments**

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

No comments were noted.

### **Council and Staff Reports**

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

No comments were noted.

### **Executive Session**

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

**Adjournment**

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

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Mayor Ken Tedford

Attest: \_\_\_\_\_  
Sean C. Richardson, City Clerk-Treasurer

DRAFT

**MINUTES  
CITY OF FALLON  
55 West Williams Avenue  
Fallon, Nevada  
February 15, 2022**

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

**Present:**

Councilman James Richardson  
Mayor Pro Tem Kelly Frost  
Councilwoman Karla Kent  
Chief of Staff Bob Erickson  
City Attorney Mike Mackedon  
Deputy City Attorney Sean Rowe  
Public Works Director Brian Byrd  
Deputy Public Works Adrian Noriega  
Deputy Public Works Director Ryan Swirczek  
Chief of Police Kris Alexander  
Captain John Frandsen  
City Clerk-Treasurer Sean Richardson  
Deputy City Clerk Elsie Lee  
Deputy City Clerk Michael O'Neill  
City Engineer Derek Zimney

The Mayor was unable to attend the meeting and the meeting was called to order by Mayor Pro Tem Frost at 9:00 a.m.

Mayor Pro Tem Frost led the Pledge of Allegiance.

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

No comments were noted.



**Approval of Warrants:**

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

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

**Public hearing for Bill Nos. 788, 789, and 790: Ordinances amending Title 2, Chapter 2.20, Sections 2.20.020, 2.20.030, and 2.20.050 of the City of Fallon Municipal Code for the purpose of changing the dates of primary and general City elections, requirements for primary election candidates, and commencement of office for elected officers following general City election; and for other matters properly related thereto.**

Deputy City Attorney Sean Rowe stated that he spoke with the Mayor yesterday for the public hearing and thought he would open it up for public comment. The bills that are before you are amending Fallon's Municipal Code relative to its timing of its primary and general elections and are very thorough. He commended Mr. deBraga on the thoroughness and they speak for themselves as to what is being done, procedurally, by each of these bills. At this time, unless there are no public comments, we will move on to Council's discussion over on the next agenda item to further answer any questions that the Council has and then we can further discuss, if necessary.

Mayor Pro Tem Frost inquired if there were any public comments.  
No public comments were noted.

**Consideration and possible adoption for Bill Nos. 788, 789, and 790: Ordinances amending Title 2, Chapter 2.20, Sections 2.20.020, 2.20.030, and 2.20.050 of the City of Fallon Municipal Code for the purpose of changing the dates of the primary and general City elections, requirements for primary election candidates, and commencement of office for elected officers following general City election; and for other matters properly related thereto.**

Deputy City Attorney Sean Rowe mentioned that Bill No. 788 addresses the timing of the primary election. Back in 2019, the Legislature adopted AB50 which made several changes and amendments to NRS Chapter 293 and then some correspondent changes in 293C, which is directed primarily at City elections. One of the amendments in the NRS was to change the timing of the primary elections. This changed the primaries from the first Monday in April to the second Tuesday in June, which coincided with the rest of the elections in the State of Nevada. This Bill simply changes the timing of our primary, to correspond with that of the County. Bill No. 789 makes some changes to the primary election to the timing of when persons must declare their candidacy for open seats in the City. This changes it from 60 to 70 days prior to the primary to the first Monday in March through 5:00 p.m. of the second Friday in March. Again, this is just to correspond and be similar to what the County and other Counties must file for. Bill 790 is the time for the general election which is for the Mayor and the Council member requirements. Again, this largely changes the timing of these races. There are some minor changes to what occurs as far as when people are declared elected but there are not subsistent changes, other than

procedural.

Mayor Pro Tem Frost commented that if you will remember, the Nevada Legislature required us to change our elections from odd numbered years to the even numbered years, so this cleans up our ordinances and our municipal code to comply with those NRS changes.

Mayor Pro Tem Frost inquired if there were any public comments.

No Comments were noted.

Councilman Richardson motioned to adopt Bill Nos. 788, 789, and 790: Ordinances amending Title 2, Chapter 2.20, Sections 2.20.020, 2.20.030, and 2.20.050 of the Fallon Municipal Code for the purpose of changing the dates of primary and general City elections, requirements for primary election candidates, and commencement of office for elected officers following general City election; and for other matters properly related thereto; Councilwoman Kent seconded the motion; the motion carried on a 3-0 vote by the Fallon City Council.

**Public Hearing for Bill No. 791: An ordinance amending Title 2, Chapter 2.40, Section 2.40.020, of the City of Fallon Municipal Code for the purpose of changing the appointment dates of appointive officers; and for other matters properly related thereto.**

Deputy City Attorney Sean Rowe stated that there was no public comment on Bill No. 791 when introduced at the Council's properly notice special meeting on January 28, 2022. Notice of the deposit of copies of the proposed ordinance and the public hearing date was duly published in the Lahontan Valley News on February 2, 2022. The proposed ordinance, as introduced, and Proof and Statement of Publication of the Notice of Deposit of Copies and Public Hearing to Adopt Bill No. 791 are attached to this coversheet. This agenda item represents the public's opportunity to comment on the proposed ordinance and to present relevant information and materials to the Council.

Mayor Pro Tem Frost inquired if there were any public comments.

No Comments were noted.

**Consideration and possible adoption of Bill No. 791: An ordinance amending Title 2, Chapter 2.40, Section 2.40.020, of the City of Fallon Municipal Code for the purpose of changing the appointment dates of appointive officers; and for other matters properly related thereto.**

Deputy City Attorney Sean Rowe stated that Bill No.791 makes similar corresponding changes to the appointment of appointive officers in the City to correspond with the terms in office that have shifted because of AB50, as discussed on the last agenda item. This, again, makes a change to the timing of appointment of officers after the Council is newly taking office, every two years because of the way the election staggers the Council races. Following that, taking office by the Council, the Mayor will bring the appointive officers before the Council for approval. This is just a change in the timing and the code to correspond with what was enacted by the Legislature.

Councilwoman Kent asked when the council people will take office if they are elected in November.

Deputy City Attorney Sean Rowe stated that they will take office in January. In the ordinances we just changed, they take office at the first regularly scheduled meeting in January, of the year, following the elections.

Mayor Pro Tem Frost inquired if there were any public comments.

No comments were noted.

Councilwoman Kent motioned to adopt Bill No. 791: An ordinance amending Title 2, Chapter 2.40, Section 2.40.020, of the City of Fallon Municipal Code for the purpose of changing the appointment dates of appointive officers; and for other matters properly related thereto; Councilman Richardson seconded the motion; the motion carried on a 3-0 vote by the Fallon City Council.

### **Fallon Police Department Monthly Report for January 2022**

Chief Kris Alexander greeted the council. He stated that on page 1 of the report, there were calls for service and 794 in January which is down substantially from 1,273 in December. There were a few less business checks. The reason that it was at 1,273 in December is because we had far more business checks which compiled a lot more calls for service. Crime Summary, larceny, or petty thefts, if you will, they remain our highest category at 10 and I will break those down a little bit further in the report. We had four calls of domestic battery, and six calls of simple battery and assaults. Arrest Summary for the month of January, we had a 35 total arrests, and again, I will break those down in detail, a little further in the report. Moving citations and warnings were down this month from previous months. Sixty-nine total warnings were issued along with 34 citations. Traffic accidents have been a little higher than average this last month, with 18 total public property accidents and 3 total private property accidents. Animal shelter numbers have remained the same over the last several months. These ebb and flow but generally, the numbers remain steady. The Citizens surveys, again, had disappointing responses. We are trying to develop something a little bit easier for people to access and make them easier to fill out. Simply, six results are not enough, and it doesn't give a good sample from the citizens. We are trying to develop something on our Facebook page while keeping anonymity so people who are hesitant to criticize the Police Department, can feel free to do that, if they have negative comments to make. Anonymity is key and we are trying to figure out a simpler way for people to access some surveys. Regarding the citizens comments, they were all positive or satisfied. The first one at the top mentions the elderly neighbors with dementia and they appreciated the officer's kind and prompt response. We had a female, that unfortunately, her dog ate some rat poison, she called the City of Fallon dispatch. Kayla Norcutt, from Animal Control, responded and her dog, Barnaby, made it through just fine. He continued reading, "every time I've had to call or interact with Fallon PD, it is positive". "I was treated respectfully, efficiently and quickly". "We are fortunate to live here in Fallon". The last one, we had a gentleman respond. He was referring to a call from six months ago and complaining, so once we navigated through that, he was still satisfied with the Fallon Police Department service, and we did reach back out to him and address the issues from this last summer. Activities and Special Events, we provided lodging to one person in the month of January. There was no indoctrination training at NAS Fallon. Volunteers in Police Services volunteered eighty-three (83) hours to the agency, including Helping Hands, Domestic Violence Meetings, and a project for our department meeting. On January 14<sup>th</sup>, Officer Jacobs, School Resource Officer, passed out lunches to students at Lahontan Elementary School. The Breakdown of Arrests includes of the five (5) felony arrests, three (3) of the arrests were on felony warrants and two (2) were on Parole and Probations violations. Of the total sixteen (16) misdemeanor arrests, eleven (11) were misdemeanor warrant arrests. Theft report breakdown is as follows: One (1) report for stolen tires, two (2) reports of siphoned gas, one (1) report of a stolen casino ticket, two (2) reports of stolen packages, one

(1) report of a stolen scooter, one (1) report of stolen license plates, one (1) report of theft from Walmart, and one (1) report of theft of food from Golden Gate gas.

Councilman Richardson said that he wanted to put on record that we received a positive correspondence from Mr. Richard Gent, Executive Director, commending Chief Alexander and his staff for the training that they shared.

Chief Alexander commented that Mr. Gent puts on a very good presentation.

Councilwoman Frost asked if the Explorer program was up and active.

Chief Alexander replied, that due to Covid-19, they have put a back-seat to the program because they don't want to expose them at the City level as well as at the School District level. They are going to try and get it revamped and up and running now that the mask mandates have been rescinded.

### **Public Comments**

Mayor Pro Tem Frost inquired if there were any public comments. She 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.

Public Works Director Brian Byrd stated that Deb Bullock started today as the new Public Works Administrator. This is her first week and we are incredibly excited to have her and looking forward to Public Works operation running a little more efficiently. Very happy to have her.

Mayor Pro Tem Frost thanked Public Works Director Brian Byrd and welcomed Deb Bullock.

City Attorney Mike Mackedon stated that he has been the City Attorney for quite some time and during the entire time, going back to when Bob Erickson was Mayor, and the Mayor was a Councilman. During these times I don't remember a time when Ken has ever missed a meeting or even been late. So, I am assuming that there are very good reasons why he isn't here and why he isn't in that chair. Thank you.

Mayor Pro Tem Frost thanked Mike.

No further comments were made.

### **Council and Staff Reports**

Mayor Pro Tem Frost inquired if there were any Council or staff reports.

No comments were noted.

### **Executive Session**

Mayor Pro Tem Frost tabled the executive session, as it was not needed at this time.

**Adjournment**

There being no further business to come before the Council, Councilwoman Frost adjourned the meeting at 9:30 a.m.

\_\_\_\_\_  
Mayor Pro Tem Kelly Frost

Attest: \_\_\_\_\_  
Sean C. Richardson, City Clerk-Treasurer

DRAFT

**MINUTES  
CITY OF FALLON  
55 West Williams Avenue  
Fallon, Nevada  
March 15, 2022**

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

**Present:**

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

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

**Public Comments**

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

No comments were noted.

**Approval of Warrants:**

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

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

**Consideration and possible approval of a Professional Services Contract with J-U-B Engineers, Inc. for design and construction administration support services relating to the Wastewater Treatment Plant Dewatering Press project in the amount of Eight Hundred Twelve Thousand Six Hundred Dollars (\$812,600.00)**

Public Works Director Brian Byrd said that the City staff has been working to evaluate potential solutions for the treatment and disposal of biosolids generated from our processes at the Wastewater Treatment Plant. The Wastewater Treatment Plant was originally designed to separate biosolids from the digester, and in turn discharge the biosolids into three separate lagoons on the east side of the facility. In response to an under designed digester, the quantity of biosolids generated has been much greater than originally anticipated. The increased quantity of biosolids has made the eastern lagoons unmanageable as their capacity rapidly diminishes. With the Nevada Department of Environmental Protection enforcing a more rigorous standard for lagoon maintenance, simply cleaning the lagoons, and repeating the same process would be cost prohibitive. The Nevada Department of Environmental Protection is requiring a mitigation plan to address the existing biosolids currently stored in the lagoons. The proposed volute press would separate the solids from the digested sludge through a dewatering process, while eliminating any future need for biosolid storage in the eastern lagoons. The contract being considered would allow for J-U-B Engineers to evaluate the installation of the new press and supply construction management services during the construction phase.

Mayor Tedford said that they are very excited about this project. He said that no one gets excited about the sewer system unless it is not working. This is a really important project for the City and it's one you don't like to have to spend this kind of money on but just to clean those ponds, it is between \$750,000.00 and \$1,000,000.00 project. So, when you do the screw press or this project alone, it is of great value to us by eliminating storage in those lagoons. It's not a subject, like when you go to a meet and greet, or one of these functions that we have around the community, that people ask, "How are you doing on the sewer project?" but it is an important project to us.

Councilwoman Frost said that this is the first step in setting this up. What is the goal and timeline of completion of the entire project?

Public Works Director Brian Byrd stated that this is going to be a complicated design, for sure, just because we must install new piping structure at the Wastewater Treatment Plant, construct a metal building that can hold it with a conveyor belt system. There are quite a few logistics to work through so it will take a majority of the year to get through that process. I anticipate breaking ground early Spring, 2023.

Mayor Tedford stated that we might come back to Brian and ask to add an SBR to this plant too. We are still in discussions, internally, and discussions with JUB about adding another SBR to the Plant. It is not in this project, it is separate, to add for future growth. The SBR is the Sequential Batch Reactor, that we have three (3) of already out there now. We have not come to

a decision, internally yet.

Councilwoman Frost addressed Mr. Byrd about other communities using this similar process and having success with it.

Deputy Public Works Director Brian Byrd said that that is correct. We are beneficiaries of that also, because our landfill can receive, what we call, the cake, which is the byproduct of this process. Currently, the best way to describe the other product is, sludge. The sludge gets pumped out to the lagoon and this dewatering process extracts so much water that it becomes like a play-doh consistency and can be put on a conveyor belt and put directly into a roll off and then hauled to the landfill. Our landfill can receive that from communities all around Northern Nevada and California. We are on contract with one of them and a lot of pricing inquiries on receiving that material. It is very easy to handle at the landfill and we hardly ever must touch it and it works out great.

Mayor Tedford said that the last time we cleaned those ponds, we really had a hard time getting a bid and it was a mess. This is a real step ahead and what the Nevada EPA would like us to do. There are some things that we have been able to do out there with the ponds over the years that we are not allowed to do anymore.

Deputy Public Works Director Brian Byrd said that the staff recommendation would be to save two of the ponds on the east side for maintenance or catastrophic events at the plant, so we always have some capacity to revert back to our previous operation.

Mayor Tedford said that that would be an internal discussion whether they would need two ponds or just one.

Councilwoman Kent asked if the new press would produce a different type of sludge and be able to clean up all three lagoons, over time.

Mayor Tedford said that the new press doesn't clean the ponds.

Councilwoman Kent asked how the ponds get cleaned.

Mayor Tedford said that there is another process to clean the ponds. We may come back at some point with the contract to clean the ponds as well.

Councilwoman Frost said that this is going to be a great project for the city and moved to approve a Professional Services Contract with J-U-B Engineers, Inc. for design and construction administration support services relating to the Wastewater Treatment Plant Dewatering Press project in the amount of Eight Hundred Twelve Thousand Six Hundred Dollars (\$812,600.00); Councilwoman Kent seconded the motion; the motion carried on a 3-0 vote by the Council.

**Consideration and possible approval of a professional Services Contract with Lumos and Associates, Inc. for design and construction administration support services relating to the A Street Reconstruction project in the amount of One Hundred Thirty-Five Thousand Two Hundred Fifty Dollars (\$135,250.00).**

Deputy Public Works Director Brian Byrd stated that the approval of a contract to Lumos & Associates would allow for design, planning, engineering, and construction services associated with the reconstruction for 2,500 linear feet of A street from Venturacci Lane to North Maine. The Scope of Work for this project includes topographic surveying, geotechnical investigation, agency coordination, preparation of construction documents, bid services, construction management, inspection, and quality assurance testing. City staff recommends an approval of a Professional Services Contract with Lumos and Associates, Inc. Last fall, we approved a contract with Sierra Nevada Construction for a heavier crack seal, slurry seal, chip seal and then another seal on top of that. When we came out of winter, we realized that A Street



probably was no longer a candidate for that application and that we really, most likely, need to focus our efforts on a full reconstruction there. So, after speaking with Lumos and Associates and Sierra Nevada, we were able to take those 2,500 linear feet that we had, for that which was already approved, and reallocate that to another City street. It is yet to be determined and then we can focus strictly on the reconstruction of A Street.

Councilwoman Frost mentioned that she gets questions about this all the time.

Mayor Tedford said that they will fix the sidewalks and put in the sidewalks that are not there also.

Councilwoman Frost motioned to approve the professional Services Contract with Lumos and Associates, Inc. for design and construction administration support services relating to the A Street Reconstruction project in the amount of One Hundred Thirty-Five Thousand Two Hundred Fifty Dollars (\$135,250.00); Councilman Richardson seconded the motion; the motion carried on a 3-0 vote by Council.

**Consideration and possible appointment of Eide Bailly as auditors for the City of Fallon for the fiscal year ending June 30, 2022, for an estimated total fee not to exceed Ninety-Four Thousand Dollars (\$94,000.00), and approval for the mayor to authorize additional fees if necessary to complete the audit.**

Chief of Staff Bob Erickson read, pursuant to NRS 354.624, the City must provide for an annual audit of all its financial statements. NRS 354.624 (3) requires the City to designate its auditors and provide notice of the designation to the Department of Taxation no later than three (3) months before the close of the fiscal year to be audited. The Audit Committee which consists of Councilwoman Karla Kent, City Attorney Mike Mackedon, and me as Chief of Staff, have reviewed the attached proposal, and recommends the appointment of Eide Bailly as auditors for the City of Fallon for the fiscal year ending June 30, 2022. The quoted total fee covers the general audit and one major program audit in addition to all travel costs.

Councilwoman Frost mentioned that is a very similar contract that we had in 2021 and asked if that was correct.

Chief of Staff Bob Erickson said yes, and that there are not major changes in the contract. We have contracted with Eide Bailly for approximately five (5) years now and then the previous company, which they merged with, our relationship goes back to the late 1940's. We have had a long-standing relationship with these guys, and they do an outstanding job.

Councilwoman Kent motioned to approve the appointment of Eide Bailly as auditors for the City of Fallon for the fiscal year ending June 30, 2022, for an estimated total fee not to exceed Ninety-Four Thousand Dollars (\$94,000.00), and approval for the mayor to authorize additional fees if necessary to complete the audit; Councilwoman Frost seconded the motion; the motion carried on a 3-0 vote by the Fallon City Council.

### **Fallon Police Department Monthly Report for February 2022**

Chief Kris Alexander greeted the Council. He started with total calls for service in February being 636, staying on average for last February, which was 613. These were down from the previous two months. Page 2 of the report, the Crime Summary, there were five (5) for Domestic Battery, five (5) Battery Assaults, and pointed out that three (3) of those arrests were juvenile arrests, handled by the School Resource Officers at the School District.

We had twenty-three (23) total arrests for February of 2022, again, twenty (20) were adults and three (3) were juveniles. We issued twenty-two (22) citations last month and ninety-four (94) warnings. The Animal Shelter Service is maintaining the average for the last several months, taking in fifty-three (53) City dogs, thirty-one (31) County dogs and no dogs from the Tribal entities. We received thirteen (13) Police Department Citizen Survey Results. They all were either Very Satisfied or Satisfied. The specific officers named were me, Capt. John Frandsen & Capt. Wenger, Sgt. Shyne & Babiarz, Officer Montgomery and Officer Mike Woolf, who is one of our new officers from the White Pine County Sheriff's Office, mentioned twice, and Officer Itskin. Dispatcher Kim Kufalk was also mentioned twice. On the next page is the Fallon Police Department Citizen Comments and all were positive. On the 6<sup>th</sup> comment, it says, "Thank you for responding to the ongoing homeless problem behind my house. The car is still there with a man inside. This situation creates a concern for our safety. If something isn't done, there will be a full-blown homeless camp again." We are currently addressing that issue with this specific person who is living in this vehicle. Activities and Special Events, we were able to provide lodging for two people in the month of February. During February, we also provided two separate trainings at NAS Fallon for indoctrination to new sailors. Our Volunteers in Police Services volunteered ninety-two (92) hours to the agency. These duties included Helping Hands, Domestic Violence Meetings, homeless count, and abandoned vehicle count. Officer Cruz and Officer Bloomfield answered questions for students at Agape Christian School. On February 28<sup>th</sup>, Officer Zamora provided a tour of City Hall to the Boys Scouts of America. Of the three (3) felony arrests, two (2) of the arrest were on felony warrants. Of the total nine (9) misdemeanor arrests, all nine (9) were misdemeanor warrant arrests. During the month of February, the Fallon Police Department took ten (10) theft reports, four (4) of the ten (10) were from retail establishments and the remaining six (6) were from individuals from around our community.

Councilwoman Frost asked the Chief about the ten (10) theft reports and how successful they are in solving those difficult cases.

Chief Alexander said that the retail thefts were a lot more successful because we have avenues to put pictures on the Facebook page and they have camera surveillance systems in the stores and that helps. Thefts from individuals are very tough as a lot of the items are tools and the items are not marked with individual markings or anything like that and it's tough to recover those items.

### **Public Comments**

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

No comments were noted.

### **Council and Staff Reports**

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

No comments were noted.

**Executive Session**

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

**Adjournment**

There being no further business to come before the Council, Mayor Tedford adjourned the meeting at 9:26 a.m.

\_\_\_\_\_  
Mayor Ken Tedford

Attest: \_\_\_\_\_  
Sean C. Richardson, City Clerk-Treasurer

DRAFT

**MINUTES  
CITY OF FALLON  
55 West Williams Avenue  
Fallon, Nevada  
March 25, 2022**

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

**Present:**

Councilman James Richardson  
Mayor Pro Tem Kelly Frost  
Councilwoman Karla Kent  
Chief of Staff Bob Erickson  
City Attorney Mike Mackedon  
Deputy City Attorney Trent deBraga  
Deputy City Attorney Sean Rowe  
Public Works Director Brian Byrd  
Deputy Public Works Ryan Swirczek  
Chief of Police Kris Alexander  
City Clerk Sean Richardson  
Deputy City Clerk Elsie Lee  
Deputy City Clerk Michael O'Neill  
City Engineer Derek Zimney

Mayor Tedford was not present for this meeting and the meeting was called to order by Mayor Pro Tem Kelly Frost at 9:00 a.m. Mayor Pro Tem Kelly Frost led the Pledge of Allegiance.

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

Geoff Nell of 261 Serpa Place said that it is predicted to be 82 degrees today. Wow, getting close to shorts and short sleeved shirts. Well, I would like to begin with reading out of the book of Proverbs and this is regarding a believer in Christ, wisdom. I am 'gonna start with verse 32 through verse 36. Now therefore, listen to me, my children. Blessed are those who keep my ways. Hear the instruction and be wise and do not disdain it. Blessed is the man who listens to me, watching daily at my gates, waiting at the posts of my doors. For whoever finds me, finds life

and obtains favor from the Lord. But he who sins against me wrongs his own soul. All those who hate me love death. So, it says, wisdom, love and encourage wisdom is to bring back God into government. I found out I am in Ward 3 instead of Ward 1 anymore and the map here says they stretch my street to put me in Ward 3. I didn't know that. I was gonna run for Ward 1 and it's just amazing how districts are changed for benefit of political posture. I would like to read out of the Congressional Record. I gave this years ago, to the record, it's step 23 – support any socialist movement to give centralized control over any part of culture, education, social agendas, welfare programs, mental health, and clinics. You know, I went and preached at the school board a couple days ago, and anyhow, they're pushing Critical Race Theory. The word is not presented CRT, but the words and the language, exactly, are a socialist agenda of CRT. I was walking past the middle school, walking my dog back from a lady I help, to take out her dog and get her mail and stuff this way, and got kids dressing up as animals. In the district, the guidelines that they're havin' in there, they put in the words, safety. But I'm tellin' ya, our government is so screwed up 'cause people are dressing up as animals under the influence of evil. But what is the morality of the city is gonna do about it? Our kids are being sexualized. And the right here, it is intentional to starve this nation within. But where is the morality? You know, when I was a foster parent, I had to have training with the Children Detention Center, the Churchill County Detention Center and they told me about the twenty-eight (28) gangs in this city. Wow, I have seen litter everywhere, graffiti is going there, and nothing is being done about it. So where is the morality of this government? It is ridiculous. We need to bring God back in here. And right in here, it says, you agree with death unless you bring God back in and morality. And release the Police Department to do their job and change the municipal courts. Give 'em the Municipal Code, it's a bunch about bicycle riders, 'cause in there, it says, "bicycle riders, just ride safely." Basically. We got bicycle riders just going through the stop signs. Speeding through in the traffic. This is just some examples, Council. You need to bring God back into government. I implore you. Wake up, or you're gonna face a spiritual, spiritual death. And that is Revelation 21 verse 8. You're all liars and you have a part in the lake of fire. Thank you.

No further comments were noted.

**Consideration and possible approval of Council meeting minutes for June 19, 2018.  
(For possible action)**

Mayor Pro Tem Frost said that staff has presented the meeting minutes for the Council's meeting on June 19, 2018. These meeting minutes took an extended amount of time because they consist of a word-for-word transcript on the meeting that took place that evening. Because of the importance of the record for this meeting, the City hired a Court Reporter to transcribe the meeting audio. After receiving the transcripts, City Staff also reviewed the transcript for accuracy. This took a significant amount of time, but Staff felt it was important to have an accurate record of the hearing. Have the Councilmembers had the opportunity to review the minutes?

All Councilmembers responded yes.

Mayor Pro Tem Frost asked if there was any questions or discussion for the Council.

No comments were noted.

Mayor Pro Tem Frost asked if there were any public comments about the agenda item.

Geoff Nell said he will concur. It is a very hard decision. But it seems to be we threw our hands up. We just gave up. You know, there is legislation now, looking at new legislation for the State, next year. But at a time to introduce bills, to refute the evil that they're promoting. And I hope you do something like that. You know, stop the hate crimes bill, where it says to sexualize our children.

Mayor Pro Tem Frost interrupted Mr. Nell and reminded him that this is regarding the agenda item on the Council meeting minutes and asked if he had a comment on that.

Mr. Nell said, right, it's on the marijuana, right?

Councilwoman Frost confirmed.

Mr. Nell said, right! And I'm respondin' to that. Ya, so anyway, I am proud of you and what you did, okay? But I'm tellin' you, we need to do more, thank you.

No further comments were noted.

Councilman James Richardson moved to approve the Council meeting minutes for June 19, 2018; seconded by Councilwoman Kent and the motion carried on a 3-0 vote by the Council.

**Consideration and possible approval of plan of correction to prevent the recurrence of statute and regulation violations as reported in Note 2 of the Annual Comprehensive Financial Report for the Year Ended June 30, 2021. (For Possible Action)**

City Clerk Sean Richardson stated that pursuant to NRS 354.6245, the City shall advise the Department of Taxation to what action has been taken to prevent recurrence of each violation of law or regulation, or to correct continuing violations. The enclosed memo to the Mayor and Council outlines the details of the plan of correction for each violation. If approved, this plan of correction will be forwarded to the Department of Taxation to comply with the statutory requirement.

Councilwoman Kent asked about a statement at the bottom that states the staff will be more conservative with their estimates for May and June, but is conservative the correct verbiage? Would the word liberal be more appropriate since we would need to be higher with the estimates?

City Clerk Sean Richardson said that yes, higher is what he was going for and probably didn't use the best terminology. Before I send it over to the Department of Taxation, I can change that wording. I also plan to write a separate letter to the Department of Taxation. I can definitely change that verbiage to make it clearer.

No further comments were noted.

Mayor Pro Tem inquired if there were any public comments.

No comments were noted.

Councilwoman Kent motioned to approve the plan of correction to prevent the recurrence of statute and regulation violations as reported in Note 2 of the Annual Comprehensive Financial Report for the Year Ended June 30, 2021. seconded by Councilman Richardson. The motion carried on a 3-0 vote by the Fallon City Council.

**Public Comments**

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

Geoff Nell said, boy this goes really quick, huh!? The school board meeting went on for a long time, we got out of there after 9:00 p.m. Wow, it's quick here. I want to bring God into government. I really do. It is our moral standards. 'Cause of the influence – uh, let me back up a little bit. It's that when we grow up, we mimic our parents. And we live by their values. And then as we grow and get into decisions where we make them for ourselves, we accept these, not truly understanding what they're about. So the inundation of internet, people in the pulpit in the buildings, so called churches, and they manipulate the public and people get

influenced because it sounds good. But people don't do their research and find out how God's Word should be the moral standards of our planet. I'm not sayin', let's be under the theology of the Catholic church, or Southern Baptist Convention, Jehovah's Witness, Mormons – I'm say of God – without the denominations and corruption that people get ideology through theology to do this just only. See, the Word of God needs to be balanced and understand the difference between righteous and unrighteous. What is an abomination to the Lord and what is an what it what the God says? I had a conversation with a lady from South Africa, her name is Michelle. I quoted John 3:14, John 3:16-19, and she said to me, "Geoff, you can never save anybody." That's immaturity in it and I am calling her Jezebel. 'Cause every time I get on there and talk, she interrupts me and says, "People cannot be saved, at least by communicating the Word of God." The thing that the Word of God is being blanked out of these buildings in our area, the way for revealing of the Lord of Jesus Christ is not happening. So, it's not happening, people who go in the government are persuaded and bein' influenced that say abominations to God is okay. And I'm thankful that this conservative branch we don't have a homosexual party here. But if the mindset, when the mayor leaves, and another mayor comes in, it's a mimic of the parents and of the choices that they make, but another Word of God because they don't know the Word of God. Now I got attacked by a Satanist. He says that an ordained minister for the Universal Church of Jesus Christ. He's against pagan gods, oh that's great, but he says that if a man wants to have a relationship with a man, and have sex with him, I am okay with it. See the delusional, the delusion of our government and the influence when people you take power, God's morality is not implied. It's goin' with the world, with the government that kills human life. You know, I've said this before, I was at the ordination of Governor Sisolak. We talked about abortion, and everybody cheered. Where are you? To make forth, to make changes and bills in our state legislature that stop the immorality of death, promiscuity and so on. I really meant; I wish you'd really do something like that. Thank you.

No further comments were noted.

### **Council and Staff Reports**

Mayor Pro Tem Frost inquired if there were any Council or staff reports.

No comments were noted.

### **Executive Session**

Mayor Pro Tem Frost tabled the executive session, as it was not needed at this time.

### **Adjournment**

There being no further business to come before the Council, Mayor Pro Tem Frost adjourned the meeting at 9:15 a.m.

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Mayor Pro Tem Kelly Frost

Attest: \_\_\_\_\_  
Sean C. Richardson, City Clerk-Treasurer

**MINUTES  
CITY OF FALLON  
55 West Williams Avenue  
Fallon, Nevada  
April 5, 2022**

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

**Present:**

Mayor Ken Tedford  
Councilman James Richardson  
Councilwoman Kelly Frost  
Councilwoman Karla Kent  
Chief of Staff Bob Erickson  
City Attorney Mike Mackedon  
Deputy City Attorney Trent deBraga  
Public Works Director Brian Byrd  
Deputy Public Works Director Ryan Swirczek  
Captain Kris Alexander  
City Clerk Sean Richardson  
Deputy City Clerk Elsie Lee  
Deputy City Clerk Michael O'Neill  
City 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.

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 Nell of 261 Serpa Place greeted the mayor and said it was good to see him back. I think things went well in your venture. I would like to begin by saying greetings and open up with the Word of God and read what I read last City Council meeting, Proverbs chapter 8:32-36. It is regarding wisdom. Use God's Word in your decision making. Now therefore listen to me, my children. For blessed are you who keep my ways. Hear instruction and be wise and do not disdain it. Blessed is the man who listens to me, watching daily at my

April 5, 2022, Fallon City Council Meeting



gates, reading at the posts of my doors. For whoever finds me, finds life, and obtains favor from the Lord. But he who sins against me, wrongs his own soul. All those who hate love death. I believe in morals, Gods morals, like the Ten Commandments. Thou shalt not steal, thou shalt not commit adultery, thou shalt not bear false witness, simplified, do not tell a lie. We are lacking that in this state, this City, this County, and the federal government because they push God out. It is really incredible. I have a card with a case number, and when I finally came to the decision, I have to bring it forward. I don't think I am allowed to talk about it because it's under investigation. I am really peeved of the sexualizing of our children. I was preaching on Wednesday of last week, preaching in front of the Pawn Brokers, next to the old Dairy Queen. And I had two children, two girls, looked to me by the height and age, were either in the 5<sup>th</sup> or 6<sup>th</sup> grade. They heckled me and they walked away and came back with a tall girl and a shorter girl. Do you know what they ended up doing? I think they are lesbians. The tall one grabbed the head of that girl and gave her a deep throat smooch. Morals. The sexualizing of our children. It's gone over the top, Council, Mayor. It is sad. Now I went there, and I used my 1<sup>st</sup> amendment right on Friday, 'cause I know the Pinwheel for Prevention against child abuse is happening, 'cause I gave a phone call to them in Chicago, IL, which I lived in the Chicago area and I know how wicked it is, immoral, like California, Illinois, New York. They are perverting our children everywhere. And I asked them the question, do they believe that the LBGTO is considered child abuse. They couldn't give an answer because the publicist is rehiring somebody, but they couldn't answer, and they couldn't give a simple yes or no answer. The activity in our city is absolutely immoral to this taste. We have Satanists, Wickens, we have parents that say their children are gay. Let them stay that way. I have a book called, The Angels Hazards and the Psychological Hazards of the LGBTQ. It hurts mankind, it is depopulation. It's all political and it's all by design and it is here. Where is the government to control the chaos? Where is the, teach the young that don't believe in a lie? Because social media promotes the TikTok, this and that, they promote it, it's a lie. Before I close, there was a You-tube video, that is from the gay choir in San Francisco. One of the lyrics says, "*I'm coming for your children.*" We need to wake up. You care about their children and the next generation being perverted by this, it's a total lie, it's a hazard, and it kills slowly and quickly kills! This government needs to wake up and think about morals instead of concrete and asphalt!

There were no further public comments.

### **Approval of Warrants**

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

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

**Consideration and possible approval of an application by Kamran Bashir for a retail liquor license for KHM Stores Inc., dba BA Food & Liquor to be located at 1660 West Williams Avenue. (For possible action)**

made application for a retail liquor license for KHM Stores Inc., dba BA Food & Liquor to be located at 1660 West Williams Avenue. A retail liquor license is a privileged license that allows the licensee to sell alcoholic beverages from a fixed and definite place of business for consumption off of the premises only. The application has been reviewed by Police Chief Kris Alexander, Deputy City Clerk Elsie Lee, City Engineer Derek Zimney, and Deputy City Attorney Trent deBraga and has been recommended for approval.

Mayor Tedford inquired if there were any public comments.

Mr. Geoff Nell of 261 Serpa Place quoted 1 Corinthians 6:9 saying, drunkards will not inherit the kingdom of God. I hope this individual, this owner, expresses to control the environment and to make decisive decisions of what they are going to sell. You know, we don't need any more liquor, this town is wet. But once you make the decisions, is this really worth it? I encourage entrepreneurship (inaudible) But when it comes to morality of our area, we've got drunkards, psychos, and all kinds of stuff. I will say, go for it! But knowing that these standards, with a personal conversation, you will really think and make correct decisions. Thank you.

No further public comments were noted.

Mayor Tedford said that it should be noted for the Council that all these individuals sit down with the Police Chief and have discussion about the conduct within their premises and if that conduct is excessive, they are to contact the Police Department. Then, if there is as repetitive nature of their excessiveness, then not only does the Police Department take action, then it comes back to us for further action.

Councilwoman Kent asked for clarification that this would be a name change.

Deputy City Clerk Elsie Lee said that is for ownership and name change but it is an existing establishment.

Councilwoman Kent motioned to approve the application by Kamran Bashir for a retail liquor license for KHM Stores Inc., dba BA Food & Liquor to be located at 1660 West Williams Avenue; seconded by Councilman Richardson and approved with a 3-0 vote by the Council.

**Consideration and possible approval of an application by Johan Luis-Vera Resendiz for a drinking establishment liquor license for Vaqueros Sports Bar and Cantina to be located at 2155 W. Williams Avenue. (For possible action)**

Deputy City Clerk Elsie Lee stated that Johan Luis-Vera Resendiz, owner of Vaqueros Sports Bar Cantina, has made application for a drinking establishment liquor license for Vaqueros Sports Bar Cantina, to be located at 2155 W. Williams Ave. A drinking establishment liquor license is a privileged license that allows the licensee to sell or provide alcoholic beverages from a fixed and definite place of business for consumption upon the premises only. The application has been reviewed by Police Chief Kris Alexander, Deputy City Clerk Elsie Lee, City Engineer Derek Zimney, and Deputy City Attorney Trent deBraga and has been recommended for approval.

Councilwoman Kent asked if there was going to be food served or if it would be just the Cantina.

Johan Luis-Vera Resendiz said that there will be appetizers and a food truck that will be in the parking lot.

Councilwoman Kent asked what the hours of operation would be.

Johan Luis-Vera Resendiz said that during the week, from 1:00 p.m. until closing at 10:00 p.m. Weekend hours, we would close around 1:00 a.m. or 2 a.m.

Councilwoman Kent asked if they have experience in this industry.

Johan Luis-Vera Resendiz said yes, they do.

Councilwoman Kent asked where that experience was.

Johan Luis-Vera Resendiz said that his uncle used to have a bar in Reno.

Mayor Tedford asked Derek to come forward.

City Engineer Derek Zimney said that Johan and his food will consist of a snack bar, prepared. He had considered a kitchen, but he was unable to provide the appropriate grease interceptor and an appropriate facility for that. This space is right in between Mendoza's and Game Stop, in the corner, and it is deceptively large. Johan is in the process of preparing plans for a remodel. The map that I have prepared gives an idea of the space and a projective of what it will look like when it is done. Mitch Young, at the Fire Department, went down there and gave an idea of what he thought the occupancy will be once the space is completed. Upon doing a business license, we will give an official occupancy level on that at that time. I am expecting plans from Johan any day now.

Mayor Tedford asked for clarification that today, we are just approving the liquor license for the bar.

City Engineer Derek Zimney said correct. He clarified that the business license will come after the remodel and all the inspections and safety things, and precautions are taken care of.

Mayor Tedford inquired if there were any public comments.

Mr. Geoff Nell of 261 Serpa Place said that in the big cities, north of Sacramento, there was a shooting outside of a bar. Drinking, gangs, and so forth. It could happen here, 'cause things are really, really getting out of hand, really out of hand. You don't think that some of that won't come here? It more likely will. With the moral standards, there is so much debauchery. I talked with this young man; I encourage entrepreneurship. I want to express; I hope he does control his environment. It really does. The sport fans, they go nuts. And they celebrate their teams, and they cause havoc and actually, rob stores and use it as an excuse. So, you do that, go for it, give him his license.

No further comments were noted.

Councilman Richardson motioned to approve the application by Johan Luis-Vera Resendiz for a drinking establishment liquor license for Vaqueros Sorts Bar and Cantina to be located at 2155 W. Williams Avenue; seconded by Councilwoman Frost and approved with a 3-0 vote by the Fallon City Council.

**Consideration and possible approval of an application by Lindsey Christoph for a retail liquor license and a drinking establishment liquor license for Bottle and Brie to be located at 65 South Maine Street, Suite A. (For possible action)**

Deputy City Clerk Elsie Lee stated that Lindsey Christoph, owner of Bottle and Brie, has made application for a retail liquor license and a drinking establishment liquor license for Bottle and Brie to be located at 65 South Maine Street, Suite A. A retail liquor license is a privileged license that allows the licensee to sell alcoholic beverages from a fixed and definite place of business for consumption off of the premises only and 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 Kris Alexander, Deputy City Clerk Elsie Lee, City Engineer Derek Zimney, and Deputy City Attorney Trent deBraga and has been recommended for approval.

Councilwoman Frost asked Lindsey Christoph if her business model was a tasting room and things like that.

Lyndsey Christoph said that they will primarily be retail, but we will have five (5) or six (6) wines available for tasting, but primarily, it will be a retail store.

Mayor inquired if there were any public comments.

Mr. Geoff Nell said that he knows that they are getting tired of him. But God is not being heard in the city. I quoted 1 Corinthians, I can look at it right here and read 'em all off to you. But people who believe in the Lord Jesus Christ, want to entice people to behave in a certain way that's not godly at all. The risks, the chance become drunkard because alcohol makes people stumble. I am shocked by someone's unsound doctrine that is going to allow to run a business like this and say it's okay. It is aiding and abetting our culture and society. Instead of looking at God for help and direction, NO, they have to have an establishment to get drunk! Or at least get someway intoxicated. Because people are so full of fear, people living in poverty, and they wallow their sorrows in liquor. You are no longer my representative, Ms. Kelly Frost. You are Mr. Richardson. My answer to you do not authorize this.

No further comments were noted.

Councilwoman Frost motioned to approve the application by Lindsey Christoph for a retail liquor license and a drinking establishment liquor license for Bottle and Brie to be located at 65 South Maine Street, Suite A; seconded by Councilman Richardson and the motion passed with a 3-0 vote by the Fallon City Council. Mayor Tedford said good luck to Lindsey and if you have any problems, please call Fallon PD.

### **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 Nell of 261 Serpa place said he feels the burn coming up and down. Oh, wow! what a day to be alive. I will tell you, I just recently learned, and I experienced. You know what I found out when I had this experience with these two girls doing the sexual thing, they have no clue what they are doing. It is like a fad! I called almost every single pastor, every church. I got hold of one and he made an excuse. These churches do not care about the children. They will defend their children in the building but not defend them when they go to the government schools. God has been watered down, weak, and pathetic, only function this way but don't balance the whole Word of God. It's sad that the Word of God is being enclosed inside of a (inaudible) and only participate in a certain way. I am not saying it's wrong, but so one-sided. I go to the school boards, commission meetings, I am trying to stop the drag queen story from coming here and get ejected. I go preach over there at Millennium Park, you know, and maybe you thought I was disruptive, but gosh! The sexualizing of our children, I see it! I see it! And the pastors don't care, they care more about their follow one three C. They care about running a business. They water down the Word of God, but they do not educate. And to bring solid food to find the difference between good and evil, because people in them churches, I am them, at a certain church, I get a deer in the headlight look. Because people in those churches are not being trained and disciplined properly against spiritual warfare. I am very passionate. I hate it when lukewarm believers come over to me and say, Geoff, you're doing it wrong. By Gosh! You see what is going on? People cannot discern the difference between good and evil because solid food is not being preached in these buildings. Not one iota. One church says God wants you to feel good!! God is Love! They put it out of

context. But 1 John 4:8, and they get manipulated by political politics and ideology. And look where we are today! All these pastors, I could name them all, but I do it for, well, you find out. They need to wake up. Every failed Jesus Christ, then people are going to face the second death, but no, they want to hurt people's feelings. People that walk behind my back and spread rumors and tell the pastors that I am saying it wrong. Repent and believe and trust in the Lord Jesus Christ. But no! They sexualize our children in government schools. The government said that it's we the people! We should stand up to it and the pastors should lead and to defend the children from the harmful, sexual perversion of the LGBTQ. In closing, repent, City of Fallon. I'm going to the City Council tomorrow and I get three minutes. What I saw on Friday, is the mindset of this government. It's sick! And you all need a physician!

No further comments were noted.

### **Council and Staff 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 9:24 a.m.

\_\_\_\_\_  
Mayor Ken Tedford

Attest: \_\_\_\_\_  
Sean C. Richardson, City Clerk-Treasurer

**MINUTES  
CITY OF FALLON  
55 West Williams Avenue  
Fallon, Nevada  
April 19, 2022**

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

**Present:**

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

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.

Geoff Nell thanked the Council for allowing him to speak. I was almost run over last night while walking my dog by rampant teenagers in a red car. What (inaudible) preaching. I like to read to you a little bit regarding to what I said on the streets. I sing, in the beginning, Amazing Grace. I sing that partially and then I would sing Because He Lives. *Singing* Because He Lives, I can face tomorrow. Then I read John 14:6, I am the way the truth and the

April 19, 2022, Fallon City Council Meeting

life, no one comes to the Father but through me. Then John 3:16-19, For God so loved the world that He gave his only begotten Son and whoever believes in Him shall not perish but have everlasting life. Amen? For God so loved the world. Psalm 5:5 and Psalm 7 verse 11 it says, God is angry with the wicked (inaudible) and he hates the (inaudible). So, imitate 1 John Chapter 4 verse 8 it says that God is love and so innocent. People don't want to hear about that. Jesus Christ came to save (inaudible) if you believe in me. I did not send my son into the world to condemn the world but through him all might be saved. Might be saved. I reflect on the word 'might be' because God gives a free world choice. If God made everybody holy, life would be bored, wouldn't it? But He wants to give a choice and He sent His Son to die up on that cross. So, we have life (inaudible) where Jesus says. Those who believe in the Son of Man are no longer condemned, that's Jesus Christ. But those who do not believe in the Son of Man are condemned already. OOOh! How (inaudible)? I watched this video saying that I'm condemned. Hmmm. Jesus Christ did not come with (inaudible) truth that we could trusting in Him could have the benefit. (inaudible) the promises of God (inaudible) In verse 19, it regards the (inaudible) See, people in the pulpit don't understand and the churches don't get it. They're standing inside of four walls. They're afraid to offer the gospel to be rejected or dejected afterwards. I am everywhere in this city and this county because people in the churches have conditioned to say that God is love and (inaudible) Don't talk about sin, don't talk about repentance, the second death in Revelation 21 verse 8. You can feel good. I heard that from (inaudible) I have a picture of one from a year ago. You can feel good! You should repent and believe in me (inaudible). The people (inaudible) feel conviction. They feel that they're life is that you're a good person. But Christ (inaudible) the woman at the well (inaudible) identify that she couldn't find a husband and the one she was livin' with was not. He pointed out her sin. Exodus 20, the commandment thou shalt not commit adultery. People on the street don't want to hear that because they feel conviction but then in my experience, I have the holy spirit to (inaudible) Jesus said no one will come to me unless the Father draws them. But the word is pretty (inaudible) the joy they have when people come to Christ with tears runnin' down their cheeks, they fall to the floor, they sittin' with full of the spirit and confess and believe that Jesus Christ raised from the dead. Thou shalt be saved. This city is so full of corruption and sin and liquor and alcohol, prostitution, human trafficking. But where is God? Where is God in the public forum? Where is He? I will conclude in the last public comment – Come to Christ and live, Trust in Him and the peace and rest that you need to receive in Jesus Christ. Thank you.

No further comments were noted.

**Consideration and possible approval of a Council meeting minutes for August 16, 2021, September 7, 2021, September 20, 2021, November 24, 2021, December 6, 2021, January 28, 2022, February 1, 2022, March 1, 2022, and March 4, 2022. (For possible Action.)**

Councilwoman Frost motioned to approve Council meeting minutes for August 16, 2021, September 7, 2021, September 20, 2021, November 24, 2021, December 6, 2021, January 28, 2022, February 1, 2022, March 1, 2022, and March 4, 2022. Councilwoman Kent seconded; the motion carried on a 3-0 vote by the Council.

**Approval of Warrants:**

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

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

**Consideration and possible approval to convey City owned real property identified as Churchill County Assessor's parcel Number 001-556-14 (Cottage School property) to Churchill County for a public purpose, and to authorize the Mayor to execute any documents necessary to complete the conveyance. (For Possible Action)**

Deputy City Attorney Sean Rowe stated that the City currently owns Churchill County Assessor's Parcel Number 001-556-14, commonly known as the Cottage Schools. The City and Churchill County staff have discussed the property swap whereby, the City will convey the Cottage School property to Churchill County, and Churchill County will convey 149 S. East Street and 310 Court Street, better known as the Senior Center, to the City. The County Commissioners approved the conveyance of the Old Senior Center to the City during the April 7, 2022, meeting. The County currently plans to use the Cottage School property for the C.A.R.E. (Churchill Aquatic Recreation Education) after school program. This transfer is authorized pursuant to NRS 277.053, which allows the governing body of a political subdivision to convey real property to any agency of the State or another political subdivision if the property is to be used for a public purpose. If approved, the Quitclaim Deed will be signed by the Mayor and recorded by the Churchill County Recorder, along with any other documentation necessary to complete the conveyance. The Quitclaim Deed contains a reversionary clause that provides that if Churchill County offers for sale or otherwise attempts to transfer title to a third party, that the title shall automatically revert to the City of Fallon.

Mayor Tedford inquired if there were public comments

No comments were noted.

Councilwoman Kent motioned to approve the contract to convey City owned real property identified as Churchill County Assessor's parcel Number 001-556-14 (Cottage School property) to Churchill County for a public purpose, and to authorize the Mayor to execute any documents necessary to complete the conveyance. Councilman Richardson seconded the motion; the motion carried on a 3-0 vote by the Fallon City Council.

**Fallon Police Department Monthly Report for March 2022. (For discussion only)**

Chief Kris Alexander greeted the Council. Total calls for service in March were 678, staying on average for the last several months. Page 2 of the report, the Crime Summary, the Misdemeanor arrests were at seventeen (17) with nine (9) Juvenile Misdemeanor citations being issued. In March, officers issued one hundred eighteen (118) warnings for traffic violations and issued thirty-eight (38) citations. Animal control is always busy with dogs. They had forty-five (45) city dogs, fifty-five (55) county dogs and one (1) tribal dog. Return Citizen Surveys, we are very fortunate to have decent participation. We had thirteen



(13) turned in last month and all were very satisfied, with one (1) being satisfied. Citizen Comments can be seen in the packet, for you to review. I would like to point out that at the bottom of the page, 'the officer took no pictures or made comments on the accident. I would like to point out that it was a private property accident, and we do not take pictures of private property accidents. We just usually facilitate the accident and that is why no photographs were taken. Activities and Special Events, we provided zero (0) lodging for anybody last month. There was zero (0) indoctrination training for NAS Fallon. Our Volunteers in Police Services provided seventy-three and one half (73.5) hours to the agency. These duties included the Helping Hands. Sergeant Shyne and Officer Woolf provided traffic control for a fountain dye, Officer Jacobs answered questions for students at Lahontan Elementary School and Sergeant Decker had lunch with the children at St. John's Room to Grow. Breakdown of Arrest report shows three (3) felony arrests, two (2) of the arrests were Parole and Probation Violations. Of the seventeen (17) misdemeanor arrests, sixteen (16) were misdemeanor warrants. With the Breakdown of Theft Reports, we had the theft of a wallet, we had a retail theft from Big 5, retail theft from CVS, the report of a stolen package stolen off a porch from one of the local residences. There were three (3) catalytic converter thefts, a report of stolen art supplies, retail theft from Wal-Mart, and one (1) report of theft of gasoline. On the very last page is a report is the Volunteer Services Report.

Councilwoman Frost asked about the thefts of the catalytic converters and if they were all in one area.

Chief Alexander said that they were sporadic. The problem with catalytic converter thefts, as you have seen on the news, it is very popular, but it seems to be winding down. It is a very, very quick theft. We have two (2) on video, one at a local casino, and one at the County Road Department. It was less than a minute and a half from the time they executed the theft until the time they were finished. It was very rapid and very quick. I can't say in open session, but there is a specific vehicle that that they identified as one that can be easily removed, and they seem to be the most popular. It is very difficult to replace it, and their value is less than a hundred dollars. Most of the salvage yards don't take catalytic converters, or are more careful when they do because they are getting pretty hip to that.

Councilwoman Kent asked about the animal shelters and how many of those dogs get retrieved by their owners.

Chief Alexander said that he would have to get back to her on that. Facebook posts are very helpful in helping find the dogs' owners.

No further comments were noted.

### **Public Comments**

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

Geoff Nell stated that he gets pretty hoarse when you open air preach and it puts a strain on your larynx, your voice box. You know when we say the Pledge of Allegiance, we say, Under God. Which God are you referring to? The government god? The political philosophies and ideologies that influence the decision makings. I heard the statement from someone is we can't change anything. HA! That's (inaudible) socialism communism to make us weak. The children's in here are not being taught basically the Declaration of Independence or the Constitution. At the School Board, these kids at the beginning, teacher taught them the

very basics. But they need the context of the Declaration of Independence. Well, at that age, I don't wouldn't matter but when you get to the upper ages, it should matter. You know that the gal in Oregon took away reading, writing, and arithmetic. See, that is an intentional plan to take the young and dumb them down and so that they are not taught that history of the bad history when bad news repeats itself, they are unable to identify it. That's sad. A week ago, Friday, I met the Superintendent, walking down to tell a parent that her child was in the administration building there, and she called her she and a person. She couldn't say daughter. She couldn't say that because she is (inaudible) the government (inaudible) system of communism and a (inaudible) system. But now, see, everything is gender neutral. (inaudible) the Superintendent, (inaudible) Law Enforcement and sexualize our children. So, what I'm tryin' to say is that people are being influenced and not knowin' that God exists. It's sad. And look at the moral standards of our city and it sucks. (inaudible) put on your (inaudible) and Serpa Place people goin' *shwoop!* Right through it. People don't stop at stop signs. They tap their brakes, but they go right through it. And no one is being accountable because there is no moral absolutes anymore. We're seeing our nation go downhill from their children up to adults. I seen it in all ages just (inaudible) bicycle riders and that's just the tip of the iceberg. And I'm bein' threatened with my animal, right there at that stop sign! That signal. (inaudible) under God, truly under God. (inaudible) Shame on this government. And I'd like you to (inaudible) who the heck he is. I've never seen him come here once. (inaudible) run for a position and just gained entry because there is no competition. (inaudible) Not the dollar sign no more. (inaudible) by the City Council. Please understand this, repent, and change your ways. If you're allowin' the B system to move forward, (inaudible) suffer more in poverty. (inaudible) future. But we, the people, you work for me, you work for them, but it's your moral standards, your absolutes that make decision making. And I can say Under God, (inaudible) hypocrite. Thank you.

### **Council and Staff Reports**

Mayor Tedford inquired if there were any Council and Staff Reports.

City Engineer Derek Zimney said that he wanted to let the Council know that the CDBG Advisory Committee approved funding for the Court Street project. We are excited to be getting on the design right away.

There were no further comments.

### **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 9:24 a.m.

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Mayor Ken Tedford

Attest: \_\_\_\_\_  
Sean C. Richardson, City Clerk-Treasurer

**MINUTES  
CITY OF FALLON  
55 West Williams Avenue  
Fallon, Nevada  
April 21, 2022**

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

**Present:**

Mayor Ken Tedford  
Councilman James Richardson  
Councilwoman Kelly Frost  
Councilwoman Karla Kent  
Chief of Staff Bob Erickson  
City Attorney Mike Mackedon  
Deputy City Attorney Trent deBraga  
Deputy City Attorney Sean Rowe  
Public Works Director Brian Byrd  
Deputy Public Works Director Ryan Swirczek  
Captain John Frandsen  
City Clerk Sean Richardson  
Deputy City Clerk Elsie Lee  
Deputy City Clerk Michael O'Neill  
City Engineer Derek Zimney

The meeting was called to order by Mayor Tedford at 10:00 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 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.

There were no public comments.

**Appointment and possible confirmation of Charlie Knittle as Judge Pro-Tem. (For Possible Action)**

Mayor Tedford stated that Charlie Knittle is a third generation Nevadan whose family homesteaded in Churchill County in 1953. Born in 1984 to Charlie Sr. and Renie Knittle, he was raised on the family farm and graduated from Churchill County High School in 2003. Charlie enjoyed camping, hunting, and fishing with his family all over the state of Nevada and could also be found competing in area rodeos. After High School, Charlie worked jobs as a construction hand for A & K Earthmovers, a long line trapper, and obtained his Class A Commercial Driver's License to haul hay for area farms. In 2005, Charlie was hired by the line crew at CC Communications and has been gainfully employed there for the past sixteen years. In conjunction with his employment for CC Communication, Charlie also enjoys custom farming with his family. Charlie chooses to volunteer a substantial amount of his time to organizations that help the community. For the past fourteen years, Charlie has served on the Fallon Churchill Volunteer Fire Department and has been promoted to the rank of Captain. He also serves on the Churchill County Federal Credit Union Board of Directors and enjoys organizing their annual Blood Drive. Charlie met his love, Amber seven years ago, and they have never looked back. Together they have two beautiful children, Berlynn, age nine (9), and Carsen, age five (5). The Knittle's spend much of their days supporting the kids through sports and have followed in the strong family tradition of camping and fishing. Charlie Knittle has a deep connection to Fallon and is looking forward to working hard for its residents. Mayor Tedford called Charlie to the front and spoke of the process they went through. He said that both Charlie and Jared went through a process of committee interviews with seven or eight people and were extensive. These people consisted of internal staff and Mayor Pro Tem Frost. After that process, they met with you all, individually, saying that this process has been a long, winding one for a lot of different reasons. When that suitability was determined, they explained how this Court works. This Court is the closest to the citizens that there is, and, in our opinion, it is a lay Court. Citizens come in, sometimes even representing themselves. The Judge must be very considerate of these people, as citizens, and handle them accordingly, without always having a lawyer there to represent them. AB424 was passed in the 2021 Legislature, which changed the shape of how the Judge Pro Tem will work in the City. We were very fortunate to have Bill Lawry as a Judge Pro Tem for many years when Judge Lister was on vacation, or at out-of-town conferences. AB424 requires a 48-hour arraignment in the State of Nevada. I think that bill was really aimed at the larger counties in our State. We have never really had a problem with it in our rural area. It started out as a 72-hour time period, and went to a 24-hour arraignment, and then settled in at 48-hour arraignments. It can be a particular problem in rural counties. If you arrest someone on a Thursday night, you have to be arraigned by Saturday morning and Friday night, they have to be arraigned by Sunday morning. It becomes more of a problem if the Judge happens to be out-of-town on a weekend. The plan we came up with was to not just have one Judge Pro Tem, but to have two, adding more flexibility for Judge Lister and also to the Judge Pro Tems. Judge Lawry left us to be the acting Undersheriff, at no pay. He is a great, great Judge Pro Tem who was very wise, and grew up in the community and served in law enforcement and understands the people of our community well and administered justice in a very fair way. We have been without a Judge Pro Tem, which has put a lot of pressure on the Judge. This is something we have needed to do for a long time. AB424 explains the reason we are doing two (2) Judge Pro Tems. With that background, I would open the questioning of the Council, if they have any, for Charlie, at this time. I offer a Mayoral appointment to the Council and then it is up to the Council to confirm that appointment. They certainly have the opportunity to do so at this time.

Councilwoman Frost stated that she served on the interview committee, and we already asked Charlie a lot of tough questions during that interview process. I think both of these

appointees truly understand the great responsibility and the temperament they need as a Judge Pro Tem. I am very happy that we found two great candidates to fill these positions.

No public comments were noted.

Mayor Tedford stated that he has spent two or three sessions with Charlie. I am very comfortable that he is going to be able to serve the citizens of Fallon in a very fair and judicial way. I have known Charlie for a long time. I told him that we had an incident years ago and I liked the way he handled the incident. I prevailed on the incident, but he handled his portion in a nice way and he might be sitting here even if he had prevailed, but chances are, he wouldn't have. I like critical thought, which defined by Webster, is careful analysis and judgement and I preach that around here and, in my life, to have critical thought and he really exercised it at that juncture, and I appreciated that in a young man. I don't have anything other than to offer my appointment to the Council and ask for your confirmation.

Councilwoman Frost motioned to confirm the appointment of Charlie Knittle as Judge Pro-Tem; seconded by Councilman Richardson; motion carried with a 3-0 vote by the Council.

**Consideration and possible action to establish the compensation of Charlie Knittle as Judge Pro-Tem at Forty-Five Dollars (\$45.00) per hour. (For Possible Action)**

Mayor Tedford stated that based on job duties, responsibilities, experience, and skill set necessary to successfully perform the functions of the appointed position of Judge Pro-Tem, it is recommended that the Council establish the compensation for Charlie Knittle as Judge Pro-Tem at Forty-Five Dollars (\$45.00) per hour.

Mayor Tedford inquired if there were any public comments.

No comments were noted.

Councilman Richardson motioned to establish the compensation of Charlie Knittle as Judge Pro-Tem at Forty-Five Dollars (\$45.00) per hour; seconded by Councilwoman Frost; motion carried with a 3-0 vote by the Council.

Mayor Tedford said that we have you appointed and have you ready to be paid. Now come up here and we will give you the official oath and we will take a bunch of pictures and then we will have you sign the oath.

Mayor Tedford administered the Official Oath of Office.

**Appointment and possible confirmation of Jared Dooley as Judge Pro-Tem. (For Possible Action)**

Mayor Tedford called Jared to the podium. He reminded the Council of the AB424, and the background and explained that Jared went through all the same, and even had additional interviews. Jared Dooley is a lifelong resident of the City of Fallon and considers it his family. He has many ties to this community which is among his strengths. Born in 1976 to Richard and Doreen Dooley, Jared was raised with his three siblings to trust in the Lord, to find joy in the service of others, to value family above all else, and to believe that Disneyland is the answer to all of life's questions. Jared graduated from Churchill County High School in 1994 and considers himself a man who enjoys learning for learning's sake. Jared started his career with the City of Fallon in 1993 as an Intern who worked in the Clerk's Office at City Hall. During his 27 years with the City, Jared has held several jobs, including Meter Reader, Sanitation Worker, Water Operator, Wastewater Operator, and Safety Officer. Jared received a Commercial Driver's License when he started driving Garbage Trucks and he was awarded an Associates of Arts Degree from Western Nevada Community College, through the City of Fallon's secondary

education reimbursement program. Jared earned a State of Nevada Water Treatment Level 4 Operator's License and a State of Nevada Wastewater Operator Level 3 Certificate. Jared has risen to the challenges presented with each new job title and has always taken great pride in his employment with the City of Fallon. Since 2002, Jared has chosen to donate his time to the Volunteer Fire Department and has held nearly every job inside of the Fire Department. Jared started as a rookie fireman who was also tasked to stock the refrigerators at the department with refreshments, and now, twenty years later, he has risen to the rank of Chief of the Department. As a fireman. Jared has received national accreditations for Firefighter 1 and 2, Hazardous materials Awareness and Operations, FEMA Incident Command Training to the 800 level, Fire Officer 1, and Fire Instructor 1 and 2. Jared enjoys the education that the Volunteer Fire Service affords him and is grateful for the opportunity to serve the residents of the City of Fallon and Churchill County. Jared and his wife, Shelby, met many years ago when by chance she was having horrible issues with her swimming pool. As fate would have it, a water treatment professional was not far away, and all too willing to help this woman remedy her pool issues. Now Jared and Shelby have six children, including, Gaven, Gracy, Calvin, Benjamin, Hayden, and Hadley. Gaven works with a local Air Conditioning Contractor, Gracy is an Intelligence Analyst for the Army, Calvin works in North Washington in the logging industry, Benjamin attends Boise State University. Hayden and Hadley attend school locally and strive for softball greatness with Jared as their coach. The Dooley family enjoys spending time together and supporting each other in all their different endeavors. I have known Jared a lot longer than I have known Charlie and I vouch for their character, values, and morals and if either one of them didn't have those, they wouldn't be sitting here today. I am very proud to offer nomination as a Judge Pro-Tem to you, Council, today and to the public, Jared Dooley.

There were no further questions or comments.

Councilwoman Kent motioned to confirm Jared Dooley as Judge Pro-Tem; seconded by Councilman Richardson; motion carried on a 3-0 vote by the Council

### **Consideration and possible action to establish the compensation of Jared Dooley as Judge Pro-Tem at Forty-Five Dollars (\$45.00) per hour. (For Possible Action)**

Mayor Tedford stated that based on job duties, responsibilities, experience, and skill set necessary to successfully perform the functions of the appointed position of Judge Pro-Tem, it is recommended that the Council establish the compensation for Jared Dooley as Judge Pro-Tem at Forty-Five Dollars (\$45.00) per hour.

Councilwoman Frost motioned to approve and establish the compensation of Jared Dooley as Judge Pro-Tem at Forty-Five Dollars (\$45.00) per hour; seconded by Councilman Richardson; motion carried on a 3-0 vote by the Fallon City Council.

Mayor Tedford administered the Official Oath of Office.

### **Public Comments**

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

No comments were noted.

### **Council and Staff Reports**

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

**Executive Session**

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

**Adjournment**

There being no further business to come before the Council, Mayor Tedford adjourned the meeting at 10:32 a.m.

\_\_\_\_\_  
Mayor Ken Tedford

Attest: \_\_\_\_\_  
Sean C. Richardson, City Clerk-Treasurer

**MINUTES  
CITY OF FALLON  
55 West Williams Avenue  
Fallon, Nevada  
May 3, 2022**

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

**Present:**

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

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 Nell of 261 Serpa Place introduced himself and said it's been a wild weather, huh? A lot of wind lately. I'd like to read first out of the Word of God. Do not love the world and the things in the world. If anyone loves the world, the love of the Father is not in him. For all that is in the world, the lust of the flesh, the lust of the eyes and the pride of life, it is not of the Father but it is of the world. And the world is passing away and the lust of it. But he who



does the will of my Father abides forever. Little children, it is the last hour and as you have heard, that the anti-Christ is coming. Even now, many anti-Christ's have come but which we know that it is the last hour. They went out from us, but they were not of us. If they had been us, they would have continued with us. But they went out that they might be made manifest that no of them were of us. Praise the Lord. I have this thing passed out in front of you. It's to find evidence that the School Board and the special Middle School is grooming our children and sexualizing them. On the front page, and you clicked on the counseling office, and if you look down at the bottom of the second page, (inaudible), District resources. Oh boy, go to the next one. Oh, right here, on this page, right here, it says LGBTQ resources. And on the next click, and you click on that hyperlink, it brings all this stuff called Student Center LGBTQIA (inaudible) I just want you to be aware of it and it needs to be dealt with. Legally. It is called child abuse. Now I've been wanted to have proof that the children in our School Districts are being groomed deliberately. And as the City of Fallon and the Police Officers have the complete authority in the School District that needs to be dealt with. It really does. I appreciate to move forward 'cause the evidence is proven and it's on their website today. Thank you.

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 Councilwoman Kent and approved with a 3-0 vote by the Fallon City Council.

### **Public Comments**

There were no further comments.

### **Council and Staff Reports**

Deputy City Attorney Trent deBraga stated that the City of Fallon has received two requests from D.R. Horton. The first is to relinquish a ten (10) foot utility and drainage easement which was created by a September 1993 Parcel Map which was amended in December 1995. This particular request pertains to an easement that is located in the Diamond Creek Subdivision near Serpa Place and Coral Drive. The easement currently runs through about eight (8) lots which all, with the exception of one (1) are owned by D.R. Horton. City staff has discussed the easements internally and have concluded that the City of Fallon has no utilities located within the easement and because the City does not own these easements, we don't have to go through the formality required by NRS 278.480. Therefore, the City will be executing a relinquishment of easement, which will be recorded with the County. The other request from D.R. Horton pertains to ten (10) foot public utility easement created by a 2001 Parcel Map. The easement does lie within the portions of Lots 115, 116, and 117 of the North Gate Subdivision located near Keddie Street and Tamarack Court. These Lots are all owned by D.R. Horton as well and again, City staff did have an internal discussion and there was not

any utilities of the City of Fallon located within the easement. Therefore, since the easement is not owned by the City of Fallon, the formalities of NRS 278.480 are not required and we will be executing a quitclaim deed, a relinquishment of the easement, which will be recorded with the Recorders Office.

Councilwoman Frost asked if he had any knowledge of the original purpose of those easements.

Deputy City Attorney Trent deBraga said the one located near Serpa Place and Coral Drive, was created by a Parcel map, from the best we can tell, it's more speculation, the drainage easement had to do something with maybe where an old ditch used to lie. In general, they are just blanket utility easements that come with the parceling of property.

Mayor Tedford asked about the second one.

Deputy City Attorney Trent deBraga said that the second one had to do with the blanket public utility easement. From just looking at the maps, it looks like when the property was parceled, they just granted a standard, ten (10) foot utility easement, five (5) foot, on each side of the Lot line. But again, it had never been used by the City, so I think it was just a blanket public utility easement, which is common when there is a parceling of property.

There were no further comments.

### **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 9:08 a.m.

\_\_\_\_\_  
Mayor Ken Tedford

Attest: \_\_\_\_\_  
Sean C. Richardson, City Clerk-Treasurer

**MINUTES  
CITY OF FALLON  
55 West Williams Ave  
Fallon, Nevada  
May 17, 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  
Councilman James Richardson  
Councilwoman Kelly Frost  
Councilwoman Karla Kent  
Attorney Mike Mackedon  
Deputy City Attorney Trent deBraga  
Deputy City Attorney Sean Rowe  
Public Works Director Brian Byrd  
Deputy Public Works Ryan Swirczek  
City Engineer Derek Zimney  
Chief of Police Kris Alexander  
Deputy City Clerk Elsie Lee  
Deputy City Clerk Michael O'Neill

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

Mayor Tedford led the Pledge of Allegiance.

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

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

**Public Comments**

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

Geoff Nell greeted the Council and read out of the gospel of John starting in verse 1. In the beginning was the Word and the Word was with God. And the Word was God. He was in the beginning with God and all things were made through Him. And without Him, nothing was made that was made. In Him was life and the life was the light of men. And the light shines in the darkness. And the darkness did not comprehend it. With those words, when I preach outside, I use that when I am bein' attacked by Satanists. Wicked people who do not like God. Who do not love God, who do not recognize it. It gives me at least ten (10) seconds to comprehend and to do it and what to do next. It's amazing how the spiritual warfare can be

reduced, hold back, so you can do some escape or think of what next to say. Or the individual or individuals comin' at 'ya. Then rethink what their actions are. You know, I allow the Word of God, God the Holy Spirit to give me the words to say and I was surprised when He said, read this verse this morning. Understand that God is in control, but He also leads people to a debased mind. The excitement of the abortion thing going on, I hope you'll have like we have Black Lives Matters this summer. So, some words of encouragement, believe and trust in the Lord Jesus Christ. Thank you.

There were no further comments.

### **Approval of Warrants**

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

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

### **Consideration and possible approval of an application by Joshua Williams for a drinking establishment liquor license for Tiger Sushi to be located at 40 E. Center Street (For possible action)**

Deputy City Clerk-Treasurer Elsie Lee said that Joshua Williams, owner of Tiger Sushi, has made an application for a drinking establishment liquor license for Tiger Sushi to be located at 40 E. Center 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 Chief Kris Alexander, City Engineer Derek Zimney, Deputy City Clerk Elsie Lee, and Deputy City Attorney Trent deBraga and has been recommended for approval.

Councilwoman Frost asked about the layout of the restaurant and since he did not have a bar area, if they would just be serving alcohol with people's dinners.

Joshua Williams said yes. They would have the liquor in the back for now, until we get the second floor up and running, then we will have a bar up there.

Mayor Tedford said that when you get the bar upstairs, Derek, we probably need to see that. You will need to bring that back to the building department, Mr. Williams then they will have to approve that layout. Thank you.

There were not further comments.

Councilwoman Frost moved to approve the application by Joshua Williams for a drinking establishment liquor license for Tiger Sushi to be located at 40 E. Center Street; seconded by Councilwoman Kent and carried with a 3-0 vote by the Fallon City Council.

### **Fallon Police Department Monthly Report for April 2022. (For discussion only)**

Chief Alexander commented that on page one (1) of the report, last month in April, we were at 620 calls for service, which is relatively similar to the last three (3) months. Page two (2), moving citations and traffic warnings for the month of April – we had fifty-

three (53) actual citations issued and one hundred thirty-six (136) warnings. You will notice for the last several months that we have had a definite increase from the graph above. I want to point out that the graph above was primarily Covid numbers and very minimal traffic contacts and interactions. Crime summary, of course, unfortunately, the highest two (2) categories is going to be domestic battery, as we had eight (8) last month as well as eight (8) larcenies. I will break out the larcenies on the last page of the report for you a little bit more specifically. There were four (4) felony arrests, eleven (11) misdemeanor arrests and unfortunately, this number is high because of the domestic violence. Animal Shelter numbers – we had thirty-nine (39) county dogs, we had forty-four (44) city dogs and zero dogs taken in from the Tribal entities. I also wanted to point out and be a little more specific – I contacted TSO, Tony Burgess, our animal control supervisor, and I wanted to give you guys a list of the entities that we also work with our animal control; Humane Society of Northern Nevada, SPCA out of Reno, the group Rescue out of Reno, and Feline Rescue of Northern Nevada, FAWG and CAPS are all the entities that our animal control interacts with. Literally, well about 99.99% of our animal control call animals are adopted.

Councilwoman Frost complimented Animal Control on their Facebook page with getting those animals up there and posted and getting adopted out, it's effective.

Chief Alexander thanked her and said that everybody has a friend of a friend who knows who the dog belongs to, and it is very effective.

Councilwoman Frost said that it is very tempting as they have some border collie puppies right now.

Chief Alexander told Councilwoman Frost to go out there and adopt them. We will even bring them to you if that helps.

Chief Alexander said that there were six (6) private party accidents last month and nine (9) on public property. I would like to say that the construction business seems to be affecting accidents on Williams Avenue so, they seem to be doing alright there. There were thirteen (13) returned citizen surveys. All were, of course, very satisfied or satisfied. Specific officers that were mentioned in the Citizen surveys were, Sergeant Schumann, Officer Zamora, Officers Itskin, Beck, Atchison, and Officer Mike Woolf. Citizen survey comments, by far, always positive. Department Activities and Special Events had no lodging provided to anyone, two (2) indoctrinations trainings at NAS Fallon for two (2) separate groups of sailors to the Naval Air Station. Our Volunteers in Police Services provided ninety-five and one half (95.5) hours to the agency for the month of April. These hours include the Helping Hands, Domestic Violence Meetings, Prescription Drug take back, that took place on the 30<sup>th</sup> of April. They also have been helping with VIN inspections. We don't have a total poundage for the Prescriptions that we had taken back, however, there were 12 boxes, and each box was roughly three (3) feet tall and 18x18 wide. In other Public Relations, Officer Itskin provided a tour of the Police Department to juveniles, Sergeant Decker and Officers Groom and Montgomery provided traffic control during the Military Children /fountain dye ceremony. Officer Itskin taught bicycle safety to the Boys Scouts. Sergeant Babiarz, Detective Goodrick & VIP Goodson participated in the Prescription Round-up at CVS. The breakdown of the theft reports included a stolen wallet, firearm, stolen yard ornament, stolen air conditioner, stolen utilities, cash from a purse, retail theft Walmart and an illegal use of a dumpster.

Mayor Tedford asked what they were doing with that dumpster.

Chief Alexander said that it was illegal dumping, people who did not have the dumpster assigned to them or allowed to use it.

## **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.

Geoff Nell said that it has been a crazy week. It really has. Down at my corner on Kepple and Serpa Place, a vehicle started cut short, it was a purple Mustang and it hit a truck and blocked the street and stuff. And this morning, a lot a people went right through the stop signs. Walking my dog. It tells ya, hmm, are things goin' well? No, not really. These people are doin' what they wanna do in spite of the laws that we have. It is incredible. I would like to read out of the scriptures here, is the book of Luke, chapter 6, starting in verse 21. Love your enemies. But I say to you, who hear love your enemies, do good to those who hate you. Bless those who curse you and pray those who spitefully use you. To him who strikes you on one cheek, another on there also. I can go on and on, it's love my enemies. I love you. But when I'm seein' a government to control our society is weakened greatly. In Reno, Sparks, Las Vegas, it is just incredible. The I have to love, I have been hit, I've been spit on, I've been stabbed in the back by the media, The Fallon Post, the Lahontan Valley News but I gotta love 'em for their actions and forgive them. Right here, but love your enemies, do good to them, hoping that nothing in return and your reward will be great and will the sons of the most high. For he is the kind to then thankful and evil. Therefore, be merciful, just as your Father also is merciful. As a believer in the Lord Jesus Christ, in spite of the beating, the back-stabbing rumors, and those kind of stuff, I am called a pedophile. There is no proof of that 'cause I preach the Word of God. I'm gonna be out there tonight at the candidates night but I am not gonna interrupt the program but I'll be outside. The Bible says that we go and teach all nations, preach the Word of God, and that's what I'm gonna continue to do. Thank you.

## **Council and Staff Reports**

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

Councilwoman Frost addressed the Mayor, saying that the Transfer Station has re-opened and I am happy about that.

Mayor Tedford said that we are very happy.

Public Works Director Brian Byrd said that the permanent Transfer Station opened yesterday and obviously, it took a lot longer than we expected to. Some of the reasons behind that were the extreme times that we were facing on materials shortages, and we really appreciate the public's patience, the neighborhood's patience, certainly, and I think that they public will be happy to see some of the upgrades that we have made out there, that increase the efficiency. Some of the time, built into the longer delay was some engineering that we did out there to make the operations smoother, safer, more effective, and to ensure that something like this never happens again, or try to prevent to the best that we can. We are very excited.

Councilwoman Kent inquired about the temporary station on North Maine Street and if it was completely shut down.

Public Works Director Brian Byrd said yes.

Councilwoman Kent inquired if had been completely cleaned up.

Public Works Director Brian Byrd said that they are working on that this week and getting it back to where it was and even a little better, as the Public Works Building is getting well on its way to becoming completed. We will clean that parking lot up and turn it into the

Public Works Operations out there in the yard.

Councilwoman Frost thanked everyone and the staff that made the temporary station run. I know it was not a fun process, but you did a good job in having an alternative when the Transfer Station shut down.

Public Works Director Brian Byrd said that he will certainly pass that along. The crews just did an amazing job, and they were incredibly patient with us as well, so we thank them too.

Councilwoman Frost said that the Mayor's Cup was a great event and thanked the mayor for sponsoring that. The golf tournament, in memory of Kyra Frandsen, was an excellent event as well. It raised money for a very good cause, both of them, very good causes.

### **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 9:16 a.m.

\_\_\_\_\_  
Mayor Ken Tedford

Attest: \_\_\_\_\_  
Sean C. Richardson, City Clerk-Treasurer

**MINUTES  
CITY OF FALLON  
55 West Williams Avenue  
Fallon, Nevada  
May 23, 2022**

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  
Councilman James Richardson  
Councilwoman Kelly Frost  
Councilwoman Karla Kent  
Chief of Staff Bob Erickson  
City Attorney Mike Mackedon  
Deputy City Attorney Sean Rowe  
Public Works Director Brian Byrd  
Deputy Public Works Adrian Noriega  
Deputy Public Works Director Ryan Swirczek  
Chief of Police Kris Alexander  
City Clerk-Treasurer Sean Richardson  
Deputy City Clerk Elsie Lee  
Deputy City Clerk Michael O'Neill  
City 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.

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.

There were no comments.

**Possible adoption of Resolution No. 22-01: A resolution to add "American Rescue Plan Act Resource Fund" as a new Special Revenue Fund to the City of Fallon financials. (For possible Action)**



City Clerk-Treasurer Sean Richardson read Nevada Revised Statute 354.612 which states that a local government shall establish funds by resolution. Resolution No. 22-01 would establish the American Rescue Plan Act Resource Fund as a new Special Revenue Fund. If adopted, the resolution will be provided to the Department of Taxation. The City of Fallon has received and will be receiving additional unprecedented grant funding through the State & Local Fiscal Recovery Funds. In order to better account, monitor, and appropriate these funds, City staff believes it's necessary to have a separate fund. Once all the funds have been expended, the fund will be dissolved. In the resolution, you will see the timeline for spending these funds is, it has to be obligated by December 31, 2024, and expended by December 31, 2026. This fund will be somewhat, a temporary fund, and once expended it will be dissolved and will no longer be used after the December 2026 year.

Mayor Tedford asked if once they're obligated by for a certain project by 2024, can it be changed to another project before December 31, 2026.

City Clerk-Treasurer Sean Richardson said that he would have to review the actual final rule on that, to be exact, but I don't think so. I think it has to be obligated before that timeline.

Mayor Tedford said thank you and I think you are correct.

There were no further comments or questions.

Councilwoman Kent motioned to approve the adoption of Resolution No. 22-01: A resolution to add "American Rescue Plan Act Resource Fund" as a new Special Revenue Fund to the City of Fallon financials; seconded by Councilman Richardson and the motioned was approved on a 3-0 vote by the Fallon City Council.

**Public hearing on the Tentative Budget for Fiscal Year Ending June 20, 2023. (For discussion only)**

City Clerk-Treasurer Sean Richardson said that pursuant to NRS 354.596, the tentative budget was prepared on the appropriate forms as prescribed by the Department of Taxation. The compliance letter is included in the agenda item and has been submitted to the Department of Taxation by the April 15<sup>th</sup> deadline. A copy of the tentative budget as submitted is attached hereto. The Department of Taxation has since examined the City's tentative budget and has indicated that it is in compliance with the law and appropriate regulations. Notice of this public hearing was published in the Lahontan Valley News on May 12, 2022. The tentative budget has been on file and available for inspection at the City Clerk's Office and at the Churchill County Clerk's Office since April 15, 2022. This agenda item represents the public's opportunity to be heard and participate in the budget process.

There were no comments or questions.

**Consideration and possible adoption of the Final Budget for Fiscal Year Ending June 30, 2023. (For possible action)**

City Clerk-Treasurer Sean Richardson said that pursuant to NRS 354.598(2), the City Council must adopt a final budget on or before June 1 of each year. The drafted, final budget included in this agenda is simply moving over the tentative numbers over to the final budget. With no changes in the public hearing requested, if approved, I will be forwarding this over to the Nevada Department of Taxation to comply with the June 1 deadline.

Mayor Tedford asked if there was a final budget here for them to sign.

City Clerk-Treasurer Sean Richardson replied, not yet. I can simply go make the title page though.

Councilwoman Kent mentioned that she appreciated the detailed review of the budget that was given to her and thanked him.

Mayor Tedford said that he appreciated going through, with his staff, and Bob and getting the final budget done with all the Department Heads. It is a difficult task every year to get done and appreciates what was done.

There were no further comments or questions.

Councilwoman Frost motioned to adopt the Final Budget for Fiscal Year Ending June 30, 2023; seconded by Councilwoman Kent and carried with a 3-0 vote by the Fallon City Council.

**Public Comments**

There were no comments.

**Council and Staff Reports**

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 9:09 a.m.

\_\_\_\_\_  
Mayor Ken Tedford

Attest: \_\_\_\_\_  
Sean C. Richardson, City Clerk-Treasurer

**MINUTES  
CITY OF FALLON  
55 West Williams Ave  
Fallon, Nevada  
June 7, 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  
Councilman James Richardson  
Councilwoman Kelly Frost  
Councilwoman Karla Kent  
Chief of Staff Bob Erickson  
City Attorney Mike Mackedon  
Deputy City Attorney Trent deBraga  
Deputy City Attorney Sean Rowe  
City Clerk-Treasurer Sean Richardson  
Public Works Director Brian Byrd  
Deputy Public Works Ryan Swirczek  
Deputy Public Works Adrian Noriega  
City Engineer Derek Zimney  
Chief of Police Kris Alexander  
Deputy City Clerk Elsie Lee  
Deputy City Clerk Michael O'Neill

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.

Jim Hunt said that he lives over on Rachel Court and asked if they could get a Dead-End sign or No Outlet sign up over there as it has turned into a racetrack. They all think it is a thru street and come down there and it ain't a thru street and then they get mad. There are some little kids over there now on bicycles.

Mayor Tedford said that we could look at that and let Public Works go down there and

see and the Engineering Department.

Jim Hunt continued to say that on the east and west side of Laura Mills Park, there are two (2) dirt access roads. Somebody decided to cut the chain and take the lock and everything off the west side and now it's become an access road.

Mayor Tedford said that those are supposed to be locked.

Jim Hunt said that they cut the lock and took the whole nine yards.

Mayor Tedford said that they could put a lock back on that.

Jim Hunt said thank you.

Geoff Knell greeted the Council and praised the Lord. He is wonderful and He is in control. I would like to read out of Proverbs, chapter 29, verse 2; when the righteous are in authority, the people rejoice. But when a wicked man rules, the people groan. This is election year. Wow! Get a lot of robo calls, surveys, and learnin' about peoples' wrong doings and positive doings. I just learned, well, let's just say I experienced a lot of things, but God is good. God is wonderful. He gives a positive light to live His life, be like Him, be perfect as Him. But then we all fall short of the glory of God. Ya, we're not perfect, 'cause we live with the flesh, a carnal mind. So, I only got three (3) minutes now, I used to have five (5), gotta make it short. You should know that prophecy is coming true. The weather is going to be more erratic, the government, that serves the Federal and the State, have become so corrupt, that they're willin' to starve children because the force of schools accept the LGBTQ lies. They turn children into sexual deviants, prey for an ideology to destroy this nation. But encourage the City of Fallon, when it comes to a point, what is righteous and which is unrighteous, and make a hard decision whether it is righteous and defy the government. The Federal government and the State government, they want to turn this nation into a decadence to make it weak. So, I encourage you, what you're going to experience in very near future, it's going to make things a lot harder. But I hope you make a decision to defy it and honor God, not man. Thank you.

There were no further comments.

**Consideration and possible approval of Council meeting minutes for October 4, 2021, October 18, 2021, November 1, 2021, November 15, 2021, and December 20, 2021. (For possible action)**

Councilwoman Frost moved to approve the Council meeting minutes for October 4, 2021, October 18, 2021, November 1, 2021, November 15, 2021, and December 20, 2021; seconded by Councilman Richardson and carried on a 3-0 vote as read by the Fallon City 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 Councilwoman Frost and approved with a 3-0 vote by the Fallon City Council.

**Consideration and possible approval of an application by Jennifer Vasquez for a drinking establishment liquor license for Pizza Barn, LLC to be located at 1981 W. Williams Ave. (For possible action)**

Deputy City Clerk-Treasurer Elsie Lee said that Jennifer Vasquez, managing member of Fallon Pizza Barn, LLC, has made an application for a drinking establishment liquor license for Pizza Barn, LLC to be located at 1981 W. Williams Ave. 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 Chief Kris Alexander, City Engineer Derek Zimney, Deputy City Clerk Elsie Lee, and Deputy City Attorney Trent deBraga and has been recommended for approval.

Councilwoman Richardson asked if they will be at Pizza Barn, managing it, like Roger used to do, like he is always there or is it more of upper manager run it and you will be the owners.

Jennifer Vasquez said that they are planning to be managing it with our general manager. Both of us will continue with our full-time jobs but I will be working as a schoolteacher and will be heading over there during the day. We will be there, all the time, on the weekends. We don't take over until July 1<sup>st</sup>, and we have already spent a lot of time over there, getting to learn the ins and outs and the basics. We are already talking to a lot of our customers to see how we can improve what Roger has already built.

Councilwoman Frost asked if they have any immediate plans to change the makeup of where they will be serving the alcohol, and so forth.

Jennifer Vasquez said that currently there are no plans for change and yes, the Giants stuff will stay.

There were no further comments.

Councilman Richardson motioned to approve the application by Jennifer Vasquez, managing member of Fallon Pizza Barn, LLC, to be located at 1981 W. Williams Ave.; seconded by Councilwoman Kent and carried with a 3-0 vote by the Fallon City Council.

**Consideration and possible approval of a Professional Services Contract with Lumos and Associates, Inc. for design and construction administration support services relating to the Court Street Reconstruction project in the amount of One Hundred Thirty-Nine Thousand Dollars (\$139,000.00). (For possible action)**

Public Works Director Brian Byrd stated that the approval of a contract to Lumos & Associates would allow for design, planning, engineering, and construction services associated with the reconstruction of 750 linear feet of Court Street from Nevada Street to East Street. The Scope of Work for this project would include, topographic surveying, geotechnical investigation, agency coordination, preparation of construction documents, bid services, construction management, inspection, and quality assurance testing. City Staff recommends approval of a Professional Services Contract with Lumos and Associates, Inc. It is estimated that the project costs will be around \$827,000.00 and if you remember back in 2021, the Council and the Mayor recommended this Court Street project to be our application through the Community Development Block Grant Process and we found out early this spring that they awarded \$405,000.00 towards that project which is another huge get for the City and is substantially larger than the majority of CDBG applications that they approve. Derek Zimney went out in early Spring and presented this project, and they thought the same thing, that you all did, and it was

beneficial to the economic development of that area and critically important. This is good news and hopefully we will have about half of that project cost to fund, once completed.

Councilwoman Kent motioned to approve a Professional Services Contract with Lumos and Associates, Inc. for design and construction administration support services relating to the Court Street Reconstruction project in the amount of One Hundred Thirty-Nine Thousand Dollars (\$139,000.00); seconded by Councilman Richardson and carried with a 3-0 vote by the Fallon City Council.

**Consideration and possible approval of a professional Services Contract with Lumos and Associates, Inc. for design and construction administration support services relating to the Oats Park Splash Pad and Pavilions project in the amount of Ninety Thousand Nine Hundred Fifty Dollars (\$90,950.00). (For possible action)**

Public Works Director Brian Byrd stated that the City of Fallon intends to utilize approximately one-acre of Oats Park, north of the existing community swimming pool in order to provide the public with a splash park experience for water play activities. The splash pad will have a non-slip safety surface and various nozzles and playground like features that can shower, spray, rain, mist, and shoot streams of water. The splash site will allow access to the existing pool and facilities. The new splash park area will be fenced from the other portions of the park and have multiple new pavilions available by reservation. Lumos & Associates will assist the City in planning, developing and constructing the new facility through surveying, civil engineering, landscape architectural services, bid assistance and project management. In addition to the proposal for design, engineering, and construction management services, I feel it's worth noting that the City staff has put quite a few hours into going over the different features of splash pad construction, the operation of the splash pads, the maintenance, and where exactly this splash pad should be placed, within our community. In doing so, it became clear that Oats Park would be the ideal home and future home, for Fallon's first splash pad. By design, Oats Park is our hub for outdoor special events, from a park's standpoint. Between the stage, the ball fields, the pavilion, the large spaces, the outdoor pool, and its' location, Oats Park is really set up to handle large scale events that bring in larger crowds. Unlike Broadway, Pioneer, Laura Mills, and Burntwood Parks, in my opinion are more neighborhood parks that get utilized by a majority of folks that live in the vicinity of the area. Oats Park is on a different playing field, because of:

1. The ability for folks to park and the Mayor and the Council worked hard to expand the parking capacity there and those improvements we have made over the last few months and years have really helped alleviate some of the parking burden that folks would face.
2. I think a splash pad, very desired in our community, would bring in double the crowd that the outdoor pool currently brings in. Parking would be an issue if it was placed at any of the other parks. The infrastructure that currently exists at the outdoor pool, one of the largest costs in constructing these splash pads is the piping, the water filtration, the recirculation, and to have the outdoor pool already there and for them to already have bore the burden of a lot of those costs, it is just makes good business sense to place that splash pad directly to the north of the outdoor pool. I have talked a little bit about it in the summary that the splash pad would be tied into the outdoor pool area, but the vision, at the preliminary stages, but we see a fence going to the north of the outdoor pool that has an

access and egress into the pool and the splash pad is controlled through the outdoor pool area and it becomes connected. This allows us to access the splash pad much more efficiently. I anticipate the splash pad being open at the same time as the outdoor pool and would be able to man and staff that with lifeguards and be supervised by the Pool, Parks, and Gym Supervisor. Connecting those two facilities is very ideal, from an operational standpoint. I believe that this pretty much sums up our decision making and how we arrived at this location. As a dad of two children, in this community, I wish they were still a little bit younger so that they could really maximize it because, the outdoor pool is a jewel of this community the Council and the Mayor, you have an incredible job over the many decades of keeping it operational, but there is no opportunity for toddlers and midrange child to have water play activities without the fear of standing water. This time of year, when it heats up, you have seen how many people utilize that pool and this is going to offer an entire other option for these folks where they can bring their smaller children, set up birthday parties and it will be a great benefit to the community.

Councilwoman Frost asked of the non-slip surface and the life of that product.

Public Works Director Brian Byrd said that it was very similar to the higher end playground surfacing that is almost like a rubberized, permeable surface, porous surface where the water drains down through. I am not exactly sure on that, but I would assume that it is a ten-year life span, and then it would have to be replaced, especially with just the heat that we have here. There would be some maintenance costs in all of that, for sure.

Councilwoman Frost asked if we could put in special requests for certain play structures. I know my kids, when we have gone to other water parks, loved the little buckets that spill on you, the mushroom, that they can go in and out of under the water.

Public Works Director Brian Byrd said that we have had a few vendors supply renderings and I intentionally did not put any of that in the packet, just because there are so many options, and I didn't want to lead anybody astray. Absolutely, those will be in there and there are endless possibilities.

Councilwoman Frost said that this will be a huge thing for kids in our community, and I know my kids, when we have traveled, they have loved that stuff.

Public Works Director Brian Byrd said that it is all very popular.

Councilwoman Frost said that our pool is becoming taxed and crowded, so having a splash pad would alleviate the crowding that we have in the pool.

Councilwoman Kent mentioned that I some constituents and neighbors approach me about the splash pad over at Laura Mills Park, just for things for kids to do over at that end of town. Also, have we thought of the magnitude that this is going to be and after learning and understanding the infrastructure, the parking, and everything that we do have at Oats Park, I just want to say that I concur with the decision to have it there.

Mayor Tedford said that he has four kids that grew up on that side of town and as you know, I served that Ward for eight (8) years and I don't think we have changed much in those years, since I was there, they just got on their bikes and went down Center Street to the pool. I believe that Brian makes some good points about Oats Park has just been built over the years – it is a magnet park because of its' immense size. Long before we started, they put ball parks there and bandstands there and the pool there, back in '39 so it's been built as a magnet park and a destination park. In this town, not much has changed and kids can still get on their bikes and ride to that park from almost anywhere because of where it is situated. Okay, I am going to tell you a story; One day, my kids said that they wanted to get on their bikes and ride to Laura Mills Park and I said, you can't do that because I watched too many of those Forensic Files and TV shows and I

thought, what am I talking about – You go get on your bikes and ride to Laura Mills Park and certainly, you can ride to Oats Park, you're not going to end up on a milk carton somewhere. I think that we are still that kind of a community and with the Police Department, that is quite good, that the kids can ride almost anywhere on their bikes and be safe. I am glad that we live in one like this and has a relatively low crime rate.

There were no further comments.

Councilwoman Frost moved to approve the professional Services Contract with Lumos and Associates, Inc. for design and construction administration support services relating to the Oats Park Splash Pad and Pavilions project in the amount of Ninety Thousand Nine Hundred Fifty Dollars (\$90,950.00); seconded by Councilman Richardson and carried with a 3-0 vote.

**Consideration and possible approval of a Professional Services Contract with J-U-B Engineers, Inc. for engineering services associated with completing a Facilities Plan for the potential expansion of the Wastewater Treatment Plant in the amount One Hundred Ninety Thousand Two Hundred Dollars (\$190,200.00). (For possible action)**

Public Works Director Brian Byrd, said that if the last one got you excited, this one is going to be good.

Mayor Tedford said that wastewater is always exciting.

Public Works Director Brian Byrd said that the City of Fallon owns and operates Wastewater Treatment Plant (WWTP) that treats wastewater generated by the City and handles an annual average daily flow (AADF) of about 1.2 million gallons per day (MGD), while being rated at an AADF of 2.2 MGD. The plant's liquid treatment process consists of a headworks that includes coarse screening and grit removal, a three-train Sequencing Batch Reactor (SBR) process, and disinfection consisting of a chlorine contact tank. The existing WWTP, which has been in service for over 20 years, has served the City well but is now facing a handful of critical challenges. After 20 years of service, much of the equipment is nearing the end of its useful service life. Influent flow and loadings to the WWTP are increasing due to population growth and industrial dischargers. NDPES permit limits are becoming more stringent, as evidenced in the latest draft permit, and may require improved treatment. The proposed Scope of Services will result in a new Facility Plan that accomplishes the following objectives: Establishing projected flows and loads for a 20-year planning period. Documenting known permit requirements and identifying potential long-term permit issues. Evaluation of the existing plant unit processes and performance under current and projected conditions. Development of recommended improvements to maintain a proper level of service and comply with known and anticipated discharge limits while establishing a capital improvement plan for the next 20 years of service. City Staff recommends approval of a Professional Services Contract with J-U-B Engineers, Inc.

Councilwoman Frost said that it is a good idea for us to have this plan on the shelf, ready to go, when available money is there.

Public Works Director Brian Byrd said yes, that is certainly the plan. As that 1.2 creeps up with the unprecedented growth that we are facing right now, and we get closer to that 75% number, NDP actually triggers that we have a plan for expansion or improvement in place and to get in front of this and ahead of it, it definitely benefits the city.



Councilwoman Frost asked how many years do we have until we get to that 75% or is it months?

Public Works Director Brian Byrd said that this firm will do a very detailed analysis of that, and it is not months. The City of Fallon is in good shape and like I said, we are in front of the curve. We have a representative from J.U.B. Consulting back there and they recently have taken over our wastewater treatment plant consulting and I cannot speak highly enough of what they have done. They have been pushing us to get this done, just so that we stay in that driver's seat, and we never propose that 'months.'

There were no further questions or comments.

Councilwoman Kent motioned to approve a Professional Services Contract with J-U-B Engineers, Inc. for engineering services associated with completing a Facilities Plan for the potential expansion of the Wastewater Treatment Plant in the amount One Hundred Ninety Thousand Two Hundred Dollars (\$190,200.00); seconded by Councilwoman Frost and carried on a 3-0 vote by the Fallon City Council.

### **Public Comments**

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

Geoff Knell said he wanted to close with this. Walkin' with them toward those who are outside redeemin' the time. Let your speech always be with grace, seasoned with salt that you may know how you ought to answer each one. I was on a show, it was Pass the Salt Ministries. Coach Dave Live, I am ordained through them. One of the people who spoke on this show remind me of this verse and how to respond to people in regarding their choices that they make. And when the Word of God is preached and the people of God respond to that Word in anger and frustration, it reminds me that I should be calm and collected and to answer the question in such a way, with love, but with authority. So, it's a reminder, as a believer in Christ, or if you think you're a believer in Christ, is to really think wisely before you speak. Thank you.

There were no further comments.

### **Council and Staff Reports**

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

There were no comments.

### **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 9:29 a.m.

\_\_\_\_\_  
Mayor Ken Tedford

Attest: \_\_\_\_\_  
Sean C. Richardson, City Clerk-Treasurer

DRAFT

**MINUTES  
CITY OF FALLON  
55 West Williams Ave  
Fallon, Nevada  
June 21, 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  
City Councilwoman Karla Kent  
Chief of Staff Bob Erickson  
City Attorney Mike Mackedon  
Deputy City Attorney Trent deBraga  
Deputy City Attorney Sean Rowe  
City Clerk-Treasurer Sean Richardson  
Public Works Director Brian Byrd  
Deputy Public Works Ryan Swirczek  
Deputy Public Works Adrian Noriega  
City Engineer Derek Zimney  
Captain Ron Wenger  
Deputy City Clerk Elsie Lee  
Deputy City Clerk Michael O'Neill

**Absent:**

Councilman James Richardson

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

Mayor Tedford led the Pledge of Allegiance.

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

Deputy City Clerk 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.

Geoff Knell said that he lives at 261 Serpa Place. What amazing to be alive today. I'm gonna read again outa Proverbs 29 verse 2. When the righteous are in authority, the people rejoice. But when the wicked man rules, the people groan. I went to California, my mother's

97 years old. I basically said goodbye to her, she is going downhill fast. I fixed doors, changed lightbulbs, and talked to siblings. I was in great honor to talk about Jesus Christ and these people ask questions. I wore a short coat; truth sounds like hate. Truth sounds like hate – ain't that somethin'? And it starts the conversation, it's by design to cause curiosity. It is great. I oppose the LGBTQ in the school district and it's still there, just under a different name. The degregation, the decadence are in this city and in this county. When I went to California, the city where mom lives, it's nothin' really big but San Francisco and Santa Rosa where my daughter lives, it's all over the place. Decadence, sexual perversion, and it's comin' here. They're not attackin' the big cities, that's the LGBTQ, the human rights campaign, it's all about manipulating, groomin' the children. They're not going to the big cities; they're comin' to the rural areas now. I go to the library trustees, all of 'em are for LGBTQ. But I find 'em and I let 'em know, don't let your political philosophies and ideologies to find who you are. Or go to the school boards, Oh, my goodness! It's amazing. OH, we care about the children, and we give 'em an education, but they're being groomed. Groomed in this city, in this county. Righteousness, let righteousness rule, people rejoice. They're in the mindset of where God loves them and to know the difference between good and evil. I tell 'ya, on the 20<sup>th</sup>, yesterday, that evening was the night to do Satan rituals. To kill humans, sacrifice humans, sacrifice animals, it's happening and it's happening more and more. God needs to come back into government. Jesus Christ is rule and make your decisions, Mr. Mayor. You can't stand around and say we don't get involved in politics; you should be involved under the unrighteousness. Look at where we are today. Thank you.

There were no further comments.

### **Approval of Warrants**

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

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

### **Fallon Police Department Monthly Report for May 2022**

Captain Ron Wenger read that there were no real spikes in Police Reports between this May and last May, everything is pretty much normal. Citizen surveys – we sent out fourteen (14) got back fourteen (14). Eleven (11) very satisfied, two (2) satisfied and one (1) with no opinion. The Volunteers in Police Service gave 75.5 hours, volunteered to the Police Department, which included Domestic Violence Meetings and VIN Inspections. For citizens assistance, we provided one (1) bus ticket in the month of May for a citizen to get their destination and one (1) indoctrination of NAS Fallon for the new sailors coming on board. That is pretty much, the highlights of the Police Report.

Councilwoman Frost said she noticed a little spike in accidents and asked if was due to the construction or otherwise.

Captain Ron Wenger said that he doesn't see the accident reports but thinks that the spike is, maybe what you see, is Private Property accidents from zero (0) last year to six (6) this year. Is that where you see the spike?

Councilwoman Frost said that she was looking at the Public Property from nine (9) in April up to sixteen (16) in May. I didn't know if people were having a problem with the construction.

Captain Ron Wenger said that they are not having a problem with the construction and hasn't heard of one accident being dispatched in the construction area.

Councilwoman Kent asked about the battery and assaults, which seems to have gone up.

Captain Ron Wenger said yes, they have gone up and I did some research this morning on the schools. This May, we had a spike in fights at the school, juvenile fights, one at the bowling alley, and several at the school. Last May, if you noticed, the spike is from May to May. I was told the schools were on a split schedule, due to the Covid protocol and so we weren't getting as many battery calls in May. That is what I am going to attest what this spike was due to. There were a large number of juvenile fights at the school.

### **Public Comments**

Geoff Knell said it's goin' pretty quick. It's nice, huh? We're takin' care of a 93-year-old woman here in the city and apparently, she had anxiety from what's goin' on in the world, and she wanted to go to the hospital. We drove her to Renown and now she's in a rehab now and we're takin' care of her dog, a little, toy miniature poodle. A little older there but I'm takin' her to the dog park and stuff this way. As I walk the streets, last city council meeting was a liquor license and I went to go check out East Center Street about the new business, a Sushi place, a combination bar and Sushi, that kind of thing. I came across Slippery Bar and Grill and oh my! That sidewalk is filthy. Spilled liquor, soda, they had containers on the outside on the corner there. It's nasty. Okay, so how we gonna change this? So, I called the city! A little behold, we don't get some health inspector, somethin' that the town that will go clean up their sidewalk, it's nasty. Really, you gotta go look at it. Well, Mr. Richardson is not here because it's in his district, but I not gonna do anything about it. So, they go the question and got avoided and called Carson City. Now I find, get told the right branch, so I had to call there, and I finally found something and it's tryin' to say, too much bureaucratic red tape. I didn't know that a simple little phone call for cleaning this is sanitation, at a food establishment, other than liquor, would be responsible to sweep and clean in front of their store. You know, if you go back to 1800's and stuff, these people in the movies are sweeping their front deck, but here, chewing gum, spit, and vomit. And up at Leah's, I don't know if they're remodeling, or they're done. Yay! If they're done. Because that place, people do the nastiest stuff. You know, (inaudible) between that (inaudible) place, its bottles breaking and stuff like that. But glory be to God, I hope they do not reopen. But anyway, let's do something about it, okay? A simple little policy, come on, come on. Let's get the chewing gum off your deck of the sidewalk. Let's clean it up. Let's make it more presentable. You could attract more customers that way. Okay, thank you.

Mayor Tedford said that they are supposed to clean their sidewalks, so I think we can look into that.

### **Council and Staff Reports**

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

There were no 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 9:12 a.m.

\_\_\_\_\_  
Mayor Ken Tedford

Attest: \_\_\_\_\_  
Sean C. Richardson, City Clerk-Treasurer

DRAFT

**MINUTES  
CITY OF FALLON  
55 West Williams Ave  
Fallon, Nevada  
June 29, 2022**

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 James Richardson  
Chief of Staff Bob Erickson  
City Attorney Mike Mackedon  
Deputy City Attorney Trent deBraga  
Deputy City Attorney Sean Rowe  
City Clerk-Treasurer Sean Richardson  
City Engineer Derek Zimney  
Chief Kris Alexander  
Deputy City Clerk Elsie Lee

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

Mayor Tedford led the Pledge of Allegiance.

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

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

**Public Comments**

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

No comments were noted.

**Possible Introduction of Bill No. 788: An Ordinance amending the City of Fallon Municipal Code, Title Five “Business Licenses and Regulations,” to add Chapter 5.56 entitled “Shopping Carts” which provides for the regulation of shopping carts within the City of Fallon; declares the presence of shopping carts to create a shopping cart retrieval procedure; provides for the retrieval and impounding by the City or its agents of shopping carts in certain situations.**

Mayor Tedford stated that this agenda item is for possible introduction of the proposed ordinance only. If introduced, a public hearing on the proposed ordinance will be set in the next agenda item and no further action can or will be taken at this meeting. At the public hearing, which will be properly noticed and advertised, the City Council will take comment and then consider possible adoption of the ordinance as introduced or amended. You all know the reason why we are introducing this because of the proliferation of shopping carts throughout the City and the lack of cooperation, from those who are doing so, to help us stop that problem.

Councilwoman Frost introduced Bill No. 788 an Ordinance amending the City of Fallon Municipal Code, Title Five "Business Licenses and Regulations," to add Chapter 5.56 entitled "Shopping Carts" which provides for the regulation of shopping carts within the City of Fallon; declares the presence of shopping carts to create a shopping cart retrieval procedure; provides for the retrieval and impounding by the City or its agents of shopping carts in certain situations.

**Setting a public hearing date for Bill No. 788: An Ordinance amending the City of Fallon Municipal Code, Title Five "Business Licenses and Regulations," to add Chapter 5.56 entitled "Shopping Carts" which provides for the regulation of shopping carts within the City of Fallon; declares the presence of shopping carts to create a shopping cart retrieval procedure; provides for the retrieval and impounding by the City or its agents of shopping carts in certain situations.**

The Mayor stated that the public hearing date for Bill No. 788 An Ordinance amending the City of Fallon Municipal Code, Title Five "Business Licenses and Regulation" as presented will be set for July 19, 2022, at 9:00 a.m.

**Consideration and possible approval and adoption of Resolution No. 22-02: A resolution authorizing a temporary interfund loan from the Landfill Enterprise Fund to the Sanitation Enterprise Fund in the amount of Two Hundred Fifty Thousand Dollars (\$250,000.00), and other matters properly related thereto.**

Clerk-Treasurer Sean Richardson stated that the Sanitation Fund has experienced tight cash flows in the last several years. The Council authorized temporary interfund loans in a previous fiscal year to supplement this fund and it also had a rate change, effective November 2020. With this change, we also included that the rate would be adjusted based on the Consumer Price Index. That was also done July 1<sup>st</sup>, 2021, and we are planning on looking at the Consumer Price Index to be adjusted again, July 1<sup>st</sup>, 2022. With the rate increases, this fund was budgeted to have sufficient, positive cash flow to pay its Interfund Loan. However, emergency capital items were necessary to be purchased this past fiscal year due to a fire at the Transfer Station and heavy demand for roll-off bins, due to all the construction growth. The fire at the Transfer Station also created a loss of revenue, as we had to create temporary site, at a significantly discounted rate for the fiscal year. This interfund loan would not have been necessary if these extra unordinary events did not occur. City Staff fully anticipate for this loan to be paid off by June 30, 2023, and most likely even sooner.

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

No comments were noted.



Councilwoman Karla Kent motioned to approve Resolution No. 22-02: A resolution authorizing a temporary interfund loan from the Landfill Enterprise Fund to the Sanitation Enterprise Fund in the amount of Two Hundred Fifty Thousand Dollars (\$250,000.00), and other matters properly related thereto; seconded by Councilman Richardson and approved on a 3-0 vote by the Council.

**Consideration and possible approval and adoption of Resolution No. 22-03: A resolution augmenting the fiscal year 2021-2022 budget of the General Fund in the amount of Two Million One Hundred Thirteen Thousand Dollars (\$2,113,00.00), the Convention Center Fund in the amount of Sixty-Five Thousand Dollars (\$65,000.00), the Convention & Tourism Authority Fund in the amount of Two Hundred Fifty Thousand Dollars (\$250,000.00), the Mayor's Youth Fund in the amount of Twenty-Five Thousand Dollars (\$25,000.00) and other matters properly related thereto.**

Clerk-Treasurer Sean Richardson stated that this agenda item involves the augmentation of governmental funds. Annually, City staff estimates the actual expenditures by the end of the fiscal year, of all the governmental funds by function and compares it to the budget. In order to avoid a Note 2 violation in our audit, we have to be under budget by function, and that is why we look at everything by function. NRS 354.598-05 authorizes the City to augment a budget when anticipated resources actually available during a budget period exceed those estimated. In order to augment the City Council must adopt a resolution. The Council must publish notice of its intention to act on the resolution and must not take action until at least three (3) days after publication. The General Fund contains ad valorem taxes as a source of revenue which requires the publication of the notice. This was published in the LVN last Thursday in order to be in compliance with that requirement. Today, governmental funds included in the resolution, that City Staff is requesting augmentation is the General Fund, Convention Center Fund, Convention & Tourism Authority Fund, and Mayor's Youth Fund. The details of the revision of the budget are contained in the resolution and the forms as described by the Department of Taxation. If approved, I will be forwarding the augmentation authorization to the Department of Taxation. Once it is received by the Department of Taxation, the augmentation will go into effect.

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

Councilwoman Kent thanked Sean and Bob for going over agenda item #7 and #8 in great detail with her prior to the meeting.

No further comments were noted.

Councilwoman Kent motioned to approve Resolution No. 22-03: A resolution augmenting the fiscal year 2021-2022 budget of the General Fund in the amount of Two Million One Hundred Thirteen Thousand Dollars (\$2,113,00.00), the Convention Center Fund in the amount of Sixty-Five Thousand Dollars (\$65,000.00), the Convention & Tourism Authority Fund in the amount of Two Hundred Fifty Thousand Dollars (\$250,000.00), the Mayor's Youth Fund in the amount of Twenty-Five Thousand Dollars (\$25,000.00) and other matters properly related thereto; seconded by Councilwoman Frost and approved on a 3-0 vote by the Council.

**Consideration and possible approval and adoption of Resolution No. 22-04: A resolution augmenting the fiscal year 2021-2022 budget of the Electric Enterprise Fund in the amount of One Million Four Hundred Thousand Dollars (\$1,400,000.00), the Water Enterprise Fund in the amount of One Hundred Fifteen Thousand Dollars (\$115,000), the Sewer Enterprise Fund in the amount of Ninety Thousand Dollars (\$90,000.00), the Sanitation Enterprise Fund in the amount of One Hundred Thousand Dollars (\$100,000.00), the Data Processing Internal Service Fund in the amount of Eighty-Five Thousand Dollars (\$85,000.00), the Public Works Internal Service Fund in the amount of One Hundred Thousand Dollars (\$100,000.00), and other matters properly related thereto.**

Clerk-Treasurer Sean Richardson stated that this agenda item involves the augmentation of Enterprise Funds and Internal Service Funds. City staff estimates the actual expenditures through end of fiscal year, and we are comparing it to the final budget. NRS 354.598-05 authorizes the City to augment a budget when anticipated resource available exceeds the budgeted amount. In addition, the City Council must adopt a resolution. As listed in Resolution 22-04, City staff is requesting augmentation in Electric Enterprise Fund, the Water Enterprise Fund, Sewer Enterprise Fund, Sanitation Enterprise Fund, Data Processing Internal Service Fund, and the Public Works Internal Service Fund. The details of the revision of the budget are contained in the Resolution and the forms from the Department of Taxation which is included in the agenda. If approved, I will be forwarding the Augmentation Authorization to the Department of Taxation.

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

No comments were noted.

Councilwoman Frost motioned to approve Resolution No. 22-04: A resolution augmenting the fiscal year 2021-2022 budget of the Electric Enterprise Fund in the amount of One Million Four Hundred Thousand Dollars (\$1,400,000.00), the Water Enterprise Fund in the amount of One Hundred Fifteen Thousand Dollars (\$115,000), the Sewer Enterprise Fund in the amount of Ninety Thousand Dollars (\$90,000.00), the Sanitation Enterprise Fund in the amount of One Hundred Thousand Dollars (\$100,000.00), the Data Processing Internal Service Fund in the amount of Eighty-Five Thousand Dollars (\$85,000.00), the Public Works Internal Service Fund in the amount of One Hundred Thousand Dollars (\$100,000.00), and other matters properly related thereto; seconded by Councilman Richardson and approved on a 3-0 vote by the Council.

**Consideration and possible approval and adoption of Resolution No. 22-05: Adjustment of Allowance for Doubtful Accounts – Enterprise Funds' Accounts Receivables.**

Clerk-Treasurer Sean Richardson stated that City staff is constantly working on the collection of our Enterprise Funds, Accounts Receivables, in other words, billings. Like all businesses, there is always a few customers that we have collecting on. Attached to the agenda is a list of outstanding/delinquent ARs prior to July 1, 2020. So, almost 2 years old, at this point. These customers are no longer City of Fallon customers and have been forwarded to a collection agency for additional collection efforts. It doesn't mean that we are totally writing them off. They are sent to collections and whatever we are able to get from the collection agency will not be dollar for dollar, but there is still potential on

collecting on some of these accounts. The proposed adjustment of \$63,356.15 represents .3%. So, 3 tenths of 1% of the Enterprise Funds total operating record for the most recent fiscal year ending June 30, 2021. Essentially, we are collecting 99.7% of our billings, which is pretty good. The standard is .5% for our allowance that we have listed on our financial statement, we are well under that. If you look at the list, you will see almost half of it is related to an old landfill AR that occurred in 2018 and has been sitting on our Account Receivable books for a while. We have already accrued for that in the prior fiscal year. The expense has already been taken as bad debt. What we are asking for is an adjustment in our ledger of the Account Receivables to get off the books. Currently, at the Landfill, our allowance for doubtful accounts is the .5% plus this known bad debt that still reflects on the books. When this is written off, we would adjust it back to the .5% total revenues of the Landfill.

Mayor Tedford commented that Diversified Concrete is still there.

Clerk-Treasurer Sean Richardson stated that this was discussed and believe that it is a totally different company. This company is an old vendor that I believe was contracted with the Navy. I don't believe that it is related to the local company.

Mayor Tedford inquired if there were any comments.

Councilwoman Karla Kent asked if the collection agency has good results for collecting bad debt.

Clerk-Treasurer Sean Richardson stated that he doesn't know the actual nominal amount. I know that we do receive some collection.

Mayor Tedford stated that if these customers ever move back into the City, they are expected to pay these bills.

No further comments were noted.

Mayor Tedford stated that we could send the bill to Reno and see what happens.

Councilwoman Kent motioned to approve and adopt Resolution No. 22-05: Adjustment of Allowance for Doubtful Accounts – Enterprise Funds' Accounts Receivables; seconded by Councilman Richardson and approved on a 3-0 vote by the Council.

**Consideration and possible approval and adoption of Resolution No. 22-06: A resolution to commit Four Million Five Hundred Thousand Dollars (\$4,500,000.00) of the General Fund Ending Fund Balance ending June 30, 2022, for improvements to various City capital projects including street, park, airport, utility infrastructure, and other matters properly related thereto.**

Clerk-Treasurer Sean Richardson stated that the Governmental Accounting Standards Board Statement No. 54 (GASB 54) authorizes the City Council to commit General Fund Ending Fund Balance for various purposes. The City received grant funding from the State & Local Fiscal Recovery Funds (SLFRF) in July 2021. The large portion of the SLFRF was reported as loss of revenue in the General Fund. City staff plan on using these funds for various capital projects including street, park, airport, and utility infrastructure. City staff recommends putting constraints on the use of these funds by committing the fund balance for these purposes. I think this is good fiscal management policy that we put a constraint on this because we are planning on using this significant amount of money and it is one-time money for long-term benefits for our citizens. That is what putting this committed fund balance would be doing.

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

No comments were noted.

Councilwoman Kent motioned to approve and adopt Resolution No. 22-06: A resolution to commit Four Million Five Hundred Thousand Dollars (\$4,500,000.00) of the General Fund Ending Fund Balance ending June 30, 2022, for improvements to various City capital projects including street, park, airport, utility infrastructure, and other matters properly related thereto; seconded by Councilwoman Frost and approved on a 3-0 vote by the Council.

**Consideration and possible approval and adoption of Resolution No. 22-07: A Resolution Permitting the City Attorney and the City Attorney's Deputies and/or Assistants to Defend Persons in Criminal Proceedings.**

Deputy City Attorney Trent deBraga stated that Nevada Revised Statute 7.1052 permits a City Attorney under his or her deputies and assistants to defend a person in a criminal proceeding with or without compensation if certain criteria are met. Part of that criteria requires the approval or authority from the City Council or the government body. In addition, there is some criteria where before a City Attorney or their deputies can take on the criminal representation, they would have to get the approval of the defendant and the City Attorney, or the Deputy cannot defend a person in a criminal proceeding in the same jurisdiction in which they prosecute. This Resolution, if adopted, would allow the City Attorney and his/her deputy to defend persons in a criminal proceeding with the consent of the Council, the defendant, and if it is a Deputy City Attorney they would also have to get the approval of the City Attorney. The statute doesn't require the Mayor to authorize the representation of a criminal defendant. However, in this Resolution, we have added an additional layer of approval which would require the City Attorney and/or the Deputies obtain the Mayor's approval as well to represent a criminal defendant.

Councilwoman Frost inquired if the Council would be giving a blanket approval and then the Mayor will approve each individual case.

Deputy City Attorney Trent deBraga stated that was correct. Essentially, if this Resolution is adopted, the Council would be giving the approval to allow the City Attorney or Deputies to represent a defendant in a criminal proceeding. Additionally, it will require the Mayor's authorization and from the client's side of things it will require the defendant to give their consent as well.

Councilwoman Frost stated that if approved, the Council will not look at each individual situation. The approval would be given through the Resolution.

Deputy City Attorney stated that per this Resolution it is a general approval.

Councilwoman Frost inquired if the City Attorney would also have to abide by the Bar Association and their rules regarding conflicts of interest, or other conflicts that may arise.

Deputy City Attorney stated that absolutely with any representation that is always step 1. Is there any conflict? You always must abide and adhere to your ethical responsibilities and duties. So, yes that will certainly go into the consideration. That is usually, from the Attorney's side of thing, step 1 in the process. If you can't do it, you don't even begin the process of additional approval.

Councilwoman Frost thanked Deputy City Attorney deBraga.

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

No further comments were noted.

Councilman Richardson motioned to approve and adopt Resolution No. 22-07: A Resolution Permitting the City Attorney and the City Attorney's Deputies and/or Assistants to Defend Persons in Criminal Proceedings; seconded by Councilwoman Kent and approved on a 3-0 vote by the Council.

**Public Comments**

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

No comments were noted.

**Council and Staff Reports**

Mayor Tedford inquired if there were any Council or staff reports. There were no 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 9:28 a.m.

\_\_\_\_\_  
Mayor Ken Tedford

Attest:

\_\_\_\_\_  
Sean C. Richardson, City Clerk-Treasurer

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

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

**Present:**

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

**Absent:**

Councilwoman Karla Kent

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

Mayor Tedford led the Pledge of Allegiance.

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

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

**Public Comments**

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

Mr. Geoff Knell of 261 Serpa Place stated that he spent 13 hours to get something done to save his pet. As I counted people in the City of Reno, I tell you, people know what's going on, but they are afraid to do something about it. The same right here in Churchill County. Afraid to do something about it. We could stop it; we could slow it down. I actually went to a church called the Potter House; it was off of there on South Virginia Street. We actually have one here too, they started it, but I am having a conflict with the minister there. They want to

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

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

### **Approval of Warrants**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Mayor Tedford stated that he likes the idea.

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

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

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



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

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

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

Mayor Tedford inquired if there were any more questions.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Mayor Tedford inquired if there were any public comments.

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

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

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

No further comments were noted.

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

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

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

### **Public Comments**

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

Mr. Geoff Knell of 261 Serpa Place stated that the Fallon Post will not put his public comment in the newspaper at all. Neither will they in the Lahontan Valley News because the newspapers don't want to tell you what is going on in the existence in our culture, and...and our society. I gave you truth, but you let the media and the deception of the political philosophies and ideology define your decision making. A consequence is you're going to be facing in the very new future. I hope we get to November 8; I hope we do. But somethin' is goin' to happen really soon. Like the shooting in Highland Park, Illinois. It's...it's...it's the mindset of people in our public. The stuff that's put in our heads. Now, I remember when black lives matters came here. Huh uh, I was a troublemaker there, I just want to point...I see witches burning incense, burning sage. We have so many satanists in this town. The sexual decadence. What are we gonna' do about bringing God back in the government. You say it in the Pledge of Allegiance, but where is the truth and direction of the moral absolutes in the City? It's sad. We are all gonna' face God's wrath and it's not gonna' be pretty. That you're followin' socialism, Nazi agenda and don't even know it.

Mayor Tedford inquired if there were any further comments.

No further comments were noted.

### **Council and Staff Reports**

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

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

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

There were no further reports.

### **Executive Session**

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

### **Adjournment**

There being no further business to come before the Council, Mayor Tedford adjourned the meeting at 9:45 a.m.

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Mayor Ken Tedford

Attest: \_\_\_\_\_  
Sean C. Richardson, City Clerk-Treasurer

**MINUTES  
CITY OF FALLON  
55 West Williams Ave  
Fallon, Nevada  
July 19, 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  
Councilwoman Karla Kent  
Chief of Staff Bob Erickson  
City Attorney Mike Mackedon  
Public Works Director Brian Byrd  
Deputy City Clerk Elsie Lee  
Deputy City Michael O'Neill

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 commented on what a good morning it is. You know, I rode my bike here this morning, I was walking my dog, Lucy the other day. She was the wildest one in the litter. I know I am not allowed to comment on anything on the agenda item, at this time. Ya' know the government is taking over (inaudible due to technical difficulties). That's it I'm done.

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

## **Consideration and possible approval of a Tentative Subdivision Map for Saddlehorn Subdivision.**

Mayor Tedford stated that Derek was called out on an emergency. Chief of Staff Bob Erickson will be presenting this agenda item.

Chief of Staff thanked the Mayor. The City Council first approved a tentative map for this area in 2005 (Saddlebrook Subdivision), and then a second tentative map was approved in 2008 (Big Horn Subdivision) that was a combination of this parcel and the 25 Acres adjacent to the East. Those maps were approved with an in lieu of park fee of \$1,000 per lot. City Staff recommends accepting the same fee for this subdivision. This map has been reviewed by City Engineer Derek Zimney, Public Works Director Brian Byrd, and me Chief of Staff Bob Erickson. Letters of intent and copies of the proposed tentative map have been submitted to the Nevada Department of Environmental Protection, Nevada Division of Water Resources, Truckee-Carson Irrigation District, Churchill County, and the Churchill County School District. Those letters and responses from each agency are attached. The developer will cap all TCID structure within the subdivision area and that the sewer connection will be made, and the final one is that they will construct a retention pond on lot 15. Representatives from Lumos & Associates, Randy Heinz and property owner representative, Gary Hutchings are here and available with any questions.

Councilwoman Frost wanted the record to reflect the size of the lots for this project.

Chief of Staff Bob Erickson stated that most of these lots they range in size, but the majority of the lots are 6,000 square feet.

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

No further comments were noted.

Mayor Tedford inquired if there were any public comments.

Whitney Brown at 485 Wood Drive stated that she is located on parcel 007-752-25 on the west side. My major question and concern are with the TCID ditch that runs through. That ditch has backed up, since I've lived there, twice. Once it flooded my home, and once it flooded my yard. My questions are on how that is going to continue to be maintained so that my home is not flooded.

Randy Heinz of Lumos & Associates stated that this would have to be something to follow up with TCID. That is a TCID easement, so that is theirs to maintain. Also, what we are doing is essentially piping it. We will be putting a trap on the inlet so it will be good to clean out debris getting in the pipe. This will be a little easier for them to maintain because it is a closed system at that point. So, it will be easier to maintain with that trap unit. We can coordinate that with Cody over there.



Brian Gardner at 755 Wood Drive addressed the Council with questions regarding the retention pond. I have a ditch that borders the new subdivision, on the south side of the canal that Whitney is talking about. It feeds all my irrigation, 3 acres. I am asking how far away a house will be from that ditch and there is a pond on the corner, I don't know the parcel behind my house, next to the TCID ditch, not the first pond. I am asking where it is at on the parcel, I can't read the print on the map. *Mr. Gardner showed Randy Heinz which parcel his one on the map he was provided in the agenda.* I am curious what is going on and I don't know what is on this side of the ditch if I come out here, and through here, with my yard.

Randy Heinz stated that this road (*showing Mr. Gardner on the map in hand*), is actually going to have another subdivision on this side and will not access on this side because we aren't doing a subdivision on that side. When we do process this one being piped, under the road you will still be able to access water here.

Mr. Gardner asked what is being done with "all of this" (*pointing on map*), is this bending wall. So, the existing ground that washed out this lot. (Inaudible)

Randy Heinz stated that they will have to look into the ditch area. We will have to make some accommodations as well.

Mr. Gardner stated that TCID doesn't maintain the ditch. There are weeds growing and I had to cut down trees that are in your property, or whoever's property it is, I don't know. I built a pile in the back of my yard, but there are trees growing all back there. Is this going to be maintained too? It was my understanding that it was TCID's.

*Conversation between Mr. Heinz and Mr. Gardner were happening but could not be heard on the recording.*

Mr. Heinz showed Mr. Gardner where the property line was that TCID owned. We are probably going to be building up a little bit. We will look into this to be sure that it isn't flowing along that road. So, there are some things here that we will need to take care of. We have staff that will be available to answer these questions.

Mr. Gardner stated to just swing by his house.

Mr. Heinz stated that they will come by to see him. We will talk about the details.

Mayor Tedford inquired if there were any further comments.

No further comments were noted.

Councilwoman Karla Kent motioned to approve the Tentative Subdivision Map for Saddlehorn Subdivision; Councilwoman Frost seconded and encouraged staff to work with the neighbors in the County to be sure that their properties are protected, approved with a 3-0 vote by the Council.

### **Fallon Police Department Monthly Report for June 2022.**

Captain Wenger presented the June monthly report. He added that the June incidents and activities were primarily in line with the previous months with no exceptional variances.

- No assistance was needed for lodging or assistance.
- No indoctrinations at NAS Fallon for June.
- Volunteer and Police Service participated in 96.5 hours of volunteer work and should see an increase in the next month. Debra Aagard has returned to help with volunteer work.
- Staff participated in assisting with the High School graduation.

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

### **Public Comments**

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

Mr. Geoff Knell of 261 Serpa Place stated that this heat is driving him crazy. It is getting pretty intense. (Inaudible) I would like to read out of 1 Timothy chapter 6: I am going to start at verse 10. For the love of money is the root of all kinds of evil: which while some coveted after, they have erred from the faith, and pierced themselves through with many sorrows. Amen. Those are some gracious words, but I can't stop ya'. No, I can't because I have no one to back me up. It is supposed to be we the people keeping the government in check. The preamble says, I can remove you. Your policies and beliefs are not under God and the decisions are not made in a Godly manner. Like last time I spoke and the children (inaudible). We are building houses because people can't stand it in California. Living a communist, socialist lifestyle and kills are society (inaudible). You aren't going to stop them; I am not going to stop them. (Inaudible)

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.  
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 9:25 a.m.

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Mayor Ken Tedford

Attest: \_\_\_\_\_  
Sean C. Richardson, City Clerk-Treasurer

**MINUTES  
CITY OF FALLON  
55 West Williams Ave  
Fallon, Nevada  
July 22, 2022**

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

**Present:**

Mayor Ken Tedford  
City Councilman James Richardson  
City Councilwoman Karla Kent  
City Attorney Mike Mackedon  
Chief of Staff Robert Erickson  
Deputy City Attorney Trent deBraga  
Public Works Director Brian Byrd  
Deputy Public Works Director Ryan Swirczek  
City Engineer Derek Zimney  
City Clerk-Treasurer Sean Richardson  
Deputy City Clerk Elsie Lee  
Deputy City Clerk Michael O'Neill

**Absent:**

Councilwoman Kelly Frost

The meeting was called to order by Mayor Tedford at 9:06 a.m.

Mayor Tedford led the Pledge of Allegiance.

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

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

**Public Comments**

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

No comments were noted.

**Consideration and possible approval of Debt Management Policy, Indebtedness Report and Capital Improvement Plan as of June 30, 2022**

City Clerk Treasurer Sean Richardson stated that the agenda includes a copy of the  
July 22, 2022 Fallon City Council Meeting

Debt Management Policy and Indebtedness Report provided by the JNA Consulting Group and reviewed by City Staff. The Debt Management Policy was created to fulfill the requirements of NRS 350.013. The Policy discusses that the outstanding debt of the City, its ability to afford such debt and other items relating to the issuance of bonds by the City. As of June 30, 2022, the City has \$1,783,000.00 of medium-term general obligation debt outstanding, which consists of a medium-term bond issue, fiscal year 2021 for various purposes across several funds. The City also has \$6,526,108.00 in general obligation revenue supported bonds, which includes \$5,570,000.00 outstanding from our sewer bonds and \$956,108.00 outstanding from two Water Refunding Bonds. All together we have \$8,309,108.00 of general obligation debt as of June 30, 2022. We also have other debt which includes \$5,129,000.00 outstanding Electric System Refunding revenue bonds. Lastly, we have \$120,355.00 of Lease Purchase Obligations related to Lease Purchases in the Sanitation Fund. Included with the Debt Management Policy is a 5-year Capital Improvement Plan for the first fiscal year of 2022-2023 matches that Capital outlets submitted in the current year's final budget back in May of 2022. According to our Debt Management Policy, which includes the Capital Improvement Plan and Indebtedness Report to the Department of Taxation as required annually per statute. I will be presenting our Debt Management Policy on August 18<sup>th</sup> at the next Churchill Debt Management meeting.

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

No comments were noted.

Mayor Tedford made a comment on the 5-year Capital Improvement Plan. Some things can shift from one year to another.

Councilman James Richardson moved to approve the Debt Management Policy, Indebtedness Report and Capital Improvement Plan as of June 30, 2022; Councilwoman Kent seconded the motion. The motion carried with a 2-0 vote by the Council.

### **Public Comments**

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

No comments were noted.

### **Council and Staff Reports**

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

No comments were noted.

### **Executive Session**

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

**Adjournment**

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

\_\_\_\_\_  
Mayor Ken Tedford

Attest: \_\_\_\_\_  
Sean C. Richardson, City Clerk-Treasurer

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**MINUTES  
CITY OF FALLON  
55 West Williams Ave  
Fallon, Nevada  
August 2, 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  
Councilman James Richardson  
Councilwoman Karla Kent  
Chief of Staff Bob Erickson  
City Attorney Mike Mackedon  
Deputy City Attorney Trent deBraga  
Deputy City Attorney Sean Rowe  
City Clerk-Treasurer Sean Richardson  
Public Works Director Brian Byrd  
Public Works Ryan Swirczek  
Public Works Adrian Noriega  
Deputy City Clerk Elsie Lee  
Deputy City Michael O'Neill  
City Engineer Derek Zimney

**Absent:**

Councilwoman Kelly Frost

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.

Mayor Tedford stated he wants the record to reflect that Councilwoman Frost was not present for this Council meeting.

**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 good morning. What a day to be alive. I was going to read Proverbs 29, and certain verses in there that talk about when evil people rule, people rule and when God's people rule, people rejoice. Isn't that something? Looking at the world today of what's going around, it's crazy, it's insane. And how does it reflect here in the state of Fallon, Nevada? It is amazing. I just want to give you a little sea story of back in the late 90's. I was on the USS (inaudible) LLJ-5, the (inaudible) got kicked out of Iraq, and so we were told to leave early. Descend and project power over there in the Persian Gulf. It's a very stressful time, and we were saying we are gonna' man up, we're gonna' load our planes up and the Marines and everything were gonna', gonna' take action and actually do something for once instead of just sitting in the ocean and floatin' around and doing nothin', we weren't there for anything. For the...for the environment as you left San Diego, we went to Hawaii and then we went to Thailand, and then it's battle group when ahead of us, we were going to get done early because we were hoping we we're going to be doing something and that crew became so stressful, there was a lot of accidents Mr. Mayor on that ship. People were in a hurry, and they were dedicated to this nation to defend it from foreign and domestic. A lot of people got hurt and the commanding officer said enough is enough and ordered for a safety stand down and they had to shut off the news, CNN because it was broadcasting such propaganda, and things had to calm down. As we got to the Persian Gulf, and we got this extreme vermouth under pressure from the Iranians. Everything has gotta' calm down. There were other times back in the 80's the USS Stark got hit from the US Iraqi. And our ship, someone worked at the printshop, and we had to take care of the memorial, the funeral of what happened on the USS Stark. President Ronald Reagan came in. There is so much at times, that we feel the stress of what is going on around the world and how it can affect us. Affect us truly. What we are seeing in our world today is so much stress and it develops crisis and what it does psychologically to us. In closing, that believing and trusting in the Lord Jesus Christ can bring you peace, and joy, and rest because of the fruit of the Spirit. So, I hope the development of our federal government can look ahead and prepare for what we are about to face because the Bible talks about the beast system, the mark of the beast and we're comin' closer to it. So, I hope that they make justful decisions, how to keep people at peace, instead of worrying about the structure of the City. 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 Kent motioned to approve the accounts payable, payroll and customer deposit warrants; seconded by Councilman Richardson and approved with a 2-0 vote by the Council.

**Consideration and possible approval and adoption of Resolution 22-08: A resolution of the City Council of Fallon, Nevada providing for the transfer of the City's 2022 Private Activity Bond Volume Cap to the Nevada Rural Housing authority; and other matters related thereto.**

Diane Arviso the Director of homeownership programs with Nevada Rural Housing Authority ("NRHA") greeted the Council. It is always my extreme pleasure to come here every year to meet with you to give you an update on what our home-at-last homeownership programs are doing, answer any questions that you may have, and of course continue to ask for your support in transferring any unused private activity bond cap to Nevada Rural Housing Authority in support of our homeownership programs that serve rural Nevada exclusively. As a background for anyone that isn't familiar or loves to get a refresher, we all love refreshers, right? In 2006, NRHA launched the home-at-last homeownership program to allow affordable housing. What is affordable? Affordable means basically what is affordable to the family or the homebuyer that is purchasing the home, right? Everyone needs a home within their budget. We serve low- and moderate-income homebuyers with the program and we do that by providing down payment assistance towards the purchase of a mortgage, or a home. We provide that first mortgage, along with the down payment assistance at an affordable interest rate. We also provide mortgage tax credits, which always kind of makes people's heads spin because there is a lot of mystery of what that actually looks like. I can share with you today the impact of the mortgage tax credit program, it is profound. Especially, when we are facing inflation at skyrocketing, record levels, and how that also opens the door to homeownership for renters who pay their bills, are responsible, have stable income, and deserve an opportunity to buy a home, but down payment is their barrier, and long-term affordability is a factor. So, I will share with you since 2006 the NRHA homeownership program has received transfers from the City of Fallon totaling about 4.9 million, that's not dollars but that's bond cap authority, and that's been since 2006. First, I have to thank you for your years of support there. Since that time, we've helped 177 homebuyers within the City limits of Fallon. There is an additional number I can share with you in the unincorporated area, but that is specific to the City limits. That's providing 31.3 million in affordable mortgages to these homebuyers, over 1 million dollars in down payment assistance has been provided to these families, and approximately \$320,000 in estimated federal tax savings through the mortgage credit certificate program which of course is money that they reinvest when they shop locally. 16 years after launching the home-at-last program, in rural Nevada alone, we've provided 2.2 billion in affordable mortgages, about 63 million in down payment assistance, and helped over 10,000 families achieve affordable home ownership under the program. The estimated federal tax savings generated through the mortgage credit certificate is about 37 million dollars. Nevada Rural Housing Authority is asking for your continued support this year. We would continue to use that for home ownership programs. Specifically, the mortgage tax credit program. To give you an idea of the impact that the mortgage certificate program provides, I would like to help you visualize a \$345,000 mortgage at a 5.5% interest, which is typical for right now, that would generate in just the first year, almost \$3,800 in tax savings to that family. That is a dollar-for-dollar federal tax credit that is returned to that borrower. It is specific to first time homebuyers and qualified veterans are exempt from the first-time homebuyer rule, which is very important here in Fallon. That savings equates to \$314.00 a month. That \$314.00 a month is considered additional qualifying income to help buyers qualify, to help a family afford the right home for their family, and they get that tax credit for the life of the loan. So, it helps them qualify, lowers debt to income ratios, if they are carrying student loan debt, that's especially helpful, and it helps them for every year for the life of the loan. NRHA's jurisdiction is to serve areas with populations under 150,000. So, of course, that is Fallon. Your transfer of private activity bond cap that is not being used for



another project would stay in rural Nevada, and that is very important to us, since that is the area that we serve. I am happy to answer any questions that you might have. I know that you all have been very familiar and supportive of the homeownership programs. They are promoted locally on your local radio stations, and I want to thank you for all the support you've thrown behind the programs and the organization over these years.

Mayor Tedford inquired if there were any questions from Council.

Diane Arviso asked if she could add something for the benefit of the public. The private activity bond cap is not a dollar item on your budget. The transfer of this is not a financial impact directly to the City of Fallon. In the unused cap, that is not used for another project and would revert to the State of Nevada on September 1<sup>st</sup>, in which case it would be used in probably an urban area like Las Vegas and Reno, which is where the demand is for the use of private activity bonds. If you had a competing project like a multi-family housing project, for example. I wouldn't be here today other than to give you an update on the program report. I would never want to come in and ask for a transfer if you had another project. So, it is specific to any unused cap, that we want to transfer because we can pool that cap with other city and counties that aren't using it and that is what makes a very robust program. I just wanted to provide a little insight on that.

Mayor Tedford thanked Diane and asked if there were any questions and public comment.

No comments were noted.

Councilman Richardson motioned to approve and adopt Resolution 22-08: A resolution of the City Council of Fallon, Nevada providing for the transfer of the City's 2022 Private Activity Bond Volume Cap to the Nevada Rural Housing authority; and other matters related thereto, seconded by Councilwoman Kent, and approved with a 2-0 vote by the Council.

**Public hearing for Bill No 788: An Ordinance amending the City of Fallon Municipal Code, Title Five "Business Licenses and Regulations," to add Chapter 5.56 entitled "Shopping Carts" which provides for the regulation of shopping carts within the City of Fallon; declares the presence of shopping carts public nuisances in certain situations; requires businesses that provide shopping carts to create a shopping cart retrieval procedure; provides for the retrieval and impounding by the City or its agents of shopping carts in certain situations.**

Deputy City Attorney Sean Rowe stated that Bill No 788 was introduced to the City Council's properly noticed special meeting on June 29, 2022. Notice of the Deposit of copies of the proposed Ordinance and the public meeting hearing date was duly published in the Lahontan Valley News on July 21, 2022. The proposed Ordinance, as introduced, and proof of the statement of publication of the notice and deposit copies and public hearing to adopt Bill No 788 have been included in the agenda packet. This agenda item represents the public's opportunity to comment on the proposed Ordinance, and to present relevant information and materials to the Council.

Mayor Tedford asked if Deputy City Attorney could go over the Ordinance.

Deputy City Attorney Sean Rowe confirmed. The Ordinance, as proposed, provides, and addresses the issues the City has been facing with shopping carts accumulating in public and private property throughout the City. It does this through a number of mechanisms. The first would be to create clear definitions for the regulation of these items in the community. Section .020 declares the presence of shopping carts on

public and private property a nuisance, which means that they cause certain life, health, and safety issues for the population of the City. Section .030 requires shopping cart owners to implement a management plan and a retrieval plan, that they would also present to the City. Section B of that, defines the measures to retrieve shopping carts from public and private property, that are going to be required of shopping cart owners. Section .040 provides for the retrieval and impoundment of shopping carts found off premises by the City. Section .050 deals with the disposal of abandoned shopping carts, permitting the City to dispose of shopping carts that have been abandoned and collected by the City, and not retrieved by their owners.

Mayor Tedford asked Deputy City Attorney Sean Rowe if he could inform, for the record, that the City looked at several cities' shopping cart policies. Some were more stringent, some were less stringent; we used Clark County, Las Vegas, N Las Vegas, City of Reno, Sparks, and Watsonville, California.

Deputy City Attorney Sean Rowe also stated that the City reviewed Texas municipalities as well. We were just looking for the variety of different ways that municipalities have attempted to regulate and deal with the problem of shopping carts being taken off premises and accumulating in these public places and becoming nuisances by being left in streets and causing cars to be damaged as a result. We went through a very lengthy review process of other nearby municipalities as well as farther a field to see what type of regulatory actions have been taken. This is an attempt to balance the burden that the City has mostly exclusively born, for the last number of years, and try to balance that burden with the owners of the shopping carts as well. I will note, this action was brought, after numerous attempts by City staff, to try and rectify this issue without creating an ordinance. When I suggested an ordinance 6 months ago, I was told that this is not the route that we want to take. I know this was not the route that we want to take because we want to be seen as a business-friendly community. However, it is also imperative that we address the issue for the citizens, and the fact that these carts have been taken off premises does create burdens on those businesses as well. This is an attempt to address in a multi-faceted way, the problem of these shopping carts being take off premises and create something that is fair and clear so the businesses know what to expect so we can assist them in maintaining their property.

Mayor Tedford thanked Deputy City Attorney Sean Rowe. I think that sums it up in a nutshell. We have been going through this for quite a while and trying to get cooperation from some individual businesses to police themselves. Not every business that has a shopping cart doesn't oblige and get their shopping carts on their own. It is just a few, but the few are creating quite a problem for us with their shopping carts leaving their premises. We haven't been able to get them to work with us. This has been a process for several months, trying to go through other cities' ordinances to see what a fair and workable solution would be. We don't usually bring many ordinances to the table because we are friendly to the public and businesses. This is one that I think is necessary. It does allow for the businesses to have a plan for their carts to present to City staff, that will prevent from leaving their premises, so we don't have to have them picked up and have them pay a fee to have them retrieved or for us to dispose of them. There are five plans that are permitted by this Ordinance that are numerated in the ordinance. Are there any questions from the Council?

Councilwoman Kent stated that it is amazing how many carts that leave the premises of businesses. I do believe that the City has done all that they can to cooperate and be business-friendly. I see there is no other way than this Ordinance.

Councilman Richardson asked if we have received any plans from any businesses. Mayor Tedford stated we have not.

Councilman Richardson asked if they are aware of the Ordinance, or was it just published for them to find out on their own?

Deputy City Attorney Sean Rowe said that the Ordinance was published but also wanted to point out that he and Chief of Staff Bob Erickson had a meeting with, at least one manager of a local store and informed them of our intention to pass this if we didn't see an increase of cooperation of some kind. That store manager was appreciative, in some ways, of this. They felt this would give them some leverage with their corporate offices to address the issue.

Mayor Tedford stated that the other business we have a particular problem with, Bob could probably answer this. I think he and Kris met with them and their response was even with the picking up of the carts, was that they would get back to us, but never really got back to us. Would that be a fair statement?

Chief of Staff Bob Erickson confirmed. The volume of the carts basically, come from two places: Walmart and Safeway. Kris and I met with the local management on numerous occasions. They basically both said that they don't have any authority, locally, to address this issue and would communicate the situation with their regional management. Eventually, Safeway's regional management authorized them to come and retrieve the carts. They sent a contractor out of San Francisco to retrieve approximately 68 carts we had in storage. That occurred about 1 month ago. Walmart still hasn't responded on a corporate level to their local management, but we did receive a call from their assistant manager there about a week ago and he wanted to know how many Walmart customers carts we had in the yard. We conveyed that information to him, and he indicated that they would be probably retrieving them, but they haven't yet. Both stores have said that they have a program in place at the corporate level to retrieve carts. Both of those programs the contractor comes out of California. According to the Walmart management, they require a large volume of carts before they will make the expenditure to travel from San Francisco, to Fallon, Nevada to search out carts and try and retrieve and return to them to the corporation. Safeway has contractors, one from Reno and another one from California that are supposed to come out and look for carts and retrieve them. In either case that doesn't happen. The local management makes the calls and asks them to come and there is just no response. That was one of the things that forced us to look for another solution to this decades old problem. Right now, as of a couple of days ago, we had 252 Walmart carts in storage, since Safeway retrieved their carts, we have two different Safeway carts since they have updated their carts. What we call the newer black carts, they retrieved 68 of those, and we've accumulated 34 more since that retrieval. In addition, we have what we call the old brown carts, and we have 22 in stock now. That has been in the course of about 1 month. The other carts we have are Walgreens-3, Louies-3, The Dollar Tree-15, Harbor Freight-2, and CVS-1. So, the bulk of the issue is with major retailers in the community.

Mayor Tedford stated that we don't have the space to keep all of these carts.

Councilwoman Kent asked if the Safeway older carts were left because they don't want them back, leaving for us to dispose?

Chief of Staff Bob Erickson stated that when they came to retrieve them, they opted to just retrieve the black ones. They said they weren't picking up the other carts.

Councilman Richardson asked if this was a decision made at a local manager level, verses on a corporate or regional level.

Chief of Staff Bob Erickson stated that all of the decisions are made on a corporate level according to the local management. They will tell you; they don't have the authority to authorize the \$10 retrieval fee, or authorize that expenditure, that has to come from corporate. We get referred to different department. Safeway has a department in Reno that is primarily in charge of refurbishing carts. They also addressed the issue of these carts. That is where the decision was delegated to. They basically, have a fair amount of authority in that department. I guess you would have to call it a bureaucracy, and you have to mull your way through it.

Councilman Richardson stated that he is surprised that they don't have a representative here today to give us feedback or make comments of how this may impact them. Or, if they have any ideas for a solution because we obviously want to work together with businesses. This has almost been a one-way street, that we are going to come up with this Ordinance and we are only going to hold the carts for 30-days. It is going to have an impact on them, and I hope they have a plan.

Chief of Staff Bob Erickson stated that has been conveyed to them for the last 10 months, that I know about, directly and quite regularly. The road of communication throughout the organization gets lost somewhere.

Mayor Tedford stated that we were told Walmart just orders new carts, that is why their number gets so high.

Councilman Richardson stated that it doesn't make business sense, but that we will see.

Mayor Tedford inquired if there were any public comments.

Geoff Knell of 261 Serpa Place stated that he is one of the constituents that went to the Police and talked about the shopping carts. When I walk my dog and they are everywhere. Basically, at the low-income housing, multi-family complexes. Now I see mainly Safeway and Walmart, but then there is CVS, The Dollar Store, and so forth. What I am reflecting is Exodus 20 where it says, thou shall not steal. The morality of this City allowing and not bringing any justice to...to get people to encourage them to stop taking the shopping carts off of the premises because it is being an inconvenience. I..I want to make a suggestion and get to the low-income rural housing and development. Make a rule to the uh, low-income people, ya' know, they make decisions on their property, is to put in there, it's...do not take things that are not yours. Ya' know they want to protect their property and all their different circumstances, but this tell ya', this uh...this was getting outta' hand. Ridiculous. Thou shall not steal. Now, how is the City going to develop a morality to be honest and truthful? Would you rather buy cigarettes and liquor, instead of buying, what...a \$49.00, well, it is probably a lot more now, wagon you can fold up, if you live upstairs, then you carry it up stairs. Instead of taking something that causes corporation budgets to go up and they have to spread it out somewhere. Now, getting into corporations, Mr. Mayor, and recently there in Sparks, I can't remember the street name, but it is off of 395 heading North. Ya' know hit the spaghetti bowl and make a right, they have a system there, now, at least when I was there, you could bring it...don't cross this line. The wheels lock up. There is, there is things that can happen. Things to prevent the stealing. And in closing, helping to stop the thievery, helping them to stop it. So, it's just...it's just some suggestions there and so...thou shall not steal. Thank you.

Mayor Tedford stated that one of the methods in the Ordinance is that lock up system. 5.56.030 subsection A, wheel locking mechanism installed on all shopping carts used in conjunction with an electronic barrier along the perimeter of the premises, which

is activated when a shopping cart crosses an electronic barrier. That is one of their options, out of the 5 options to stop them leaving the property. James said it right, if they don't implement one of these 5 options to keep these shopping carts on their property in 30-days, we are taking them to the landfill. These are expensive carts. The reason why we have struggled with this for a few months now, putting this in place, is I own a business, Karla owns a business, and James is the one that made the comment it doesn't make business sense. I wouldn't lose a cart at any time, we would go find them at the end of the day if the cart didn't go back. These are expensive. We own little businesses, compared to these organizations. To hear the comment that the reason why we have 268 of Walmart's carts is because they just go buy more carts, and to hear the story that Safeway was out of carts on a weekend because we had them all, it is unbelievable that you would put your customers through that. We can't answer some of these questions for these companies, but we do know that, besides them being aesthetically unpleasing to many of our citizens, our street sweeper can't sweep, people with wheelchairs and on walkers can't walk through the sidewalks, and people like yourself can't walk their dog on a leash because they are getting caught up on shopping carts on the sidewalks. We just have to figure out how to stop this. We first started with our crews picking them up, and that wasn't working. Now, we have a service we are paying for to pick them up and charging them when they are retrieved. We tried many things. We had the Boy Scouts delivering to them at one time. This is where we are headed and I think this is the thing we see many cities doing, so it isn't just happening in Fallon, Nevada. The businesses themselves don't want to seem to press charges on the people that are taking them. It is a frustrating process. Although, they certainly want us to press charges on shoplifters on crimes that are a lot less in value, I think even those in the Municipal Court would testify, than the price of that. We are constantly in there for, what I call, very insignificant crimes for shoplifting, for crimes that are a lot less costly than a shopping cart, which we are never in there for. I think we will move on if there are no further comments.

No further comments were noted.

**Consideration and possible adoption of Bill No 788: An Ordinance amending the City of Fallon Municipal Code, Title Five "Business Licenses and Regulations," to add Chapter 5.56 entitled "Shopping Carts" which provides for the regulation of shopping carts within the City of Fallon; declares the presence of shopping carts public nuisances in certain situations; requires businesses that provide shopping carts to create a shopping cart retrieval procedure; provides for the retrieval and impounding by the City or its agents of shopping carts in certain situations.**

Deputy City Attorney Sean Rowe stated that the Council can choose to adopt the bill as presented, amend it, or not adopt it. It is completely in the prerogative of this Council to determine how to proceed with this Ordinance as presented.

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

No comments were noted.

Councilman Richardson motioned to adopt of Bill No 788: An Ordinance amending the City of Fallon Municipal Code, Title Five "Business Licenses and Regulations," to add Chapter 5.56 entitled "Shopping Carts" which provides for the regulation of shopping carts within the City of Fallon; declares the presence of shopping carts public nuisances in certain situations; requires businesses that provide shopping carts to create a shopping cart

retrieval procedure; provides for the retrieval and impounding by the City or its agents of shopping carts in certain situations, seconded by Councilwoman Kent and approved with a 2-0 vote by the Council.

### **Public meeting for discussion of possible state Community Development Block Grant Applications for fiscal year 2023-2024**

City Engineer Derek Zimney stated that the purpose of this meeting is to provide information about the CDBG program, past projects that have been funded in the City of Fallon, how to apply, eligibility requirements, how and where funds can be used, and to give citizens an opportunity to make their comments known regarding what types of eligible activities the City of Fallon should apply for under the State CDBG program. A second public hearing will be held on September 6, 2022, in order to discuss proposed projects submitted to date. A final hearing will be held prior to February 18, 2023, to discuss, approve and rank applications prior to submittal to the State. We have been on a bit of a hot streak with CDBG, and we would love to keep that momentum. We haven't proposed any projects yet. The first one, just for discussion, we are required to have 3 postings and I am more than happy to answer any questions or get to the bottom of any eligible activities that anyone may want to propose.

Councilman Richardson asked if we received any other requests from CDBG grants from outside entities.

City Engineer Derek Zimney stated he has not received any outside requests.

Mayor Tedford stated that we have done pretty well with trying to find a street project that works. So, perhaps that is where we shall head. We did Front Street, then we did N Broadway and N Sherman, and now we are doing Court Street. We are in the design phase of finishing all of those. We need to get a shovel in the ground on all of those. Perhaps you could find one of those that will work Derek.

City Engineer Derek Zimney stated that he will make a list.

Mayor Tedford stated that he hopes he already has a list, we just need to prioritize it. I would like to find something that don't affect our citizens as closely as those do. Any public comments?

No further comments were noted.

### **Public Comments**

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

Mr. Geoff Knell of 261 Serpa Place stated wow. The love of God gives me the strength to put up with the political philosophies that we are experiencing today. But it also effects my decision making in my personal life when I deal with finances. If I am doing what our government is doing today, I would go broke. There would be so much debt above my head I wouldn't even get out of it enough to claim bankruptcy, and I don't want to do that. And I wonder about the City when you continue to strive forward to spend money that the federal government doesn't have and to give it to the states and then put a program. What's going to stop? We...we're...we're gonna' catch up and have a balance of ourselves to stay within a

budget? Stay within a budget. But now we have to rely on outside sources. That's...huh but look where we are today. So, what I encourage is to really think on the Godly factors. Ya'...ya' know I...I read the II Timothy chapter 6, about the rich man and the money that is evil, to all kinds of evil. And we are still going through the process of continuing to do the same thing, over and over again. Oh, because oh it's free money, it's not. Ya' know you're going to go through a lot of paperwork and codes and stuff with restrictions. It's getting ridiculous. How...we...is the City gonna' survive if we keep cooperating with the state government that doesn't give a hoot about morality in this state, doesn't care. Ya' know I am going to encourage you that believing and trusting the Lord Jesus Christ bring you in a mindset of being fiscal responsible. Thank you.

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.  
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 9:47 a.m.

\_\_\_\_\_  
Mayor Ken Tedford

Attest: \_\_\_\_\_  
Sean C. Richardson, City Clerk-Treasurer

**MINUTES  
CITY OF FALLON  
55 West Williams Ave  
Fallon, Nevada  
August 16, 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  
Councilman James Richardson  
Councilwoman Kelly Frost  
Councilwoman Karla Kent  
Chief of Staff Bob Erickson  
City Attorney Mike Mackedon  
Deputy City Attorney Trent deBraga  
Deputy City Attorney Sean Rowe  
City Clerk-Treasurer Sean Richardson  
Public Works Director Brian Byrd  
Public Works Adrian Noriega  
Deputy City Clerk Elsie Lee  
Deputy City Clerk Michael O'Neill  
City Engineer Derek Zimney  
Chief of Police Kris Alexander  
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.

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.

Abolghasse Abraham Sadegh a current resident at the Fallon Lodge greeted the Council. I have two items that I would like to talk about. The first one, I have been profiled and persecuted by our Police Department, and it has to do with my faith. After 12 years I returned to Iran in 1925, experienced the (inaudible) and the present one, and under the present one I



realized the religion to which I was born (inaudible) is a cult of personalities. My father-in-law was uh, a Minister of Churchill (inaudible) and his daughter and I met at the University of Texas, and we got married. So, this one page is what represents my faith. Its book is called The Koran or Koran and in chapter 112, the name unity I have quoted here. In the name of God, the compassionate and merciful, it is saying and directing (inaudible) or anyone. Say, is God the one God, the Absolute, He gets not or was he begotten, and there is none comparable to him? In the face of current knowledge of the universe. For example, our galaxy, it takes 200-225 million years for the solar system to rotate around the center of the universe. There are billions of stars and ours is an average one. So, uh...uh considering the present knowledge with billions of (inaudible) galaxy continuing to believe that Jesus is God is idolatry. We should refer to God not as He but rather "it" nor is it either he or she. Believing in God is optional, believing in humanity is not. We are judged not by not how we perceive ourselves but what goes on in our hearts according to the human beings. (Inaudible) which is (inaudible) for my faith that I call the University of (inaudible). The mighty embraces the whole of humanity, from a-z and including (inaudible) a religion that started in Iran, 5 years ago or...fi...five thousand years ago. Also, in uh, it is time for each of us to accept the responsibility of being the savior, by fighting injustice and helping oneself and others, and doing no harm. Furthermore, our ultimate objective in this phase of our existence should be creating a paradise on earth for us, as it already is for all others in the (inaudible) of life, you are a vital part of. All we need, as a beacon of light, on this journey is the final phrase in the Pledge of Allegiance, one nation under God indivisible with liberty and justice for all. The fundamental aspect of the paradise is for every child, anywhere, to reach its fullest potential, creating their required environment across the globe. It is an ongoing-responsibility both individually and collectively. Also, our every word and deed should be considered regarding the impact of our children everywhere in perpetuity. And, uh, the second part of my uh, what I would like to present today uh, to the Council, has to do with our military budget. Our military budget. I will talk about that...I...I...I will talk about that, yep, just a second actually. Our military budget is 801.1 billion dollars. The word billion is very misleading, as you know. 1 billion means 1 million. So, for each billion we can build 1,001-million-dollar homes. And our uh, military budget is more than the next 10 countries combined, including, uh, China, which is 293 billion, uh and then Russia which is less than England, it's 5 billion. More incredible than that, is that our total military budget is the 38% of the total military budget of the entire world. I do not believe that we need uh, as a matter of fact, pre...president of uh, president, or not president one of the uh...uh, professors at the University of California and Berkley, wrote 4 books about the fact that we are on the wrong, in term of trying to build a military, empire. We cannot afford it; we will fall to pieces ultimately. So, the first one he called throwback, was actually a CIA term meaning what we do in other countries will come back and haunt us and others specifically, uh...uh until the last one, that is at the end of the republic and after that he died. In uh...and uh, re...regarding, again, regarding the military we...we can reduce it, it seems to me, by ½ and be defensive, our responsibility as Christians, is uh, Matthew 5:9, blessed are the peace makers, for they shall be called children of God. We need to abide by that. I wrote a letter to President Clinton saying our policy should be based on Christ's 2 commandments. That uh, love your god with all your soul, with all your heart, with all your mind, with all your uh...existence. And then love others as yourself. Thank you.

Mayor Tedford inquired if there were any further public comments.

No further comments were noted.

## **Approval of Warrants**

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

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

## **Consideration and possible adoption of Resolution No 22-09, a Resolution authorizing the Red Mesa Tapaha Solar Project Amended and Restated Transaction Schedule under the Power Supply Agreement with Utah Associated Municipal Power Systems.**

City Clerk-Treasurer Sean Richardson greeted the Council. For the last several years, UAMPS, on behalf of its members have been investigating and consulting for the Red Mesa Tapaha Solar Project Amended and Restated Transaction Schedule under the Power Supply Agreement with Utah Associated Municipal Power Systems. This is a 66-megawatt solar generation facility located on the Navajo Nation Reservation in southeastern Utah. UAMPS is now prepared to enter into an amended 25-year Power Purchase Agreement "PPA" with the Navajo Tribal Utility Authority Generation – Utah, LLC on behalf of UAMPS members electing to participate in the project. The PPA has a price of \$37.00/MW with no price escalators. The City Council previously adopted resolution 19-21 on August 5, 2019, which was a PPA with a price of \$23.15/MW with an escalator of 2% each year. Then, due to COVID, supply chain issues, and increased costs, UAMPS renegotiated with the Navajo Tribal Utility Authority to the terms in the current PPA. City staff has met and discussed this project several times and recommends moving forward with this agreement. The facility is scheduled to become operational in March 2023. If approved, the attached Red Mesa Tapaha Solar Firm Power Supply Agreement Transaction Schedule would give the City of Fallon an entitlement of share of 1 MW. If there are any questions, I would be glad to answer them.

Mayor Tedford inquired if there were any questions from Council.

Councilwoman Frost stated that she has a couple of questions. If we were to go out and try to purchase this in the open market today, how much would it possibly cost us?

City Clerk-Treasurer Sean Richardson stated that UAMPS did speak about that a little bit as they went back and renegotiated. UAMPS and members of UAMPS both said that \$37.00/MW, right now is pretty much what the market is currently. If we were to move forward with another project, very similar, it would most likely be more than that. So, this is market right now and the market is increasing daily.

Councilwoman Frost inquired if the \$37.00/MW would be good for the next 25-years.

City Clerk-Treasurer Sean Richardson stated that is correct. That is a fixed cost for a firm project. And yes, it is for a 25-year term.

Councilwoman Frost stated that being a solar project, it would qualify for renewable credits.

City Clerk-Treasurer Sean Richardson confirmed that it would be eligible for

renewable credits.

Councilwoman Frost thanked City Clerk-Treasurer Sean Richardson.

Mayor Tedford stated, for the record, we aren't sure that we need renewable credits. I am not sure if in the future if that might change. Which is a good reason why we should be in some of these projects. Right now, we don't think we need renewable credits. If Sean or Trent can come to the podium to confirm his statements.

Deputy City Attorney Trent deBraga confirmed Mayor Tedford's statement. So, I think back in 2019 when the Legislature passed Legislation, they created an exemption in the renewable energy portfolio standards. So, right now, the way it is worded, unless an energy provides over a million-megawatt hours in a calendar year, you are exempt from the renewal energy standard. I think in 2021, the City of Fallon provided approximately 92,100/MW, which is not even 10% of the standard. Of course, we are always at the mercy of the Legislature, and that could change, but as of now, we are exempt from having any renewable portfolio standards.

Mayor Tedford stated that it is the City's belief, that we should just push forward with these renewable energy units when we can get them in case that changes. Are there any public comments or questions?

No further comments were noted.

Councilwoman Kent motioned to approve and adopt Resolution No 22-09, a Resolution authorizing the Red Mesa Tapaha Solar Project Amended and Restated Transaction Schedule under the Power Supply Agreement with Utah Associated Municipal Power Systems, seconded by Councilwoman Frost, and approved with a 3-0 vote by the Council.

**Consideration and possible action to approve a construction contract with Sierra Nevada Construction of Sparks, Nevada, in order to complete the 2022 Preventative Maintenance project, PWP-CH-2022-405, in the total amount of Seven Hundred Seventy-Four Thousand and Seven Dollars (\$774,007).**

Public Works Director Brian Byrd greeted the Council. This project is a continuation of a multi-phased approach to preventative street maintenance and rehabilitation throughout the City. Slated for the Fall of 2022, this phase of our preventative maintenance plan would allow for the application of 1,931,293 square feet of crack and slurry seal. The application of pavement crack seal and Type II rapid setting slurry to existing pavements will aid in filling cracks and voids, creating a weather-tight seal and providing color and texture to surfaces while prolonging life expectancy. Working with Lumos & Associates, the City of Fallon has performed a conditions assessment survey of existing City streets. The data compiled from that survey was used to classify existing pavements into two categories based off the applicable pavement preservation techniques. The scope of this project includes portions of approximately 50 streets throughout the City that were deemed appropriate for a crack and slurry seal application. This project was released for public bid on July 14, 2022 and was advertised in the Lahontan Valley News in accordance with NRS 338.1385. 2 bids were received and opened on August 4, 2022, as further described in the attached documents. Again, this is just a continuation of our Preventative Maintenance Plan and working with Lumos & Associates, we identified these streets as the next applicable project from our priority list. We are excited and have doubled what we did in the Spring of this year. This will be one of the first years, with this approach, that we will be able to grab 2 projects and it is

exciting. By the end of the calendar year, we will have applied this technique to nearly 3 million square feet of City streets.

Mayor Tedford stated that this is a good project and really the most streets that we have ever done.

Public Works Director Brian Byrd stated that he is excited about the unit cost pricing. It is pretty similar to what we received in the Spring. The 21-22 project and SNC does great work, they are familiar with our internal processes of public outreach and notification, and we are excited to be able to accomplish this.

Councilwoman Frost asked if we are hoping, in the future, to continue to carry on the Fall/Spring maintenance, if we can afford it.

Public Works Director Brian Byrd stated that we would as resources allow and is probably the best approach. When we have time, and we can bid it early enough, we can have it crack sealed and slurry sealed all in one season. Previous years, we have cracked sealed, let that set over the Winter, then, come back in the Spring and slurry over the top of it. This is equally as effective.

Mayor Tedford stated that it should be noted, this is only for streets that have the ability to be crack sealed and slurred. You know, A Street, Broadway, and Sherman are all major rebuilds. As you know, N Front Street, that whole project, was a major rebuild. N Whitaker, Rancho, those are major rebuilds, and are all coming. So, this is really prolonged the life of some of our streets, that could have this done. Any more questions for Brian from the Council or public?

Councilwoman Kent stated that with all the rebuilds we have had slated and with all the street repairs, we are making a lot of progress, and I hear a lot less pothole issues.

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

No further comments were noted.

Councilwoman Frost motioned to approve a construction contract with Sierra Nevada Construction of Sparks, Nevada, in order to complete the 2022 Preventative Maintenance project, PWP-CH-2022-405, in the total amount of Seven Hundred Seventy-Four Thousand and Seven Dollars (\$774,007), seconded by Councilman Richardson, and approved with a 3-0 vote by the Council.

**Consideration and possible approval of a professional services contract with J-U-B Engineers, Inc. for engineering design services for the Reconstruct Taxi Lanes & Entrance Road, Relocate Taxiway G, Runway 3 Safety Area Erosion Control Improvement Project in an amount not-to-exceed One Hundred Eighty-Nine Thousand Two Hundred Dollars (\$189,200), of which the FAA share would be 93.75% or One Hundred Seventy-Seven Thousand Three Hundred and Seventy-Five Dollars (\$177,375) and the City's share would be 6.25% or Eleven Thousand Eight Hundred and Twenty-Five (\$11,825).**

Public Works Director Brian Byrd stated that consideration and possible approval of a professional services contract with J-U-B Engineers, Inc. for engineering design services for the Reconstruct Taxi Lanes & Entrance Road, Relocate Taxiway G, Runway 3 Safety Area Erosion Control Improvement Project, as it's next Airport Capital Improvement Project. If approved, J-U-B would complete the engineering and design and bidding services for the project would then be submitted to the FAA for approval. If approved the FAA portion would be reimbursable when a grant is received for

construction costs in the Summer of 2023. This project was identified in our Capital Improvement Plan for 2022. Typically, the FAA will fund the design of the project in one fiscal year and once that design is approved, the City will apply for the actual construction phase of the project in the next cycle. This is typically how the FAA projects work. For 2 years in a row the FAA had funded projects at 100%. Unfortunately, they are back to the norm at the 93.75%. We also have in attendance today, David Myers and Mike Wilhelm with J-U-B, and they have both done an incredible job representing the City of Fallon and helping us program these projects.

Councilwoman Frost wanted to confirm that the FAA has already given approval of this grant and the City would be reimbursed once the engineering report has been completed.

Public Works Director Brian Byrd stated that was correct.

Mayor Tedford stated that nothing is for sure until it is completed. I just don't count on anything until it is all complete.

Public Works Director Brian Byrd stated that he has learned that lesson in his 5 years working here.

Mayor Tedford inquired if there were any comments or questions from the public or Council. We have been disappointed with the FAA lately with some of our projects we thought were completed. Somehow, the money evaporated. I am hoping that doesn't happen on this project. It is much like that advertisement, "This isn't your daddy's FAA."

Councilwoman Frost asked if we had anything in writing giving us approval.

Mayor Tedford stated that he thought we had writing on the prior projects as well. During a virtual meeting I noticed that the grants we thought we had, disappeared. I think it surprised J-U-B as well. We compete against Southern Nevada for grants, where before we didn't use to.

Councilwoman Frost stated that it is still a necessary project to move forward for the Airport.

Mayor Tedford agreed. We still have to pursue them like we have done before, and it is a good project. Are there any further comments or questions from the public or Council?

No further comments were noted.

Councilman Richardson motioned to approve a professional services contract with J-U-B Engineers, Inc. for engineering design services for the Reconstruct Taxi Lanes & Entrance Road, Relocate Taxiway G, Runway 3 Safety Area Erosion Control Improvement Project in an amount not-to-exceed One Hundred Eighty-Nine Thousand Two Hundred Dollars (\$189,200), of which the FAA share would be 93.75% or One Hundred Seventy-Seven Thousand Three Hundred and Seventy-Five Dollars (\$177,375) and the City's share would be 6.25% or Eleven Thousand Eight Hundred and Twenty-Five (\$11,825), seconded by Councilwoman Frost and approved with a 3-0 vote by the Council.

**Consideration and possible action to approve a construction contract with Herback General Engineering of Minden, Nevada, in order to complete the Sherman Street & North Broadway Street Rehabilitation project, PWP-CH-2022-408, in the amount of Three Million Three Hundred Thousand One Hundred Eighty-Six Dollars and Twenty-Five Cents (\$3,300,186.25).**

Public Works Director Brian Byrd stated that on April 5, 2021, the City of Fallon received communication from the Governor's Office of Economic Development

indicating an award of \$885,463 of Community Development Block Grant Funding for the 2021 grant cycle. Since the time of award, the City has worked diligently to complete the design, advertise, and bid the project in accordance with Nevada Revised Statutes as well as the Code of Federal Regulations. As advertised, the project consists of a full reconstruction of Sherman Street from East Williams Avenue to Augusta Lane, as well as specified portions of North Broadway Street. The project generally includes demolition and removal of the existing roadway, landscaping, paving, sanitary sewer, storm drains, and waterlines. Construction elements of the project include: The installation of curb, gutter, sidewalk, paving sanitary sewer, street lighting, storm drain manholes, on street parking, and landscaping improvements. This project was released for public bid on July 14, 2022 and was advertised in the Lahontan Valley News in accordance with NRS 338.1385. A pre-bid meeting was held on July 22, 2022. 1 bid was received and opened on August 4, 2022, as further described in the attached documents. This is another project that we are really excited to accomplish. It is a big ask, but the impact that it will have in that area of the community, is huge. The County has indicated and evaluated how much they will be able to participate in helping fund the project because obviously, the County Road Department being on N Broadway, impacts that road in a negative way. So, they are willing to help fund a portion of it. So, we are working through that process right now.

Councilwoman Frost stated that this is a very necessary project. We haven't worked with Herback before but from my understanding they have a very good reputation, especially in Douglas County. Is that correct?

Public Works Director Brian Byrd stated that was correct. Herback targets public works projects quite a bit and they do a significant amount of federal work, which is important to us because with the CDBG being involved the Federal Grant process is relatively cumbersome. Having someone in their office that is familiar with payroll and public works is critical. Lumos & Associates also does a great job in helping us navigate through the process.

Councilwoman Frost stated that we always get a little nervous with only 1 bid. Is this well within the engineering estimate of the cost?

Public Works Director Brian Byrd stated that it is. When we came to the Council and asked to fund the design of this project, Lumos & Associates estimated that project to be approximately 2 and ½ million dollars, and that was 18 months ago. So, with the escalation that we have been witnessing is what got the price to 3.2 million, it is typical. It is a good bid for the market. If it wasn't, I would bring you a recommendation to reject the only bid. Lumos & Associates performs engineer's estimate with more real time data before the bid occurs and they had it at, I believe 3.2 million. So, yes. Although, it is more than what we expected when we started the process, but it is what we expected as we got further down the road. The design became more complicated, and we started to identify the existing conditions. The vehicle access is going to be improved immensely, but the pedestrian access around EC Best, and all the folks heading north, especially with the Diamond Creek Development, is moving forward with more housing, it is critically important that we get the curb, gutter, and sidewalk there so people can safely walk through that area.

Councilwoman Frost stated that she has heard lots of concerns regarding pedestrian safety from Williams to the Diamond Creek area.

Public Works Director Brian Byrd stated that it is another project to be excited about.

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

comment.

No further comments were noted.

Councilwoman Kent motioned to approve a construction contract with Herback General Engineering of Minden, Nevada, in order to complete the Sherman Street & North Broadway Street Rehabilitation project, PWP-CH-2022-408, in the amount of Three Million Three Hundred Thousand One Hundred Eighty-Six Dollars and Twenty-Five Cents (\$3,300,186.25), seconded by Councilwoman Frost and approved with a 3-0 vote by the Council

### **Fallon Police Department Monthly Report for July, 2022.**

Chief of Police Kris Alexander presented the July monthly report.

- Total calls for service were 800.
- Crime Summary Report's highest category continues to be petit larceny. Unfortunately, I would like to point out on the bottom of that category, we did have one domestic-related homicide last month.
- Misdemeanor arrests continue to dominate the category. 9 Felony and Gross Misdemeanor arrests. 2 arrested for Civil Protected Custody and 1 arrested for a Domestic Violence related incident.
- 203 traffic stops resulted in 21 traffic citations being issued.
- 13 public property accidents and 8 private property accidents.
- Animal Control took in 45 County dogs, 42 City dogs, and 6 dogs from Tribal entities.
- Citizen Survey Results were mostly "Very Satisfied". He added that he would like to point out the 1 in the "Dissatisfied" category. This had to do with a parking issue. When our officers arrived on scene the vehicles were no longer on scene, it was an out-of-state plate, and we could not identify who the vehicle belonged to. This also turned into a complaint about her neighbor and was resolved with the officers that were on scene. Comments included that the officers were very concerned and were able to look past the immediate problems and address the bigger situation. The comment stated: Thanks to all officers involved. Kudos to Detective Goodrick who did a fantastic job in answering questions, expressed empathy, and very positive. I would like to point out that all our family's interactions with the Fallon Police Department are very professional and reassuring. Thank you for your protection, service, and communication, it was very kind. Chief Alexander stated that there was an issue with tumbleweeds piling up on a citizen's property, and report of an abandoned vehicle that had already left the area.
- No assistance or lodging was provided.
- No indoctrination trainings took place at NAS Fallon.
- 141 volunteer hours were donated by the Volunteer in Police Services and 29 hours training. Training included, Domestic Violence meeting, VIN inspections, and Fallon Community Day.
- Officers provided services for the 4<sup>th</sup> of July Parade and foot patrol for the 4<sup>th</sup> of July Block Party with no incidents. July 15<sup>th</sup> and 19<sup>th</sup> traffic control was provided for fountain dyeing events on Maine Street. Officer Jacobs on July 21<sup>st</sup> had lunch with kids at the Venturacci Park. Sergeant Riley, Detective Goodrick, PSA Melissa Fecht, and the Volunteer in Police Services volunteered their services during the

Social Services Community Day. School supplies were handed out during that very successful event.

- 29 total arrests were made. Of the 8 Felony arrests, 3 of them were warrants. Of the 13 Misdemeanor arrests, 9 were for Misdemeanor warrants. The 3 biggest arrests were for catalytic convertors and 2 were for stolen bicycles.

Councilwoman Frost asked if we could follow up with the person that was having the tumbleweed problem. I know that isn't your department, but could you contact them? I know after the great tumbleweed storm that we had, it was a big problem.

Chief Alexander stated that he would make contact.

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

No further comments were noted.

### **Public Comments**

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

No 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 9:38 a.m.

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Mayor Ken Tedford

Attest: \_\_\_\_\_  
Sean C. Richardson, City Clerk-Treasurer



**MINUTES  
CITY OF FALLON  
55 West Williams Ave  
Fallon, Nevada  
September 6, 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  
Councilman James Richardson  
Councilwoman Kelly Frost  
Councilwoman Karla Kent  
Chief of Staff Bob Erickson  
Deputy City Attorney Trent deBraga  
Deputy City Attorney Sean Rowe  
Public Works Director Brian Byrd  
Public Works Adrian Noriega  
Deputy City Clerk Elsie Lee  
Deputy City Michael O'Neill  
City Engineer Derek Zimney  
Chief of Police Kris Alexander  
Captain John Frandsen  
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.

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.

Geoff Knell of 261 Serpa Place greeted the Council. Do you see anything offensive to anybody? I would like to read I Peter Chapter 2. It's called Submission to the Government. Therefore, submit yourselves to every ordinance of man for the Lord's sake, whether to the King as supreme, or to governors as to those who are sent by him for the punishment of evildoers and for the praise of those who do good. For this is the will of God, that doing good

you may put to silence the ignorance of foolish men - as free, yet not using liberty as a cloak for vice, but as bondservants of God. Honor all people. Love the brotherhood. Fear God. Honor the King. Saturday, August 27<sup>th</sup> I was preaching at Oats Park on the (inaudible). I was by myself, things were going well, until evildoers showed up. They came and harassed me, antagonized me. You have one young man, thinks he is antifa, wearing a mask, he was in all black. But he had the mindset. I have satanists come and attack me. I had one young man pull my sign, and I thought to keep it, I should have let it go. But then the couple was there with a dog, satanists, women there, and stepped on it. This is \$300 pair of glasses. 300-dollar pair of glasses. They took it off my head, snap...snap. That is the morality of this City. People don't care. People don't love God, they hate God. In John Chapter 15, it says, they hated me (inaudible). I talked about sin and talked...preached the good tidings...and by trusting the Lord Jesus Christ you can have the freedom to endure what we are facin' today. And not...we are so selfish, and self-centered and (inaudible) and being groomed to be the anti-christ spirit (inaudible). It's sad. So, I don't own the government. I read you scripture here, and it is in I Corinthians also. But you aren't going to punish the evildoers. The police were called, and everybody is sweet and innocent. They took my Bible, but it was during the early morning hours of the 28<sup>th</sup>. The notes are missing. The morality of this City. What's the government gonna' do to change morality? Where are you gonna' honor God and to punish the evildoers? I've been hit and the City Attorney, at the time, would do squat. Again, notification as the witness to bring forth and punish the evildoers...nothin' happens. So, I am going to encourage you all to honor God. Let's stop these evildoers. But they couldn't wait until afterwards, after the event, is you change morality and you talk to your constituency, and keep eyes out, and stop evil as if the Satan at your...your desk (inaudible) and all of that kind of stuff. You can change morality. And I want to close with this, in the first decade the City of Austin Texas, all the City Council and the Mayor agreed, if you believe in the Lord Jesus Christ, you're not qualified to be the Council or the Mayor. And that's what we're looking at. And I don't want to hear it. Thank you.

Mayor Tedford inquired if there were any further public comments.

No further comments were noted.

### **Approval of Warrants**

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

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

### **Public hearing for discussion of possible projects to be funded through the Community Development Block Grant Program, for fiscal year 2023-2024.**

City Engineer Derek Zimney greeted the Council. The purpose of this public hearing is to give citizens an opportunity to discuss the proposed projects submitted to date and to suggest further ideas. The projects listed will be heard at a third and final hearing, which will be held to discuss, approve, and rank applications prior to submittal to the State. The CDBG Program is administered by the Department of Housing and Urban

Development and is authorized by Title I of the Housing and Community Development Act. The primary objective of the Community Development Block Grant Program is the development of viable communities by providing decent housing, suitable living environments, and expanding economic opportunities principally for persons of low and moderate income. The Governor's Office of Economic Development anticipates the amount of 2023 allocations at \$3,400,000 for rural Nevada. The projects discussed during this public hearing could be eligible for evaluation and ranking by the City Council during the third and final CDBG hearing. A Public Hearing Notice, which was posted on August 23, 2022, included the Kaiser Street Roadway & ADA Improvement Project, Laura Mills Park Improvement Project, South Broadway and South Nevada Street Roadway & ADA Improvement Project, and miscellaneous ADA Improvement and Sidewalk Improvement throughout the City. I have included a map that HUD puts out listing all the high, medium, and low areas. A project has to be located in an area that is greater than 51% LMI. Staff has carefully evaluated the proposed projects and by all of them represent an aid in our community. We started with the Kaiser Street Roadway & ADA project because it is probably our best chance at meeting eligibility and the best chance of being funded. The CDBG project committee is very focused on the LMI. We thought this area would be our strongest case.

Mayor Tedford stated that he thinks this is a good project on Kaiser. It has become thoroughfare now because the east west drivers on Williams are using Kaiser when coming from the east west as an alternative to get to businesses and get across town. So, I think this will need to be our number one priority, I think.

Councilwoman Frost stated that she knows Laura Mills Park is probably high on the list and doesn't think that it will fall under the economic portion of the CDBG, but I think that is something we can continue to work on.

Mayor Tedford stated that he thinks that if any of it could fall under the economic development, that would be fine. Maybe we need to push on that part, and maybe do it as an alternative. We could always send 2 projects; I am not opposed to that. We found in our past that sometimes they have money that isn't used, and they ask if we have another project. I always worry about sending 2 projects and not getting any.

Councilwoman Kent asked if it would be the grounds at Laura Mills Park that would be the priority.

Engineer Zimney stated that they have been looking at redoing the asphalt, the grass, the playground equipment. I think all of it needs upgrades.

Councilman Richardson stated that he is for the Kaiser Street project. I don't think I have been down that road in awhile and when I did, it was pretty bad. With all the new businesses that are coming in, it really sticks out with the brand-new landscaping they have, and then you have Kaiser Street. I think it can be tied to economic development esthetically, to have a nice street. I see that Port of Subs is going in over there. I think that overall, it would be good for businesses and maybe people will travel more in that area.

Mayor Tedford stated that when we did Front Street, Humboldt, and Ferguson areas people would comment how it transformed that neighborhood. Kaiser street hasn't been done because we wanted to take the bend out of the street and move all the power poles that are in the sidewalks. If you look at it, it is more than just moving the power pole. There is some infrastructure on the power poles and some drainage issues when we look at taking the bend out.

Mayor Tedford inquired if there were further questions or comments from Council

or the public.

Mr. Geof Knell of 261 Serpa Place greeted the Council. What the government is doing is putting us more in debt and the cost of living is going up. To me, the process it's...it's going to benefit all of us some way or another, but it is putting us in a position where we feel the effects of the money being spent to the federal government, to the state, and they call it a grant. It brings up our operational costs and so forth. It doesn't make sense, and why would you agree with something...it's free, it's not free. We are paying out of our own pockets and print money and look where we are today. I am not going against it; it's just makin' a decision that your mindset (inaudible) 71.61%. I don't know low...all the low-income housing in that area. They have a lot of farmland too. It uh...uh, we are taking money that this country doesn't have. Let's look at (inaudible). Don't rely on the federal government (inaudible) it doesn't make sense. I want you all to make a wise decision, a very wise decision. Structurally, it is a must. Financially, food, water...and I remember back when I got here in 1998, stationed at the Naval Air Station and bought a house here, we had a cancer scare. Boy, that was a mess. Well, the Department of Defense spent a lot of money to treat the water for the base, and then we have it here. We got all this expenditure funds. I was gonna' ask you to think wisely. Proverbs 29 verse 2, says when the unrighteous rule, people grow, and we're growin'. When the righteous grow, people rejoice. There is no rejoice in this at all. We are takin' care of (inaudible) and people walking. (Inaudible) this nation in debt. Ya' know getting grants also have concessions. You have to do this, and able to do this. It takes away the liberty and freedom of our own choices. Our constituency in the first amendment (inaudible). I understand what you are doin', is raising the debt, and why we are here today, financially. You better think about what your doin'. Thank you.

Mayor Tedford inquired if there were any public comments

No further comments were noted.

### **Public Comments**

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

No 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 9:20 a.m.

\_\_\_\_\_  
Mayor Ken Tedford

Attest: \_\_\_\_\_  
Sean C. Richardson, City Clerk-Treasurer

DRAFT

**MINUTES  
CITY OF FALLON  
55 West Williams Ave  
Fallon, Nevada  
September 20, 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  
Councilman James Richardson  
Councilwoman Kelly Frost  
Councilwoman Karla Kent  
City Attorney Mike Mackedon  
Deputy City Attorney Trent deBraga  
Deputy City Attorney Sean Rowe  
Public Works Director Brian Byrd  
Public Works Adrian Noriega  
Deputy City Clerk Elsie Lee  
Deputy City Michael O'Neill  
City Engineer Derek Zimney  
Captain Ron Wenger  
Captain John Frandsen

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.

Geof Knell of 261 Serpa Place stated his name. You know who I am. I would like to say the governments haven't removed God totally out. I got 86'd Sunday for reasons that...I did not break law, I did not trespass. So, the government needs to come back to God. The preamble of the Declaration of Independence says, endowed by their Creator with unalienable Rights. Unalienable Rights aren't being honored at all. I'm being forced to stop preaching. My first amendment right, freedom of religion. I wanna' say this, you saw me walking with

the cross...oops, that's what Jesus did. He had to carry His cross, what he's gonna' hang on. He walked the path, and he was spit on. But as he walked...before that, he was beaten and whipped. He was humiliated, th...they sa...cry, cry, "crucify him," "crucify him." I'm gettin' crucified out there, but that's an honor. You see, Jesus Christ is not on the cross anymore, he was takin' off and buried and rose...and on the third day. So, this is a symbolism. How Christ can save you from your government identities, (inaudible) and sexual humanism. Because this is...this government, this state, and the County are not honoring God and look wh...the hearts of today. Jesus prophesized, Matthew 24, people's hearts will grow cold, and lawlessness shall abound. On Sunday, I was crossin' to go to Greater Refuge's Church to go find out what the times are, and I came across the young man who busted my glasses. And I told him that I forgive him 'cause we are 'posed to forgive our enemies and do good to them and to have peace, and I encouraged him. But he had a black eye and a semi-black eye, and his face was all beaten and I asked him what happened. Five persons at Oats Park beat him. Beat him up. What's the government gonna' do? What are you gonna' do about morality? How are we gonna' effect Christ's message. I suggest that before you come here, is that you pray ah...ahead. Pray ahead for discernment. Christ died for you, but he says repent or likewise perish. He says, I did not come for the righteous, I come for the sinners to repentance. The evil is out there and your area Mr. Richardson, cause' the dying street is Nevada Street, and things are gettin' worse. I come across satanists, and what I went through a couple Sa...Saturdays ago. Where is God? Where is God in your life because you're gonna' give an account. The books gonna' be open and you're gonna' be judged. I'm not judgin' ya', I'm warning you. I implore you, come to Christ and live they have (inaudible) in Isaiah 59, and I'll close with this, it says, you will never find peace, only peace is through the Lord Jesus Christ. Thank you.

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

### **Approval of Warrants**

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

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

### **Fallon Police Department Monthly Report for August, 2022.**

Captain Ron Wenger presented the August Police Department Monthly Report.

- No significant increase in crimes.
- 2 Citizen Surveys were returned as "Very Satisfied." You can see the comments in the agenda, they are very positive comments.
- Provided 1 bus ticket to a person in need.
- 1 Indoctrination was conducted at NAS Fallon for the new sailors.
- Volunteer in Police Services donated 181 hours which consisted of Domestic Violence meetings, VIN inspections, Helping Hands contacts, school visits. The Police officers helped the Stop the Bleed instructional class for the school nurses,

conducted a funeral escort from the Gardens Funeral Home, and we attended the High School Football game for exposure.

- 8 Felony arrests, 2 of them were warrants and 3 were parole and probation violations, and the other one was a drug offense. 1 Gross Misdemeanor. Of the 11 Misdemeanor arrests, 10 were warrants.
- The Theft Report reflects mostly petit thefts.

Mayor Tedford inquired if the Council had any questions.

Councilwoman Frost asked if the theft of the dashcam and radar reflected on the Theft Report was taken from a Police Officer's Vehicle.

Captain Wenger responded that it was stolen from a citizen.

Councilwoman Kent inquired on why the juvenile Misdemeanors were at an increase this month.

Captain Wenger stated that the School District has adopted a policy. If a student interrupts the school, they will charge them. If students get into fights, they will file charges. So, our crime statistics are up in that category simply because of the adoption policy that they are going to press charges and have students arrested.

Mayor Tedford inquired if there were any further comments.

No further comments were noted.

### **Public Comments**

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

Mr. Geoff Knell of 261 Serpa Place greeted the Council. What a day to be alive. Jesus says lawlessness shall abound, that's iniquity. But people want to practice sin. God hates people who run and plot evil. People who lie, people who deceive. Even in the churches, false prophets. There is so much in this...but the overall morality of this City. It's so full of so much wickedness. Well, there is joy too, let's say there's joy. The Bible says, preach it and let the holiness of the Spirit bring them in. There's positive things happenin' here but a lot of the believers in Jesus Christ, are not trained...to heal the sick. Data has a baptism of the Holy Spirit, the baptism of repentance, and they get to see because they are not mature enough to face or discern the difference between good and evil. You go to the books of Acts, uh, Chapter 11 talks about the label of Christian because friends were holy and full of the Spirit. They get labeled a Christian by outsiders. Where are...where are the people of the Lord Jesus Christ in government? But instead, we're worrin' about concrete and asphalt. Think about the morality of this City. I was walkin' Lucy over there, passin' the Court house, 10<sup>th</sup> District Court, and the Spirit said, stop. And I asked...and a lady came by and asked, can I pray for her. She said, yes. I don't know what her situation was, but she let me pray for her. Isn't that wonderful? How the Holy Spirit can work in your discernment and your decision making. So, Council, you need to talk...you need to explore your areas. Satanists, wickedness, anger, bitterness, assault, and battery are happening in it. You got graffiti. We took care of the shopping carts in extent. But you're not watching your district. But you'll correct the rest. I'm gonna' close with this, the young man that was behind me when I got assaulted on that Saturday, he had a mask over here...the young man, I said it was antifa. The young man that assaulted me, goin' through all kinds of stuff, he says, that's a gang member, he thinks he's a crip. Where's God in your decision making? Where's the law enforcement? Are we gonna' live a secular life,



pluralism, just do anthin' that you want? In the preamble it says, pursuit of life, happiness, and property. You're losin' it, you're lettin' the federal government, globalism...we're losin' it. I encourage you to fight it. Thank you.

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 complimented the City on the 9-11 Ceremony. It was a beautiful ceremony and I heard lots of positive comments. I would like to thank all the staff, Public Works, and everybody that got everything ready and together for that day. I also attended the Chamber of Commerce luncheon at the Water Treatment Plant. The City staff did a great job taking people on tours and I think they were very impressed with our facility.

Mayor Tedford thanked Councilwoman Frost. Adrian, you did a good job too, thank you.

No further 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 9:13 a.m.

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Mayor Ken Tedford

Attest:

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Sean C. Richardson, City Clerk-Treasurer

# October 7, 2022

## Agenda Item 5

Consideration and possible action to approve a construction contract with A&K Earthmovers of Fallon, Nevada, in order to complete the 2022-2023 Consolidated Roadway Rehabilitation project, PWP-CH-2022-462, in the amount of Three Million Two Hundred Fifty Thousand Dollars (\$3,250,000.00). **(For possible action)**

**CITY OF FALLON  
REQUEST FOR COUNCIL ACTION**

Agenda Item No.   5  

DATE SUBMITTED: October 3, 2022

AGENDA DATE REQUESTED: October 7, 2022

TO: The Honorable City Council

FROM: Brian Byrd

**SUBJECT TITLE:** Consideration and possible action to approve a construction contract with A&K Earthmovers of Fallon, Nevada, in order to complete the 2022-2023 Consolidated Roadway Rehabilitation project, PWP-CH-2022-462, in the amount of Three Million Two Hundred Fifty Thousand Dollars (\$3,250,000.00). **(For possible action)**

**TYPE OF ACTION REQUESTED:** (Check One)

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

**RECOMMENDED COUNCIL ACTION:** Motion to approve a construction contract with A&K Earthmovers of Fallon, Nevada, in order to complete the 2022-2023 Consolidated Roadway Rehabilitation project, PWP-CH-2022-462, in the amount of Three Million Two Hundred Fifty Thousand Dollars (\$3,250,000.00). **(For possible action)**

**DESCRIPTION:** Upon approval, the project would allow for the reconstruction of portions of West A Street, Taylor Street, North Whitaker Lane and the entirety of Rancho Drive. Limits of construction are further described in the attached documents. The project generally includes: Demolition and removal of the existing roadway, landscaping, paving, sanitary sewer, storm drains, and waterlines. Construction elements of the project include: The installation of curb, gutter, sidewalk, paving, sanitary sewer, street lighting, storm drain manholes, on-street parking, and landscaping improvements.

**BACKGROUND:** This project was released for public bid on September 8, 2022 and was advertised in the Lahontan Valley News in accordance with NRS 338.1385. A pre-bid meeting was held on September 16, 2022. Two (2) bids were received and opened on September 29, 2022 as further described in the attached documents.

**FISCAL IMPACT:** \$3,250,000.00

**FUNDING SOURCES:** City of Fallon RTC/Enterprise Funds - \$3,250,000.00

**PREPARED BY:** Brian Byrd, Director of Public Works

**DATE:** October 3, 2022

**TO BE PRESENTED TO THE COUNCIL BY:** Brian Byrd



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**Reno**  
9222 Prototype Drive  
Reno, Nevada  
775.827.6111

September 30, 2022

Brian Byrd, Public Works Director  
City of Fallon  
55 W. Williams Ave  
Fallon, Nevada 89406

**Subject: 2022-2023 Consolidated Roadway Rehabilitation Project - CH-2022-462  
Recommendation of Award**

Dear Mr. Byrd:

As you are aware, bids for the above referenced project were received and opened on September 29<sup>th</sup>, 2022. Two (2) bids were received with A&K Earthmovers, Inc. having the lowest total bid of \$3,250,000.00.

A&K Earthmovers, Inc., a Nevada contractor licensee, is of good standing and their bid was found to be complete and responsive. Therefore, we recommend that award be considered to A&K Earthmovers, Inc. in the amount of \$3,250,000.00.

In preparation of this recommendation, Lumos verified that A&K Earthmovers, Inc. and all proposed subcontractors are actively licensed and satisfy the requirements of this project.

A Bid Tabulation has been attached for your reference. Please contact me at (775) 827-6111 or [AGreenblat@lumosinc.com](mailto:AGreenblat@lumosinc.com), should you have any questions.

Sincerely,

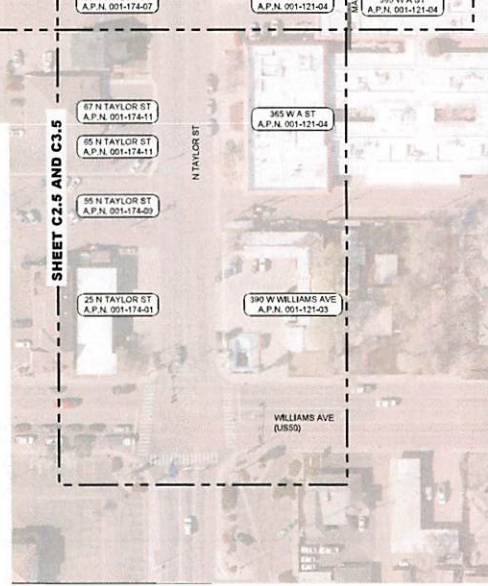
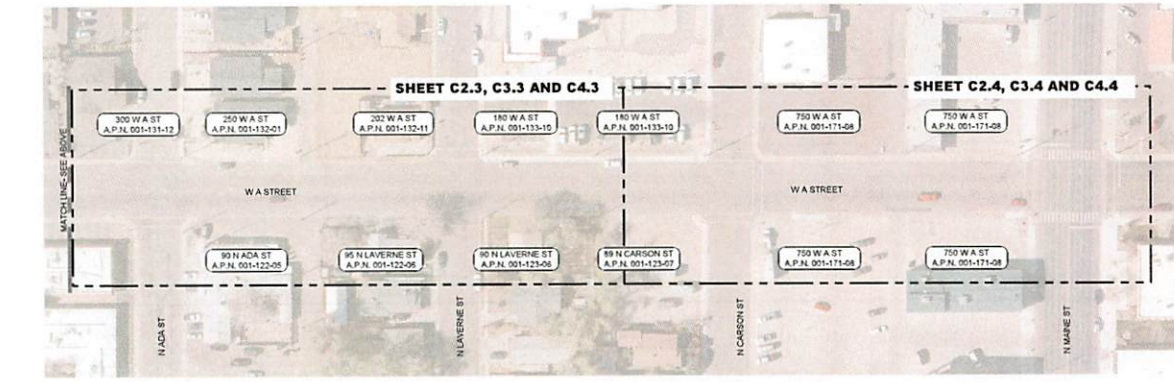
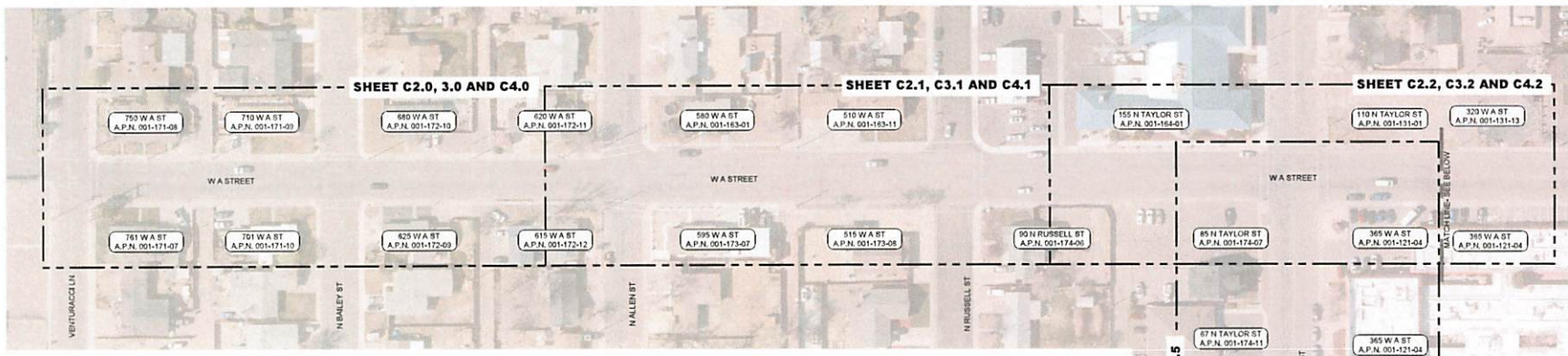
A handwritten signature in blue ink, appearing to read 'Alex Greenblat', is written over a horizontal line.

Alex Greenblat, P.E.  
Senior Project Manager  
Engineering Division

CC: Ryan Swirczek – Deputy Public Works Director, City of Fallon  
Brian Harer – Construction Senior Project Manager, Lumos

Attach: Bid Tabulation





L:\Projects\2023\23-001 - 23rd Street Rehabilitation\Project\Drawings\23-001-001-001 - Consolidated Project.dwg

**PROJECT CONTROL**

POINT	NORTH	EAST	ELEVATION	DESCRIPTION
701	14844228.26	2567386.88	3963.59	CGP 1 MAG NAIL
702	14843863.50	2567383.73	3965.43	CGP 3 MAG NAIL
703	14843880.20	2568349.38	3963.24	CGP 3 MAG NAIL
704	14844281.98	2568090.11	3962.66	CGP 4 MAG NAIL
705	14843783.25	2570077.24	3962.77	CGP 5 MAG NAIL
706	14844143.08	2570070.64	3963.38	CGP 6 MAG NAIL

**BASIS OF BEARINGS**

THE BASIS OF BEARINGS FOR THIS SURVEY IS NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE NAD83(104) BASED UPON REAL TIME KINEMATIC GPS OBSERVATIONS, OBSERVED MARCH 28, 2022 USING A SURVEY GRADE DUAL FREQUENCY GPS RECEIVER WITH TRIMBLE VRS CORRECTIONS FROM CONTINUOUSLY OPERATING REFERENCE STATION (CORS) FN11 MODIFIED BY A COMBINED FACTOR OF 1.0001854204, SCALED FROM 0.50N - 0.05E AND CONVERTED TO U.S. SURVEY FEET. ALL DIMENSIONS ON THIS MAP ARE GROUND DISTANCES.

**BASIS OF ELEVATIONS**

DATUM: NAVD 83  
PROJECT BENCHMARK = (CORS) FN11 HAVING AN ELEVATION OF 3977.75'



22x34 SHEETS: 1" = 60'  
11x17 SHEETS: 1" = 120'

CITY OF FALLON  
 2022-2023 CONSOLIDATED ROADWAY  
 REHABILITATION PROJECT  
 SITE, CONTROL, & SHEET INDEX - A ST. - TAYLOR ST.  
 CITY OF FALLON  
 CHURCHILL COUNTY  
 NEVADA

ISSUED FOR BIDDING  
 NOT FOR CONSTRUCTION  
 SEPTEMBER 8, 2022

REV.	DATE	DESCRIPTION

BASES 1 INCH ON ORIGINAL DRAWING  
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

**C1.2**

DRAWN BY: CJT  
DESIGNED BY: RHM  
CHECKED BY: AJG  
JOB NO.: 10574.000



