

**CITY MINUTES
CITY OF FALLON
55 West Williams Ave
Fallon, Nevada
January 21, 2025**

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

Present:

Mayor Ken Tedford
Councilwoman Kelly Frost
Councilwoman Karla Kent
Councilman Paul Harmon
Deputy City Attorney Trent deBraga
City Clerk Treasurer Michael O'Neill
Deputy City Clerk Elsie Lee
Public Works Director Brian Byrd
Deputy Public Works Adrian Noriega
Deputy Public Works Marco Guerrero
Deputy Public Works Erik Fain
Captain John Riley
City Engineer Derek Zimney
Emergency Manager Steve Endacott

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

Mayor Tedford led the Pledge of Allegiance.

Mayor Tedford stated we would have a moment of silence for Rod McCormick.

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

City Clerk Treasurer Michael O'Neill 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 Council Meeting Minutes for November

13, 2024, and November 19, 2024.

Councilman Harmon motioned to approve Council Meeting Minutes for November 13, 2024, and November 19, 2024, with no changes or corrections; seconded by Councilwoman Frost and approved with 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 Harmon and approved with a 3-0 vote by the Council.

Consideration of application by Magen Giovanetti for a mobile food vendor license for Retro Brew Coffee.

Deputy City Clerk Elsie Lee stated Magen Giovanetti, owner of Retro Brew Coffee, has made an application for a mobile food vendor license for Retro Brew Coffee. A mobile food vendor license is a privileged license that allows the licensee to sell food from a motor vehicle, or other type of food service conveyance, for human consumption and which is used to sell and dispense food or beverages to customers. The application has been reviewed by Chief Ron Wenger, Deputy City Attorney Trent deBraga, City Engineer Derek Zimney, and Deputy City Clerk Elsie Lee, and has been recommended for approval.

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

Councilwoman Frost inquired if Magen only served beverages from her mobile vehicle.

Magen Giovanetti addressed the Council. Yes, we only sell beverages.

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

No further comments were noted.

Councilwoman Kent motioned to approve the application by Magen Giovanetti for a mobile food vendor license for Retro Brew Coffee; seconded by Councilman Harmon and approved with a 3-0 vote by the Council.

Public hearing to consider a zoning change at 210, 220, 230, 250-252, 270, and 298 South Taylor Street from R-2 Limited Multiple Residence District to the proposed C-1 Limited Commercial District.

City Attorney Derek Zimney stated that that notice of this public hearing was duly published in the Fallon Post on January 10, 2025. Letters were also sent out to property owners whose property is located within 300 feet of the proposed change. The properties proposed to change all have frontage on U.S. Highway 95, and the intent of the proposed change is to rezone these properties to a zone that better represents the characteristics of the area and their current and future uses. This agenda item represents the public's opportunity to comment on the proposed zone change and to present relevant information and materials to the Council. I received no comments from the posting in newspapers or the letters that were sent. Staff

reviewed this area, and some of the businesses on the endcaps, already have had variances for a long time. We thought it was appropriate to change the entire block.

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

Councilwoman Frost inquired on how long the variances had been in place for 210 and 298.

City Engineer Derek Zimney stated that he believes Dr. Floto's place was done in 1993, and I believe the other one, Doug Drost, was after that but I don't have an exact date, but I believe it was done in the late 90's.

Mayor Tedford stated that he would give some history on the area. When we did 310 and 318, we told 210 and 298 we would get to their properties soon, to start the process of rezoning them. We just never have. I think that is on us. Derek wasn't here at the time, and it is just an internal thing. I have talked to 210 on several occasions and he reminded me that we were going to do it quickly and we never did. It is an interesting thing because across the street there are two of these properties but if you go back to the history of the City when the City did Williams Avenue, when I was a little boy, and they widened Williams, they just did the whole thing. I think it was when Mayor Mert was here, all the way to the alleys, on Williams. I guess they didn't do that on Taylor. They didn't widen Taylor like they did Williams, to 4 lanes, they just widened the lanes a little and they left the parking spots. They originally widened Williams, to where you had a little parking, and then you had those two lanes. When they made the center lane, they took away all the parking, and everything went to a C-1 zone, even the residences that were mostly between Venturacci Lane and Maine Street. They did it all the way to the edge of town, one way to the other. We never did Taylor that way because we never widened it as far. The City traded Maine for Taylor, and it became a State Highway as opposed to a City street, and we got Maine Street. So, it is more of a purview of the State as to what happens there, as far as widening the streets. It has been incremental, and we may see one all the way to First Street. It took years to go from First Street to Center Street and we jumped over and did the Richards corner, which was a good thing to do. I think this is a good thing to do from Center to Richards. I don't know where the future lies because you still have, on the other side of the street, more R1 zones, and on the east side you still have some R2 zones. I think today is another incremental jump that we make, and probably in the future, we need to keep extending that, as that neighborhood transforms into more C1 use. On the other side there are two homes that are owned, I think, and then rentals that are probably commercial in nature, as opposed to R2 zones, which have some R1 tendencies. We weren't as bold to say that we are going to make the east side of Taylor commercial in nature. I think this is a good step today and that it is becoming a vibrant neighborhood, I think for business, and probably will be in the future. Especially, with both ends of the block, anchored by businesses. That is just a little history from me, what the thought process of the City has been.

Councilwoman Frost stated that she would like to clarify that it does not affect those residences in between those two businesses.

City Engineer Derek Zimney stated that it does not. Everything permissible in R2 is also permissible in C1. So, any change of rental or personally owned property wouldn't change their ability to use those as they currently are.

Councilman Harmon inquired on one of the properties not being used as a business. If one of these properties, for example, 230, that is right in the middle, decided to become a commercial property, and they don't have the parking spaces required, like the two on the endcaps do with the side streets. What would we require if that were the case?

City Engineer Derek Zimney stated that they would have to change their layout or figure

out how to provide parking required in the C1 zoning areas, which is 1 space for every 250 square ft. As they sit, they are not set up to be commercial businesses, at this time. At the end of their useful lives, if they were torn down or multiple lots were purchased, that would be more realistic use of the C1 zoning.

Mayor Tedford stated that even as narrow as they are, it is difficult to put it in the back. NDOT controls that, not us. Access from the front makes that difficult because of the narrowness of the lots. Are there any further questions or comments from the Council or the public?

No further comments were noted.

Public hearing for discussion of possible projects to be funded through the Community Development Block Grant Program, for fiscal year 2025-2026.

City Attorney Derek Zimney stated the City proposes to submit one or more projects to be funded through the Community Development Block Grant Program, for fiscal year 2025-2026. The purpose of this agenda item is to discuss comments received on potential applications and approve and rank applications prior to submittal to the State. Proposed projects and estimated funding are listed below: Laura Mills Park ADA Improvement Project - \$630,700. We have gone after this project before, this will be the 2nd time but we are asking CDBG to pay for the inside and outside walking paths, replaced as concrete. 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 people of low and moderate income. The Governor's Office of Economic Development anticipates the amount of 2025 allocations at \$3,000,000 for rural Nevada. This public Hearing is the third and final hearing in the CDBG process. A Public Hearing Notice, which is posted on January 7, 2025, referenced projects proposed to date. As we discussed in the second public hearing, we would like to go after Laura Mills. It was the only project that we put in for eligibility this year.

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

Councilman Harmon wanted confirmation from City Engineer Derek Zimney's statement about concrete. Are we asking for concrete or are we just asking for the paths to be redone? The reason I am asking is because if we ask for concrete and they give us this \$630,700 for concrete but prices go crazy and we can do it cheaper, and we end up doing it with asphalt. Would that money still be able to be used?

City Engineer Derek Zimney stated that he believes it is written to replace the paths. In my application, I will formulate it in such a way that the secondary choice would be asphalt. The engineering estimate is \$630,700, which is based on that concrete price. They could give us less. There are a lot of directions that this could go. I think the initial ask we are going for is for the concrete for the whole thing. This is our ask but if we cannot get that, I will also include, in my application, that if it is cheaper to do asphalt, we can adjust accordingly.

Councilman Harmon stated that he agreed concrete would be the way to go. It's just hard to see what will happen with pricing, and how much money we are going to get. I just want to make sure that we weren't just tied to one material.

City Engineer Derek Zimney stated that this was discussed in a staff meeting. I am hopeful that we can secure this chunk of money for this project.

Councilman Harmon inquired on the irrigation lines. The irrigation lines underneath the walking path, currently, will they be replaced as part of this project?

City Engineer Derek Zimney stated that we are working on a program to sleeve. Put some larger sleeves, probably four to six inches throughout, so when it is time to replace that irrigation, which is coming, we are ready.

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

No further comments noted.

Public Comments

Mayor Tedford inquired if there were any public comments.

No comments were noted.

Council and Staff Reports

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

No reports were noted.

Executive Session

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

Adjournment

There being no further business to come before the Council, Mayor Tedford adjourned the meeting at 9:20 a.m.

Mayor Tedford

Attest: _____
Michael O'Neill, City Clerk-Treasurer