

## Derek Zimney

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**From:** Derek Zimney  
**Sent:** Friday, December 1, 2023 4:05 PM  
**To:** Ed Lord; Robert Erickson; Sean Rowe; Trent deBraga; Nicole Dooley  
**Subject:** RE: [EXTERNAL] - Fwd: Sierra Manor Townhomes Merger & Subdivision Map

**Hello Ed - Please see my response below in Red:**

Thank you for the confirmation setting the Date & Time agenda and meeting for **9:00 AM, December 5, 2023**

I did forward your request for the owner to be present... Although, since he travels quite often, I'm not certain whether or not he will be able to attend, I will get back to you as soon as I hear from the owner to confirm, although in his possible absence, he may be able to be present telephonically, or via Zoom; regardless, both Joe Pursel, Licensed Geotechnical Engineer, for Summit Engineering, and myself, will be present to represent the owner.

**FYI, update on progress we have made to date, or will have completed prior to December 5th. meeting, the following conditions have been completed:**

- 1.) All Sierra Manor Townhome Interior Parking Lots have been repaved: **Cost: ~\$75,000 (Great West Asphalt Construction) This was not a condition of the City Council, but City Staff acknowledges the improvement.**
- 2.) Completed the removal and replacement of All Public Works Department, aka, "PWD", identified deteriorated hazardous Sidewalks, and Walkways located on Whitaker, Center Street, & Tedford Rd. : **Cost: ~\$15,000 (A&K Construction) This was a Condition of the City Council, and City Staff considers this condition satisfied.**
- 3.) Completed the replacement of the Driveway on Center Street to City & ADA standards: **Cost: ~\$5,000 (A&K Construction) This was a Condition of the City Council, and City Staff considers this condition satisfied.**
- 4.) All Sierra Manor Townhome living interiors have been uniformly completely remodeled, kitchen & bathrooms gutted to studs with new cabinets, new under-counter plumbing, new granite backslashes & countertops, new appliances, new hardwood flooring throughout the entire homes, new interior floor trim & paint, new interior lighting and switches, exterior doors painted:  
**Cost: ~\$45,000 / Unit X 30 Units = \$1.35M [ NOTE: This area of the project required the greatest amount of time, effort and financing to complete.] This was not a condition of the City Council and after review of our files, the Building Department has no Building Permits reflecting this work.**
- 5.) All Sierra Manor Townhomes have been Inspected by a Nevada State Licensed Certified Home Inspector, scheduled for December 1st., 2023.: **Cost: ~\$4,700 (Armstrong Inspection Services). We are awaiting this report, condition not satisfied.**
- 6.) In the process of coordinating the installation of Two (2) street lights in the alleyway: **Estimated Cost TBD: ~\$4,000 (Coordinating with Kevin Gulley, Director of Public Works.) We are awaiting this plan and completion, condition not satisfied.**
- 7.) Developed an architectural landscape plan, incorporating select indigenous low water drought resistant plants and select specimen trees on a programmable drip irrigation system, contained by a landscape garden border, and architectural grade "DG" ground cover. Additionally, we are incorporating Two Picnic Tables, and Two BBQ Pits, for tenant outdoor family outings.



**Cost: ~\$10,000 (To Be Installed by a local Fallon Landscape Company.) The City has not received a plan, this condition is not satisfied.**

8.) The Owner had CONTRACTED with "A&K Construction" to Pave the Alleyway, who was ready to execute the repaving of the alleyway between Whitaker Lane & Tedford Rd. Two Months ago... before cold weather set in, as proposed by Joe Pursel, a Nevada Licensed Geotechnical Engineer, with Summit Engineering.

But the City Engineer's Office halted all work questioning whether or not Summit Engineering's approach not to grind & repave the ~400' of designated alleyway bordered in Green outlines (SEE: Site-Plan Attachment); that Summit's Engineer deemed structurally not necessary due to the fact that area was recently repaved (i.e. nothing would be gained, except wasting money), excepting the repair of 3 small ~20', (1") expansion cracks that would be cleaned-out and crack sealed, in addition to a small ~15' X 20' area to be removed and replaced with 6" base, and 3" new asphalt, where the city PWD recently made 3 small rectangle saw-cuts to accommodate minor utility repairs, whose asphalt patches had settled only ~1".... This small detailed area (Noted by the small Green Box) consisted of only ~300 S.F., that Summit Engineering recommended to be uniformly replaced to new asphalt specifications. **I, Derek Zimney did not halt any work, nor anyone in the Engineering Department. I did inform A&K as well as Ed Lord that repaving the Western half of the alley would not be satisfactory to the City's condition of repaving the alley set forth on the July 5, 2022 City Council meeting. I did not receive any plans or encroachment permit. This condition is not satisfied.**

Then Summit Engineering recommended the ENTIRE Alleyway from Whitaker Lane to Tedford Rd. will be "asphalt fog sealed", and centerline "stripped"... that will make the Entire Alleyway... both structurally new, as well as aesthetically appealing... without unnecessarily wasting material, labor, or money, bringing the entire Alleyway to like new asphalt paved specifications. **Your quoted language misrepresents your new geotechnical report. That notwithstanding, this revised report differs significantly from the report that was relied upon for the July 5, 2022, Council Meeting during which you said, according to the Minutes, "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."**

This we believe is the main impetus for the current delay of this project, and reason for this meeting.: **Estimated Cost: ~\$78,000. (A&K Construction) [vs. ~\$125,000]**

It should be noted that the entire Alleyway... is wholly owned by the City of Fallon, (i.e. not owned by Mr. Yazdi).

It should also be noted that **the reason and cause for the accelerated asphalt deterioration** primarily the first ~250 Ft. East of Whitaker Lane... **is SOLELY DUE to ALLOWING Heavily Loaded Tractor Trailer Ingress/Egress & Parking in and out of the "Econo-Lodge Motel" parking lot that is adjacent to the Sierra Manor Townhome Alleyway.**

Once Mr. Yazdi, the Owner of the Sierra Manor Townhomes repairs this **public alleyway...** the City might want to address **CONTROLLING** this issue in the near future, with either "**Fencing**", or "**Prohibited Parking**" **subject to a fine signage**, to avoid continued accelerated deterioration of the new alleyway asphalt in the future.

If you have any further questions please feel free to call or email me anytime.

Sincerely,

Edward Lord, Broker Salesman  
NVRED License#: BS.36344.  
FATHOM Realty, LLC.  
Cell: 774-843-3333.  
E-Mail: [EdLord@NetworkRealty.net](mailto:EdLord@NetworkRealty.net)

PS: During this meeting for clarification and planning purposes, due to historical increase interest rates have caused extreme volatility in the real estate market, we respectfully request that once the owner, Mr. Yazdi, *has meet all of the specific conditions required by the city council*, and to the satisfaction of the city engineer's office, that the Sierra Manor Townhome "Merger & Subdivision Map" document *be Delivered to Mr. Yazdi, for the purpose of "Recordation" at his discretion*, when he feels that lower interest interest rates, and the real estate market, has achieved a more normal balance. TX, EDL.

**This new request may be considered by the City of Fallon City Council.**

Derek

**Derek Zimney, P.E.** | City Engineer



55 West Williams Avenue | Fallon | Nevada | 89406

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**From:** Ed Lord <edlord@networkrealty.net>  
**Sent:** Thursday, November 30, 2023 11:50 PM  
**To:** Derek Zimney <dzimney@fallonnevada.gov>; Robert Erickson <rerickson@fallonnevada.gov>; Sean Rowe <srowe@fallonnevada.gov>; Trent deBraga <tdebraga@fallonnevada.gov>; Nicole Dooley <ndooley@fallonnevada.gov>; Ed Lord <edlord@networkrealty.net>  
**Subject:** [EXTERNAL] - Fwd: Sierra Manor Townhomes Merger & Subdivision Map

----- Forwarded message -----

**From:** Ed Lord <edlord@networkrealty.net>  
**Date:** Thu, Nov 30, 2023 at 11:30 PM  
**Subject:** Sierra Manor Townhomes Merger & Subdivision Map  
**To:** Ed Lord <edlord@networkrealty.net>

**TO:** Derek Zimney, City of Fallon Engineer.

Hi Derek...

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Edward Lord, Broker Salesman  
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Ed –

You are on the agenda for December 5, 2023 at 9:00 am.

We are requesting that the owner of the property also be present to address possible questions of the Council.

I will send the agenda and supporting documents in the morning.

Derek

**Derek Zimney, P.E.** | City Engineer

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**SEE ATTACHMENT BELOW:**