

**MINUTES  
CITY OF FALLON  
55 West Williams Ave  
Fallon, Nevada  
March 19, 2024**

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

**Present:**

Mayor Ken Tedford  
Councilwoman Kelly Frost  
Councilwoman Karla Kent  
Councilman Paul Harmon  
Chief of Staff Bob Erickson  
City Attorney Mike Mackedon  
Deputy City Attorney Trent deBraga  
Chief Ron Wenger  
Captain John Riley  
Captain Daniel Babiarz  
City Clerk Treasurer Sean Richardson  
Deputy City Clerk Elsie Lee  
Deputy City Clerk Michael O'Neill  
Deputy Public Works Director Adrian Noriega  
Deputy Public Works Glen Radtke  
Deputy Public Works Marco Guerrero  
Engineer Derek Zimney  
Director of Tourism Jane Moon

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

Mayor Tedford led the Pledge of Allegiance.

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

City Clerk Treasurer Sean Richardson advised that the agenda was posted in compliance with the NRS requirements.

**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.

Celeste Buswell at 7500 Kamibo Drive addressed the Council. I would like to address the fact that the Northern Nevada Medical Center is being closed down. As it stands right now,

they are allowed to practice until about the 6<sup>th</sup>. Two of the doctors are general practitioners, and they want to stay in Fallon. There are also two other specialty doctors there. Fallon is a town of about 20,000 people and I would say about 10% of those people will go to the base, unless you cannot, and this is a real problem. With the growth that Fallon is planning, I don't see how they can justify that growth if we don't have doctors. I personally know a person that has to go to Reno twice a week for her doctor, and there are a lot of people that don't have transportation that will drive or don't want to go to Reno. I think going to Reno should not be our only option, we should have some options here. So, losing Northern Nevada Medical Center is a pretty big deal for the town and the whole county and I was just wondering if there is anything that the City Council can do. Thank you.

Mayor Tedford thanked Ms. Buswell. We have been made aware of this situation that you have brought forward. Right now, all we can do is write a letter and see what that letter may do. They may not even answer us, but we do have a letter that is going to go out today or tomorrow, to the new company of Northern Nevada Medical Group in Pennsylvania. It isn't even located in Nevada. We are going to express our concern for the community and the loss of doctors, medical staff, and other providers, as you mentioned. Everything that you said is true and that is about all we think we can do regarding this situation and see if they respond to that letter or not. Often, you will find that we are pretty small compared to a multi-national corporation, and that they won't respond to our letters. That is what we are going to try and see if that does any good. Hopefully, those two doctors do stay in the community and then maybe those providers that are traveling that provide higher services, will do the same thing, and maybe negotiate with the same people that those doctors are speaking with. For years now, the rural areas have been underserved. We aren't the only ones that are being underserved, and it is a difficult thing. I have been learning a lot, in my time in the medical field, in working with doctors and nurses, and trying to get them to stay. Not only here, but also in other rural areas. So, what can we do? I think that we can try to help the hospitals. I am the Chair for Central Nevada Health District now and I asked them to work with the hospitals, not only here, but in Mineral County, Pershing County, and Eureka County, to help recruit doctors. I guess that Mineral County has a doctor and some nurse practitioners. So, they are doing pretty well right now, but the others are in the same position that we are in. There is a program where maybe the City and the County can work with the doctors when they graduate from high school, college, and then medical school, that would entice those people to come back here and practice for a certain amount of time. I have always been for this program, but it hasn't been done in a long time here, but it has been done in some other rural areas across the country, and I think that is something that we could also look at. They have some success in the nursing program here, at WNC, with that. It is not an effort to try to get doctors here, it has always been an effort to try and get them to stay. They come and they work for maybe 3-years of their contract and then they leave, and we get someone else. I really don't know what the solution is, but it isn't one that hasn't had a lot of attention given to it. Especially, with this latest. I guess, this latest is that we are losing two young doctors, who were born and raised here. I think that we just keep working on it and I think that with Central Nevada Health District helping with maybe some recruitment with the other rural areas will be good. There is a point now that we have to spot these. Some are financed with rural grant money from the Federal Government, and you have to spot them, and this I just learned, and I have been doing healthcare since 1981, you have to spot those before they make their decision in what rural community that they want to go to, not when they are in medical school. There is a drop-dead date where they have to decide which rural area that they are going to go. So, to me, that is encouraging to know that there is a date out there, and they just have to recruit them at this young age, and we are just trying to

work through this, for what that is, to get them here in their residency. One of the things we need when they are in residency is a doctor here, who oversees them during their residency. So, when you have doctors coming and going, you don't really have one here during a residency, that they are able to oversee them. So, that is also something they have to work through. I was first put on this trail by my mother, who always said we need better health care here, and we need more doctors. There was a group at the Fallon Clinic, 3 or 4 of them, and she said that they aren't going to be here forever. So, it is a problem that is discouraging at times and then we get flushed with some doctors who then leave, and then we start all over again. I hear your concerns and want you to know that we are working on it, and we are trying, and that we probably need to try and work harder. That is probably the best that I can answer you. Are there 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 Harmon and approved with a 3-0 vote by the Council.

**Consideration and possible appointment of Eide Bailly as auditors for the City of Fallon for the fiscal year ending June 30, 2024, for an estimated total fee not to exceed One Hundred Six Thousand and Fifty Dollars (\$106,050.00), and approval for the Mayor to authorize additional fees if necessary to complete the audit.**

City Clerk Treasurer Sean Richardson stated that 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 not 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, Deputy City Attorney Trent deBraga, and Chief of Staff Bob Erickson, has 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, 2024. The quoted total fee covers the general audit and one major program audit in addition to all travel costs. If you have any questions, I would be happy to answer them.

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

Councilman Harmon inquired if this was a new technology.

City Clerk Treasurer Sean Richardson stated that was correct. Eide Bailly nationwide is adding new technology.

Mayor Tedford inquired if there were any further questions.

No further comments were noted.

Councilwoman Kent motioned to approve the appointment of Eide Bailly as auditors for the City of Fallon for the fiscal year ending June 30, 2024, for an estimated total fee not to exceed One Hundred Six Thousand and Fifty Dollars (\$106,050.00), and approval for the Mayor to authorize additional fees if necessary to complete the audit; seconded by Councilman

Harmon and approved with a 3-0 vote by the Council.

**Public hearing for Bill No. 796: An ordinance amending Title 21, Chapter 21.36, Section 21.36.030 of the City of Fallon Municipal Code for the purpose of changing the off-street parking requirements in a R-2 Limited Multiple Residence District; and for other matters properly related thereto.**

Deputy City Attorney Trent deBraga stated that Bill No. 796 was introduced at the City Council's properly noticed regular meeting on March 5, 2024. Notice of the deposit of copies of the proposed ordinance and the public hearing date was duly published in The Fallon Post on March 8, 2024. 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. 796 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. What this ordinance is essentially looking to do, or this amendment, will help clear up some of the language in our R-2 Limited Multiple Residence District. How the ordinance currently reads, in part, it requires one and a half off-street parking spaces for each dwelling unit, and for four units or more it requires one off-street parking space for each unit, and one guest space for each unit. So, what we are looking to do, instead of the one and a half off-street parking and the one guest parking space, we are just saying that we would like two parking spaces per dwelling unit and two off-street parking spaces. We are just trying to clean up the wording a little bit because I am not sure how you would get one and a half parking spaces. So, two spaces make more sense.

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

No comments were noted.

**Consideration and possible adoption of Bill No. 796: An ordinance amending Title 21, Chapter 21.36, Section 21.36.030 of the City of Fallon Municipal Code for the purpose of changing the off-street parking requirements in a R-2 Limited Multiple Residence District; and for other matters properly related thereto.**

Deputy City Attorney Trent deBraga stated that this agenda item represents the Council's opportunity to consider the proposed ordinance as they see fit. The Council is free to adopt Bill No. 796 as introduced or amend it, in any respect, prior to its adoption. The proposed ordinance, as introduced, is attached to this coversheet.

Councilman Harmon inquired if this would only be in effect for new residences, not current residences.

Deputy City Attorney Trent deBraga stated that was correct.

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

No further comments were noted.

Councilman Harmon motioned to adopt of Bill No. 796: An ordinance amending Title 21, Chapter 21.36, Section 21.36.030 of the City of Fallon Municipal Code for the purpose of changing the off-street parking requirements in a R-2 Limited Multiple Residence District; and for other matters properly related thereto; seconded by Councilwoman Frost and approved with a 3-0 vote by the Council.

**Public hearing for Bill No. 797: An ordinance amending Title 21, Chapter 21.40, Section 21.40.040 of the City of Fallon Municipal Code for the purpose of changing the dedication of one parking space on square feet of gross floor area in a R-C Transition Use Residence District; and for other matters properly related thereto.**

Deputy City Attorney Trent deBraga stated that Bill No. 797 was introduced at the City Council's properly noticed regular meeting on March 5, 2024. Notice of the deposit of copies of the proposed ordinance and the public hearing date was duly published in The Fallon Post on March 8, 2024. 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. 797 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. What this amendment would propose is a change to the number of parking spaces for the gross floor area. Currently, this ordinance requires one space per every 400 square feet, the amendment seeks to change that to one space per every 250 square feet. So, it would just provide some additional parking. This would apply going forward, not to those that are grandfathered in.

Mayor Tedford inquired if there were any questions from the Council or public.  
No comments were noted.

**Consideration and possible adoption of Bill No. 797: An ordinance amending Title 21, Chapter 21.40, Section 21.40.040 of the City of Fallon Municipal Code for the purpose of changing the dedication of one parking space on square feet of gross floor area in a R-C Transition Use Residence District; and for other matters properly related thereto.**

Deputy City Attorney Trent deBraga stated that this agenda item represents the Council's opportunity to consider the proposed ordinance as they see fit. The Council is free to adopt Bill No. 797 as introduced or amend it, in any respect, prior to its adoption. The proposed ordinance, as introduced, is attached to this coversheet.

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

No comments were noted.

Councilwoman Frost motioned to adopt of Bill No. 797: An ordinance amending Title 21, Chapter 21.40, Section 21.40.040 of the City of Fallon Municipal Code for the purpose of changing the dedication of one parking space on square feet of gross floor area in a R-C Transition Use Residence District; and for other matters properly related thereto; seconded by Councilman Harmon and approved with a 3-0 vote by the Council.

**Public hearing for Bill No. 798: An ordinance amending Title 21, Chapter 21.54, Section 21.54.040 of the City of Fallon Municipal Code for the purpose of changing the dedication of one parking space based on the square feet of gross floor area in a LI Light Industrial District; and for other matters properly related thereto.**

Deputy City Attorney Trent deBraga stated that Bill No. 798 was introduced at the City Council's properly noticed regular meeting on March 5, 2024. Notice of the deposit of copies of the proposed ordinance and the public hearing date was duly published in The Fallon Post on March 8, 2024. 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. 798 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. So, similar to the last ordinance, what this amendment seeks to change is the number of parking spaces for public and semi-public use, based on the square feet of gross floor area. Currently, the ordinance requires one parking space for every 400 square feet of gross floor area, and we are looking to amend that to one parking space for every 250 square feet of gross floor area. Again, this would apply going forward.

Councilwoman Kent inquired if this was referring to off-street parking.

Deputy City Attorney Trent deBraga confirmed that it is referring to off-street parking.

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

No comments were noted.

**Consideration and possible adoption of Bill No. 798: An ordinance amending Title 21, Chapter 21.54, Section 21.54.040 of the City of Fallon Municipal Code for the purpose of changing the dedication of one parking space based on the square feet of gross floor area in a LI Light Industrial District; and for other matters properly related thereto.**

Deputy City Attorney Trent deBraga stated that this agenda item represents the Council's opportunity to consider the proposed ordinance as they see fit. The Council is free to adopt Bill No. 798 as introduced or amend it, in any respect, prior to its adoption. The proposed ordinance, as introduced, is attached to this coversheet.

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

No comments were noted.

Councilwoman Kent motioned to adopt of Bill No. 798: An ordinance amending Title 21, Chapter 21.54, Section 21.54.040 of the City of Fallon Municipal Code for the purpose of changing the dedication of one parking space based on the square feet of gross floor area in a LI Light Industrial District; and for other matters properly related thereto; seconded by Councilman Harmon and approved with a 3-0 vote by the Council.

### **Public Comments**

Mayor Tedford inquired if there were any public comments.

No comments were noted.

### **Council and Staff Reports**

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

No reports were noted.

### **Executive Session**

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

## Adjournment

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

  
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Mayor Tedford

Attest:   
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Sean C. Richardson, City Clerk-Treasurer