



# AGENDA

## CITY COUNCIL MEETING

55 West Williams Avenue Fallon, NV

July 16, 2024 at 9:00 AM

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The Honorable City Council will meet in a regularly scheduled meeting on July 16, 2024 at 9:00 a.m. in the City Council Chambers, 55 West Williams Avenue, Fallon, Nevada.

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

1. Pledge of Allegiance to the Flag

2. Certification of Compliance with Posting Requirements

3. Public Comments

General in nature, not relative to any agenda items. No action may be taken on a matter raised under this item until the matter has been specifically included on an agenda as an item upon which action will be taken. **(For discussion only)**

4. Approval of Warrants **(For possible action)**

A) Accounts Payable

B) Payroll

C) Customer Deposit

5. Consideration and possible action to adopt Resolution 24-7-11: A resolution of the City Council of Fallon, Nevada providing for the transfer of the City's 2024 Private Activity Bond Volume Cap to the Nevada Rural Housing Authority; and other matters related thereto. **(For possible action)**

6. Public meeting for discussion of possible state Community Development Block Grant Applications for fiscal year 2025-2026. **(For discussion only)**

7. Consideration and possible approval and adoption of Resolution No. 24-7-12: A Resolution authorizing the officers and staff of the City to arrange for the sale of general obligation (additionally secured by pledged revenues) sewer refunding bonds; authorizing the officers and staff of the City to specify the terms of the Bonds, the method of their sale, the final principal amount of the Bonds (not to exceed the amount needed to effect the Refunding Project), the terms of their repayment and security, and other details of the Bonds; and further authorizing Officers and Staff of the City to take all action necessary or appropriate to effectuate the provisions of the resolution. **(For possible action)**
  
8. Public Comments **(For discussion only)**
  
9. Council and Staff Reports **(For discussion only)**
  
10. 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 July 11, 2024 at City Hall, City's website (<https://fallonnevada.gov>) and the State of Nevada public notice website (<https://notice.nv.gov/>).

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/>) or by contacting Elsie Lee, Deputy City Clerk, City Clerk's Office, City Hall, 55 West Williams Avenue, Fallon, Nevada, 775-423-5104.

/s/ Elsie M. Lee

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



## CITY OF FALLON REQUEST FOR COUNCIL ACTION

DATE SUBMITTED: July 10, 2024  
 AGENDA DATE: July 16, 2024  
 TO: The Honorable City Council  
 FROM: Nevada Rural Housing  
 AGENDA ITEM TITLE: Consideration and possible action to adopt Resolution 24-7-11: A resolution of the City Council of Fallon, Nevada providing for the transfer of the City’s 2024 Private Activity Bond Volume Cap to the Nevada Rural Housing Authority; and other matters related thereto. **(For possible action)**

TYPE OF ACTION REQUESTED:

- Resolution
- Ordinance
- Formal Action/Motion
- Other – Discussion Only

RECOMMENDED COUNCIL ACTION: Motion to adopt Resolution 24-7-11: A resolution of the City Council of Fallon, Nevada providing for the transfer of the City’s 2024 Private Activity Bond Volume Cap to the Nevada Rural Housing Authority; and other matters related thereto.

DISCUSSION: Donna Greenhut, administrative Coordinator for Nevada Rural Housing Authority ("NRHA"), has submitted a request for the City to transfer its 2024 private activity bond volume cap to the NRHA. The NRHA promotes, provides and finances affordable housing opportunities for rural Nevadans. The City has annually approved the request from the NRHA. If approved, the attached resolution and transfer certificate will be executed and delivered to the Nevada Department of Business and Industry.

FISCAL IMPACT: N/A

FUNDING SOURCE: N/A

PREPARED BY: Trent deBraga, Deputy City Attorney

**RESOLUTION NO. 24-7-11**

RESOLUTION OF THE CITY COUNCIL OF FALLON, NEVADA PROVIDING FOR THE TRANSFER OF THE CITY'S 2024 PRIVATE ACTIVITY BOND VOLUME CAP TO THE NEVADA RURAL HOUSING AUTHORITY; AND OTHER MATTERS RELATED THERETO

WHEREAS, pursuant to the provisions of Chapter 348A of the Nevada Revised Statutes (“NRS”) and Chapter 348A of the Nevada Administrative Code (“NAC”), there has been allocated to the City of Fallon, in Churchill County, Nevada (the “City,” “County” and “State,” respectively), the amount of \$588,190.26 in tax-exempt private activity bond volume cap for year 2024 (the “2024 Bond Cap”); and

WHEREAS, the Nevada Rural Housing Authority (the “NRHA”), has requested that the City transfer its 2024 Bond Cap to the NRHA for the purpose of providing a means of financing the costs of single family residential housing that will provide decent, safe and sanitary dwellings at affordable prices for persons of low and moderate income (“Single Family Programs”); and

WHEREAS, the City is a local government as defined by NAC 348A.070; and

WHEREAS, Section 348A.180 of the NAC provides a procedure whereby the City may, by resolution, transfer to any other local government located within the same county, all or any portion of its 2024 Bond Cap; and

WHEREAS, pursuant to NRS 315.983(1)(a), the NRHA is an instrumentality, local government and political subdivision of the State; and

WHEREAS, the NRHA is located within the County, pursuant to NRS 315.963, which defines the NRHA’s area of operation as “any area of the State which is not included within the corporate limits of a city or town having a population of 150,000 or more.”

NOW, THEREFORE, the City Council of the City does hereby find, resolve, determine and order as follows:

*Section 1. Recitals.* The recitals set forth herein above are true and correct in all respects.

*Section 2. Transfer of Private Activity Bond Volume Cap.* Pursuant to NAC 348A.180, the City hereby transfers its 2024 Bond Cap in the amount of \$588,190.26 to the NRHA for its Single Family Programs.

*Section 3. Use of 2024 Bond Cap.* The NRHA will use the 2024 Bond Cap for single family purposes in calendar year 2024 or carry forward any remaining amount according to the Internal Revenue Code of 1986, as amended, for such purposes.

*Section 4. Representative of City.* Pursuant to NAC 348A.180(1), the Director of the State of Nevada Department of Business and Industry (the “Director”) may contact \_\_\_\_\_, \_\_\_\_\_, City of Fallon, regarding this Resolution at (775) 423-5104 or in writing at 55 West Williams Avenue, Fallon, Nevada 89406.

*Section 5. Additional Action.* The Mayor and \_\_\_\_\_ are hereby authorized and directed to take all actions as necessary to effectuate the transfer of the 2024 Bond Cap, and carry out the duties of the City hereunder, including the execution of all certificates pertaining to the transfer as required by NAC Ch. 348A.

*Section 6. Direction to the NRHA.* The NRHA shall notify the Director in writing as soon as practicable of the occurrence or nonoccurrence of any term or condition that would affect the disposition of the 2024 Bond Cap.

*Section 7. Representative of the NRHA.* Pursuant to NAC 348A.180(3), the Director of Business and Industry may contact Shawn Heusser, Director of Finance of the NRHA regarding this Resolution at (775) 886-7900 or by email at [diane@nvrural.org](mailto:diane@nvrural.org) or in writing at Nevada Rural Housing Authority, 3695 Desatoya Drive, Carson City, Nevada 89701.

*Section 8. Obligation of the City.* This Resolution is not to be construed as a pledge of the faith and credit of or by the City, or of any agency, instrumentality, or subdivision of the City. Nothing in this Resolution obligates or authorizes the City to issue bonds for any project or to grant approvals for a project or constitutes a representation that such bonds will be issued.

*Section 9. Enforceability.* If any section, paragraph, clause or provision of this Resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Resolution. This Resolution shall go into effect immediately upon its passage.

ADOPTED, SIGNED AND APPROVED this \_\_\_\_ day of \_\_\_\_\_, 2024.

CITY OF FALLON, NEVADA

By \_\_\_\_\_  
Ken Tedford, Mayor

ATTEST:

By \_\_\_\_\_  
,

**CERTIFICATE OF TRANSFER OF VOLUME CAP**

I, \_\_\_\_\_, am the duly chosen and qualified \_\_\_\_\_ of the City of Fallon, Nevada (the "City") and in the performance of my duties as \_\_\_\_\_ do hereby certify to the Office of Business Finance and Planning in accordance with Section 348A.260 of the Nevada Administrative Code ("NAC"), that the 2024 private activity bond volume cap allocated to the City in the amount of \$588,190.26 has been transferred as follows:

\$588,190.26 has been transferred pursuant to NAC 348A.180 from the City, a local government, located in Churchill County to the Nevada Rural Housing Authority, a local government, located within Churchill County for the purpose of providing a means of financing the costs of single family residential housing that will provide decent, safe and sanitary dwellings at affordable prices for persons of low and moderate income.

This certificate is being filed within five (5) days of the transfer being made in accordance with NAC 348.260.

CITY OF FALLON, NEVADA

By \_\_\_\_\_,

cc: Donna Greenhut, Nevada Rural Housing Authority

**Mission first.  
Everything else  
second.**



*Nevada Rural Housing's Mission is to promote, provide and finance affordable housing opportunities for all rural Nevadans.*

June 28, 2024

Ken Tedford  
Mayor, City of Fallon  
55 West Williams Avenue  
Fallon, NV 89406

Re: Request for Private Activity Bond Cap

Dear Mayor Tedford:

Each year, council votes to transfer all or a portion of its unused Private Activity Bond Cap (PABC) to Nevada Rural Housing Authority (NRH), resulting in our continued success operating NRH's homeownership programs. Transferring unused PABC to NRH does not obligate the locality in any way – it simply provides us with an additional financing tool to ensure we can continue to offer access to homeownership to rural Nevadans.

Please accept this letter as our request to schedule this as a consent item (or action item if needed) for your upcoming meeting requested by NRH. A draft of the resolution and transfer certificate required by the State of Nevada is attached for your use in preparing this item for the agenda.

Within five (5) days of approval, please email the executed documents to [dgreenhut@nvrural.org](mailto:dgreenhut@nvrural.org) and mail the originals to:

Attn: Mark Pasek  
Nevada Department of Business & Industry  
3300 W. Sahara Ave., Suite 425  
Las Vegas, NV 89102

If you have any questions about the transfer or this request, please consult your counsel or NRH's bond counsel, Ryan Bowen at (312) 845-3277.

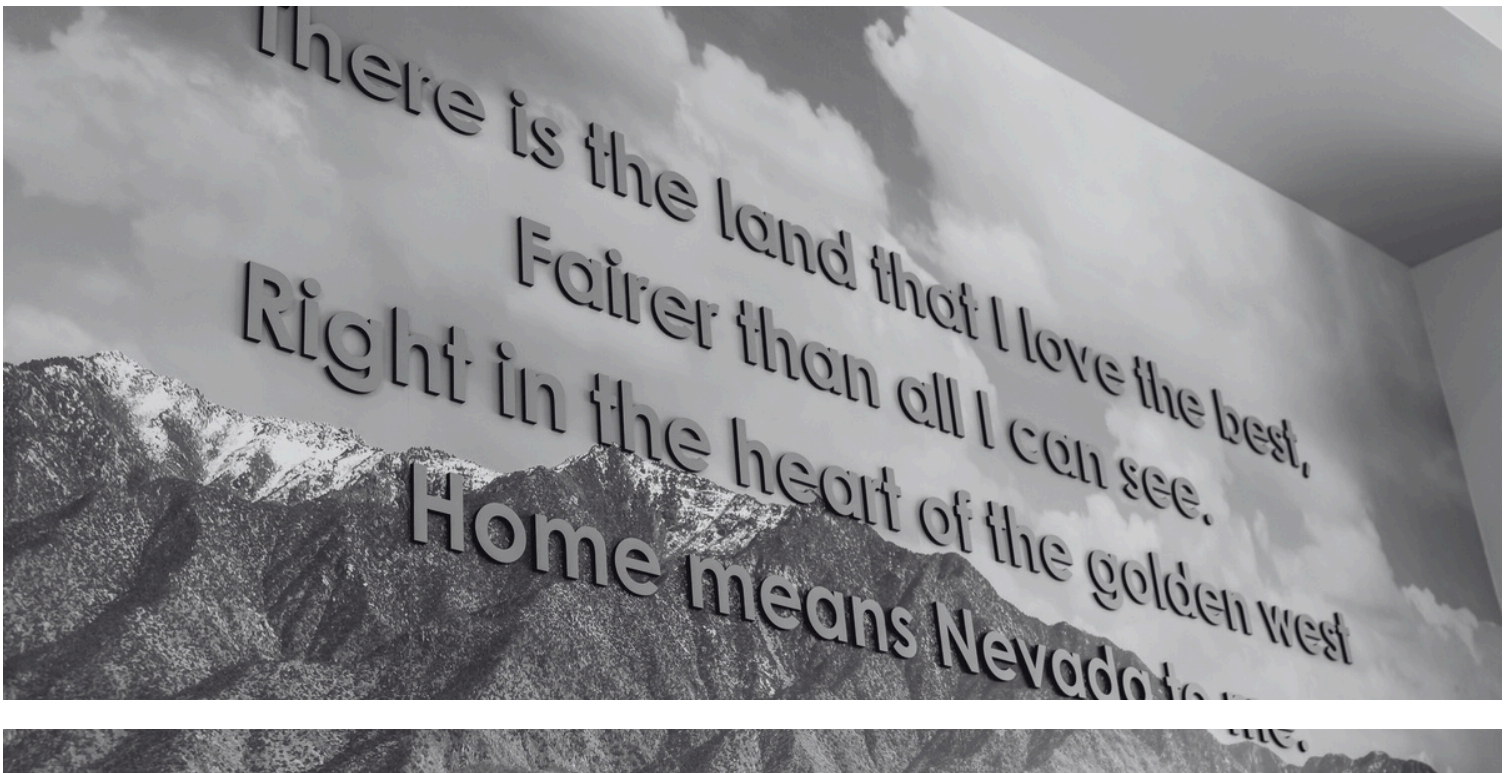
With Sincere Gratitude,

A handwritten signature in blue ink that reads 'William L. Brewer'.

William L. Brewer  
Executive Director

Enclosures: 3 (Report, Resolution, Transfer Certificate)





# COMMUNITY PROGRESS REPORT

CITY OF FALLON · 2024





NRH operates under the oversight of a board of commissioners appointed by the Nevada Association of Counties and the Nevada League of Cities and Municipalities, and is defined as an instrumentality, local government and political subdivision of the State of Nevada, exercising public and essential governmental functions. NRH's area of operation is defined as all of Nevada excepting communities with population over 150,000.

While the nuts and bolts of our programs help deliver the tangibles (help with rent, apartment complexes, mortgages and homes), the soul of our programs deliver the true deliverable: hope.

**WITH COMMUNITY PARTNERS LIKE YOU, NRH IS PROUD TO HAVE DELIVERED HOPE TO RURAL NEVADANS FOR 51 YEARS AND COUNTING!**

**SINCE 1973**

## PROGRAM POINTS OF INTEREST

Homeownership	<b>\$2.4 BILLION MORTGAGES PROVIDED</b>
Homebuyer Tax Credits	<b>\$45.6 MILLION EST. TAX SAVINGS</b>
Rental Assistance	<b>1,123 FAMILIES ASSISTED ANNUALLY</b>
Community Development	<b>729 UNITS BUILT OR PRESERVED</b>
Weatherization & Home Repair	<b>362 CLIENTS ASSISTED IN 5 RURAL COUNTIES</b>
Real Estate Operations	<b>690 DOORS MANAGED IN 9 COMMUNITIES</b>



"IT'S OUR DREAM HOME , AND REALLY A DREAM COME TRUE, FOR OUR ENTIRE FAMILY, AND THAT IS THANKS TO NEVADA RURAL HOUSING."

-THE DAVIS FAMILY

## HOMEOWNERSHIP PROGRAMS

### GET RURAL NEVADANS HOME AT LAST

Our homeownership programs – from down payment assistance paired with low-rate mortgage options to homebuyer tax credits and homebuyer education – provide unprecedented access to a wider range of affordable credit options, resulting in doors being opened for more rural Nevadans to own a home.

**Since 2006, the program has provided \$2.4 billion in mortgages, assisted 10,849 homeowners, provided \$64.8 million in down payment assistance and has delivered \$45.6 million in estimated tax savings to homeowners, which is reinvested in their communities.**

A transfer of private activity bond cap to Nevada Rural Housing benefits homebuyers by providing affordable single-family home financing to those who desire to work, live and thrive in rural Nevada.

## PROGRAM IMPACT FOR CITY OF FALLON

- \$6.5 MILLION IN PRIVATE ACTIVITY BOND CAP TRANSFERS FROM THE CITY TO NRH SINCE 2006
- \$32.3 MILLION IN MORTGAGES PROVIDED TO 181 HOMEBUYERS SINCE 2006
- \$449,000 IN ESTIMATED FEDERAL TAX SAVINGS TO HOMEOWNERS IN THE CITY SINCE 2006
- \$975,915 IN DOWN PAYMENT ASSISTANCE TO HOMEBUYERS IN THE CITY SINCE 2006

# TAKING RURAL HOMEOWNERSHIP TO NEW HEIGHTS



## LUNCHPAD

Homeownership Program by Nevada Rural Housing

### PRIVATE ACTIVITY BOND CAP TRANSFERS MAKE MAGIC HAPPEN, SUCH AS THE LAUNCHPAD HOMEOWNERSHIP PROGRAM BY NEVADA RURAL HOUSING TAKING FLIGHT THIS SUMMER!

Launchpad 1.0 is designed to deliver a stellar below-market rate (Houston, we have NO problem with a 6.17%!) and out-of-this-world program terms to help our lenders and their borrowers make affordable, rural homeownership happen!

- For first-time homebuyers only (Veterans and those buying in targeted areas exempt from the first-time buyer requirement)
- Launchpad provides 4% down payment assistance paired with 30-year fixed-rate government loans (FHA, VA, USDA-RD) - no conventional option available with this program
- Down payment assistance has a 5-year term that is forgiven at maturity
- Income limits apply - see them at [BuyRuralNV.org](http://BuyRuralNV.org)
- Launchpad opens to all rural Nevada jurisdictions (under 150,000 population) July 22, 2024. Visit [HALMap.org](http://HALMap.org) for property eligibility in Clark and Washoe counties.
- Funds are limited. Launchpad 1.0 will offer \$25 million in mortgage funds – NRH hopes to provide future program issuances after this first launch!



# SOLUTIONS-DRIVEN PROGRAMS

Home is the nicest word there is.



We know how good home feels, and we're here to help rural Nevadans get there. Whether it's through building, repairing, managing, or helping find and afford housing, our programs aim to deliver the solutions our communities need and deserve.

## SERVICE BY THE NUMBERS

- 2/3 OF RENTAL ASSISTANCE RECIPIENTS ARE SENIORS AND PEOPLE WITH DISABILITIES
- 142 VASH (VETERANS AFFAIRS SUPPORTIVE HOUSING) VOUCHERS
- 83% OF RENTAL-ASSISTED HOUSEHOLDS ARE BELOW 30% AREA MEDIAN INCOME
- AVG. ANNUAL HOUSEHOLD INCOME OF RENTAL-ASSISTED HOUSEHOLD IS APPROX. \$12,000
- MOST WEATHERIZATION CLIENTS ARE AGING-IN-PLACE SENIORS WITH LOWER INCOMES
- WEATHERIZATION PROGRAM CAN SAVE 5-30% ON ENERGY BILLS THROUGH AUDIT AND UPGRADES
- 32 PLANNED UNITS THROUGH 2025 WITH DEVELOPMENT EXPLORATION ONGOING

**NRH SEEKING ACCEPTING LANDLORD PARTICIPATION APPLICATIONS  
CONTACT: LANDLORDS@NVRURAL.ORG OR (775) 283-0179**

# SEE THE MISSION IN ACTION



VISIT US AT [NVRURAL.ORG](http://NVRURAL.ORG)



THIS INSTITUTION IS AN EQUAL OPPORTUNITY  
PROVIDER AND EMPLOYER





# CITY OF FALLON

## REQUEST FOR COUNCIL ACTION

DATE SUBMITTED: July 10, 2024  
 AGENDA DATE: July 16, 2023  
 TO: The Honorable City Council  
 FROM: Derek Zimney, City Engineer  
 AGENDA ITEM TITLE: Public meeting for discussion of possible state Community Development Block Grant Applications for fiscal year 2025-2026. **(For discussion only)**

**TYPE OF ACTION REQUESTED:**

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

DISCUSSION: The purpose of this public 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 in September 2024 in order to discuss proposed projects submitted to date. A final hearing will be held prior to the end of February 2025 to discuss, approve and rank applications prior to submittal to the State.

FISCAL IMPACT: N/A

FUNDING SOURCE: N/A.

PREPARED BY: Derek Zimney, City Engineer

**COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM**

Since 1982, the City of Fallon has received twenty-six Community Development Block Grants (CDBG). A brief description and status of these grants is found below.

- a. In 1982, a grant (CDBG/82/015) was received in the amount of \$10,000. The project provided access to City Hall for the handicapped which was not previously available. The project was successfully closed out in May, 1984.
- b. In 1988, a grant (CDBG/88/085) was received in the amount of \$33,000. The project involved the construction of a new restroom and the remodeling of another ADA accessible restroom within City Hall. \$22,369.13 of the grant was used and the remaining funds were returned. The project was successfully closed out in November, 1990.
- c. In 1991, a grant (CDBG/91/135) was received in the amount of \$137,000. This grant was utilized to replace a water line in the downtown business area of Fallon. The project was successfully closed out in 1996.
- d. In 1993, a grant (CDBG/93/345) was received in the amount of \$61,637. This grant was utilized to replace a water transmission line running down North Maine Street. The project was successfully closed out in 1999.
- e. In 2000 a housing grant (CDBG/00/HS/002) was received in the amount of \$52,852.00. The project involved the rehabilitation of substandard housing. \$8,194.63 of the grant was used and the remaining funds were returned. The project was successfully closed out in 2005.
- f. In 2003, a grant (CDBG/03/PCB/004) was received for a feasibility study in the amount of \$20,000.00. The project evaluated the feasibility of providing water and sewer service to areas immediately South of Fallon. The project was successfully closed out in 2010.
- g. In 2004, a grant, (CDBG/04/ED/004), was received on behalf of the Nevada Micro-enterprise Initiative in the amount of \$50,000.00. The funds were used as operating funds to assist small businesses in Nevada. \$37,228.99 of the grant was used and the remaining funds were returned. The project was successfully closed out in January, 2012.
- h. In 2004, a grant, (CDBG/04/ED/005), was received on behalf of the Nevada Micro-enterprise Initiative in the amount of \$70,000.00. The funds were used as loan funds to assist small businesses in Nevada. \$35,000.00 of the grant was used and the remaining funds were returned. The project was successfully closed out in January, 2012.



- i. In 2004, a grant, (CDBG/04/020), was received on behalf of Community Business Resource Center (CBRC) in the amount of \$160,000.00. The funds were used for general operating costs. CBRC provides technical assistance and training for small businesses. The project was successfully closed out in January, 2012.
- j. In 2004, a grant, (CDBG/04/007), was received on behalf of Churchill Association for Retarded Citizens (Fallon Industries) in the amount of \$168,000.00. The grant was amended in 2005 with an additional \$20,000.00. The project is being used to provide additional facilities for the Churchill Association of Retarded Citizens. \$26,000.00 of the grant was de-obligated and the remaining funds are being used. The project was successfully closed out on May 21, 2010.
- k. In 2007, a grant, (CDBG/07/PF/006), was received on behalf of the Coalition of Senior Citizens in the amount of \$130,000.00. The project remodeled their facility at 310 East Court Street. Of the grant total, \$7,212.00 was de-obligated and returned to CDBG, while the rest was used. The project was successfully closed out on May 21, 2010.
- l. In 2007, a grant, (CDBG/07/PCB/004), was received on behalf of the Churchill Economic Development Authority in the amount of \$50,000.00. The project is a Hometown Competitiveness (HTC) program designed to help build leadership in the community. Of the grant total, \$8,561.05 was de-obligated and returned to CDBG, while the rest was used. The project was successfully closed out on May 6, 2010.
- m. In 2008, a \$250,000.00 grant, (CDBG/08/AQ/001), was received on behalf of Churchill Council on Alcohol and Other Drugs, which is doing business as New Frontier Treatment Center. The project will help acquire a new building from which to operate the treatment center. The project was successfully closed out in 2008.
- n. In 2009, a grant, (CDBG/09/PF/009), in the amount of \$100,000.00 was received for playground equipment installation at Oats Park. Of the grant total, \$4,223.00 was de-obligated and returned to CDBG, while the rest was used. The project was successfully closed out on August 3, 2010.
- o. In 2010, a grant, (CDBG/10/PF/013), in the amount of \$350,000.00 was received for the construction of a multi-purpose building in Venturacci Park. All grant funds for this project have been used. The project is completed and operational on a daily basis. The project was successfully closed out on January 2, 2013.
- p. In 2011, a grant, (CDBG/11/PF/11), in the amount of \$100,000.00 was received for the construction of various sidewalks and ADA ramps in the southeast quadrant of the City. All grant funds were used and the project was successfully closed out on April 29, 2013.

- q. In 2011, a grant, (CDBG/11/PF/12), in the amount of \$100,000.00 was received for the landscape renovations in Oats Park. The park was regraded and new sod laid. All grant funds were used and the project was successfully closed out on April 29, 2013.
- r. In 2013, a grant, (CDBG/13/PF/04,), in the amount of \$135,000.00 was received for ADA improvements at the Outdoor Pool. Major interior improvements were made to the building as well as the creation of additional ADA access. All grant funds were used and the project was successfully closed out on August 13, 2014.
- s. In 2014, a grant, (CDBG/14/PF/08), in the amount of \$112,500.00 was received for ADA improvements at the Outdoor Pool, Phase 2. \$9,297.55 was de-obligated and returned to CDBG, while the rest was used. The project was successfully closed out November on 6, 2015.
- t. In 2016, a grant, (CDBG/16/AQ/06), in the amount of \$300,000.00 was received as a pass-thru grant to Fallon Community Theatre for the purchase of Fallon Theatres, 71 South Maine Street. The project was successfully closed out February 28, 2017.
- u. In 2016, a grant, (CDBG-16/2-PS-20), in the amount of \$29,568.00 was received as a pass-thru grant to Fallon Food Hub for the purchase of equipment to expand capacity to process food for the area. The project has been officially closed.
- v. In 2017, a grant, (CDBG-17-AQ-02), in the amount of \$107,000.00 was received as a pass-thru grant to Fallon Food Hub for the purchase of 495 South Maine Street. The project is closed out.
- w. In 2019, a grant, (CDBG-19-PF-04), in the amount of \$630,444 was received for reconstructing portions of Front Street. The project included a full roadway reconstruction as well as the installation of curb, gutter and sidewalk. This project was completed in 2021. This project is closed out.
- x. In 2021, a grant, (CDBG-21-PF-04), in the amount of \$885,462.50 was allocated for reconstructing portions of North Broadway and North Sherman Street. The project included a full roadway reconstruction as well as the installation of curb, gutter and sidewalk. This project is closed out.
- y. In 2022, a grant, (CDBG-22-PF-08), in the amount of \$405,045 was allocated for reconstructing a portion of Court Street. The project includes a full roadway reconstruction as well as the installation of curb, gutter and sidewalk. This project was completed in early 2024 and in the process of being closed out.
- z. In 2023, a grant, (CDBG-23-PF-01), in the amount of \$500,000 was allocated for reconstructing a portion of Kaiser Street. This project was then changed to a

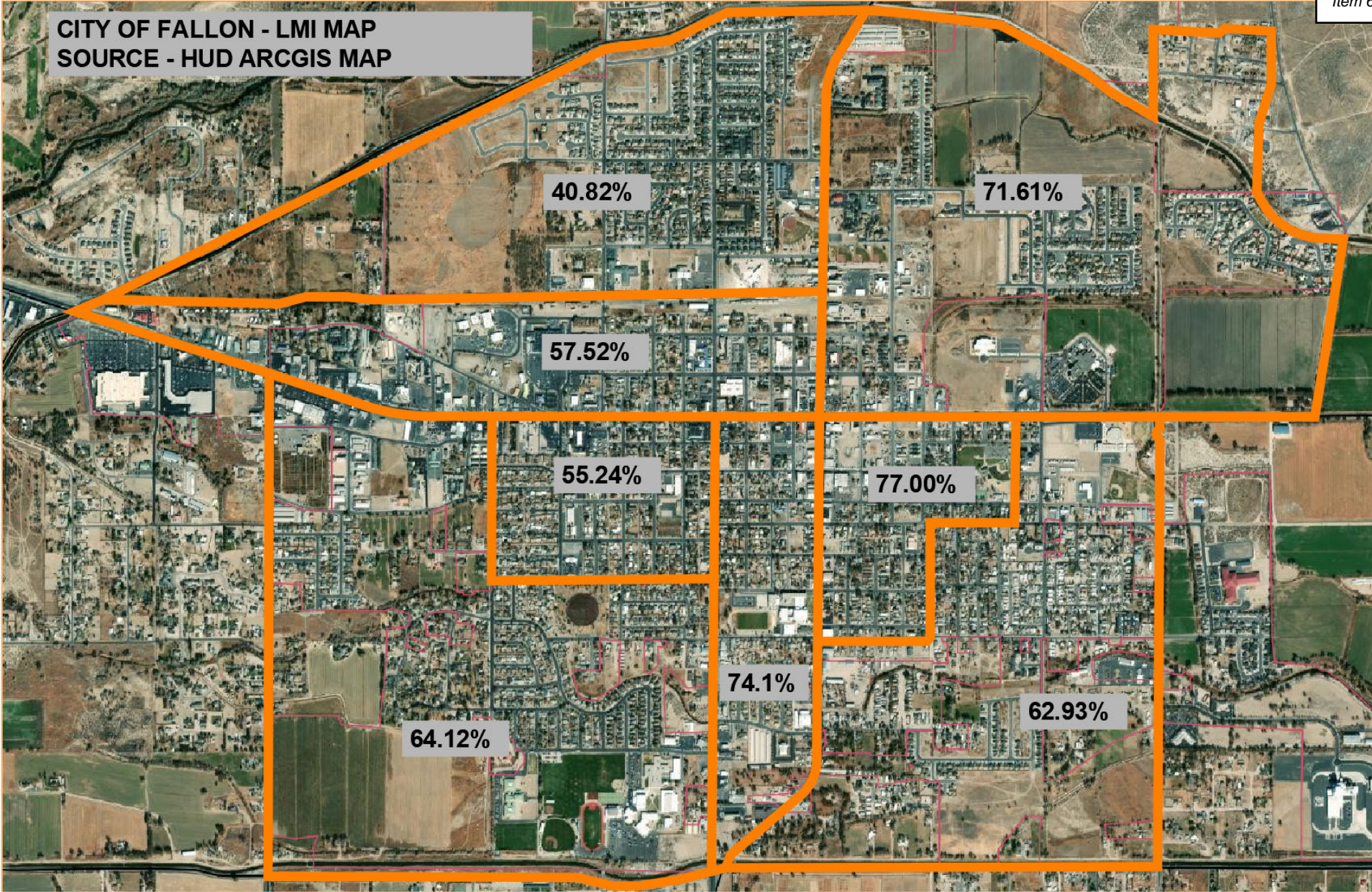
planning grant where \$172,000 was awarded to the City for the design of Kaiser Street. The remaining funds were de-obligated back to CDBG. The City has issued a request for qualifications for designers, and the design process will begin shortly after that process is complete.

Total CDBG Funds Utilized:

1982	\$	10,000.00
1988	\$	22,369.13
1991	\$	137,000.00
1993	\$	61,637.00
2000	\$	8,194.63
2003	\$	20,000.00
2004	\$	37,228.99
2004	\$	35,000.00
2004	\$	160,000.00
2004	\$	162,000.00
2007	\$	122,788.00
2007	\$	41,438.95
2008	\$	250,000.00
2009	\$	95,777.00
2010	\$	350,000.00
2011	\$	100,000.00
2011	\$	100,000.00
2013	\$	135,000.00
2014	\$	103,202.45
2016	\$	300,000.00
2017	\$	107,000.00
2019	\$	630,444.00
2021	\$	885,462.50
2022	\$	405,045.00
2023	\$	172,000.00
Total	\$	<b>4,451,587.65</b>



**CITY OF FALLON - LMI MAP  
SOURCE - HUD ARCGIS MAP**







# CITY OF FALLON

## REQUEST FOR COUNCIL ACTION

DATE SUBMITTED: July 10, 2024  
 AGENDA DATE: July 16, 2024  
 TO: The Honorable City Council  
 FROM: Sean Rowe, Deputy City Attorney  
 AGENDA ITEM TITLE: Consideration and possible approval and adoption of Resolution No. 24-7-12: A Resolution authorizing the officers and staff of the City to arrange for the sale of general obligation (additionally secured by pledged revenues) sewer refunding bonds; authorizing the officers and staff of the City to specify the terms of the Bonds, the method of their sale, the final principal amount of the Bonds (not to exceed the amount needed to effect the Refunding Project), the terms of their repayment and security, and other details of the Bonds; and further authorizing Officers and Staff of the City to take all action necessary or appropriate to effectuate the provisions of the resolution. **(For possible action)**

TYPE OF ACTION REQUESTED:

- Resolution
- Ordinance
- Formal Action/Motion
- Other – Discussion Only

RECOMMENDED COUNCIL ACTION: Motion to approve and adopt Resolution 24-7-12 as presented.

DISCUSSION: In 2015, the City issued the City of Fallon, Nevada, General Obligation (Limited Tax) Sewer Improvement and Refunding Bonds (Additionally Secured by Pledged Revenues), Series 2015B. In order to serve the public interest, the City desires to take advantage of favorable terms available to it by issuing general obligation (additionally secured by pledged revenues) sewer refunding bonds (the “Bonds”) to refund, pay and discharge all or any part of the previously issued Refunding Bonds. By taking advantage of current terms offered by the State Bonding Bank, City Staff anticipate saving approximately \$150,000 over the term of the refinancing. The City’s financial consultant, Marty Johnson, bond counsel Scott Shaver, and City staff have prepared the attached Resolution for the

Council’s consideration. If approved and adopted by the Council, City Staff will be authorized to arrange for the sale of the general obligation (additionally secured by pledged revenues) sewer refunding bonds and all actions necessary to effectuate their sale. Once arranged, City Staff will prepare an Ordinance for adoption by the City Council to approve the sale of the bonds.

FISCAL IMPACT: By refinancing the existing City refunding bonds, City staff expect to save \$150,000 over the term of the refinancing project.

FUNDING SOURCE: N/A

PREPARED BY: Sean Rowe, Deputy City Attorney

Summary - a resolution authorizing the officers and staff of the City to arrange for the sale of general obligation (additionally secured by pledged revenues) sewer refunding bonds.

**RESOLUTION NO. 24-7-12**

**A RESOLUTION AUTHORIZING THE OFFICERS AND STAFF OF THE CITY TO ARRANGE FOR THE SALE OF SEWER REFUNDING BONDS FOR THE CITY OF FALLON, NEVADA; AND PROVIDING OTHER DETAILS IN CONNECTION THEREWITH.**

**WHEREAS**, the City Council (the “Council”) of the City of Fallon, Nevada (the “City,” and the “State,” respectively), has previously issued the City of Fallon, Nevada, General Obligation (Limited Tax) Sewer Improvement and Refunding Bonds (Additionally Secured by Pledged Revenues), Series 2015B (the “Refunded Bonds”); and

**WHEREAS**, the Council proposes to issue general obligation (additionally secured by pledged revenues) sewer refunding bonds (the “Bonds”) to refund, pay and discharge all or any part of the Refunded Bonds (the “Refunding Project”).

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FALLON, NEVADA:**

Section 1. This resolution shall be known and may be cited by the short title “2024 Sewer Bond Sale Resolution.”

Section 2. The officers and staff of the City are hereby authorized to arrange for the issuance and sale of the Bonds in a total principal amount necessary to effect the Refunding Project in accordance with NRS 350.500 to 350.720, inclusive (the “Bond Act”).

Section 3. The officers and staff of the City are authorized to specify the terms of the Bonds, the method of their sale, the final principal amount of the Bonds (not to exceed the amount needed to effect the Refunding Project), the terms of their repayment and security, and other details of the Bonds; and arrange for the sale of the Bonds, subject to NRS 268.672 to 268.740, inclusive (the “Project Act”), the Bond Act, and ratification by the Council by the adoption of an bond ordinance specifying the Bond terms and details and approving their sale (the “Ordinance”).

Section 4. The officers and staff of the City are hereby authorized to take all action necessary or appropriate to effectuate the provisions of this resolution, including without limitation: (a) assembling of financial and other information concerning the City, the Refunding Project, and the Bonds, (b) if deemed appropriate by the officers and staff of the City, assisting in preparing and circulating a preliminary official statement or other offering document, a notice of bond sale for the Bonds, in the forms specified by the officers and staff of the City; and (c) if deemed appropriate by the officers and staff of the City, requesting the State to purchase the Bonds pursuant to one or more of its programs. If applicable, the officers and staff of the City is authorized to deem the preliminary official statement or other offering document to be a “final” official statement on behalf of the City for the purposes of Rule 15c2-12 of the Securities and Exchange Commission.

Section 5. The City is hereby authorized to engage, be represented by and rely on the advice of JNA Consulting Group, LLC, an independent registered municipal advisor, to advise the City

on the issuance of the Bonds. The Council intends that this statement constitutes the “required representation” for purposes of the “represented by an independent registered municipal advisor” exemption set forth in SEC Rule 15Ba1-1(d)(3).

Section 6. The City is hereby authorized to engage Stradling Yocca Carlson & Rauth LLP as bond counsel to the City in connection with the issuance of the Bonds. If applicable, the City is authorized to engage Stradling Yocca Carlson & Rauth LLP as special counsel to the City in connection with the official statement or other offering document relating to the issuance of the Bonds.

Section 7. All resolutions, or part thereof, in conflict herewith are hereby repealed to the extent only of such inconsistency. This repealer shall not be construed to revive any resolution or part of any resolution heretofore repealed.

Section 8. If any section, paragraph, clause or other provision of this resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or other provision shall not affect any of the remaining provisions of this resolution.

Section 9. The Council has determined, and does hereby declare, that this resolution shall be in effect immediately after its passage in accordance with law.



**PASSED AND ADOPTED AND APPROVED BY AN AFFIRMATIVE VOTE  
OF A MAJORITY OF THE MEMBERS OF THE CITY COUNCIL OF THE CITY OF  
FALLON, NEVADA THIS JULY 16, 2024.**

\_\_\_\_\_  
Mayor

(SEAL)

Attest:

\_\_\_\_\_  
City Clerk

Approved as to Form

By: \_\_\_\_\_  
City Attorney

STATE OF NEVADA )  
 )  
COUNTY OF CHURCHILL ) ss.  
 )  
CITY OF FALLON )

I, \_\_\_\_\_, the duly chosen, qualified and acting City Clerk and Treasurer of the City of Fallon (herein “City”), Nevada do hereby certify:

1. The foregoing pages constitute a true, correct, complete and compared copy of a resolution adopted by the City Council of the City (the “Council”) at a meeting held on July 16, 2024.

2. The adoption of the resolution was duly moved and seconded and the resolution was adopted by an affirmative vote of a majority of the members of Council as follows:

Those Voting Aye:

Kelly Frost  
Karla Kent  
Paul Harmon

Those Voting Nay:

\_\_\_\_\_  
\_\_\_\_\_

Those Absent:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

3. The original of the resolution has been approved and authenticated by the signatures of the Mayor of the City and myself as City Clerk and Treasurer and has been recorded in the regular official record of the Council kept for that purpose in my office, which record has been duly signed by the officers and properly sealed.

4. The members of the Council voted on the final passage of the ordinance as set forth following the resolution.

5. All members of the Council were given due and proper notice of the meeting held on July 16, 2024.

6. Public notice of such meeting was given and such meeting was held and conducted in full compliance with the provisions of NRS 241.020.

7. Prior to 9:00 a.m. at least 3 working days before such meeting, such notice was mailed to each person, if any, who has requested notices of meetings of the Council in compliance

with NRS 241.020(3)(b) by United States Mail, or if feasible and agreed to by the requestor, by electronic mail.

8. A copy of such notice so given of the meeting of the Council on July 16, 2024 is attached to this certificate as Exhibit "A."

**IN WITNESS WHEREOF**, I have hereunto set my hand and the seal of the City this July 16, 2024.

\_\_\_\_\_  
City Clerk

(SEAL)

EXHIBIT "A"

(Attach Copy of Notice of Meeting)



## **Proposed 2024 Water Refunding Bonds**

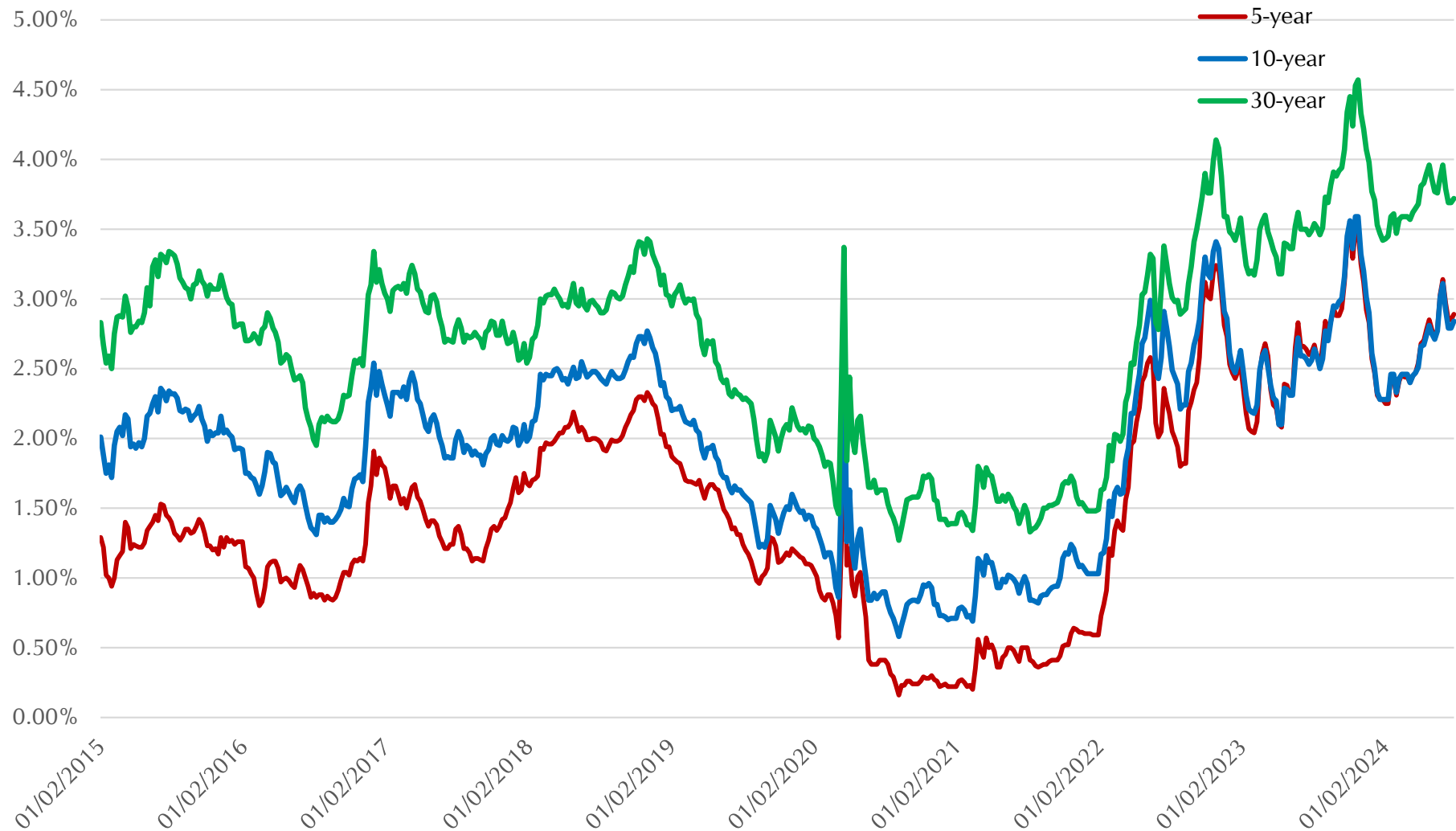
July 16, 2024

# Refunding Transactions

- A portion of the 2015 Bonds can be redeemed (paid off) early
- In a refunding transaction bond proceeds are placed in an escrow account and used to pay interest until the redemption date (2/1/25) and the redeemed principal
- Ability to refinance bonds was severely restricted in December 2017
- Tax-exempt refundings can only be done within 90 days of the redemption date



## Interest Rate History 2015-Current



# 2015 Bond Bank Refunding Bonds

- In 2015, a refunding was done through the State of Nevada Bond Bank to:

Maturities Prepayable February 1, 2025

- Refinance debt
- Fund system improvements

- Bonds in the amount of \$7,285,000 were issued
- Debt service is ~\$550,000 annually
- 2015 Bond Average Coupon: 4.01%
- Refundable amount: \$4,5200,000
- Call date: February 1, 2025

Date	Maturity Amount	Existing Rate	Market Rate
02/01/25	\$365,000	5.000%	3.150%
02/01/26	375,000	5.000%	3.030%
02/01/27	395,000	4.000%	3.000%
02/01/28	410,000	4.000%	2.960%
02/01/29	430,000	3.000%	2.940%
02/01/30	445,000	3.125%	2.930%
02/01/31	460,000	3.250%	2.940%
02/01/32	475,000	4.000%	2.940%
02/01/33	490,000	4.000%	2.940%
02/01/34	510,000	4.000%	2.950%
02/01/35	530,000	3.500%	3.010%





## Issue Summary

GO/Rev Refunding Bonds, Series 2024 (2015 Bonds)

Summary of Refunding Bonds

➤ Refunding bonds to be issued through State Bond Bank	Fiscal Year	<u>2015 MBB Bonds</u>			<u>Proposed Refunding Bonds</u>			Estimated Savings
		Principal	Interest	Total	Principal	Interest*	Total	
	2025		88,231	88,231	0	92,932	92,932	(4,700)
➤ Proposed issuance in October 2024	2026	375,000	176,463	551,463	330,000	206,750	536,750	14,713
	2027	395,000	157,713	552,713	345,000	190,250	535,250	17,463
	2028	410,000	137,963	547,963	360,000	173,000	533,000	14,963
	2029	430,000	121,563	551,563	380,000	155,000	535,000	16,563
➤ Estimated savings of ~\$150,000	2030	445,000	104,363	549,363	400,000	136,000	536,000	13,363
	2031	460,000	91,013	551,013	420,000	116,000	536,000	15,013
	2032	475,000	76,638	551,638	440,000	95,000	535,000	16,638
	2033	490,000	61,200	551,200	465,000	73,000	538,000	13,200
➤ Savings are net of all costs	2034	510,000	41,600	551,600	485,000	49,750	534,750	16,850
	2035	530,000	21,200	551,200	510,000	25,500	535,500	15,700
		4,520,000	1,077,944	5,597,944	4,135,000	1,313,182	5,448,182	149,762
➤ Bond term not extended			Effective Rate 3.904%			2.993%		

\*Includes accrued interest on 2015 Bonds to closing date used in the refunding

Escrow Cost	4,549,297	Present Value Savings \$	124,476
Transaction Costs	90,012	Present Value Savings %	2.75%
Issue Premium	(460,194)		
Accrued 2015 Bond Interest	<u>(44,116)</u>		
Required Par Amount	4,135,000		



# Schedule

- City determines desired structure (July)
- State handles disclosure, ratings, sale (Aug/Sept)
- Interest rate passed on to city (October 16<sup>th</sup>)
- New 2024 Bond replaces most of 2015 Bond at closing

Date	Action
7/17	City Council adopts sale resolution
8/8	State approves bond documents
9/18	City Council adopts bond ordinance
10/16	Bond Pricing
11/5	Bond Closing

