

**MINUTES  
CITY OF FALLON  
55 West Williams Avenue  
Fallon, Nevada  
February 27, 2008**

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, Jr.  
City Councilman, Willis Swan, Jr.  
City Councilman, Robert Erickson  
City Councilman, John Tewell  
City Engineer, Larry White  
City Clerk, Gary Cordes  
Assistant City Attorney, Steve King  
Police Captain, Frank Shyne

The meeting was called to order by Mayor Tedford at 8:30 a.m.

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

City Clerk Cordes advised the agenda was posted in compliance with NRS 241.

**Approval of the purchase of property located at 2900 Enterprise Way, APN 7-311-49, consisting of four acres and improvements including a municipal solid waste transfer station and office; and authorizing the Mayor to execute the appropriate documents**

City Engineer White advised that we have looked at constructing a transfer station to assist with our sanitation efforts but it is difficult to find an appropriate location that is close to the City but not in someone's backyard. We have had discussions with Waste Management and have come to an agreement to purchase their transfer station located on Enterprise Way. The City will save money long-term in sanitation efforts. It will also be open to the public, hopefully curbing some of the illegal dumping that is occurring in the County. In doing due diligence, we will need to secure permits with the State. A special-use permit was granted by the County and we received a handwritten note from County Manager Brad Goetsch advising that a new permit would not be required as long as we do not change or increase the intended use of the facility.

Mayor Tedford noted that we have held off in acquiring equipment and the submittal of an operating plan to the State until the Council authorized the purchase. If authorized today, he asked City Engineer White if he could foresee when we would have the ability to open the transfer station.

City Engineer White advised that it would likely be four weeks before we could open the transfer station. We are reviewing specs for some used equipment and reviewing short-term rental rates. We need to hire manpower and secure licenses/permits. We will submit our operating plan to the Nevada Department of Environmental Protection (NDEP) for a license.

Mayor Tedford inquired if the Council had any questions or comments.

Councilman Tewell asked if our existing permits to operate the landfill could be used for this transfer station since they are both located in the County.

City Engineer White advised that the permits are site-specific with separate operations.

Councilman Swan inquired if there were additional security measures that would need to be implemented at the transfer station.

City Engineer White advised that we have inspected the site and it is in good condition. Even though it is a more remote location, vandalism is not too much of a concern.

Mayor Tedford added that it is not nearly as remote as the landfill. The transfer station is also completely fenced.

Assistant City Attorney King noted that discussions with Waste Management led to this acquisition. A contract to purchase the transfer station was negotiated. The agreement is presented to the Council today for approval. This is a fully NDEP-licensed facility. The purchase price is \$400,000.00. We have inspected the facility and satisfied ourselves that this is a worthwhile purchase. The City will file a similar operating plan with NDEP. The City hired Broadbent & Associates to perform a Phase I Environmental Assessment and it came back with no recommendations for further environmental review. The County has confirmed that the City can step into the existing special-use permit, as the use will not change. It is scheduled to close within 60 days of January 22, 2008. However, the City and Waste Management are ready to close on February 29, 2008 if the Council approves this purchase.

Councilman Erickson commented that this has been a long process and City Attorney Mackedon and Assistant City Attorney King have worked hard on this acquisition. He was satisfied with the due diligence that has been done. This facility will be a benefit to both City and County residents.

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

Ms. Christy Lattin of the Lahontan Valley News asked how much revenue was to be expected from this facility.

City Clerk Cordes did not have the numbers available at this time; he would provide them later today.

City Engineer White added that it is not so much revenue but avoided costs with our sanitation operations such as driving our loaded trucks to the landfill.

Ms. Lattin asked if it would be open on Saturdays.

City Engineer White advised that we have not settled on hours of operation yet.

Mayor Tedford added that, like many businesses, we will need to determine high traffic days and possibly adjust our plans. He also agreed with Councilman Erickson; City Staff worked very hard on this acquisition. We will work as quickly as we can on staffing and equipment needs to best serve the public.

Councilman Swan motioned to authorize the purchase of property located at 2900 Enterprise Way, APN 7-311-49, consisting of four acres and improvements including a municipal solid waste transfer station and office in the amount of \$400,000.00; and authorizing the Mayor to execute the appropriate documents; seconded by Councilman Tewell and unanimously approved.

### **Public Comments**

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

**Adjournment**

There being no further business to come before Council, Mayor Tedford adjourned the meeting at 8:44 a.m.

*Ken Tedford, Jr.*

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Mayor Ken Tedford, Jr.

Attest:

*[Signature]*

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Gary C. Cordes  
City Clerk Treasurer

MIKE,

NO NEW PERMIT REQUIRED UNLESS  
SIGNIFICANT NEW CONSTRUCTION PLANNED AT  
TRANSFER STATION.

SIMPLY SEND COUNTY A LETTER (TO PLANNING)  
STATING CITY IS TAKING OWNERSHIP AND WILL  
OPERATE ACCORDING TO ORIGINAL NOTICE OF FINAL  
ACTION (ATTACHED) AND ALL STATE & FED REGS.

THANKS FOR DOING THIS,



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NOTICE OF FINAL ACTION, DECISION OR ORDER  
OF THE CHURCHILL COUNTY PLANNING COMMISSION

TO: James W. Jacobs/AJ Disposal, Inc.

4111 Solias Road

Fallon, NV 89406

Pursuant to NRS 278.265, notice is hereby given that on the 11th day of October, 2000 A.D., the Churchill County Planning Commission

(Granted) (~~Denied~~) is: xx Special Use Permit to construct and operate a transfer station, under Churchill County Code 17.45.020.B. The transfer station would be used to collect and transfer municipal waste from their facility to a permanent disposal site.

as authorized by the provisions of NRS 278.010 to NRS 278.630, inclusive, with respect to the following described property: 2900 Enterprise Way, Assessor's Parcel Number 007-311-45, consisting of 2 acres of non-water righted property located in the M-1 land use district.

SUBJECT TO: Further recommendations from the Bureau of Health Protection Services (BHPS), Division of Water Resources, Nevada Department of Environmental Protection (NDEP) and all provisions of the Churchill County Code.

Failure to exercise privileges pursuant to this Special Use Permit within six months will terminate same. This permit is temporary in nature, therefore written annual reports on status and continuing need along with the appropriate annual fee, as set by the Churchill County Commission, must be submitted to the Planning Department on or before the anniversary date of approval of the original application. Failure to provide written annual reports demonstrating the continuing need and payment of applicable fees will result in termination of said special use permit.

DATED: This 23<sup>rd</sup> day of October, 2000, A.D.

Eleanor Lockwood  
Eleanor Lockwood, Director of Planning

SUBSCRIBED and SWORN to before me  
this 23<sup>rd</sup> day of October, 2000, A.D.

D. Kissick  
Notary Public

