

**MINUTES  
CITY OF FALLON  
55 West Williams Avenue  
Fallon, Nevada  
February 10, 2009**

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  
City Councilman, Robert Erickson  
City Councilman, John Tewell  
City Engineer, James Souba  
City Clerk, Gary Cordes  
City Attorney, Mike Mackedon

The meeting was called to order by Mayor Tedford at 9:00 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 proposed purchase agreement for property located at 40 South Carson Street, Fallon, Nevada, APN 001-533-11**

Mayor Tedford explained that the City has the opportunity to purchase the property located at 40 South Carson Street. There are some leases involved with this unit and if approved for purchase, the notifications can begin. The owner is relocating and would like to sell the property.

Mr. Mike Berney of Berney Realty explained that there are not any market comparables in Fallon for this rooming house. Rooming houses are different from apartments. The building is in good condition and he valued the property at \$250,000.00 to \$322,000.00. Another value indicator is an income approach and he viewed one year of records. A fair return on investment would be \$325,000.00 to \$345,000.00 for a cash purchase. Management fees were not included. He added that he and Assistant City Attorney King met with owner Mr. Bruce Bumps and negotiated a price of \$316,500.00. Mr. Berney noted that was a good price.

City Attorney Mackedon advised the Council that they now have all the information to make an informed decision. He added that the asking price for this property one year ago was over \$400,000.00. The City has acquired four properties on that block and he believed \$316,500.00 to be a favorable purchase price. He recommended approval of this purchase.

Mayor Tedford reminded that we created a plan to purchase properties for parking. We currently lease a portion of a parking lot. Funds have been set aside for this purchase. This acquisition would work out well with our plans for increased parking; not just for City Hall but for downtown events as well.

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

Councilman Erickson noted that our long range plan has been to consolidate City operations into one location. This is part of that plan and the price is acceptable.

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

Ms. Christy Lattin of the Lahontan Valley News asked if the property would become a parking lot.

Mayor Tedford replied affirmatively. He added that we also need to create parking around the Old Post Office. The property South of the Old Post Office did not lay out well for parking. When the large mailroom is rented for an event the parking goes into the neighborhood and infringes on small businesses located nearby. The property was for sale but we were worried about obtaining a curb cut from the Nevada Department of Transportation. We need to look at it again.

Councilman Erickson motioned to approve a purchase agreement for property located at 40 South Carson Street, Fallon, Nevada, APN 001-533-11 in the amount of \$316,500.00; 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 9:13 a.m.



\_\_\_\_\_  
Mayor Ken Tedford, Jr.

Attest: \_\_\_\_\_



Gary C. Cordes  
City Clerk Treasurer