

**MINUTES
CITY OF FALLON
55 West Williams Ave
Fallon, Nevada
August 19, 2025**

The Honorable City Council met at 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
Chief of Staff Bob Erickson
City Attorney Trent deBraga
Deputy City Clerk Elsie Lee
Deputy Public Works Adrian Noriega
Deputy Public Works Erik Fain
Chief of Police Daniel Babairz
City Engineer Derek Zimney

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.

Deputy City Clerk Elsie Lee advised that the agenda was posted in compliance with the NRS requirements.

Mayor Tedford commented that Councilman Harmon is out-of-town and would be absent for this meeting.

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.

No comments were noted.

Consideration and possible approval of Council Meeting Minutes for March 18, 2025, and March 20, 2025.

Councilwoman Kent motioned to approve the Council Meeting Minutes for March 18, 2025, and March 20, 2025 with no additions or corrections; seconded by Councilwoman Frost and approved with a 2-0 vote by the Council.

Approval of Warrants

- A) Accounts Payable
- B) Payroll
- C) Customer Deposit

Councilwoman Frost motioned to approve the accounts payable, payroll and customer deposit warrants; seconded by Councilwoman Kent and approved with a 2-0 vote by the Council.

Consideration and possible introduction of Bill No. 805: An ordinance providing for the annexation of 10,521 square feet of land, more or less, located at 690 East Front Street, Fallon, Nevada, owned by Scott Payne and Sue Payne, and contiguous to the corporate limits of the City of Fallon, Nevada. This agenda item is for possible introduction of the proposed ordinance only. If introduced by a City Councilperson, the Mayor will set a public hearing on the proposed ordinance, and no further action can or will be taken at this meeting. At the public hearing, which will be properly noticed and advertised, the City Council will take comment and then consider possible adoption of the ordinance as introduced or amended.

Councilwoman Kent introduced Bill No. 805: An ordinance providing for the annexation of 10,521 square feet of land, more or less, located at 690 East Front Street, Fallon, Nevada, owned by Scott Payne and Sue Payne, and contiguous to the corporate limits of the City of Fallon, Nevada.

Mayor Tedford set the public hearing for September 16th, 2025, at 9:00 a.m.

Consideration and possible action to approve Resolution No. 25-08-01, a resolution approving Rudy Zavalani, and/or his assigns, intended use of the real property identified as Churchill County Assessor's Parcel No. 001-781-05, for his paving and/or striping business operations.

City Attorney Trent deBraga stated on June 15, 2004, the City Council adopted Resolution 04-15, a Resolution Establishing Covenants and Restrictions for the New River Business Park. As part of that Resolution, both permitted and prohibited uses were established. Rudy Zavalani, and/or his assigns, intends to use the real property identified as Churchill County Assessor's Parcel No. 001-781-05 for his paving and/or striping business operations. Rudy Zavalani operates Pave-Tech Inc. and Cal Stripe Inc., two affiliated southern California companies specializing in paving, striping, and related services and has been contracting with the Naval Air Station Fallon since the 1990's. Rudy Zavalani is seeking to establish a Northern Nevada presence by locating in Fallon, Nevada. Staff discussions with Rudy Zavalani indicate that the real property would be used to construct an office building approximately 9,000 to 18,000 square feet in size. Additionally, the property will be used to temporarily keep materials-all located on pallets and wrapped-as well as utilizing the property to park vehicles such as trucks, sweepers, dump trucks, and grinding trucks while not in use for specific jobs. After a review of the CC&R's, City staff does not believe the intended use is specifically prohibited, nor is it specifically permitted. Under permitted uses of the CC&R's, section N., the City Council may approve other uses. The parcel to be developed is further subject to terms of the Fallon Municipal Code

designating the property as LI Light Industrial District - Fallon City Code Chapter 21.54 lists the permitted uses in an LI Light Industrial District and, pursuant to subsection "Q" allows other uses as approved by the Council. If passed, this resolution would permit Rudy Zavalani, and/or his assigns, to use the real property identified as Churchill County Assessor's Parcel No. 001-781-05 for his paving and/or striping business operations, more specifically defined as (I) the parking, storage, incidental maintenance, and use of automobiles, trucks, machinery and trailers, including outdoor loading and unloading; (II) warehouse and office use; (III) using, handling and temporarily storing hazardous materials in the ordinary course of business and in compliance with local, state, and federal laws and regulations, and (IV) ancillary and related uses for any of the foregoing, all on a twenty-four hour, seven days per week, fifty two weeks per year basis. The resolution is attached, and I would be happy to answer any questions.

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

Councilwoman Kent stated that when someone thinks of a paving company, people think of asphalt and things all over. I feel like we will have to be careful with our current CC&R's. The clients state they can keep it to the level of cleanliness and appeal that is expected. It will just be important that we watch it and if it starts to get out-of-line, we go out there and have them take care of the things and keep it up with our expectations.

City Attorney Trent deBraga agreed. In my conversations with Mr. Zavalani, one of the things he reiterated is the cleanliness of his other sites that he operates in southern California, and he invited me to go look them up online, and they did appear cleanly. In terms of the materials, they will be wrapped and on pallets, and from my discussions, any time those materials are going to be used they are actually going to be taken directly to the site, and that is where the mixing will occur. There will not be a hot plant, or a mixing plant, of any kind associated with the use of this property. If, in the event, things start to become unclean, the Municipal Code allows some regulation through our nuisance ordinances, if it ever got to that point.

Councilwoman Frost inquired on the products that would be stored on the pallets. Will there be fencing or coverings over these pallets?

City Attorney Trent deBraga stated that Mr. Zavalani hasn't discussed fencing. He said that the materials would be covered to keep it out of the elements, like rain, and probably the sun. So, it does appear that there is going to be some sort of awning, or structure of some sort, covering over those materials to be used because they can't be exposed to the elements.

Mayor Tedford stated that Trent went over all of the concerns that we have with Mr. Zavalani, that we generally have out there. We went through our outside storage rules and what you can do in accordance with the building. I know that they are looking at other property in the County, where they do the heavier type of stuff, than what will be done here, that is allied to their work with NAS Fallon. This is more of a storage area for the materials.

Councilwoman Frost inquired on how many jobs they would anticipate creating.

City Attorney Trent deBraga stated that he believes that on the low-end they said 20 jobs would be created, and on the higher end it would be 50 jobs. He anticipates, roughly, 25-35 jobs. From my conversations, these are typically prevailing wage jobs, so you could be looking anywhere between \$30-\$45 an hour. I do believe, he indicated, that even the employees that are not out in the field get a wage somewhere around \$30, if I remember correctly.

Mayor Tedford stated that they have been out there for years, doing work at NAS

Fallon. They just want to locate this portion of their business in Nevada, not in southern California. Are there any further questions or comments from the Council or public?

No further comments were noted.

Councilwoman Kent motioned to approve Resolution No. 25-08-01, a resolution approving Rudy Zavalani, and/or his assigns, intended use of the real property identified as Churchill County Assessor's Parcel No. 001-781-05, for his paving and/or striping business operations; seconded by Councilwoman Frost and approved with a 2-0 vote by the Council.

Consideration and possible action to approve the contract for the purchase of City owned property, identified as Churchill County Assessor's Parcel No. 001-781-05, consisting of approximately 9.6 acres, by Rudy Zavalani, and/or his assigns, in the amount of \$620,000, and authorizing the Mayor to execute any documents to effectuate the transaction.

City Attorney Trent deBraga stated on January 18, 2022, JOHNSON|PERKINS|GRIFFIN conducted an appraisal of the New River Business Park. The City Council determined that the subject property, depicted in Exhibit A in the Purchase and Sale Agreement, should be listed at \$620,000. The City has received an offer from Rudy Zavalani, in the amount of \$620,000, to purchase the City's real property located within the business park and identified as Churchill County Assessor's Parcel No. 001-781-05. The contract, and its proposed terms, are attached to this agenda item. If approved, the Mayor will execute any documents to effectuate the transaction. I would be happy to answer any questions pertaining to the contract.

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

Councilwoman Kent inquired on the appraisal. I believe it was mentioned that the appraisal was done in 2022 but that JOHNSON|PERKINS|GRIFFIN reviews these figures, each year, to be sure that they are still up to date.

City Attorney Trent deBraga stated that the City's business park is appraised by JOHNSON|PERKINS|GRIFFIN. When it comes to selling City-owned properties, the statute essentially just requires that prior to the listing, you have to have an appraisal done within 6 months. Essentially, what happened here is the appraisal was done and then the property was listed. The property doesn't change, essentially, from year-to-year because it is just vacant land. What would have to happen if we wanted to relist it, we would have to come back to the Council, get the appraisal, establish the fair-market-value, and have the realtor update the listing. To answer your question, yes, this price that was established back in 2022, is very similar to what it is now. I don't know the exact figure, but I think it is right where it should be.

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

No further comments were noted.

Councilwoman Frost motioned to approve the contract for the purchase of City owned property, identified as Churchill County Assessor's Parcel No. 001-781-05, consisting of approximately 9.6 acres, by Rudy Zavalani, and/or his assigns, in the amount of \$620,000, and authorizing the Mayor to execute any documents to effectuate the transaction; seconded by Councilwoman Kent and approved with a 2-0 vote by the Council.

Fallon Police Department Monthly Report for May 2025.

Chief Daniel Babiarz presented the May monthly report. The report will compare the 2024 crime, traffic stops, and traffic accident statistics to May 2025. Total calls-for-service this month were 694.

- Crime Summary: 6 total Domestic Batteries; 1 Battery.
- Theft Calls: 16 total thefts for various items.
- Arrest Summary: 21 total arrests.
- Moving Citations/Traffic Warnings: 89 traffic stops were made; 22 issued citations.
- Public/Private Property Accidents: 24 total accidents.
- Animal Shelter Services: Total – 164; Churchill County – 78; City – 86; Fallon Paiute Shoshone Tribe – 0.
- Volunteers in Police Services: 97 and 1/2 Contributed hours.
- Various training courses were provided for sworn-in and non-sworn-in officers.
- 0 requests were made through the Citizen Assistance Program.
- Police officers participated in several various public relations events.

Mayor Tedford inquired if there were any comments or questions.

Councilwoman Frost stated that she saw some of the officers attempting flips at the community day event, and they need some practice.

Mayor Tedford stated that he would like to do advertising and announcements on the radio and through the media outlets, making people aware of safety at the crosswalks. Help make people stop and think about being cautious of pedestrians. I would like to follow up with advertisements and announcements on properly yielding to ambulances, fire trucks, police, sheriff, NHP, and all emergency vehicles. We have done this one before too. This isn't set up to ticket everyone, but to help people be aware that we pull over here for all the volunteer firemen that are responding to these fires. I have been watching, and we are pretty good about it, but think that it is important to remind people. I would like to do the crosswalk awareness messages, first because school is starting very soon. I don't want to rush into it, but if we started at the end of this week and the beginning of next week, with the help of Abbi PR, we could get this information out there. I remember when we did the light at Whitaker, it was when Walmart was there, and it was back when I was Councilman. We did it at Whitaker because we had some deaths at those signal light crosswalks. The thing we found when we did this national study, the engineer did, at the time, was that more people die in the crosswalks than jaywalking. They said jaywalkers were looking more, but in the crosswalks, they have a sense of security and aren't looking, and this was before cell phones. It isn't just about the drivers but also the people walking in the crosswalks. I think we need to provide some education for people, and when we do that, it makes people more aware and alert of what is going on in the crosswalks.

Councilwoman Frost emphasized the importance of officers making their presence in the schools to really emphasize and educate pedestrian safety to the students.

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

No further comments were noted.

Public Comments

Mayor Tedford inquired if there were any public comments.

No comments were noted.

Council and Staff Reports

Mayor Tedford stated that the Community Reunion weekend was very successful. I applaud all of you that sit on that Special Events Committee, especially Nicole, for helping me, and Deb, for doing all the things she does to make that Community Reunion weekend successful. I had a lot of people that really enjoyed it and thanked me when I got to the park. We had some really nice people show up for the City Hall tour, and the Police Department tours. I think it is growing each year. I never understand why some of the people that live in Fallon don't come, but some from far away come. It is a phenomenon to me when people aren't coming that live 6-blocks away, or in the County. I had a nice 20-minute visit with someone that lives on River View Drive, and I haven't seen him in years, and he lives in Fallon, and it was great to have him come during the tour. I don't know if we can ever overcome that, but it was a great weekend, I think. The 60-year class really enjoyed being honored. So, thank you for everyone, here at the City, that helped make that happen, and worked hard on it. Are there any further Council or staff reports?

No reports were noted.

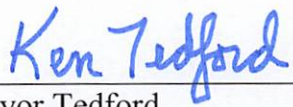
Executive Session

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 9:29 a.m.

Attest: 
Michael O'Neill, City Clerk-Treasurer


Mayor Tedford