



AGENDA

CITY COUNCIL MEETING

55 West Williams Avenue Fallon, NV
October 20, 2026 at 9:00 AM

The Honorable City Council will meet in a regularly scheduled meeting on October 20, 2026 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. Consideration and possible approval of Council Meeting Minutes for September 15, 2026 and October 6, 2026. **(For possible action)**
5. Approval of Warrants **(For possible action)**
 - A) Accounts Payable
 - B) Payroll
 - C) Customer Deposit
6. Public Comments **(For discussion only)**
7. Council and Staff Reports **(For discussion only)**

This agenda has been posted on or before 9:00 a.m. on October 15, 2026 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.

**MINUTES
CITY OF FALLON
55 West Williams Ave
Fallon, Nevada
September 15, 2026**

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
Councilman Paul Harmon
Chief of Staff Bob Erickson
City Attorney Trent deBraga
City Clerk Treasurer Michael O'Neill
Chief Daniel Babiarz
Deputy City Clerk Elsie Lee
Public Works Director Brian Byrd
Deputy Public Works Adrian Noriega
Deputy Public Works Marco Guerrero
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.

City Clerk Treasurer Michael O'Neill 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.

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 approval of a Reversion to Acreage Map for Churchill Real Estate Investments, LLC to combine Churchill County Assessor's Parcel Numbers 001-538-12 and 001-538-13 into a single parcel.

Mayor Tedford stated that this agenda item has been tabled. This should be parcel numbers 11 and 12. There isn't a rush on this, so we will put it on the next agenda.

Consideration and possible approval of a Reversion to Acreage Map for Vicki Jones to combine Churchill County Assessor's Parcel Number 001-392-09 and 001-392-10 into one parcel.

City Engineer Derek Zimney stated that Vicki Jones, owner of Churchill County Assessor's Parcel Number (APN) 001-392-09 and 001-392-10 has made an application and submitted a map to combine her Parcels commonly known as 620 and 660 West Center Street. This Parcel Map will create a single Parcel consisting of 10,000 square feet. These parcels are located within R-2 zoning and if approved will continue to meet City of Fallon Municipal Code requirements for R-2 zoning. Any development or improvements to these parcels shall be required to meet all applicable City of Fallon standards and requirements.

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

Councilwoman Kent stated that she thinks a single parcel for this neighborhood would be good since they are larger parcels. Is R-2 zoning residential and can it have a duplex on it?

City Engineer Derek Zimney stated that R-2 zoning is permissive of multi-family housing subject to the off-street parking and the maximum density in the municipal code.

Mayor Tedford stated that he will need to talk to them about, once construction begins, the parcel to the north, 001-392-08. They store their garbage can on Vicki Jones's property, right now, so they are going to have to figure out how they are going to store them on their own property. For that triplex or whatever is just north of them.

City Engineer Derek Zimney stated that he will work with Public Works and the owner of that place to be sure we have a new location for their garbage can.

Mayor Tedford stated that they are going to have to figure out a new place to store them because they aren't going to be able to go in the alley. They will have to figure out where those 3 garbage cans are going to go.

Councilman Harmon inquired on the vacancy of these parcels. So, this lot is currently vacant, and would they be making this into 1 lot? I agree that it would be similar to the sizes of the other lots. I think this will be good.

City Engineer Derek Zimney confirmed.

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

No further comments were noted.

Councilwoman Kent motioned to approve of a Reversion to Acreage Map for Vicki Jones to combine Churchill County Assessor's Parcel Number 001-392-09 and 001-392-10 into one parcel; seconded by Councilwoman Frost and approved with a 3-0 vote by the Council.

Consideration and possible approval of an Abandonment of a Public Utility Easement for Vicki Jones located on Churchill County Assessor's Parcel Number 001-392-09 and 001-392-10.

City Engineer Derek Zimney stated that Vicki Jones, owner of Churchill County Assessor's Parcel Number (APN) 001-392-09 and 001-392-10 has made an application and submitted the required documentation to abandon the ten-foot (10') utility easement located at 620 and 660 West Center Street as shown on the attached Exhibit "A1". The Easement to be abandoned has been reviewed by City Staff, Southwest Gas, CC Communications and Charter Communications and has been found to be unused and unnecessary for the development of this parcel. When they created these parcels, they had 5 feet on the boundary lines. We would be unable to permit a structure over the top of the easement, so this abandonment would allow her to develop it as one large parcel.

Mayor Tedford inquired if there were any public comments.

No further comments were noted.

Councilman Harmon motioned to approve an Abandonment of a Public Utility Easement for Vicki Jones located on Churchill County Assessor's Parcel Number 001-392-09 and 001-392-10; seconded by Councilwoman Kent and approved with a 3-0 vote by the Council.

Consideration and possible adoption of Resolution No. 26-09-01: Adjustment of Allowance for Doubtful Accounts – Enterprise Funds' Accounts Receivable.

City Clerk Treasurer Michael O'Neill stated that the accounts presented for adjustment to the allowance for doubtful accounts, have been outstanding prior to July 1, 2024, and are no longer City of Fallon customers. These accounts were forwarded to a collection agency for additional collection efforts; however, no payments were received during the fiscal year ended June 30, 2026. The total proposed adjustment of thirty-five thousand five hundred eighty dollars and eighteen cents (\$35,580.18) represent 1/10th of one percent (0.1%) of the Enterprise Funds' Total Operating Revenues for the fiscal year ended June 30, 2025.

Mayor Tedford reiterated City Clerk Treasurer Michael O'Neill's statement about it only representing 1/10th of one percent (0.1%) of the fund. This is a very small amount of our Accounts Receivable. Plus, that firm that we use continues with collection efforts. Also, when they move back into the City, if they do, they are required to pay these amounts that are due. Surprisingly, there is an amount of them that move back into the City and find out that they have to pay us these amounts first, before they are allowed to hook up to City utilities. This is always a surprise for them.

Councilman Harmon inquired on how long these accounts remain in collections before we abandon this money.

City Clerk Treasurer Michael O'Neill stated that by the time they reach this list, they have been with the collection agency for a year or more. This is one of the reasons why we treat them as if we haven't received any payments within the last year. Once they have reached that point, that means that the collection agency hasn't received anything and we haven't received anything. They are out there and stay collectable. The collection agency still monitors them and continues their efforts to collect. They have reached the point where the odds have gotten very small for collection. They have been outstanding for 2 years. These are accounts that have been sent to the final bills prior to June 30, 2024. We didn't receive payment in the entirety of the last fiscal year. So, the balance has been out there for 2 years, with no payment in the last year. It is written in a very accountant kind of way.

Councilwoman Frost inquired on some of the businesses listed. The primary owner is responsible for their accounts and if they try to sign up for utilities again, will they have to pay?

City Clerk Treasurer Michael O'Neill stated that it does depend on the businesses structure. Some of the businesses are protected because the business is its own entity. In many cases, we do know who they are and becomes a topic if they come back into the City.

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

No further comments were noted.

Councilwoman Frost motioned to Adopt Resolution No. 26-09-01: A resolution authorizing the adjustment of allowance for doubtful accounts to the Enterprise Funds' accounts receivable in the amount of thirty-five thousand five hundred eighty dollars and eighteen cents (\$35,580.18); seconded by Councilman Harmon and approved with a 3-0 vote by the Council.

Fallon Police Department Monthly Report for August 2026

Chief Daniel Babiarz presented the August monthly report. The report will compare the August 2025 crime, traffic stops, and traffic accident statistics to August 2026. Total calls-for-service this month were 786.

- Crime Summary: 3 total Domestic Battery; 2 Battery.
- Theft Calls: 15 total thefts for various items.
- Arrest Summary: 31 total arrests.
- Moving Citations/Traffic Warnings: 130 traffic stops were made; 23 issued citations.
- Public/Private Property Accidents: 19 total accidents.
- Animal Shelter Services: Total – 147; Churchill County – 82; City – 49; Fallon Paiute Shoshone Tribe – 16.
- Volunteers in Police Services: 96 contributed hours.
- Police officers participated in several various public relations events.

Mayor Tedford inquired if there were any comments or questions.

No comments were noted.

Public Comments

Mayor Tedford inquired if there were any public comments.

No further comments were noted.

Council and Staff Reports

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

Councilwoman Frost commented on the 9/11 Ceremony. It was beautifully done, as always. I think that it is important that we continue to remember this day and especially for our young people in the community. Thank you for making that a priority. On Saturday, I was able to go to the Splash Pad event that was open for dogs. That was a lot of fun. I think they have at least doubled, if not tripled their attendance from last year. A lot of dogs and people were having a great time at the Splash Pad. I want to thank Animal Control and Callie for putting that on.

Mayor Tedford thanked Councilwoman Frost. That is a great event. I am glad that we do this with Animal Control and help highlight what they do, which is very important.

No further reports were noted.

Adjournment

There being no further business to come before the Council, Mayor Tedford adjourned the meeting at 9:17 a.m.

Mayor Ken Tedford

Attest: _____
Michael O'Neill, City Clerk-Treasurer

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**MINUTES
CITY OF FALLON
55 West Williams Ave
Fallon, Nevada
October 6, 2026**

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
Councilman Paul Harmon
Chief of Staff Bob Erickson
City Attorney Trent deBraga
City Clerk Treasurer Michael O'Neill
Chief Daniel Babiarz
Captain Jose Perez
Deputy City Clerk Elsie Lee
Public Works Director Brian Byrd
Deputy Public Works Adrian Noriega
Deputy Public Works Erik Fain
City Engineer Derek Zimney
Emergency Manager Steve Endacott

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 Michael O'Neill 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.

No further comments were noted.

Consideration and possible approval of Council Meeting Minutes for July 16, 2026, July 21, 2026, July 29, 2026, August 4, 2026, August 18, 2026, and September 1, 2026.

Councilman Harmon motioned to approve the Council Meeting Minutes for July 16, 2026, July 21, 2026, July 29, 2026, August 4, 2026, August 18, 2026, and September 1, 2026, with no corrections; seconded by Councilwoman Kent and approved with a 3-0 vote by the Council.

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 approval of a Reversion to Acreage Map for Churchill Real Estate Investments, LLC to combine Churchill County Assessor's Parcel Numbers 001-538-11 and 001-538-12 into a single parcel.

City Engineer Derek Zimney stated that the Churchill Real Estate Investments, LLC, owners of Churchill County Assessor's Parcel Numbers 001-538-11 and 001-538-12 have made an application and submitted a map to combine these parcels into a single parcel. This Reversion to Acreage Map will create a single 24,840 +/- square foot parcel. These parcels are located within C-1 zoning and approval will meet City of Fallon Municipal Code requirements for C-1 zoning. Any development or improvements to these parcels shall be required to meet all applicable City of Fallon standards and requirements.

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

Councilman Harmon asked for clarification. If approved, this would be made into one parcel except for Parcel Number 001-538-10 also known as La Fiesta? So, there will be a little of this that is not part of this single parcel, is that correct?

City Engineer Derek Zimney confirmed.

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

No further comments were noted.

Councilwoman Kent motioned to approve of a Reversion to Acreage Map for Churchill Real Estate Investments, LLC to combine Churchill County Assessor's Parcel Numbers 001-538-11 and 001-538-12 into a single parcel; seconded by Councilwoman Frost and approved with a 3-0 vote by the Council.

Consideration and possible action to approve a professional services contract for design services with Eastern Sierra Engineering for the Serpa Lift Station Replacement in an amount not to exceed One Hundred Seventy-Five Thousand Three Hundred and Forty-Five Dollars (\$175,345).

City Engineer Derek Zimney stated the Serpa Lift Station was constructed in 1988 and serves the northeastern portion of the City. The City of Fallon has been awarded \$750,000 in Community Development Block Grant (CDBG) funds to reconstruct the Serpa Lift Station.

These funds may be used only for construction, not design services. Reconstruction is estimated to cost between \$1,900,000 and \$2,600,000. City staff selected Eastern Sierra Engineering to design the project.

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

Councilman Harmon inquired if we have worked with Eastern Sierra Engineering previously.

City Engineer Derek Zimney stated that we have used them on smaller projects. The primary engineer, Brian Fitzgerald, worked for us, for years, while employed at Atkins, as our Airport Engineer. We are getting familiar with this company.

Councilman Harmon stated that this is an important project that needs to be completed. The CDBG grant funding the City will receive will considerably help offset the estimated costs. He stated that a more accurate estimate of the project costs will likely not be available until the engineering services are completed and a more detailed design and architectural structure are developed. He asked if that was correct.

City Engineer Derek Zimney confirmed. When they get into the design, they are going to consider some configurations to try to reduce costs. I did ask for the best- and worst-case scenario for the preliminary cost estimate. That is why there is that spread.

Councilman Harmon stated that we aren't doing anything with the costs today, this is just an estimate. He asked if that was correct.

City Engineer Derek Zimney confirmed.

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

No further comments were noted.

Councilman Harmon motioned to approve of a professional services contract for design services with Eastern Sierra Engineering for the Serpa Lift Station Replacement in an amount not to exceed One Hundred Five Thousand Three Hundred and Forty-Five Dollars (\$105,345); seconded by Councilwoman Frost and approved with a 3-0 vote by the Council.

Councilman Harmon amended the motion to reflect the correct amount of One Hundred Seventy-Five Thousand Three Hundred and Forty-Five Dollars (\$175,345). Councilwoman Frost seconded the amended motion. The amended motion was approved by Council with a 3-0 vote.

Public Comments

Mayor Tedford inquired if there were any public comments.

No further comments were noted.

Council and Staff Reports

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

No reports were noted.

Adjournment

There being no further business to come before the Council, Mayor Tedford adjourned the meeting at 9:08 a.m.

Mayor Ken Tedford

Attest:_____
Michael O'Neill, City Clerk-Treasurer

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