



AGENDA

CITY COUNCIL MEETING

55 West Williams Avenue Fallon, NV
October 06, 2026 at 9:00 AM

The Honorable City Council will meet in a regularly scheduled meeting on October 6, 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 July 16, 2026, July 21, 2026, July 29, 2026, August 4, 2026, August 18, 2026 and September 1, 2026. **(For possible action)**
5. Approval of Warrants **(For possible action)**
 - A) Accounts Payable
 - B) Payroll
 - C) Customer Deposit
6. 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. **(For possible action)**

7. 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). **(For possible action)**

8. Public Comments **(For discussion only)**

9. Council and Staff Reports **(For discussion only)**

This agenda has been posted on or before 9:00 a.m. on October 1, 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
July 16, 2026**

The Honorable City Council met at a special 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
Deputy City Attorney Sean Rowe
City Clerk Treasurer Michael O'Neill
Deputy City Clerk Elsie Lee
Public Works Director Brian Byrd
Captain John Riley
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.

Mayor Tedford stated that Paul Harmon would not be in attendance 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 action to extend the timeframe for the expiration of the Tentative Subdivision Map for Saddlehorn Subdivision, approved by the City Council on July 19, 2022, for a period of one (1) year, with a new expiration date of July 19, 2027.

City Engineer Derek Zimney stated on July 19, 2022, the City Council approved the
July 16, 2026 Fallon City Council Meeting

Tentative Subdivision Map for the Saddlehorn Subdivision. Pursuant to Nevada Revised Statute 278.360, unless the time is extended, the subdivider shall present to the governing body within four (4) years after the approval of a tentative map: (1) a final map, prepared in accordance with the tentative map; or (2) The first of a series of final maps covering a portion of the approved tentative map. Furthermore, Nevada Revised Statute 278.350(1)(a) provides that the time limit for acting and reporting on a tentative or final map may be extended by mutual consent of the subdivider and the governing body. The Tentative Subdivision Map for Saddlehorn Subdivision would expire on July 19, 2026, unless extended by the City Council. The subdivider has consented to the extension of time and is actively pursuing the submission of a Final Map for the Saddlehorn Subdivision. Accordingly, City staff recommends an extension of time for the expiration of the Tentative Subdivision Map for Saddlehorn Subdivision for a period of one (1) year to allow the submission of a Final Map to the City Council. If approved, the expiration of the Tentative Map for Saddlehorn Subdivision would expire on July 19, 2027.

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

Deputy City Attorney Sean Rowe stated that he didn't have anything to add. As you have said, this is just simply extending the time. The other conditions of development have already been set by the Council when they approved the tentative map.

Councilwoman Kent inquired on the tentative map when it was approved. Was that for a four-year period? If we do extensions, like this, or we approve a tentative map, are those just done for one year at a time?

Mayor Tedford stated that they have the ability to do that. If you wish, to do an extension for a year. It is just for one year, not four years. That is at the discretion of the Council because the final map didn't come in from the original tentative map, that you all approved four years ago.

Deputy City Attorney Sean Rowe stated that this helps preserve all the work that did go into that tentative map and has gone into presenting and preparing that final map. This saves everyone from having to start all over, to move forward with this subdivision. Especially, when it appears that is the intention of the developer and the parties, at this point.

Mayor Tedford stated that if we don't approve this, they have to go back to the State and all the agencies through the State. They would have to approve a tentative map with us again.

Darren Simper spoke from his seat, and it was inaudible.

Mayor Tedford stated that what will come back is what was on the original tentative subdivision map, which you will follow. It isn't making any changes to the original tentative map. It is the original tentative map, as was approved by the Council, with the conditions that were on the original tentative subdivision map. This doesn't make any changes. Are there any further comments or questions from the public or Council?

No further comments were noted.

Councilwoman Frost motioned to extend the timeframe for the expiration of the Tentative Subdivision Map for Saddlehorn Subdivision, approved by the City Council on July 19, 2022, for a period of one (1) year, with a new expiration date of July 19, 2027; seconded by Councilwoman Kent and approved with a 2-0 vote by the Council.

Public Comments

Mayor Tedford inquired if there were any public comments.

No 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 9:07 a.m.

Mayor Ken Tedford

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

**MINUTES
CITY OF FALLON
55 West Williams Ave
Fallon, Nevada
July 21, 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 Pro Tem Kelly Frost
Councilwoman Karla Kent
Councilman Paul Harmon
Chief of Staff Bob Erickson
City Attorney Trent deBraga
City Clerk Treasurer Michael O'Neill
Deputy City Clerk Elsie Lee
Public Works Director Brian Byrd
Deputy Public Works Adrian Noriega
Deputy Public Works Erik Fain
Chief Daniel Babiarz
Captain John Riley
Engineer Derek Zimney
Emergency Manager Steve Endacott

The meeting was called to order by Mayor Pro Tem Frost at 9:00 a.m.

Mayor Pro Tem Frost led the Pledge of Allegiance.

Mayor Pro Tem Frost 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.

Mayor Pro Tem Frost stated that Mayor Tedford was out-of-town and unable to attend the meeting.

Public Comments

Mayor Pro Tem Frost inquired if there were any public comments. She 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.

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 action to approve the Maintenance Agreement for Softball Fields and related facilities between the City of Fallon and Churchill County to be constructed with funds received by Churchill County through the Southern Nevada Public Lands Management Act.

City Attorney Trent deBraga stated that the Maintenance Agreement for Softball Fields and related facilities is for the long-term maintenance of City owned property, specifically 447 N. Maine Street (Churchill County APN: 001011-03) and 481 N. Broadway Street (Churchill County APN: 001-051-26), and County owned property, specifically 376 N. Maine Street (Churchill County APN: 001-051-37). The County has received funds through the Southern Nevada Public Lands Management Act which will be used to develop and enhance the City and County's respective ball fields and related facilities. The Southern Nevada Public Lands Management Act requires an agreement between the two local governments related to the ongoing maintenance obligations for each entity on the properties. The agreement sets forth the City and County's obligations.

Mayor Pro Tem Frost inquired if there were any questions or comments from the Council or public.

Councilman Harmon inquired if the County has approved their portion of the agreement.

City Attorney Trent deBraga stated that they have. That was approved, by them, on June 17th, of this year.

Councilman Harmon inquired on them receiving the funds. Have they received the funds or is it promissory that they will receive the funds?

City Attorney Trent deBraga stated that it is his understanding that they have received the funds, and one of the requirements is that there needs to be an agreement for the maintenance of the respective facility. I don't know if the money has actually dropped yet, but they have been awarded it.

Councilman Harmon stated that he believes this is a great thing for our community. The City doesn't have much say in what's going on. Is that an accurate statement?

City Attorney Trent deBraga stated that he doesn't believe that is the case. When this first became something that was a possibility, we had discussions with the County folks on what this may look like. So, we have been involved, from our standpoint, in what we would like to see in terms of the ballfields and the related improvements.

Councilwoman Frost inquired if there were any further comments or questions from the Council or public.

No comments were noted.

Councilman Harmon motioned to approve the Maintenance Agreement for Softball Fields and related facilities between the City of Fallon and Churchill County; seconded by Councilwoman Kent and approved with a 3-0 vote by the Council.

Consideration and possible action to approve a construction contract with A&K Earthmovers of Fallon, Nevada in order to complete the Fallon Municipal Airport Construct New Taxilane and Extend Existing Taxilane, in the amount of One Million One Hundred Six-Five Thousand Dollars (\$1,165,000), of which the FAA share would be 95% or One Million One Hundred Six Thousand Seven Hundred Fifty Dollars (\$1,106,750) and the City's share would be 5% or Fifty-Eight Thousand Two Hundred Fifty Dollars (\$58,250).

Public Works Director Brian Byrd stated that the City has been approved for an FAA grant to construct a new taxilane and extend an existing taxilane at the Fallon Municipal Airport as described in the attached exhibit. This project was previously designed by J-U-B Engineers, Inc. Sealed bids for FY 2026 Airport Improvements to the Fallon Municipal Airport were received and opened at 2:00 p.m., April 28, 2026. The overall low bidder, A&K Earth Movers, submitted a total bid that was 5.4% lower than the Engineer's Estimate and 20.1% lower than the next closest bid. City staff recommends approval of a construction contract with A&K Earthmovers as the lowest responsive and responsible bidder.

Mayor Pro Tem Frost inquired if there were any questions or comments from the Council or public.

Councilman Harmon praised A&K Earthmovers for coming in lower than our engineer estimate. I think what we talked about in previous meetings is the higher the dollar amount of the project, the more people are interested in the project. Which makes the contractor sharpen his pencil a little more. Construction will start, if approved, this Summer or this Fall? How many working days to complete?

Public Works Director Brian Byrd stated that we have two projects, if approved, that A&K will have been awarded, at the Airport. Both of which have a six-week construction schedule. Activity will start as soon as we are able to administratively process a Notice of Award and get the Notice to Proceed and get a preconstruction schedule. The preconstruction meeting has already been conducted for the previous project that they were awarded. Both pavement projects should be completed by Winter. Once the FAA releases the money, and gets to this point, then it is up to us to maintain the schedule. If something catastrophic happens and we weren't able to complete the project, this fiscal year, or even calendar year, the money doesn't expire. The plan for A&K is to get in and out of there.

Councilman Harmon inquired on the previous work of the Airport. Is this complete?

Public Works Director Brian Byrd stated that all of our previous projects, at the Airport, have been completed and closed out. I believe the FAA has finalized their reimbursements. They are pretty efficient at that.

Councilman Harmon stated that he believes this is a good project for the Airport, moving forward.

Public Works Director Brian Byrd agreed. The recommendation to Council is 95% of the project will be reimbursed, but I believe that every project that I have been a part of over the last 8 years, of the cost share of the City of Fallon's 5%, has been reimbursed by the Nevada Aviation Transportation Advisory Committee. They get allocated money from the state annually, and they host an annual board meeting, where they approve GA Airport Projects. With that being later in the year, I wanted to make it clear that it is a minimum 95%, but hopefully both projects that are currently happening are funded at 100%.

Councilman Harmon inquired if we have been reimbursed that 5% on previous projects.

Public Works Director Brian Byrd stated we have.

Mayor Pro Tem Frost inquired if there were any further questions or comments from the Council or public.

No further comments were noted.

Councilwoman Kent motioned to approve a construction contract with A&K Earthmovers of Fallon, Nevada in order to complete the Fallon Municipal Airport Construct New Taxilane and Extend Existing Taxilane, in the amount of One Million One Hundred Six-Five Thousand Dollars (\$1,165,000), of which the FAA share would be 95% or One Million One Hundred Six Thousand Seven Hundred Fifty Dollars (\$1,106,750) and the City's share would be 5% or Fifty-Eight Thousand Two Hundred Fifty Dollars (\$58,250); seconded by Councilman Harmon and approved with a 3-0 vote by the Council.

Consideration and possible action to approve of a professional services contract with J-U-B Engineers, Inc. for construction services for the Construct New Taxilane and Extend Existing Taxilane Project in an amount not-to-exceed Two Hundred Twenty-One Thousand Three Hundred Seventy-Four Dollars (\$221,374), of which the FAA share would be 95% or Two Hundred Ten Thousand Three Hundred Five Dollars and Thirty Cents (\$210,305.30) and the City's share would be 5% or Eleven Thousand Sixty-Eight Dollars and Seventy Cents (\$11,068.70).

Public Works Director Brian Byrd stated that The City has been approved for an FAA grant to complete the Construct New Taxilane and Extend Existing Taxilane Project at the Fallon Municipal Airport. This project was previously designed by J-U-B Engineers, Inc. Sealed bids for FY 2026 Airport Improvements to the Fallon Municipal Airport were received and opened at 2:00 p.m., April 28, 2026. After our Airport Improvement Plan is approved, late in the calendar year, we bring forward a design contract for the Council's approval for whatever project is slated next, in the calendar year. So, J-U-B did that last winter and early spring, and now we have awarded the project to A&K and J-U-B will now put another contract in front of the Council to do the construction management. That is what this is and why we list it second on the agenda. If A&K is approved, we need an engineer to go out there and manage the construction management and the special inspections and testing. This has the exact same reimbursement that we have discussed previously.

Mayor Pro Tem Frost inquired if there were any questions or comments from the Council or public.

Councilwoman Kent inquired if J-U-B is being conclusive of everything that takes to run the project. They will be doing the inspections?

Public Works Director Brian Byrd stated that was correct.

Councilman Harmon stated that we have used J-U-B for other airport projects and are familiar with our airport and this type of project, correct?

Public Works Director Brian Byrd stated that was correct. J-U-B is on its 6th year of being our engineer on record, out there. So, we operate the Airport with an engineer in 5-year intervals. So, this is the 2nd term that J-U-B has been approved. Mike Wilhelm is our onsite representative, and David Myer works regionally out of the Idaho office, and those two folks are incredibly efficient and proficient at what they do. We are very happy to have them help us with this.

Mayor Pro Tem Frost inquired if there were any further questions or comments from the Council or public.

No further comments were noted.

Councilman Harmon motioned to approve of a professional services contract with J-U-B

Engineers, Inc. for construction services for the Construct New Taxilane and Extend Existing Taxilane Project in an amount not-to-exceed Two Hundred Twenty-One Thousand Three Hundred Seventy-Four Dollars (\$221,374), of which the FAA share would be 95% or Two Hundred Ten Thousand Three Hundred Five Dollars and Thirty Cents (\$210,305.30) and the City's share would be 5% or Eleven Thousand Sixty-Eight Dollars and Seventy Cents (\$11,068.70); seconded by Councilwoman Kent and approved with a 3-0 vote by the Council.

Consideration and possible action to approve a construction contract with Ernst Earthworks of Fallon, Nevada in order to complete the Laura Mills Walking Path Replacement Project in the amount of Eight Hundred Fifteen Thousand Seven Hundred Ninety-Eight Dollars and Eighty-One Cents (\$815,798.81).

Public Works Director Brian Byrd stated that this project would allow for the replacement of both interior and exterior walking paths at Laura Mills Park. The existing asphalt paths, totaling $\frac{3}{4}$ of a mile, will be removed and replaced with 4" reinforced concrete. The removal of the existing paths will allow for the installation of wider paths with proper slopes and achieve full ADA compliance. The Scope of Work includes, but is not limited to, the furnishing and installation of all site work, cast-in-place concrete work, reinforcing steel, dowels, concrete curing, formwork, chamfer strips, crack joints, construction joints, expansion joints and accessories. This project was released for public bid on May 5, 2026, and was advertised in the Fallon Post in accordance with NRS 338.1385. Four (4) bids were received and opened on May 26, 2026, as further described in the attached documents. Of the four bids received, Ernst Earthworks was the lowest bidder. City staff recommends approval of a construction contract with Ernst Earthworks of Fallon, Nevada. The removal and replacement of the walking paths of Laura Mills is the 2nd project in a multi-phased approach that we have. The 1st was the Renown exercise pad on the north side. In conjunction with the walking paths, the Council previously approved the playground equipment. It will be installed during the same time period that the walking paths are being removed and replaced. So, at Laura Mills Park we have a lot of improvements happening in a very short period of time. The center section is going to be the City's focus for reinstalling the irrigation system and the infrastructure that is going to be needed to make that park function efficiently. We have a good working model that has been successful at Oats Park. We are going to just replicate that at Laura Mills. We have Michael Laca helping us with the chemistry of the soil. A professionally designed irrigation system that is also going to be installed before Winter. Our hope is to have the walking paths, the playground, seed in the ground, and the irrigation system up and running before October 1st.

Mayor Pro Tem Frost inquired if there were any questions or comments from the Council or public.

Councilwoman Kent inquired on the center portion of the park. So, the center part consisted of tearing up the soil and replacing the irrigation system, and is not part of the Ernst contract?

Public Works Director Brian Byrd stated that it is not part of the Ernst Contract. Neither is the installation of the playground equipment. I just wanted to give a clear picture of all the happenings that are going on out there.

Councilwoman Kent inquired if those would go out to bid or if we would be doing the work in-house.

Public Works Director Brian Byrd stated that the work would be done in-house.

Councilman Harmon inquired if the park would be closed during construction.

Public Works Director Brian Byrd stated that the plan is to close the interior walking path

portion, where the playground is at. That is where the bulk and the majority of the work and the hazards are going to be. So, we will run construction fencing east to west. On the north end of the interior walking path and the south end of the interior walking path. So, the citizens and visitors will still have an opportunity to park on the street and utilize those thinner strips on the north and south side of 5th and Babb.

Councilman Harmon stated that he is concerned with people stepping in wet concrete and things like that. I don't want that to happen. I don't want any of that to get vandalized for the amount of money that we are paying for this. I think, if there is anyway, besides this meeting, publicize this project because I think we have all gotten a lot of feedback about the condition of Laura Mills Park even though we knew things were progressing. I don't know if the City did the best job of promoting what job or project, we were going to be doing. My suggestion would be to promote that in a way that lets our citizens know that we are doing something for Laura Mills, and improvements are coming. Hopefully, by October, we will have seed in the ground and grass growing, and it looks really nice. Was this money that we are using to pay for this part of that bond money that we received?

City Clerk Treasurer Michael O'Neill stated that was correct. This primarily is funded by the bond funds.

Councilwoman Kent inquired on the fencing in the park. When we have the park fenced off on both sides, is the exterior walking path still going to be usable?

Public Works Director Brian Byrd stated that he wouldn't think so. We are going to get out there, and as this project starts, it will kind of be fluid. So, as we finish an area, we might be able to expand, but with the exterior walking paths also being replaced, I think, to start, we will keep that exterior open as long as we can, but once that work expands to the exterior walking paths, we will need to close it. I don't anticipate an alley closure but there are going to be times when that might be the case as well.

Councilwoman Frost stated that she needs to disclose that her husband works for Cheek Construction, who did submit a bid on this project, but doesn't think it affects her ability to vote on the issue. Are there any further questions or comments from the Council or public?

No further comments were noted.

Councilwoman Kent motioned to approve a construction contract with Ernst Earthworks of Fallon, Nevada in order to complete the Laura Mills Walking Path Replacement Project in the amount of Eight Hundred Fifteen Thousand Seven Hundred Ninety-Eight Dollars and Eighty-One Cents (\$815,798.81); seconded by Councilman Harmon and approved with a 3-0 vote by the Council.

Consideration and possible action to approve a change order contract with A&K Earthmovers of Fallon, Nevada in order to complete the Rattlesnake Hill Water Tank Demolition Project, in the amount of Six Hundred Sixteen Thousand Five Hundred and Fifty Dollars (\$616,550).

Public Works Director Brian Byrd stated that on June 17, 2025, The City of Fallon approved a construction contract with A&K Earthmovers to complete the Rattlesnake Hill Water Tank Demolition and Site Preparation Project in the amount of \$1,095,000. The project consisted of the demolition of two water storage tanks located atop Rattlesnake Hill and included prep work associated with the placement of a new welded steel tank. A&K Earthmovers has completed the demolition of the existing tanks. Once the tank removal was complete, Lumos & Associates was able to perform additional soils testing at the location of the previously demolished tanks. Upon the additional testing, it was determined that the

subsurface conditions were unsuitable for the placement of a new tank. The attached change order includes additional site preparation that will complete the project and allow for the future procurement and placement of a welded steel tank. In 2022, the City of Fallon received \$1,995,000 in Congressionally Delegated funding for the project. If approved, the attached Change Order will complete the project under budget and be fully eligible for reimbursement, with a closeout total of \$1,547,992.

Mayor Pro Tem Frost inquired if there were any questions or comments from the Council or public.

Councilman Harmon inquired, if approved, this work would pretty much make the site water tank ready. So, when we do get the money to install the new water tanks, prep work is done, we can just move forward with installation, is that correct?

Public Works Brian Byrd stated that was correct.

Councilman Harmon stated that we would still have a couple thousand dollars in our pocket if something comes up, to do something, is that correct? To cover costs of unforeseen circumstances that may happen.

Public Works Director Brian Byrd stated that was correct. The remaining work is a little complicated still. So, I am really happy to come to you with this change order with a little more of a cushion. Obviously, the City of Fallon and Lumos will be up there monitoring the geogrid and the pad that is being built up there, to ensure that, once completed, we will have exactly that project that is ready to go.

Councilman Harmon inquired on the quote. This is dated for March 5th, so these prices are still good, I am assuming?

Public Works Director Brian Byrd stated that was correct. I confirmed with Tanner Hiatt, who put the estimate together before we put the packet together, and he acknowledged and confirmed that pricing was still good.

Councilman Harmon inquired if there was more money out of this that will be paid for Lumos's engineering portion of it.

Public Works Director Brian Byrd confirmed.

Councilman Harmon inquired if that would be coming out of this fund.

Public Works Director Brian Byrd stated that it actually doesn't on this one. It has been kind of difficult to work with as many different federal agencies as we are currently with the earmarks. Some have indicated that the design, predesign, and any engineering administrative costs of the grant are reimbursable. So, the EPA has been really easy and good to work with on their Rattlesnake Project. They have been a little slow on reimbursements and finalizing that process, but from the actual grant administration and construction, they have been the most reasonable.

Mayor Pro Tem Frost inquired if there were any further questions or comments from the Council or public.

No further comments were noted.

Councilman Harmon motioned to approve a change order contract with A&K Earthmovers of Fallon, Nevada in order to complete the Rattlesnake Hill Water Tank Demolition Project, in the amount of Six Hundred Sixteen Thousand Five Hundred and Fifty Dollars (\$616,550); seconded by Councilwoman Kent and approved with a 3-0 vote by the Council.

Fallon Police Department Monthly Report for June 2026

Chief Daniel Babiarz presented the June monthly report. The report will compare the

June 2025 crime, traffic stops, and traffic accident statistics to June 2026. Total calls-for-service this month were 705.

- Crime Summary: 7 total Domestic Battery; 1 Battery.
- Theft Calls: 7 total thefts for various items.
- Arrest Summary: 37 total arrests.
- Moving Citations/Traffic Warnings: 119 traffic stops were made; 22 issued citations.
- Public/Private Property Accidents: 23 total accidents.
- Animal Shelter Services: Total – 67; Churchill County – 40; City – 24; Fallon Paiute Shoshone Tribe – 3.
- Volunteers in Police Services: 111 contributed hours.
- Various training courses were provided for sworn-in and non-sworn-in officers.
- Police officers participated in several various public relations events.

Mayor Pro Tem Frost inquired if there were any comments or questions.

Councilman Harmon inquired on the 2 thefts of packages. Were those packages stolen off people's front doors? Is that happening, here in Fallon, now, like we see on the news?

Chief Babiarz stated that one of the 7 thefts was a package in front of house. We do, historically, see that, not to an extent larger cities. Generally, it is around Thanksgiving and Christmas when holiday orders are coming in.

Councilman Harmon stated that it seems like the package delivery system, and with Amazon being here now, it is becoming a lot more prevalent in our community. I just hope that isn't something, moving forward, we will see an uptick in. I don't know what you have in place, or the City, can do. I know that people can be more diligent in having packages delivered to places where people are home or even having Ring doorbells. Are there any other things that you can suggest to people that may prevent this from happening?

Chief Babiarz stated that he can comment that in the past, when we have seen an uptick in this, that we have organized operations where we have positioned a package in a front of a known house, and we watch it to see if someone will come and take it. We have done similar operations in parking lots, where we will put a high value item in a parked car and leave it unlocked. Aside from that, we will try to promote it on our social media and let people know that we are seeing this trend.

Mayor Pro Tem Frost inquired if there were any further comments or questions.

No comments were noted.

Public Comments

Mayor Pro Tem Frost inquired if there were any public comments.

No comments were noted.

Council and Staff Reports

Mayor Pro Tem Frost inquired if there were any Council or staff reports.

No further reports were noted.

Adjournment

There being no further business to come before the Council, Mayor Pro Tem Frost adjourned the meeting at 9:31

Mayor Pro Tem Kelly Frost

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

DRAFT

**MINUTES
CITY OF FALLON
55 West Williams Ave
Fallon, Nevada
July 29, 2026**

The Honorable City Council met at a special 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
Deputy City Attorney Sean Rowe
City Clerk Treasurer Michael O'Neill
Deputy City Clerk Elsie Lee
Deputy Public Works Erik Fain
Deputy Public Works Adrian Noriega
Chief Daniel Babiarz
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 comments were noted.

Canvass of returns for the City of Fallon Special Election held July 21, 2026.

City Clerk Treasurer Michael O'Neill stated pursuant to NRS 293C.387(2), after the City Council receives the returns from the Special Election from all the precincts and districts (wards) in the City, the City Council and the Mayor shall canvass the returns. The canvass must

be completed on or before the 10th day following the election. Pursuant to NRS 293C.387(3), in completing the canvass of the returns, the City Council and the Mayor shall: (a) Note separately any clerical errors discovered; and (b) Take account of the changes resulting from the discovery, so that the result declared represents the true vote cast. Pursuant to NRS 293C.387(4), after the canvass is completed, the City Council and Mayor shall declare the result of the canvass. The City Clerk shall enter upon the records of the City Council an abstract of the results pursuant to NRS 293C.387(5). Pursuant to NRS 293C.387(6), after the City Clerk enters an abstract of the results upon the records of the City Council, the City Council should, by motion, enter an Order causing the City Clerk to:

1. Certify the abstract;
2. Make a copy of the certified abstract;
3. Make a mechanized report of the abstract in compliance with regulations adopted by the Secretary of State;
4. Transmit a copy of the certified abstract and the mechanized report of the abstract to the Secretary of State on or before the 10th day following the election; and
5. Transmit on paper or by electronic means to each public library in the City, or post on a website maintained by the City or the City Clerk on the internet or its successor, if any, a copy of the certified abstract within thirty (30) days after the election. I was able to spend the afternoon on election day with this County staff to observe the result of the vote and observe the result of the counting of the mail-in vote, on that day. So, I was able to participate in the process.

Mayor Tedford inquired if it was City Clerk Treasurer Michael O'Neill's recommendation that Council certify the abstract of the returns from that election day.

City Clerk Treasurer Michael O'Neill stated that was correct.

Mayor Tedford asked for confirmation that all that had to be done was a vote on the abstract of returns and City Clerk Treasurer Michael O'Neill will complete all other steps he mentioned on behalf of the Council accordingly to the motion.

City Clerk Treasurer Michael O'Neill confirmed.

Mayor Tedford inquired if this would be placed on the website as opposed to sending it to the public Library?

City Clerk Treasurer Michael O'Neill stated that he planned to post on our website and send a copy to the public Library.

Mayor Tedford stated that he believes that is a good idea. Are there were any Council or public questions or comments?

No further comments were noted.

Councilwoman Kent motioned to certify the abstract of returns from the City of Fallon Special Election held July 21, 2026; seconded by Councilman Harmon and approved with a 3-0 vote by the Council.

Consideration and possible approval of Debt Management Policy, Indebtedness Report and Capital Improvement Plan as of June 30, 2026.

City Clerk Treasurer Michael O'Neill stated that NRS 350.013 requires the City each year by August 1st to submit to the Nevada Department of Taxation a statement of current and contemplated general obligation debt and special taxes, a written statement of the City's debt management policy, and a plan of capital improvements for the ensuing five fiscal years. Presented as of June 30, 2026, are the City's Debt Management Policy, Indebtedness Report, prepared by JNA Consulting Group, LLC, and the five-year Capital Improvement Plan,

compiled by City staff. This information will be presented to the Churchill County Debt Management Commission on August 26, 2026, at 2:00 p.m. in the Churchill County Commission Chambers. JNA prepares the Debt Management Policy and Indebtedness Report. However, it is with the input upon review of staff from the report.

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

Councilman Harmon inquired if we were in the perimeters required by NRS statutes.

City Clerk Treasurer Michael O'Neill stated that was correct.

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

No further comments were noted.

Councilman Harmon motioned to approve the Debt Management Policy, Indebtedness Report and Capital Improvement Plan as of June 30, 2026; seconded by Councilwoman Frost and approved with a 3-0 vote by the Council.

Public Comments

Mayor Tedford inquired if there were any public comments.

No 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 9:09 a.m.

Mayor Ken Tedford

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

**MINUTES
CITY OF FALLON
55 West Williams Ave
Fallon, Nevada
August 4, 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
Deputy Public Works Erik Fain
Captain John Riley
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 June 30, 2026.

Councilwoman Kent motioned to approve the Council Meeting Minutes for June 30, 2026 with no corrections; seconded by Councilwoman Frost and approved with a 3-0 vote by the Council.

Approval of Warrants

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

Councilman Harmon motioned to approve the accounts payable, payroll and customer deposit warrants; seconded by Councilwoman Kent and approved with a 3-0 vote by the Council.

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 further reports were noted.

Adjournment

There being no further business to come before the Council, Mayor Tedford adjourned the meeting at 9:02 a.m.

Mayor Ken Tedford

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

**MINUTES
CITY OF FALLON
55 West Williams Ave
Fallon, Nevada
August 18, 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 Pro Tem Kelly Frost
Councilwoman Karla Kent
Councilman Paul Harmon
Chief of Staff Bob Erickson
City Attorney Trent deBraga
Deputy City Attorney Jaren Stanton
City Clerk Treasurer Michael O'Neill
Chief Daniel Babiarz
Captain Jose Perez
Public Works Director Brian Byrd
Deputy Public Works Erik Fain
City Engineer Derek Zimney
Emergency Manager Steve Endacott

The meeting was called to order by Mayor Pro Tem Frost at 9:00 a.m.

Mayor Pro Tem Frost led the Pledge of Allegiance.

Mayor Pro Tem Frost called for a moment of silence for Jorge Guerrero, who worked for Churchill County for many years and worked on a lot of projects with the City. I also want to announce that Jorge's memorial service will be at 1:00 p.m., on Saturday, at St. Patrick's Church.

Mayor Pro Tem Frost 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.

Mayor Pro Tem Frost stated that Mayor Tedford would be absent for the meeting.

Public Comments

Mayor Pro Tem Frost inquired if there were any public comments. She 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.

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 of application by Kimberly Robinson for a mobile food vendor license for The Experience Truck LLC.

City Clerk Treasurer Michael O'Neill stated that Kimberly Robinson, owner of The Experience Truck LLC has made an application for a mobile food vendor license for The Experience Truck LLC. A mobile food vendor license is a privileged license that allows the licensee to sell food from a motor vehicle, or other type of food service conveyance, for human consumption and which is used to sell and dispense food or beverages to customers. The application has been reviewed by Police Chief Daniel Babiarz, City Attorney Trent deBraga, Chief of Staff Robert Erickson, City Engineer Derek Zimney and Deputy City Clerk Elsie Lee and has been recommended for approval.

Mayor Pro Tem Frost inquired on the storage of the food truck, when not in use.

Kimberly Robinson stated that it will be stored at her personal residence, located at 6455 Curry Road.

Mayor Pro Tem Frost inquired if there were any further questions from the Council or Public.

No further comments were noted.

Councilman Harmon motioned to approve the application and to issue a mobile food vendor license to Kimberly Robinson for The Experience Truck LLC; seconded by Councilwoman Kent and approved with a 3-0 vote by the Council.

Fallon Police Department Monthly Report for July 2026.

Chief Daniel Babiarz presented the July 2026 monthly report. The report will compare the July 2025 crime, traffic stops, and traffic accident statistics to June 2026. Total calls-for-service this month were 671.

- Crime Summary: 6 total Domestic Battery; 1 Battery.
- Theft Calls: 7 total thefts for various items.
- Arrest Summary: 34 total arrests.
- Moving Citations/Traffic Warnings: 125 traffic stops were made; 25 issued citations.
- Public/Private Property Accidents: 29 total accidents.
- Animal Shelter Services: Total – 101; Churchill County – 61; City – 27; Fallon Paiute Shoshone Tribe – 13.
- Volunteers in Police Services: 97 contributed hours.
- Various training courses were provided for sworn-in and non-sworn-in officers.

- Police officers participated in several various public relations events.

Mayor Pro Tem Frost inquired if there were any comments or questions.
No comments were noted.

Public Comments

Mayor Pro Tem Frost inquired if there were any public comments.
No comments were noted.

Council and Staff Reports

Mayor Pro Tem Frost commented on the Laura Mills Park construction project. I was able to tour Laura Mills Park and was really impressed with the progress they are making. I think that the community is really going to appreciate it, once it is completed. I am really excited about this project. Are there any further comments from council and staff?
No further reports were noted.

Adjournment

There being no further business to come before the Council, Mayor Pro Tem Frost adjourned the meeting at 9:07 a.m.

Mayor Pro Tem Kelly Frost

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

**MINUTES
CITY OF FALLON
55 West Williams Ave
Fallon, Nevada
September 1, 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 John Riley
Deputy City Clerk Elsie Lee
Public Works Director Brian Byrd
Deputy Public Works Adrian Noriega
Deputy Public Works Marco Guerrero
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 7,

September 1, 2026 Fallon City Council Meeting

2026.

Councilman Harmon motioned to approve the Council Meeting Minutes for July 7, 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 action to approve a contract with R & R Partners for Federal and State Governmental Affairs Services providing for a monthly retainer of \$20,000 per month. Travel and related expenses as needed would be billed at cost upon approval of the Mayor.

Chief of Staff Bob Erickson stated that historically the City of Fallon has for the past 40 years recognized that it is imperative to retain advocacy and expertise for Federal, State, and regulatory issues. The complexity of the City of Fallon's operations requires city leadership with due diligence to retain the services of a government affairs services organization to protect the interest of the City. State and Local Governments have become more interdependent than ever before in our nation's history and communication and compliance with congressional offices, the executive branch, agencies, and administration offices in coordination with Nevada State Legislature, the Governor, the state agencies and regulators. R&R'S Federal team is led by Sr. Vice President Ryan McGinness, a Fallon native with 25 years of experience providing government affairs experience in Washington D.C. R&R's State team is led by Pete Ernaut who has worked with Mayor Tedford and me for over 35 years at all levels of government with extensive experience in infrastructure development. The R&R team led by Ryan McGinness and Pete Ernaut do the coordinated Federal and State representation needed during these challenging times. This Contract provides for a \$20,000.00 per month retainer with 30-day notice by either party for termination of the contract.

Mayor Tedford thanked Bob for the history on this item. We have been with several groups over the last 40 years, as Bob mentioned, or maybe a little bit longer. We have always had representation in Carson and in Washington D.C., and it has served us very well. I always tell people, if you would have asked me, 20 or 30 years ago if we were going to have a consultant in Washington or Carson, I would have told you that I didn't think that would be necessary. All of a sudden, things have happened that I have seen clearly why there is a reason for this. I know the County has representatives in the Legislature and also in Washington. We can point out various places where that representation has come to our aide. I will give you one right off the bat. When we were dealing with the Federal EPA over the arsenic standards, we had representatives in Washington and even in Carson. We dealt with the EPA in Carson through the Federal EPA, which gives them control over how we address EPA issues on our side through Carson. We needed representation at that time, on both sides. We got into an argument with

the EPA about the standards and lost right away. They were able to argue that point for us, and we went to San Francisco and also D.C. Then, when this plant ended up being 18 million dollars, we had to fund 2 million, and we were able to have the Federal Government fund 16 million. So, there was an overrun of 2 million, which made it a 20-million-dollar plant. The Federal Government, through our lobbyists back east, were able to get them to fund the additional 2 million. So, 18 of those 20 million dollars were funded by the Federal Government. It was only through their help that we got that done. We traveled to Washington, and they were setting up all the meetings. This is just one example of how they have helped us throughout the years on various issues. As you know, we were with the Furman Group for a long time, and then we were with the Porter Group. The staff working with them probably just needed a change and we have been without anyone for about 6 months. It has been a little frustrating for us because these are the people that walk in the door and set the table for you, in order for you to be able to explain what you need. We know the Legislature is starting soon and one thing that we need to always keep in mind is the Legislature meets all year long now. They may not be in session, but they are having interim committees. One in particular, that is important to us, is Interim Finance. We have put several projects before them. Some we have gotten money for, and some we haven't. We feel, with R&R partners, we have a better chance of succeeding. It is critical, with a City of our size and all of the infrastructure and utility accounts that are constantly requiring capital improvements and often bump up against the Federal Government, to have someone there to help us navigate those issues. Especially with the electric utility. There have been many issues in Congress and in the Legislature that the Nevada League of Cities lobbyists cannot track for us. Having our own person in that building is of immense value when they start talking electric things that are important to us. That is why we have done it for 40 years. This is very important to the City. I think that Bob explained it well. We are fortunate to have Ryan McGinness, who grew up in Fallon and kind of understands our operations. He will come visit with us, later this month, and really understand by the time he leaves here how important it is to us. Their State Legislative person will understand it a lot better. They kind of get a tour of the City and it makes an impression in their mind. They bring those staff from Washington. Part of this Kaiser and Auction Road project, that we are rebuilding, was because I drove staff members from 3 congressional offices, and we hit every bad spot on those roads. I told them, even when I was driving on what looked like the shoulder of the road, that this was street I was driving on. I made them get out, at one point, to see what it looked like. I told them to look down at our potholes, that is not what you call potholes in Washington. We then later got funding for Auction and Kaiser, which are going to be rebuilt fairly soon. We got 4.4 million for Kaiser and 3.6 million for Auction, to clean those streets up for good. We will put curb, gutter, and sidewalks on them as well. That was just driving down those streets with the lobbyists and the representatives from Senator Cortez Masto, Senator Rosen, and Congressman Mark Amodei's office. They could feel and see it. Then, they went back and kept pushing those staff members to talk to those senators and congressmen. They are very important because we just can't go and do that. I know that bigger cities, like Reno, go back every 3 or 4 months to go visit with them, with their lobbyists, and that isn't something we can do here. So, with that said, Bob and I will entertain any questions the Council or public has.

Councilwoman Frost agreed with Mayor Tedford. I believe it is vital to have a good lobbying team in both Carson City and Washington D.C. Does R&R represent other municipalities within the state? I am sure they do in D.C. as well.

Chief of Staff Bob Erickson stated that they have a broad-based clientele. I am not sure which ones they represent in Washington D.C., but they do, as the Mayor alluded to, have an

extensive knowledge of representation in the power industry. I don't believe they represent any other municipalities on the State level. They are very well connected with the agencies, and of course the Executive Branch.

Mayor Tedford stated that the City employed R&R before when we went through the leukemia crisis. Governor Guinn came here and had a big round-table meeting. I don't know how he did it, but he told the press that they couldn't be in the meeting. He had all the elected officials there, in an open meeting, so I am not sure how that works with the open meeting laws. He just told them they had to get out. Afterwards, I met with him, just by myself. At the time, I was fielding about 19 press calls a day, and I was really overwhelmed. I asked him if we should hire some kind of firm to help us. He said, if you don't hire them for you, you need to hire them for the State because we are getting overwhelmed with calls, and they had a PA. He recommended R&R. So, we hired them the next day, and they were here, every day through that whole crisis. Dale Erquiaga and Danielle Swift came every day, and the resources they had were excellent because it wasn't just those 2. They sent information to their whole staff, at the time, in Vegas, Reno, and Carson. The lady that led their team in Carson was tremendous. I ended up testifying in the Legislature over it. She helped walk me through on how it was going to go, and she pretty much knew how everyone was going to question me and she was right on most of it. As Bob said, who they represent is so broad, but their whole team is quite large and they have many resources. I feel really comfortable with them. Especially, knowing that we can call Ryan because we have known him since he was a toddler. We can call and tell him that we need something fixed, and he will fix it. I know that he meets with congressmen and senators a lot for his other clients. That familiarity is very good for us.

Councilman Harmon stated that he was looking at the monthly payments for R&R. I did my research, and started thinking more about this, and how important it is to have this representation, not only in Carson City, but also in Washington D.C. Compared to what we paid the other two firms for consulting; we are now consolidating those services into one payment to one firm and paying a little more. Times have changed, and we haven't increased what we paid those firms in quite a while. I think spending the extra money will be beneficial for us. With that being said, it is still a lot of money per month. However, if we can get some of the projects, we have identified funded, either federally or through the State, this cost is minimal in comparison. Some of these projects need to be completed, and we need federal and state assistance to make that happen. In my opinion, consolidating these services into one group that can work together on both federal and state projects and ideas, and lobby on our behalf, is going to be beneficial for us in the long term. I think we are moving in the right direction.

Mayor Tedford stated that when we totaled the earmarks last, the number was approximately 28 million. The way that they did earmarks, is not like how we used to do them. Like, when Senator Reid was in office. He would just send that money to the Clerk's office. When I was dealing with him on the plant, and I told him how much money we would need, all the sudden, money would start coming into Gary's office, at the time. The Senate set it up this time, where it goes to a federal agency and then the federal agency has to disperse the money. We almost had to reapply for the earmark. A lot of ours were centered around the EPA in San Francisco, which has never been our best friend since the battle over arsenic. That ultimately ended with Bob signing an agreement that we would treat the arsenic and then ended up with me implementing the treatment. I think we have had at least one earmark partially come through during that time, with those earmarks going back to 2021. The money has never dropped from these federal agencies. This is what we were expecting our lobbyists to get done. I think that they will help with that money dropping. The problem we are finding now is that a project that might have cost 6 million dollars before is probably a 9-million-dollar project today. We are

going to either have to cut somewhere or try to figure out where we are going to find that other 3 million dollars. This is just an example. One year, I said, we aren't submitting any earmarks. The police have one for 1 million dollars that I said okay to because it was supposed to be outside the earmark system and more of a channel to them. It has been very frustrating, having that kind of money, knowing that Congress granted it to you, and yet the federal agencies aren't dropping it to you. This will be our first priority with R&R. To have them learn all our earmarks and try to get to the federal level. That is a whole different avenue to pursue, trying to get them to provide us with the funding so we can get some of these projects completed before the costs escalate to the point where the City can no longer afford to do them. Then, who is the loser? It isn't us. It is the citizens that lose because of those projects we do for the citizens, and all our infrastructure. I think you are right. I can't recall what we were paying McDonald & Carano. We paid the Porter Group \$8,000 a month. I remember General Herbert was here on a Thursday, and he said that we haven't changed that \$8,000 since we were hired years ago. I told him that I understood that. He told me that we are going to talk about raising that, and I told him that I understood. He said, when I come back next time, we will have a hard number for you, and we will talk about that number. As you know, that following Friday, he was killed in a car accident, so they never talked about it again. I don't know what that would have raised to. My idea was that it was going to double. I think the price is more than fair for 2 lobbying groups for the State and Feds. I was actually surprised that this was so low.

Councilwoman Karla Kent stated that she thinks it is very nice that it isn't much more money that we were paying the other 2. So, we aren't adding that much expense for getting such a powerful entity.

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

No further comments were noted.

Councilman Harmon motioned to approve a contract with R & R Partners for Federal and State Governmental Affairs Services providing for a monthly retainer of \$20,000 per month. Travel and related expenses as needed would be billed at cost upon approval of the Mayor; seconded by Councilwoman Frost and approved with a 3-0 vote by the Council.

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 further reports were noted.

Adjournment

There being no further business to come before the Council, Mayor Tedford adjourned the meeting at 9:26 a.m.

Mayor Ken Tedford

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

DRAFT



CITY OF FALLON

REQUEST FOR COUNCIL ACTION

DATE SUBMITTED: September 29, 2026
 AGENDA DATE: October 6, 2026
 TO: The Honorable City Council
 FROM: Derek Zimney, City Engineer
 AGENDA ITEM TITLE: 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.
(For possible action)

TYPE OF ACTION REQUESTED:

☐ Resolution

☐ Ordinance

☒ Formal Action/Motion

☐ Other – Discussion Only

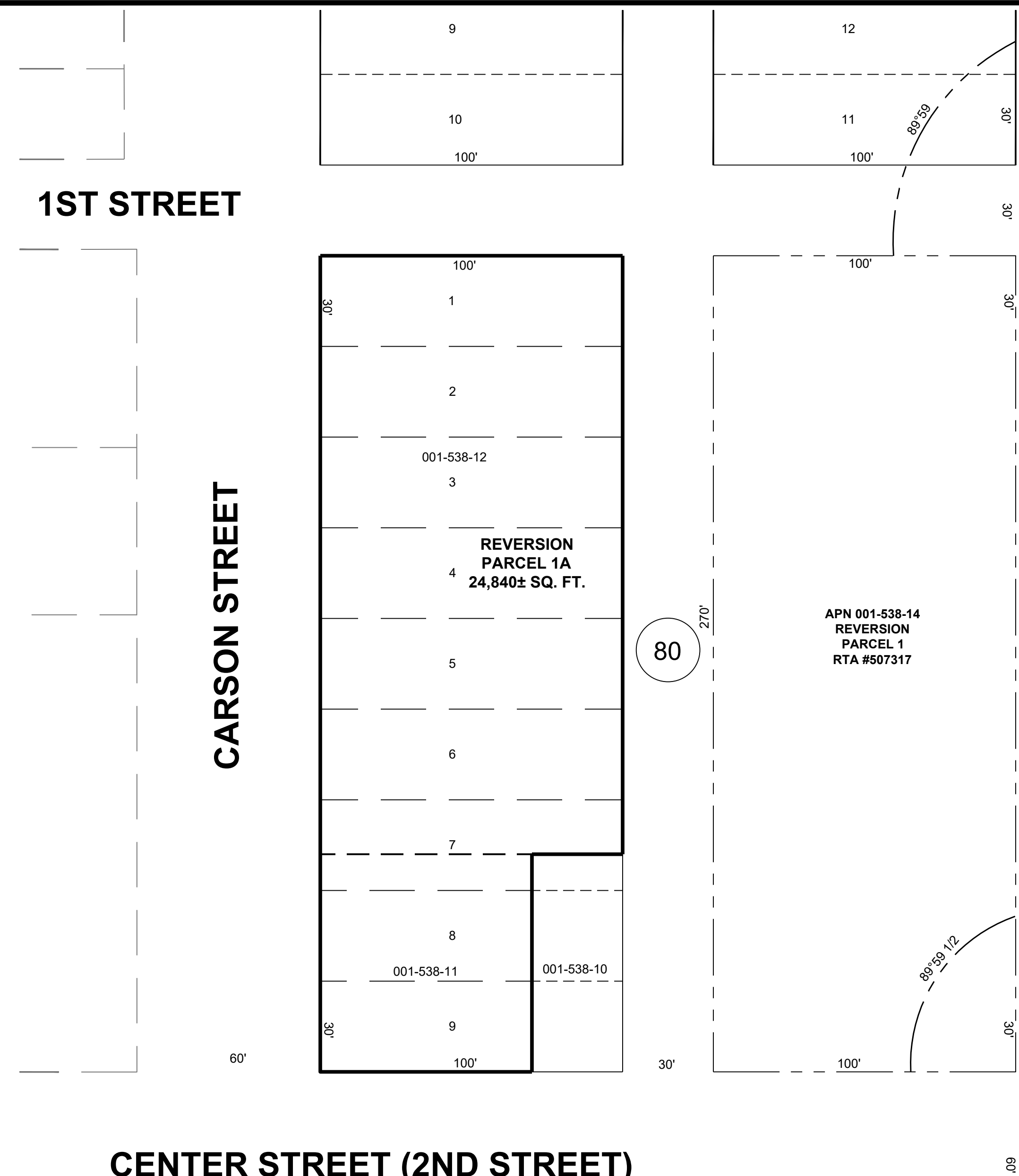
POSSIBLE COUNCIL ACTION: Motion to approve a Reversion to Acreage Map for Churchill Real Estate Investments, LLC to combine Churchill County Assessor's Parcel Numbers 001-538-11 and 001-538-12 into a single parcel.

DISCUSSION: Churchill Real Estate Investments, LLC, owners of Churchill County Assessor's Parcel Numbers 001-538-11 and 001-538-12 have made 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.

FISCAL IMPACT: N/A

FUNDING SOURCE: N/A.

PREPARED BY: Derek Zimney, City Engineer



REFERENCE DOCUMENTS

(R1) MAP OF THE WILLIAMS TRACT, FALLON, FILED OCTOBER 18, 1904 AS FILE NO. 615 IN THE OFFICE OF THE CHURCHILL COUNTY RECORDER, CHURCHILL COUNTY, NEVADA.

(R2) GRANT, BARGAIN AND SALE DEED, FILED SEPTEMBER 23, 2005 AS DOCUMENT NO. 374877 IN THE OFFICIAL RECORDS OF CHURCHILL COUNTY, NEVADA.

(R3) GRANT, BARGAIN, SALE DEED, FILED JANUARY 31, 2006 AS DOCUMENT NO. 378647 IN THE OFFICIAL RECORDS OF CHURCHILL COUNTY, NEVADA.

(R4) QUITCLAIM DEED, FILED APRIL 30, 2010 AS DOCUMENT NO. 413551 IN THE OFFICIAL RECORDS OF CHURCHILL COUNTY, NEVADA.

(R5) GRANT, BARGAIN, SALE DEED, FILED DECEMBER 23, 2011 AS DOCUMENT NO. 424633 IN THE OFFICIAL RECORDS OF CHURCHILL COUNTY, NEVADA.

(R6) GRANT, BARGAIN, SALE DEED, FILED JANUARY 31, 2017 AS DOCUMENT NO. 439086 IN THE OFFICIAL RECORDS OF CHURCHILL COUNTY, NEVADA.

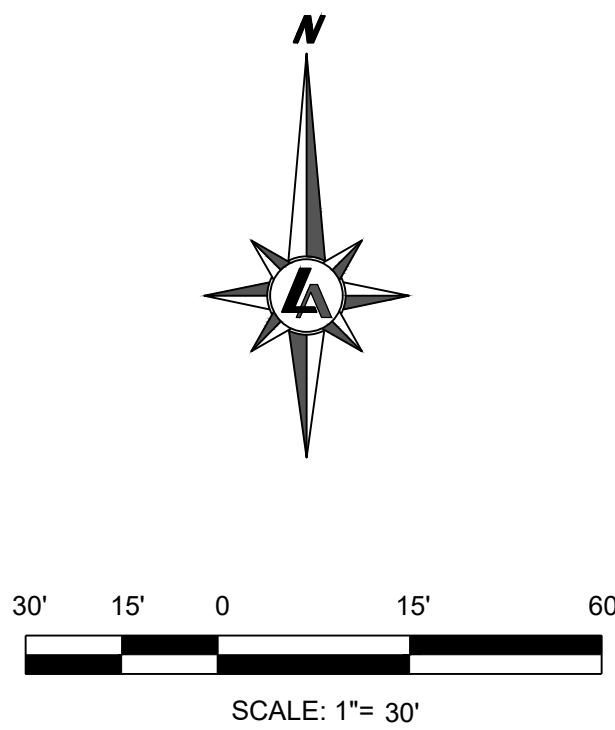
(R7) GRANT, BARGAIN, SALE DEED, FILED OCTOBER 17, 2014 AS DOCUMENT NO. 443178 IN THE OFFICIAL RECORDS OF CHURCHILL COUNTY, NEVADA.

(R8) REVERSION TO ACREAGE FOR CHURCHILL REAL ESTATE INVESTMENTS, LLC, FILED MAY 23, 2026 AS FILE NO. 507317 IN THE OFFICIAL RECORDS OF CHURCHILL COUNTY, NEVADA.

(R9) GRANT, BARGAIN, SALE DEED, FILED MARCH 25, 2026 AS DOCUMENT NO. 518824 IN THE OFFICIAL RECORDS OF CHURCHILL COUNTY, NEVADA.

COPIES NOTE

IN ACCORDANCE WITH NEVADA REVISED STATUTES 247 AND 239, TO OBTAIN AN OFFICIAL COPY OF THIS MAP, CONTACT THE CHURCHILL COUNTY RECORDER.



BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE MAP OF THE WILLIAMS TRACT, FALLON, CHURCHILL CO. NV, FILE NO. 615, RECORDED OCTOBER 18, 1904 IN THE OFFICE OF THE CHURCHILL COUNTY RECORDER, STATE OF NEVADA

CLERK-TREASURER CERTIFICATE

THE UNDERSIGNED, ON BEHALF OF THE CHURCHILL COUNTY CLERK-TREASURER, DOES HEREBY CERTIFY THAT:

- (1) ALL PROPERTY TAXES ON THE LAND FOR THE FISCAL YEAR HAVE BEEN PAID,
- (2) THERE ARE NO LIENS AGAINST ANY OF THE LANDS IN THE LAND DEVELOPMENT FOR UNPAID TAXES OF THE STATE, COUNTY, SPECIAL ASSESSMENT, AND
- (3) THAT THE FULL AMOUNT OF ANY DEFERRED PROPERTY TAXES FOR THE CONVERSION OF THE PROPERTY FROM DEFERRED TAX STATUS HAS BEEN PAID.

DATE TITLE PRINTED NAME SIGNATURE

APNs: 001-538-11 and 001-538-12

LEGEND

- REVERTED PARCEL LINE
- ADJACENT PARCEL LINE
- ORIGINAL LOT LINE PER FILE NO. 615 - TO REMAIN
- ORIGINAL LOT LINE PER FILE NO. 615 TO BE REVERTED
- DEED LINE TO BE REVERTED

REVERSION PARCEL 1A DESCRIPTION

ALL THAT CERTAIN PARCEL SITUATE WITHIN A PORTION OF LOT ONE (1) OF SECTION THIRTY-ONE (31), TOWNSHIP NINETEEN (19) NORTH, RANGE TWENTY-NINE (29) EAST, MOUNT DIABLO MERIDIAN, CITY OF FALLON, CHURCHILL COUNTY, NEVADA, BEING ALL OF LOTS 1 THROUGH 6, THE NORTH EIGHTEEN (18) FEET OF LOT 7 AND THE WESTERLY SEVENTY (70) FEET OF LOTS 8 AND 9 TOGETHER WITH THE SOUTHERLY TWELVE (12) FEET OF THE WESTERLY SEVENTY (70) FEET OF LOT 7 OF BLOCK 80 AS SHOWN ON MAP OF THE WILLIAMS TRACT, FALLON, FILED OCTOBER 18, 1904 AS FILE NO. 615 IN THE OFFICE OF THE CHURCHILL COUNTY RECORDER, CHURCHILL COUNTY, NEVADA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID BLOCK 80, BEING ON THE INTERSECTION OF THE RIGHTS-OF-WAY OF CARSON STREET AND CENTER STREET (2ND STREET);

THENCE LEAVING SAID RIGHT-OF-WAY OF CENTER STREET, ALONG THE WESTERLY LINE OF SAID LOTS 9 THROUGH 1, BLOCK 80, BEING COINCIDENT WITH THE EASTERLY RIGHT-OF-WAY OF CARSON STREET, NORTH 00°00'00" WEST, 270.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 80, BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF 1ST STREET AS SHOWN ON SAID WILLIAMS TRACT;

THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY LINE, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, BEING COINCIDENT WITH THE NORTHERLY LINE OF SAID LOT 1, SOUTH 89°59'00" EAST, 100.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 80, BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF A 30' ALLEY AS SHOWN ON SAID WILLIAMS TRACT;

THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE, ALONG THE EASTERLY LINE OF SAID LOTS 1 THROUGH 6 AND THE NORTHERLY EIGHTEEN (18) OF LOT 7, BEING COINCIDENT WITH SAID WESTERLY ALLEY RIGHT-OF-WAY LINE, SOUTH 00°00'00" EAST, 198.00 FEET TO THE NORTHEAST CORNER OF THE PARCEL DESCRIBED IN DOCUMENT NO. 413551;

THENCE LEAVING SAID EASTERLY LOT LINES AND SAID WESTERLY ALLEY RIGHT-OF-WAY LINE, ALONG THE NORTHERLY LINE OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 413551, NORTH 89°59'30" WEST, 30.00 FEET TO THE NORTHWEST CORNER OF SAID PARCEL;

THENCE ALONG THE WESTERLY LINE OF SAID PARCEL, SOUTH 00°00'00" EAST, 72.00 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL, BEING COINCIDENT WITH THE ABOVE-MENTIONED NORTHERLY RIGHT-OF-WAY LINE OF CENTER STREET (2ND STREET);

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, BEING COINCIDENT WITH THE SOUTHERLY LINE OF THE ABOVE-MENTIONED LOT 9, NORTH 89°59'30" WEST, 70.00 FEET TO THE POINT OF BEGINNING.

SAID REVERSION PARCEL 1A CONTAINS 24,840± SQUARE FEET OF LAND, MORE OR LESS.

THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS THE MAP OF THE WILLIAMS TRACT, FALLON, FILED OCTOBER 18, 1904 AS FILE NO. 615 IN THE OFFICE OF THE CHURCHILL COUNTY RECORDER, CHURCHILL COUNTY, NEVADA

PREPARED BY:
LUMOS & ASSOCIATES, INC.
DAVID C. CROOK, PLS 10836
275 W. WILLIAMS AVE
FALLON, NV 89406

SURVEYOR'S CERTIFICATE

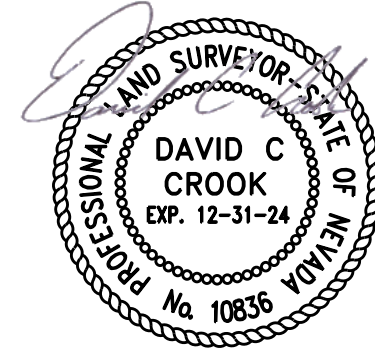
I, DAVID C. CROOK, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, AS AGENT FOR LUMOS AND ASSOCIATES, INC., CERTIFY THAT:

1) THE LANDS SURVEYED LIE WITHIN A PORTION OF THE NORTHWEST 1/4 OF SECTION 31, T.19 N., R.29 E., M.D.M., CITY OF FALLON, CHURCHILL COUNTY, NEVADA AND THIS PLAT WAS COMPLETED ON _____, AT THE INSTANCE OF CHURCHILL REAL ESTATE INVESTMENT, LLC.

2) THIS PLAT COMPLIES WITH APPLICABLE STATUTES OF THIS STATE AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE SURVEY WAS COMPLETED AND THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH CHAPTER 625 OF THE NEVADA ADMINISTRATIVE CODE.

3) THIS MAP HAS BEEN PREPARED FROM INFORMATION FROM MAP OF THE WILLIAMS TRACT, FALLON, CHURCHILL CO. NV, FILE NO. 615, RECORDED OCTOBER 18, 1904 IN THE OFFICE OF THE CHURCHILL COUNTY RECORDER, STATE OF NEVADA.

4) I ASSUME NO RESPONSIBILITY FOR THE EXISTENCE OF THE MONUMENTS OR FOR THE CORRECTNESS OF OTHER INFORMATION SHOWN OR COPIED FROM MAP FILE NO. 615.



DAVID C. CROOK, P.L.S.
NEVADA CERTIFICATE No. #10836

06/18/2026

ENGINEER'S CERTIFICATE

I, DEREK ZIMNEY, CERTIFY THAT I HAVE EXAMINED THIS MAP CONSISTING OF ONE (1) SHEET, AND THAT THE PROVISIONS AND ORDINANCES APPLICABLE HAVE BEEN COMPLIED WITH AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

CITY ENGINEER DATE

CITY OF FALLON

APPROVED AND ACCEPTED BY THE CITY COUNCIL OF THE CITY OF FALLON, COUNTY OF CHURCHILL, STATE OF NEVADA, THIS __ DAY OF ____, 2026

MAYOR DATE

ATTEST: FALLON CITY CLERK DATE

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, CHURCHILL REAL ESTATE INVESTMENTS, LLC IS THE OWNER OF THE TRACT OF LAND REPRESENTED ON THIS PLAT AND HAS CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAT AND THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF N.R.S. CHAPTER 278, AND THAT THIS PLAT IS FOR THE PURPOSE OF THE REVERSION TO ACREAGE OF THE LOTS SHOWN HEREON.

CHURCHILL REAL ESTATE INVESTMENTS, LLC

D. SCOTT TATE, MANAGER DATE

STATE OF _____ } S.S.
COUNTY OF _____

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____

BY D. SCOTT TATE, AS MANAGER OF CHURCHILL REAL ESTATE INVESTMENTS, LLC, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, WHO ACKNOWLEDGED THAT THEY EXECUTED THE ABOVE INSTRUMENT.

NOTARY PUBLIC
(MY COMMISSION EXPIRES _____)

RECORDER'S CERTIFICATE

FILE NO. _____
FILED FOR RECORD AT THE REQUEST OF LUMOS & ASSOCIATES ON THE _____ DAY OF _____, 20____ AT _____ MINUTES PAST _____ IN THE MAP FILES OF CHURCHILL COUNTY, NEVADA.

FEEL:
CHURCHILL COUNTY RECORDER _____

TITLE PRINT NAME SIGNATURE

REVERSION TO ACREAGE		
FOR		
CHURCHILL REAL ESTATE INVESTMENTS, LLC		
LOTS 1 THROUGH 6 AND PORTIONS OF LOTS 7, 8 & 9, BLOCK 80, MAP OF THE W.W. WILLIAMS TRACT, FILE NO. 615, SITUATE WITH A PORTION OF LOT 1 (NW 1/4) OF SECTION 31, TOWNSHIP 19 NORTH, RANGE 29 EAST, M.D.M.		
CITY OF FALLON	CHURCHILL COUNTY	STATE OF NEVADA
	275 W. WILLIAMS AVENUE FALLON, NV 89406 TEL (775) 423-2188 LUMOSINC.COM	Drawn By : DCC Sheet : 1 of 1 Job No. : 11181.000 Drawing No.: 11181000SURVEY.DWG





CITY OF FALLON

REQUEST FOR COUNCIL ACTION

DATE SUBMITTED: September 28, 2026
 AGENDA DATE: October 6, 2026
 TO: The Honorable City Council
 FROM: Derek Zimney, City Engineer
 AGENDA ITEM TITLE: 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). **(For possible action)**

TYPE OF ACTION REQUESTED:

- | | |
|--|--|
| ☐ Resolution | ☐ Ordinance |
| ☒ Formal Action/Motion | ☐ Other – Discussion Only |

POSSIBLE COUNCIL ACTION: Motion to approve a professional services contract for project management, design services, bidding procurement, and construction administration 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 (\$175,345).

DISCUSSION: 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.

FISCAL IMPACT: \$175,345

FUNDING SOURCE: Sewer Enterprise Fund

PREPARED BY: Derek Zimney, City Engineer

Serpa Lift Station Replacement City of Fallon, Nevada



ESEngr.com

Brian Fitzgerald, P.E.

Eastern Sierra Engineering
4515 Towne Drive
Reno, NV 89521
(775) 828-7220
bfitzgerald@esengr.com

Presented to City of Fallon



September 25, 2026

City of Fallon

Public Works Department
55 West Williams Avenue
Fallon, NV 89406

RE: Proposal for Engineering Services – Serpa Lift Station Replacement

Dear City of Fallon Public Works Staff:

Civil Solutions Associates, Inc., doing business as Eastern Sierra Engineering (ESE), is pleased to submit this proposal for professional engineering services associated with the Serpa Lift Station Replacement project for the City of Fallon, Nevada. ESE brings a dedicated team of civil and infrastructure engineers with direct experience in municipal wastewater systems, pump station design, and Nevada regulatory requirements.

The Serpa Lift Station serves as a critical component of the City's wastewater collection system. ESE understands the urgency and complexity of replacing aging lift station infrastructure while maintaining reliable service to the community. Our approach is designed to minimize disruption, ensure regulatory compliance, and deliver a durable, maintainable replacement facility that meets the City's long-term operational needs.

The following proposal outlines our project understanding, scope of services, technical approach, project schedule, and proposed fee for the Serpa Lift Station Replacement.

We appreciate the opportunity to support the City of Fallon on this important infrastructure project and look forward to the possibility of working with your team.

Sincerely,

Brian Fitzgerald, P.E.

Senior Engineer
Eastern Sierra Engineering
(775) 828-7220 | bfitzgerald@esengr.com

Technical Approach



Our Philosophy and Values

At Civil Solutions Associates, Inc. and Eastern Sierra Engineering (ESE), our work is grounded in trustworthiness, respect, quality, responsiveness, and passion for the profession. These values guide every engagement, from initial design through construction support, and define how we partner with our clients.

This approach is reinforced by our philosophy of Net-Zero Engineering, which emphasizes balanced solutions that consider performance, cost, and environmental responsibility. For municipal infrastructure projects such as lift station replacement, we identify opportunities to optimize system efficiency and reduce long-term operational costs while meeting all applicable regulatory requirements.

Civil Solutions Associates, Inc. was founded in 2011 by Jeff Barrow, P.E., LEED AP, with a vision of building a client-focused engineering firm rooted in technical excellence, practical solutions, and long-term client relationships. Through its partnership with ESE, this platform has been extended into the western United States, combining Civil Solutions' depth of experience with ESE's long-standing regional expertise in Nevada municipal and infrastructure engineering.

Project Understanding

The Serpa Lift Station is an existing wastewater pump station within the City of Fallon's collection system. The existing facility has reached the end of its serviceable life and is in need of full replacement, including wet well, pump system, associated force main connections, electrical and control systems, and site improvements.

The replacement project will require coordination with the Nevada Division of Environmental Protection (NDEP), the City of Fallon Public Works Department, and local utility providers. ESE understands that maintaining continuous wastewater service during construction is a critical project constraint.

Key project considerations include:

- Evaluation of existing flow data, hydraulic conditions, and system capacity requirements to size replacement pumps and wet well.
- Coordination with NDEP for project permitting under NAC 444, including application preparation and agency review response.
- Design of bypass pumping or phased construction sequencing to maintain service continuity throughout construction.
- Integration of the replacement station with the City's existing SCADA and telemetry systems.
- Site civil improvements including access road, fencing, emergency overflow provisions, and site drainage.

- Preparation of construction documents suitable for competitive public bidding in accordance with Nevada public works requirements.

Scope of Services

ESE proposes to provide the following professional engineering services for the Serpa Lift Station Replacement project, organized by phase.

Phase 1 – Project Management

ESE will provide comprehensive project management services throughout all phases of the Serpa Lift Station Replacement project. Project management activities include coordination with City staff, subconsultants, and regulatory agencies; maintenance of the project schedule; quality oversight of all deliverables; and monthly reporting on project status, budget, and schedule.

- Project management and team coordination throughout the project duration.
- Monthly progress reports and project invoicing.
- Client and City communications, meetings, and ongoing coordination.

Phase 2 – Project Initiation and Data Collection

ESE will conduct a project kickoff meeting with City staff to confirm project objectives, schedule, and design criteria. ESE will review all available record drawings, flow monitoring data, as-built information, and maintenance records for the existing Serpa Lift Station, and will conduct a site visit to document existing conditions. Geotechnical investigation and land survey services will be performed by in-house ESE team members Nelson Pearson, P.E. and Jon Loder, L.S., respectively.

- Project kickoff meeting and site visit.
- Review of record drawings, flow data, and maintenance history.
- Coordination with City to confirm design criteria, pumping requirements, and system integration needs.
- In-house geotechnical investigation performed by Nelson Pearson, P.E., including site reconnaissance, subsurface exploration, and geotechnical report with design recommendations.
- In-house topographic and boundary survey performed by Jon Loder, Licensed Land Surveyor, to establish existing site conditions and legal boundaries for design.
- Subconsultant coordination for electrical/controls design.

Phase 3 – Preliminary Engineering and Alternatives Analysis

ESE will prepare a Preliminary Engineering Report (PER) evaluating replacement alternatives, including pump configuration, force main options, and site layout alternatives. The PER will include hydraulic calculations, pump selection criteria, and preliminary cost estimates. ESE will present findings to City staff and obtain concurrence on the preferred alternative prior to advancing to final design.

- Hydraulic analysis and pump sizing calculations.
- Alternatives evaluation report with conceptual layouts and opinion of probable cost.
- Presentation to City staff and documentation of preferred alternative selection.
- Preliminary coordination with NDEP regarding permitting pathway and submittal requirements.

Phase 4 – Final Design (30%/60%/90%/100%) and Permitting

Following approval of the preferred alternative, ESE will prepare complete construction documents at 60%, 90%, and final (100%) submittal milestones for City review.

Civil and Site Design

- Site plan, grading and drainage, erosion control, access road, and fencing.
- Wet well and structure layout, including plan and profile views.
- Force main connection and piping layout.
- Bypass pumping plan and construction sequencing notes.

Mechanical and Process Design

- Pump selection, equipment specifications, and mechanical plan and profile drawings.
- Valve vault, check valve assembly, and discharge piping design.
- Coordination with pump manufacturer for equipment submittals and startup services.

Electrical and Controls Design

- Electrical design by PK Electric our subconsultant, including service entrance, motor control center, and emergency generator provisions.
- SCADA/telemetry integration with City's existing control system.
- Instrumentation and control diagrams (I&C), including level monitoring and alarm systems.

Structural Design

- Wet well structure design coordinated with geotechnical recommendations.
- Access hatch, valve vault, and control building or enclosure structure, as applicable.

Project Manual and Specifications

- Technical specifications in CSI format for all trades.
- General and special conditions for public works bidding.
- Opinion of probable construction cost at 60%, 90%, and final.

Phase 5 – Bidding and Procurement

- Pre-bid meeting and site walk with prospective bidders.
- Response to bidder requests for information (RFIs) and preparation of addenda.
- Bid evaluation assistance and recommendation for award.

Phase 6 – Construction Administration

ESE will provide construction administration and periodic observation services during construction. This phase is proposed as a time-and-materials allowance based on the anticipated construction duration.

- Review of contractor submittals, shop drawings, and material certifications.
- Response to Requests for Information (RFIs) during construction.
- Periodic site observations and field observation reports.
- Coordination of testing, startup, and commissioning of pump equipment and control systems.
- Preparation of record drawings upon project completion.

Technical Approach

ESE's technical approach to the Serpa Lift Station Replacement is grounded in a thorough evaluation of existing conditions, system performance data, and the City's long-term operational goals. A key component of the preliminary engineering phase is a structured alternatives analysis to identify the most cost-effective and operationally efficient improvement strategy. Two primary alternatives have been identified for evaluation.

Alternatives Analysis

Alternative 1 – Rehabilitation of Existing Bar Screen and Wet Well

This alternative involves rehabilitation of the existing bar screen structure and wet well to extend the serviceable life of the facility while evaluating the mechanical, electrical, and control systems. The existing civil infrastructure would be retained and refurbished where feasible, reducing the extent of excavation, concrete work, and site disruption associated with a full replacement.

Key elements of this alternative include structural rehabilitation of the wet well (coating, crack repair, joint sealing), replacement of the bar screen and screenings handling equipment, evaluation of guide rail systems, evaluation of electrical service and motor control center (MCC), and integration with the City's SCADA system. Hydraulic capacity will be confirmed through flow analysis and pump curve matching to verify the rehabilitated system meets current and projected future demands.

Advantages of this alternative include lower capital cost relative to full replacement and reduced construction duration. Limitations include the potential for residual service life constraints associated with aging concrete infrastructure and continued maintenance burden of the bar screen equipment.

Alternative 2 – In-Line Pump Station Replacement with Elimination of Bar Screen and Wet Well

This alternative involves complete replacement of the existing lift station with a modern Over-watch in-line pump station system, eliminating the conventional bar screen and wet well entirely. In-line systems of this type are equipped with self-cleaning geometry and chopper-style or vortex pumps designed to handle solids without a preliminary screening step.

By eliminating the bar screen and associated screenings handling equipment, this approach significantly reduces long-term operations and maintenance (O&M) costs, eliminates odor and nuisance conditions associated with screenings disposal, and reduces the mechanical complexity of the facility. The in-line configuration is compact, requires a smaller site footprint, and is well-suited for sites such as the Serpa Lift Station location.

Key elements of this alternative include demolition of the existing bar screen structure and wet well, installation of a new Over-watch system, new electrical service and MCC, force main connection modifications, and full SCADA integration. A geotechnical investigation (performed by ESE's in-house geotechnical engineer Nelson Pearson, P.E.) will be conducted to confirm subsurface conditions and inform wet well foundation and dewatering design.

Advantages of this alternative include improved long-term O&M efficiency, elimination of screenings handling, reduced odor potential, modern equipment with extended service life, and a reduced operational footprint. This alternative is expected to carry a higher initial capital cost than Alternative 1, which will be quantified and compared in the Preliminary Engineering Report.

Recommended Approach

ESE will evaluate both alternatives against criteria including capital cost, life-cycle cost, constructability, site constraints, O&M burden, and regulatory compliance. A recommendation will be presented to the City in the Preliminary Engineering Report, along with conceptual layouts and opinion of probable construction cost for each alternative, to allow an informed decision prior to advancing to final design.

Structural and Geotechnical Considerations

ESE's in-house geotechnical engineer, Nelson Pearson, P.E., will lead the subsurface investigation program for the project site. The geotechnical scope will include site reconnaissance, a borings program to characterize subsurface soil and groundwater conditions, laboratory testing, and preparation of a geotechnical report with design recommendations. The report will address wet well foundation type and bearing capacity, dewatering requirements during construction, lateral earth pressures for buried structures, trench backfill specifications, and pavement design.

Structural design of below-grade structures will be performed by Jennifer Roman, ESE's structural engineer, in accordance with ACI 350 (Code Requirements for Environmental Engineering Concrete Structures) and applicable seismic requirements per ASCE 7 for the Fallon, Nevada site. The structural design will incorporate waterproofing, chemical resistance coatings, and corrosion-resistant materials appropriate for a wastewater environment.

For the rehabilitation alternative, the existing concrete wet well will be evaluated for structural integrity through visual inspection and non-destructive testing as appropriate. Recommendations for crack repair, surface coating, and joint sealing will be incorporated into the rehabilitation design to extend the service life of the structure.

Electrical, Controls, and SCADA Integration

Electrical and controls design will be performed by ESE's electrical/controls subconsultant PK Electric, coordinated under Brian Fitzgerald, P.E. as Engineer of Record. The scope includes design of a new motor control center (MCC), variable frequency drives (VFDs) for pump motors, automatic transfer switch (ATS) with provisions for emergency backup power (generator connection or permanent standby generator), and 120/240V convenience power for site lighting and auxiliary equipment.

The control system will include a programmable logic controller (PLC) with local HMI and remote telemetry integration with the City's existing SCADA system. Control logic will provide for lead-lag pump sequencing, wet well level monitoring via ultrasonic or pressure transducer, high-level and fail-to-start alarm annunciation, and VFD speed control for flow optimization. All instrumentation and controls will be designed in conformance with NEMA 4X enclosure requirements for outdoor wastewater service.

ESE will coordinate with the City's SCADA administrator during design to confirm communication protocols, I/O point list, and alarm notification requirements. The electrical design will be coordinated with Nevada Energy for service entrance requirements and any necessary utility upgrades.

Bypass Pumping and Construction Sequencing

Maintaining continuous wastewater conveyance throughout the construction period is a critical constraint for the Serpa Lift Station project. ESE will develop a detailed bypass pumping plan as part of the construction documents, specifying bypass pump sizing, staging area, temporary pipe routing, power source, and monitoring requirements to ensure uninterrupted service to City customers.

Construction sequencing will be developed to minimize the duration of bypass pumping operations, reduce risk of overflow or spill events, and allow phased tie-in of the new force main and electrical systems. For the in-line replacement alternative, demolition of the existing wet well and bar screen structure will be sequenced to occur only after the new prefabricated wet well and pump system have been installed, tested, and commissioned, ensuring a reliable cutover.

The bypass pumping and sequencing plan will be prepared in conformance with NDEP spill prevention requirements and will be submitted for City review and approval prior to bid. Contractor submittals for bypass equipment will be required prior to commencing any work that takes the existing station out of service.

Permitting Strategy

ESE will prepare and submit all required permit applications on behalf of the City of Fallon. The primary regulatory approval will be a Nevada Division of Environmental Protection (NDEP) Approval to Construct

(ATC) under NAC Chapter 445A for the lift station modification or replacement. ESE will prepare the ATC application package including design drawings, technical specifications, hydraulic calculations, and the engineer's report required by NDEP.

Additional permits and approvals anticipated for this project include a City of Fallon building permit for below-grade structures and electrical work, an encroachment permit if work occurs within City right-of-way, and any required stormwater pollution prevention plan (SWPPP) if disturbed area thresholds trigger permit requirements under the NDEP NPDES Construction General Permit. ESE will coordinate with Churchill County and other applicable agencies as required based on project location and scope.

ESE has an established working relationship with NDEP and experience navigating the ATC process for wastewater infrastructure projects in Nevada, which will support timely review and approval of the project.

Qualifications, Schedule & Fee



Firm Qualifications

Eastern Sierra Engineering (ESE) is a professional civil engineering firm with extensive experience in municipal infrastructure design throughout Nevada and the western United States. ESE's team has designed and managed lift station and pump station projects for municipalities of varying scale, including new construction and replacement of aging facilities.

Our relevant experience includes wastewater collection system design, pump station hydraulic analysis, NDEP permitting, force main design, and construction administration for public works projects. ESE maintains professional engineering licensure in the State of Nevada.

Key Personnel

Brian Fitzgerald, P.E. – Project Manager / Engineer of Record

- Licensed Professional Engineer responsible for overall project management, engineering deliverables, and agency coordination.
- Engineer of Record for the Serpa Lift Station Replacement; responsible for signing and sealing all construction documents.
- Experience in municipal wastewater infrastructure, pump station design, and Nevada regulatory permitting.
- Primary point of contact for City of Fallon project coordination.

Jennifer Roman – Structural Engineer

- Responsible for structural design of the wet well, valve vault, and associated structures.
- Coordinates structural design with geotechnical recommendations and project civil/mechanical requirements.
- Experience in buried and below-grade concrete structures for municipal infrastructure applications.

Nelson Pearson, P.E. – Geotechnical Engineer

- Responsible for geotechnical investigation, subsurface exploration, and laboratory testing at the Serpa Lift Station site.
- Provides geotechnical recommendations for wet well foundation design, dewatering, trench backfill, and pavement design.
- Prepares the Geotechnical Investigation Report for use by the design team and reviewing agencies.
- Provides geotechnical observation and consultation during construction as needed.

Jon Loder, P.L.S. – Licensed Land Surveyor

- Responsible for topographic survey and existing conditions mapping of the Serpa Lift Station site and surrounding area.
- Provides field survey data sufficient to support civil site design, including existing utility locations, grades, and site features.
- Coordinates with the design team to ensure survey control and benchmarks are consistent with project datums and City records.
- Provides construction staking services during construction, if authorized as an additional service.

Project Schedule

ESE proposes the following representative schedule for the Serpa Lift Station Replacement. Specific milestone dates will be confirmed at the project kickoff meeting.

Phase	Description	Est. Duration
1	Project Initiation, Site Visit, and Data Collection	3 weeks
2	Preliminary Engineering Report and Alternatives Analysis	6 weeks
3	60% Construction Documents	8 weeks
4	90% Construction Documents and NDEP Submittal	4 weeks
5	Final (100%) Construction Documents and Bidding	4 weeks
6	Construction Administration	TBD

Fee and Compensation

ESE proposes to provide the services described in this proposal on the following basis. A detailed fee breakdown will be provided upon request or as part of a negotiated agreement. The following fees are time and material not to exceed.

Item	Description	Fee Basis
1	Phase 1 – Project Management	\$4,810
2	Phase 2 – Project Initiation and Data Collection	\$39,520
3	Phase 3 – Preliminary Engineering and Alternatives Analysis	\$25,565
4	Phase 4 – Final Design (30%/60%/90%/100%) and Permitting	\$77,860
5	Phase 5 – Bidding and Procurement	\$5,440
6	Phase 6 – Construction Administration	\$22,150
	TOTAL PROJECT FEE (Phases 1–6)	\$175,345

Additional services not described in the Scope of Services above shall be authorized in writing by the City prior to commencement and billed on a time-and-materials basis at ESE's then-current standard hourly rates.

Assumptions and Exclusions

This proposal is based on the following assumptions. Services not described in the Scope of Services are excluded from the base fee and may be provided as additional services upon written authorization from the City.

Assumptions

- Fee is based on the general project description provided; scope and fee are subject to revision upon receipt of additional project information from the City.
- The City will provide all available record drawings, as-built information, flow monitoring data, SCADA documentation, and maintenance records in a timely manner to support design.
- Agency permit, application, and review fees are paid directly by the City and are not included in ESE's fee.

- Base scope includes one complete NDEP permit submittal and one round of agency review comment response. Additional review cycles are additional services.
- The base scope assumes one primary design alternative will be advanced following the Preliminary Engineering Report. Evaluation of more than two alternatives requires additional fee.
- Construction administration services (Phase 6) are provided on a time-and-materials basis; actual fee will be negotiated based on the contractor's schedule and construction duration.
- This proposal assumes the existing force main and downstream collection system have adequate capacity to receive flows from the replacement station at design conditions.

Exclusions

The following services are specifically excluded from the base scope and are not included in ESE's proposed fee. These items may be provided as additional services upon written authorization.

Environmental and Regulatory

- Phase I or Phase II Environmental Site Assessments.
- Hazardous materials assessment, abatement design, or contaminated soils management.
- Cultural resource surveys, archaeological investigation, or Section 106 consultation.
- NEPA environmental documentation (Environmental Assessment or Environmental Impact Statement).
- Wetlands delineation, Waters of the U.S. determination, or Section 404/401 permitting.
- Air quality permitting or odor dispersion modeling.
- Threatened and endangered species surveys or biological assessments.

Design and Engineering

- Electrical engineering and controls design (by qualified subconsultant, separate contract).
- Odor control system design, chemical feed systems, or air scrubber design.
- Design of off-site force main extensions, gravity sewer modifications, or collection system improvements beyond the immediate lift station site.
- Water quality analysis, effluent characterization, or treatment system design.
- SCADA programming, software development, or PLC/RTU programming (coordination only is included; programming is by others).
- Hydraulic modeling of the downstream collection or conveyance system beyond pump station sizing calculations.
- Generator sizing, utility coordination for service upgrades, or power company design submittals (coordination included; electrical design is by others).

- Vibration analysis, noise impact study, or acoustical engineering.
- Value engineering studies beyond those incorporated in the normal design process.

Permitting and Agency Coordination

- SWPPP preparation and NDEP Construction General Permit (CGP) administration, unless added by written amendment.
- Air quality permits, industrial stormwater permits, or other environmental operating permits.
- Easement acquisition, right-of-way negotiations, or title searches.
- Property appraisals or condemnation support.
- Public hearing support, community outreach materials, or public involvement services.

Construction Phase

- Resident project representative (RPR) or full-time on-site construction inspection services.
- Special inspections (concrete, welding, soils) during construction; these are typically coordinated by the contractor or City.
- Materials testing and geotechnical observation during construction.
- Construction staking and layout surveying.
- Startup, commissioning, and performance testing beyond coordination with the pump manufacturer's factory representative.
- Post-construction monitoring or operational support beyond record drawing preparation.

Other

- Legal services, expert witness testimony, or litigation support.
- Cost estimating beyond opinions of probable construction cost included at design milestones.
- Preparation of grant applications or funding assistance documentation.
- Any services resulting from material changes to project scope, design criteria, or program directed by the City after design is underway; these will be addressed by written amendment.

Authorization to Proceed

We sincerely appreciate the opportunity to support the City of Fallon on the Serpa Lift Station Replacement project. We are prepared to mobilize upon issuance of a signed agreement or notice-to-proceed. Please contact us with any questions regarding this proposal or to discuss scope and fee.

Respectfully submitted,

Brian Fitzgerald, P.E.

Senior Engineer

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