

# AGENDA CITY COUNCIL MEETING

# 55 West Williams Avenue Fallon, NV October 07, 2025 at 9:00 AM

The Honorable City Council will meet in a regularly scheduled meeting on October 7, 2025 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 August 19, 2025. (For possible action)
- **5.** Approval of Warrants (For possible action)
  - A) Accounts Payable
  - B) Payroll
  - C) Customer Deposit
- 6. Consideration of application by Holly McCall for a mobile food vendor license for H & R LLC dba On the Hook Fish & Chips. (For possible action)

- 7. Public hearing for discussion of possible projects to be funded through the Community Development Block Grant Program, for fiscal year 2026-2027. (For discussion only)
- 8. Consideration and possible adoption of a resolution authorizing the Fremont Solar PPA Project Transaction Schedule under the Master Firm Power Supply Agreement with Utah Associated Municipal Power Systems. (For possible action)
- **9.** Fallon Police Department Monthly Report for July 2025 (**For discussion only**)
- **10.** Public Comments (For discussion only)
- 11. Council and Staff Reports (For discussion only)

This agenda has been posted on or before 9:00 a.m. on October 2, 2025 at City Hall, City's website (<a href="https://fallonnevada.gov">https://fallonnevada.gov</a>) and the State of Nevada public notice website (<a href="https://notice.nv.gov/">https://notice.nv.gov/</a>).

The supporting material for this meeting is also available to the public on the City's website (<a href="https://fallonnevada.gov">https://fallonnevada.gov</a>) and the State of Nevada public notice website (<a href="https://notice.nv.gov/">https://notice.nv.gov/</a>) 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 August 19, 2025

The Honorable City Council met at a regular meeting on the above date in the Council Chambers, 55 West Williams Avenue, Fallon, Nevada.

#### **Present:**

Mayor Ken Tedford
Councilwoman Kelly Frost
Councilwoman Karla Kent
Chief of Staff Bob Erickson
City Attorney Trent deBraga
Deputy City Clerk Elsie Lee
Deputy Public Works Adrian Noriega
Deputy Public Works Erik Fain
Chief of Police Daniel Babairz
City Engineer Derek Zimney

The meeting was called to order by Mayor Tedford at 9:00 a.m.

Mayor Tedford led the Pledge of Allegiance.

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

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

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

#### **Public Comments**

Mayor Tedford inquired if there were any public comments. He noted that comments are to be general in nature, not relative to any agenda items. No action may be taken on a matter raised under this item until the matter has been specifically included on an agenda as an item upon which action will be taken.

No comments were noted.

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

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

### **Approval of Warrants**

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

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

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

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

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

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

City Attorney Trent deBraga stated on June 15, 2004, the City Council adopted Resolution 04-15, a Resolution Establishing Covenants and Restrictions for the New River Business Park. As part of that Resolution, both permitted and prohibited uses were established. Rudy Zavalani, and/or his assigns, intends to use the real property identified as Churchill County Assessor's Parcel No. 001-781-05 for his paving and/or striping business operations. Rudy Zavalani operates Pave-Tech Inc. and Cal Stripe Inc., two affiliated southern California companies specializing in paving, striping, and related services and has been contracting with the Naval Air Station Fallon since the 1990's. Rudy Zavalani is seeking to establish a Northern Nevada presence by locating in Fallon, Nevada. Staff discussions with Rudy Zavalani indicate that the real property would be used to construct an office building approximately 9,000 to 18,000 square feet in size. Additionally, the property will be used to temporarily keep materials-all located on pallets and wrapped-as well as utilizing the property to park vehicles such as trucks, sweepers, dump trucks, and grinding trucks while not in use for specific jobs. After a review of the CC&R's, City staff does not believe the intended use is specifically prohibited, nor is it specifically permitted. Under permitted uses of the CC&R's, section N., the City Council may approve other uses. The parcel to be developed is further subject to terms of the Fallon Municipal Code designating the property as LI Light Industrial District - Fallon City Code Chapter 21.54 lists the permitted uses in an LI Light Industrial District and, pursuant to subsection "Q" allows other uses as approved by the Council. If passed, this resolution would permit Rudy Zavalani, and/or his assigns, to use the real property identified as Churchill County Assessor's Parcel No. 001-781-05 for his paving and/or striping business operations, more specifically defined as (I) the parking, storage, incidental maintenance, and use of automobiles, trucks, machinery and trailers, including outdoor loading and unloading; (II) warehouse and office use; (III) using, handling and temporarily storing hazardous materials in the ordinary course of business and in compliance with local, state, and federal laws and regulations, and (IV) ancillary and related uses for any of the foregoing, all on a twenty-four hour, seven days per week, fifty two weeks per year basis. The resolution is attached, and I would be happy to answer any questions.

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

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

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

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

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

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

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

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

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

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

No further comments were noted.

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

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

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

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

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

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

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

No further comments were noted.

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

## Fallon Police Department Monthly Report for May 2025.

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

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

Mayor Tedford inquired if there were any comments or questions.

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

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

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

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

No further comments were noted.

#### **Public Comments**

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

#### **Council and Staff Reports**

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

No reports were noted.

#### **Executive Session**

Mayor Tedford tabled the executive session, as it was not needed at this time.

#### Adjournment

There being no further business to come before the Council, Mayor Tedford adjourned the meeting at 9:29 a.m.

	Mayor Tedford
Attest:	
Michael O'Neill, City Clerk-Treasurer	



# CITY OF FALLON

# REQUEST FOR COUNCIL ACTION

DATE SUBMITTED: October 1, 2025 AGENDA DATE: October 7, 2025

TO: The Honorable City Council FROM: Elsie Lee, Deputy City Clerk

AGENDA ITEM TITLE: Consideration of application by Holly McCall for a mobile food vendor

license for H & R LLC dba On the Hook Fish & Chips. (For possible

action)

TYPE OF ACTION REQUESTED:

Resolution Ordinance

(X) Formal Action/Motion Other

POSSIBLE COUNCIL ACTION: Motion to approve application and to issue a mobile food vendor license to Holly McCall for H & R LLC dba On the Hook Fish & Chips.

DISCUSSION: Holly McCall, owner of H & R LLC dba On the Hook Fish & Chips has made an application for a mobile food vendor license for H & R LLC dba On the Hook Fish & Chips. 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 Captain 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.

FISCAL IMPACT: Annual mobile food vendor license fee revenue.

FUNDING SOURCE: N/A.

PREPARED BY: Elsie Lee, Deputy City Clerk

Item 6.



# CITY OF FALLON CLERK'S OFFICE

55 West Williams Avenue, Fallon, Nevada 89406 Phone: (775) 423-5104 Fax: (775) 423-8874

#### MOBILE FOOD VENDOR LICENSE APPLICATION

Application	Type: New	Renewal Modify	,			
Applicant Na	ame: Holly McCall	First	MI	Application Date	e: <u>8/28/2</u> 0	25
Title: Owr	ner/Manager		****	Phone: 801520	4099	
Address:				Email: mccall@	onthel	nookfishando
			Driver's License	Number:		
Date of Birth:		_	Driver's License	State:		
Business Ent	ity Type: Sole Proprietor Corporation	Partnership Association		Liability Company		DBA
	me: H & R LLC DBA On the Hook	Fish and Chips				
Business Ow	ner(s):	Τ		1		
Name		Address		Title		
	Holly McCall	2368 S 150 E Br	*	<del> </del>	er/mana	
	Rob McCall	2368 S 150 E Br	ntfl, UT 84010	own	er/mana	ager
Business Add	dress (if applicable): 570 Taylo	or Way NSL, UT 84010		City S	State	Zip
Name of own	er's authorized agent, if an	y:David_Rob				
Provide a des Selling fish ar until made to	scription of the selling meth nd chips off of a mobile foo order. No prep required, fis	ods to be used and the diruck. Our fish is frozen the fried then fried	nature of the prod en and is made to in a basket fryer	ucts or services to order. Food will a	o be offe	red: I remain frozen
•	ned or managed any other business(es) you have ma	1	Yes	No		
Begin/End	Name	Address	Ci	ity	State	Zip
	1					1



### CITY OF FALLON CLERK'S OFFICE

55 West Williams Avenue, Fallon, Nevada 89406 Phone: (775) 423-5104 Fax: (775) 423-8874

If Yes, when Have you ev If Yes, when Have you ev If Yes, when Have you ev	er had a business of the property of the prope	Yes V No	revoked?  or license?	Yes What Agency? S What Agency? Yes What Agency? Yes What Agency?	No No	
	de the following info	ormation:				
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A copy of a valid, unexpired Nevada vehicle registration, if applicable, must be submitted with this application.

#### **Health Permit:**

A copy of proof of Central Nevada Health District health permit must be submitted with this application.

#### State of Nevada Department of Taxation:

Proof of filing with the State of Nevada Department of Taxation must be submitted with this application.

I declare under penalty of perjury that the foregoing is true and correct:

- 1. That I have received and read a copy of Chapter 5.60 of the Fallon Municipal Code- Mobile Food Vendors.
- 2. That upon approval of a mobile food vendor license, I will conduct the business and business establishment in accordance with the provisions of the laws of the State of Nevada, the United States, and the ordinances of the City of Fallon applicable to the conduct of business; and
- 3. That the above information is true and correct to the best of my knowledge and belief and that such declaration is made with full knowledge that any failure to disclose, misstatement, or other attempt to mislead may be considered sufficient cause for denial of a mobile food vendor license.

Applicant's Signature



Account No.

# **CITY OF FALLON CLERK'S OFFICE**

55 West Williams Avenue, Fallon, Nevada 89406 Phone: (775) 423-5104 Fax: (775) 423-8874

AUTHORIZATION AND RE	ELEASE
I,Holly McCall , authori	ze the Fallon Police Department to perform a
background check and to release the results of said investigation, where privileged nature, to the City Council in public documents and/or discuss	nich may include information of a confidential or include information at a public meeting.
	Holly McCall Applicant's Signature
	Applicant's Signature
OFFICIAL USE ONLY:	

Payment Received By:

License No.

# Central Nevada Health District

# Food Establishment Health Permit Mobile Units

Issued To

On the Hook Fish and Chips 2368 S 150E Bountiful, UT 84010

Be it known this Mobile Units facility is licensed to operate in Churchill County, State of Nevada and is subject to the provisions of the Central Nevada Health District Sanitation Ordinance.

Issuance Date 09/05/2025

Expiration Date 09/04/2026

Permit Number 25-349



Shannon Ernst
Public Health Administrator

CENTRAL NEVADA

THIS PERMIT IS NOT TRANSFERABLE AND MUST BE PROMINENTLY DISPLAYED

HEALTH DISTRICT



# STATE OF NEVADA SALES TAX PERMIT Department of Taxation

Account ID:

SUT-0000-3630-3968

Location ID:

000-036-303-968-001

Issued:

August 04, 2025

H&RLLC

THIS PERMIT:

IS NOT TRANFERABLE TO ANY OTHER

PERSON.

IS VOID IF ALTERED.

IS NOT ISSUED IN LIEU OF ANY LOCALLY REQUIRED BUSINESS LICENSE, PERMIT OR

REGISTRATION.

**Permit Location:** 

ON THE HOOK FISH AND CHIPS

570 TAYLOR WAY

NORTH SALT LAKE UT 84054-2784

is authorized to collect Nevada sales tax at the following location if different from above.

MUST BE DISPLAYED IN PUBLIC VIEW AT PERMIT LOCATION



# WYOMING Department of Transportation

Item 6.

Darin J. Westby, P.E.

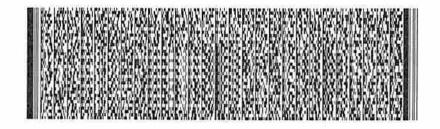
Director

"Provide a safe and effective transportation system" 5300 Bishop Boulevard, Cheyenne, Wyoming 82009-3340

#### APPORTIONED MOTOR CARRIER VEHICLE REGISTRATION

Issue Date : 01/10/2025 Effective Date : 01/01/2025 Expiration Date : 12/31/2025

REGISTRANT OTH MANAGEMENT LLC			Œ		TE NO 18843	18		5PVNJ	<b>VIN</b> 8JV9L5S7	78995			
3717 CHERRYWOOD WEST LOOP LARAMIE WY 82070-6929			VEH YR 2020		VEH MAKE HINO		UNIT NO 14						
					CT NO 1287	1 1	FLEET NO 001		SUP NO 000				
DBA	ON THE HOOK FISH AND CHIPS			GROS 25,5			UNLADEN WT 10,330						
		R/LESSOR (IF APPLICABLE)  N 5 ENTERPRISES LLC  IFTA NO		NO	ENFORCEI 01/0	MENT DA 1/2026	TE	FU C		200004825	E REGISTERED 01/01/2025		
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# FALLON POLICE DEPARTMENT

55 West Williams Avenue Fallon, Nevada 89406-2941 775-423-2111 Fax: 423-6527

> Daniel Babiarz Chief of Police

September 26, 2025

This letter certifies that Holly McCall, of 2368 S 150 E Bountiful, Utah, 84010, owner of "On the Hook Fish and Chips" has completed the application and has passed the limited background check, including a local records check, CP Clear, and DMV Database checks, for operating a mobile food vending truck/trailer within the City of Fallon.

Additionally, Robert McCall, an additional owner, has passed a limited background check.

I have interviewed Holly and discussed the local ordinances regarding Mobile Food Vendors and have provided her with a copy of the Fallon Municipal Code pertaining to these laws. Holly has indicated on the application that she has reviewed Chapter 5.60 of the Fallon Municipal Code, which lists explicitly the laws regarding Mobile Food Vending platforms.

Sincerely,

Daniel Babiarz Chief of Police

# Mobile Food Vender License Application Interview Supplement

APPLICANT: Holly McCail	DATE: September 26, 2025
BUSINESS NAME: On The Hook Fish and C	chips
I (will/will not) be the on-site supervisor.	
If not, the on-site supervisor will be Kaylobe Bronson	Rob Mccall/ Jayden Bleazard/
I understand that if the on-site super notifying the City Clerk's Office. Ini	
I acknowledge that, as the license holder, I sold through the mobile store. Initials <u>M</u>	
I further acknowledge that as the license hand may be held personally responsible for Initials	•
I have received, read, and understand the I License requirements within the Fallon Mu those requirements. Initials <u>AM</u>	
Witness: Daniel Babiarz, Chief of Police	



# CITY OF FALLON CLERK'S OFFICE

55 West Williams Avenue, Fallon, Nevada 89406 Phone: (775) 423-5104 Fax: (775) 423-8874

Privilege License Supplemental Approval Form

Application Date: 8/25/	/2025		
Applicant: Holly McCa	all		
Business: H & R LLC	dba On the Hook Fish & Cl	nips	
icense Type: Mobile	Food Vendor		
Application Type: V	ew Owner Change I	Name Change Manager Chan	ge Location Change
	OFFICIAL	USE ONLY	
City of Fallon	Approve	Approve with Conditions	Disapprove
Chief of Police	DB		
Chief of Staff	Mer	<u> </u>	
Engineering/Building De	epartment Dia 17		
Attorney's Office	Sto Brog		
City Clerk's Office	El		
Fallon/Churchill Fire De	ept Puller		
Conditions required for	approval:		
-			
Committee recommenda	ation for application: Approved	Approved with Conditions Dis	sapproved
	OFFICIA	L USE ONLY:	
Account No.	License No.	Payment Received By:	



# CITY OF FALLON

## REQUEST FOR COUNCIL ACTION

DATE SUBMITTED:	October 1, 2025		
AGENDA DATE:	October 7, 2025		
TO:	The Honorable City Counc	cil	
FROM:	Derek Zimney, City Engin	eer	
AGENDA ITEM TITLE:	_	-	ble projects to be funded through the nt Program, for fiscal year 2026-2027.
TYPE OF ACTION RE	QUESTED:		
☐ Resolut	ion		Ordinance
☐ Formal	Action/Motion	$\boxtimes$	Other – Discussion Only

DESCRIPTION: The purpose of this public hearing is to give citizens an opportunity to discuss the proposed projects submitted to date and to suggest further ideas. The projects listed will be heard at a third and final hearing, which will be held to discuss, approve and rank applications prior to submittal to the State.

BACKGROUND: The CDBG Program is administered by the Department of Housing and Urban Development and is Authorized by Title I of the Housing and Community Development Act. The primary objective of the Community Development Block Grant Program is the development of viable communities by providing decent housing, suitable living environments, and expanding economic opportunities principally for persons of low and moderate income. The amount of money to be allocated for rural Nevada for 2026 is unknown at this time by the Governor's Office of Economic Development. The projects discussed during this public hearing could be eligible for evaluation and ranking by the City Council during the third and final CDBG hearing. A Public Hearing Notice, which was posted on September 23, 2025, included the Miscellaneous Sidewalk Improvement Project and the Serpa Lift Station Rebuild.

FISCAL IMPACT: N/A

FUNDING SOURCE: N/A.

PREPARED BY: Derek Zimney, City Engineer



## CITY OF FALLON

# REQUEST FOR COUNCIL ACTION

DATE SUBMITTED: October 2, 2025 AGENDA DATE: October 7, 2025

TO: The Honorable City Council

FROM: Sean Rowe, Deputy City Attorney

AGENDA ITEM Consideration and possible adoption of a resolution authorizing the Fremont

TITLE: Solar PPA Project Transaction Schedule under the Master Firm Power

Supply Agreement with Utah Associated Municipal Power Systems. (For

possible action)

TYPE OF ACTION REQUE	ESTED:	
■ Resolution		Ordinance
☐ Formal Act	ion/Motion	Other – Discussion Only

DESCRIPTION: The City as a member of Utah Associated Municipal Power Systems ("UAMPS") and participant in the Master Firm Power Supply Agreement has the opportunity to participate in a power sales contract with Fremont Solar, LLC, to receive power from the Fremont Solar Project ("the Project"). The Project is a 99 MW solar photovoltaic generation facility and a 49.5 MW battery energy storage system located in Iron County, UT. The terms and conditions of the contract are generally as follows: for a 25 year term, the City shall be entitled to receive 1.0101% of the power produced by the Project or up to 2MW of power pending Council approval. The pricing terms are 35.45 per MWH for power produced by the PV systems and a rate of up to \$14.14 per KW for battery storage. These prices are fixed for the term of the agreement. If approved, the Resolution authorizes staff to take all actions necessary to carry out the execution and effectuate the delivery of power from the Project.

PREPARED BY: Sean Rowe, Deputy City Attorney

#### RESOLUTION NO. \_\_\_\_\_

A RESOLUTION AUTHORIZING THE FREMONT SOLAR PPA PROJECT TRANSACTION SCHEDULE UNDER THE MASTER FIRM POWER SUPPLY AGREEMENT WITH UTAH ASSOCIATED MUNICIPAL POWER SYSTEMS; AND RELATED MATTERS.

\*\*\*\*\* \*\*\*\*\* \*\*\*\*

WHEREAS, the City of Fallon (the "Member") owns and operates a utility system for the provision of electric energy to its residents and others (the "System") and is a member of Utah Associated Municipal Power Systems ("UAMPS") pursuant to the provisions of the Utah Associated Municipal Power Systems Amended and Restated Agreement for Joint and Cooperative Action dated as of March 20, 2009, as amended (the "Joint Action Agreement");

WHEREAS, the Member desires to purchase all or a portion of its requirements for electric power and energy from or through UAMPS and has entered into a Power Pooling Agreement with UAMPS to provide for the efficient and economic utilization of its power supply resources;

WHEREAS, the Member has previously entered into the Master Firm Power Supply Agreement with UAMPS in order to allow for UAMPS entering into various firm transactions for the purchase and sale of firm supplies of electric power and energy;

WHEREAS, UAMPS has investigated the Fremont Solar PPA Project, a 99 megawatt (MW) solar photovoltaic generation facility and a 49.5 MW battery storage system located in Iron County, Utah, on behalf of its members and is now prepared to enter into a 25 year power purchase agreement with Fremont Solar, LLC to secure the delivery of all the energy from the Project and associated environmental attributes; and

WHEREAS, the Member now desires to authorize and approve the Fremont Solar Transaction Schedule ("Transaction Schedule") attached hereto as Exhibit A for the Project subject to the parameters set forth in this Resolution.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Fallon as follows:

Section 1. Authorization of Fremont Solar Transaction Schedule. The Transaction Schedule, in substantially the form presented at the meeting at which this resolution is adopted, is hereby authorized and approved, and the Member Representative is hereby authorized, empowered and directed to execute and deliver the Transaction Schedule on behalf of the Member. If additional subscription becomes available, Member Representative may approve an adjustment to the Member's kW subscription up to \_\_\_\_\_ total subscription, in which case a revised Transaction Schedule reflecting the increase will be prepared for signature. Promptly upon its execution, the Transaction Schedule shall be filed in the official records of the Member.

The Chairman, Secretary, Member Representative and other Section 2. Other Actions. officers and employees of the Member shall take all actions necessary or reasonably required to carry out, give effect to, and consummate the transactions contemplated hereby and shall take all actions necessary to carry out the execution and delivery of the Transaction Schedule and the performance thereof.

Section 3. Miscellaneous: Effective Date. (a) All previous acts and resolutions in conflict with

this res	solution c	or any part hereof are hereby	y repealed to the	extent of such conflict.
legality	(b) and enfo			Il be invalid, illegal or unenforceable, the validity, not in any way be affected or impaired thereby.
	(c)	This resolution shall take e	effect immediatel	y upon its adoption and approval.
	ADOPTE	ED AND APPROVED this	day of	, 2025
				CITY OF FALLON
				Mayor
ATTEST	Γ AND CO	UNTERSIGN:		
City Cl	o rle			
	⊢ı K			

[SEAL]

# EXHIBIT A FREMONT SOLAR PROJECT TRANSACTION SCHEDULE

# FREMONT SOLAR PROJECT FIRM POWER SUPPLY AGREEMENT TRANSACTION SCHEDULE

This Transaction Schedule to the Master Firm Power Supply Agreement (together, the "Agreement") sets forth the agreement of the Parties with respect to transaction described below through the UAMPS Firm Power Supply Project.

PURCHASER: City of Fallon (the "Participant").

ENTITLEMENT SHARE: 1.0101% of UAMPS' rights, interests and obligations under the PPA described

below (the "Entitlement Share"). The Entitlement Share represents 1,000 kW of the expected Project output and associated Environmental Attributes acquired by

UAMPS under the PPA.

SUPPLIER: Fremont Solar, LLC (the "Supplier").

PROJECT: The Fremont Solar Project (the "Project") is a to-be-constructed 99 MW solar

photovoltaic generation facility ("PV Facility") and a 49.5 MW battery energy

storage system ("BESS") located in Iron County.

PPA: The Power Purchase Agreement dated as of September 12, 2025 (the "PPA") by

and between UAMPS and the Supplier with respect to the Project.

EFFECTIVE DATE: The PPA becomes effective upon UAMPS obtaining sufficient Participant

governing body approvals for the purchase of all of the output and attributes it acquires under the PPA. UAMPS anticipates satisfying these conditions within

60 days of executing the PPA.

TERM: A 25-year delivery term commencing on COD.

PRICE: \$35.45 per MWH for PV facility and the sum of (i) \$13.50/kW-month, and (ii)

the Incremental BESS Tariff Cost divided by \$1,000,000 and multiplied by \$0.08/kW-month, rounded to the closest \$0.01/kW-month, each with no escalation; provided that if the sum of (i) and (ii) exceeds the BESS Price Cap,

then the BESS Price shall equal the BESS Price Cap for BESS.

COD: The Scheduled Commercial Operation Date of the Project ("COD") is December

31, 2027. COD may not occur earlier than June 1, 2027 or later than June 30,

2028 except as specified under the PPA.

**OTHER** 

PROVISIONS:

**Energy**: UAMPS will schedule all energy pursuant to the terms and conditions of the PPA

and will deliver to the Purchaser its Entitlement Share from the Project.

**Transmission:** UAMPS will charge and the Purchaser will pay transmission charges as adopted

by the UAMPS Board of Directors from time to time.

Administration: UAMPS will charge and the Purchaser will pay the scheduling fee and reserve

fee as adopted by the UAMPS Board of Directors from time to time.

**Default:** The failure of Purchaser to pay any amount when due under the Agreement

within three business days of written notice from UAMPS shall constitute a default by the Participant. Upon the occurrence of any such default, UAMPS

may (a) cease and discontinue delivery of the energy and attributes of

Participant's Entitlement Share but the Participant shall remain responsible for the payment of all costs and expenses allocable to its Entitlement Share and (b)

will pursue any remedy available to UAMPS at law or in equity.

Step-Up: Upon a default by a Participant, UAMPS shall have the right to terminate the

defaulting Participant's Entitlement Share and immediately reallocate it among the non-defaulting Participants in proportion to their existing Entitlement Shares; provided that no Participant's Entitlement Share may be increased by more than 25% as a result of such reallocation. The Project Management Committee shall provide direction to UAMPS with respect to the reallocation of a defaulting Participant's Entitlement Share, the disposition of reallocated Entitlement Share that may be surplus to the requirements of non-defaulting Participants, the continued "qualified use" of reallocated Entitlement Share and such other matters

as it shall deem necessary.

Other: Any costs incurred by UAMPS due solely to this Agreement, including but not

limited to the PPA costs, transmission costs, scheduling costs, administrative costs and legal costs will be the responsibility of the Purchasers based on their respective Entitlement Shares and invoiced through the UAMPS Power Bills.

The Participant further covenants to and agrees with UAMPS as follows:

(a) Maintenance of Rates. The Participant shall establish, maintain, revise, charge and collect rates for electric service rendered by it to its customers so that such rates shall provide revenues which, together with other funds reasonably estimated to be available, will be sufficient to meet the Participant's obligations to UAMPS under this Agreement, to pay all other operating expenses of the Participant's electric system and to provide revenues sufficient to pay all obligations of the Participant payable from, or constituting a charge or lien on, the revenues of its electric system.

- (b) Maintenance of Revenues. The Participant shall promptly collect all charges due for electric utility services supplied by it as the same become due. The Participant shall at all times maintain and shall exercise commercially reasonable efforts to enforce its rights against any person, customer or other entity that does not pay such charges when due.
- (c) Sale or Assignment of Electric System or this Agreement. The Participant shall not assign this Agreement except upon the prior written approval of UAMPS given upon the direction of the Project Management Committee."
- (d) *Prudent Utility Practice*. The Participant shall, in accordance with prudent utility practice, (i) at all times operate its electric system and the business thereof in an efficient manner, (ii) maintain its electric system in good repair, working order and condition, (iii) from time to time

make all necessary and proper repairs, renewals, replacements, additions, betterments and improvements with respect to the electric system, so that at all times the business thereof shall be properly conducted, and (iv) duly perform its obligations under all power supply and transmission service agreements to which it is a party.

- (e) Operating Expenses. The payments to be made by the Participant under this Agreement shall be payable as (i) a cost of purchased electric power and energy (ii) an operating expense of the Participant's electric system and (iii) a first charge, together with all other operating expenses, on the revenues derived from the operation of the Participant's electric system. The Participant shall include the payments to be made under this Agreement as a cost of purchased electric power and energy and an operating expense (x) in the annual operating budget of its electric system and (y) in any future resolution, ordinance or indenture providing for the issuance of debt obligations payable from the revenues of the Participant's electric system.
- (f) Future Prepay; Qualified Use. In the event that the Project Management Committee approves a future prepayment transaction with respect to the PPA and the Participant elects to participate in such transaction with respect to all or a portion of its Entitlement Share, the Participant agrees as follows:
  - (i) it shall sell the energy from its Entitlement Share to retail customers located in the established service area of its municipal electric utility pursuant to generally applicable and uniformly applied rate schedules or tariffs;
  - (ii) it shall provide such information and certificates as may be reasonably requested by UAMPS with respect to its electric utility and its past and projected loads and resources; and
  - (iii) it will comply with such additional instructions as may be provided by UAMPS in order to establish and maintain the tax-exempt status of the bonds issued to finance the prepayment.

This Transaction Schedule may be signed in counterparts.

Dated this day of	, 2025.
CITY OF FALLON	UTAH ASSOCIATED MUNICIPAL POWER SYSTEMS
By:	By:
Title:	Title:



TO Resource Project PMC

FROM UAMPS Staff

DATE September 12, 2025 SUBJECT PPA Talking Points

#### What is the Resource?

The Fremont Solar Project consists of a 99 MWac solar photovoltaic generation facility coupled with a 49.5 MW / 198 MWh battery energy storage system (BESS) located in Iron County, Utah. The combined project will deliver clean energy and grid flexibility through solar generation and four-hour battery dispatch capability. This resource was identified in the UAMPS 2024 Resource Procurement Plan as a planned generating resource. We are now executing on the procurement plan.

## **How is UAMPS Contracting for the Resource?**

UAMPS is entering into a **25-year Solar + Battery PPA** with Fremont Solar, LLC on behalf of participating members. This is structured through the **Master Firm Power Supply Agreement**, with a dedicated transaction schedule for the Fremont Solar PPA Project.

# What is the Term of the Agreement?

- 25-year contract term, beginning on the Commercial Operation Date (COD) of both the solar and battery systems.
- COD is expected by **December 31, 2027**, with guaranteed delivery by **June 30, 2028**.

## Who is the Developer?

The project is being developed by **Longroad Energy**, a highly experienced independent power producer with a strong track record in renewable energy development and operations across the U.S.





### What if the Project Is Delayed?

- The agreement includes **Delay Damages** of:
  - \$21,970/day for delays in battery COD.
  - Additional provisions for solar delays between \$17,643 and 57,582/day (see Exhibit 12).
- Cumulative delay damages are capped at the amount of the **Development Security**.
- If delays extend beyond the "Outside COD" (including up to 180 days of force majeure), either party may terminate the agreement.

### What is the Pricing?

- **Solar Energy Price**: \$35.45/MWh (flat, no escalation) includes RECs and environmental attributes.
- **Battery Capacity Price**: \$13.50/kW-month (plus potential tariff-related adjustments, capped at \$14.14/kW-month).
- Payment includes fixed battery capacity payments and solar energy payments (based on measured MWh).

### What Are the Benefits of the Battery?

- Provides 4-hour discharge at full capacity (198 MWh).
- Enables **load-shifting**, peak-shaving, and enhanced resource adequacy.
- UAMPS (as Buyer) controls the charging and discharging via real-time AGC Set-Points.
- Guarantees:
  - o BESS Capacity
  - Availability
  - Ramp Rate
  - Round Trip Efficiency
- Liquidated damages apply for any underperformance based on guarantees (Exhibits 10, 14, 15).

# **How Are Curtailments Managed?**

- The PPA includes provisions to manage **transmission or economic curtailments**.
- Economic curtailments between solar COD and battery COD, up to 198 MWh/day, may occur without compensation during shoulder months.

# What Happens If Participants Drop Out?

- Full subscription by UAMPS participants is required for the agreement to become effective.
- If not 100% subscribed within 135 days of execution, the project may be downsized or terminated (Section 3.4).

### What Environmental and Educational Benefits Are Included?

- Includes delivery of all **RECs** (Renewable Energy Credits) to members.
- A **Scholarship Program** is included: \$10,000/year for high school seniors from UAMPS communities pursuing studies related to renewable energy (Section 12.21).

#### Why Now?

- IRA incentives, current solar and battery supply chain certainty, and project viability support executing this PPA now. The IRA tax credits will be discontinued under the One Big Beautiful Bill Act (OBBBA). Future solar PPA pricing is expected to increase as a result.
- Delay risks or rejection could mean a **5+ year setback** with higher costs and fewer viable alternatives due to interconnection backlogs and price inflation.



# **CITY OF FALLON**

# REQUEST FOR COUNCIL ACTION

DATE SUBMITTED: September 29, 2025 AGENDA DATE: October 7, 2025

TO: The Honorable City Council FROM: Daniel Babiarz, Chief of Police

AGENDA ITEM TITLE: Fallon Police Department Monthly Report for July 2025 (For discussion

only)

TYPE OF ACTION REQUESTED:

Resolution Ordinance

Formal Action/Motion (X) Other – Discussion Only

POSSIBLE COUNCIL ACTION: For Review Only

DISCUSSION: (Attachment, if necessary)

FISCAL IMPACT: None

FUNDING SOURCE: N/A.

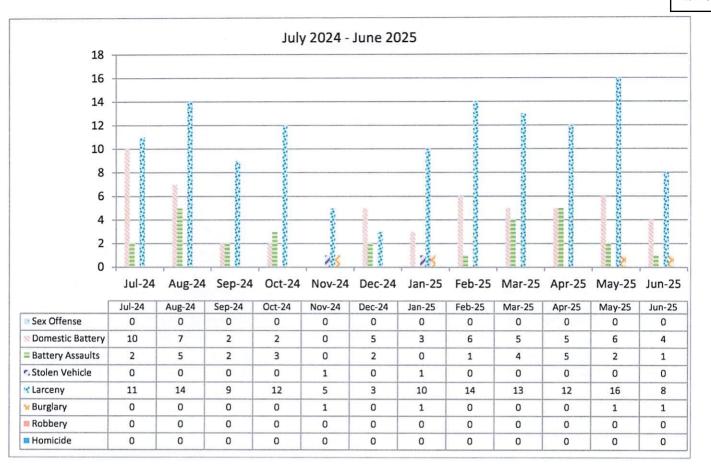
PREPARED BY: Emily Rasmussen

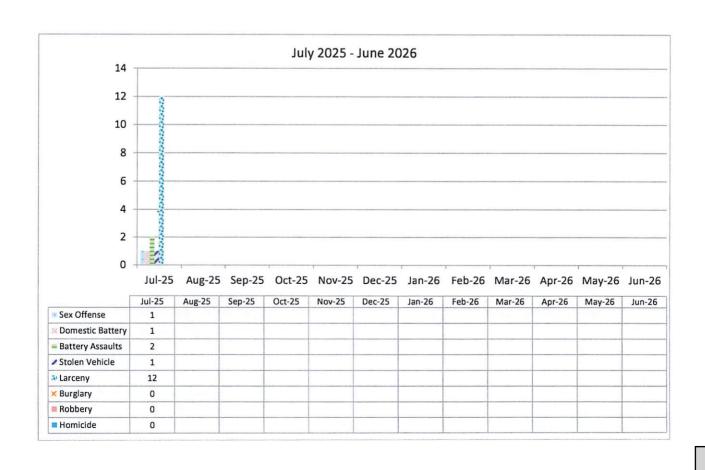
PRESENTED TO COUNCIL BY: Chief Daniel Babiarz

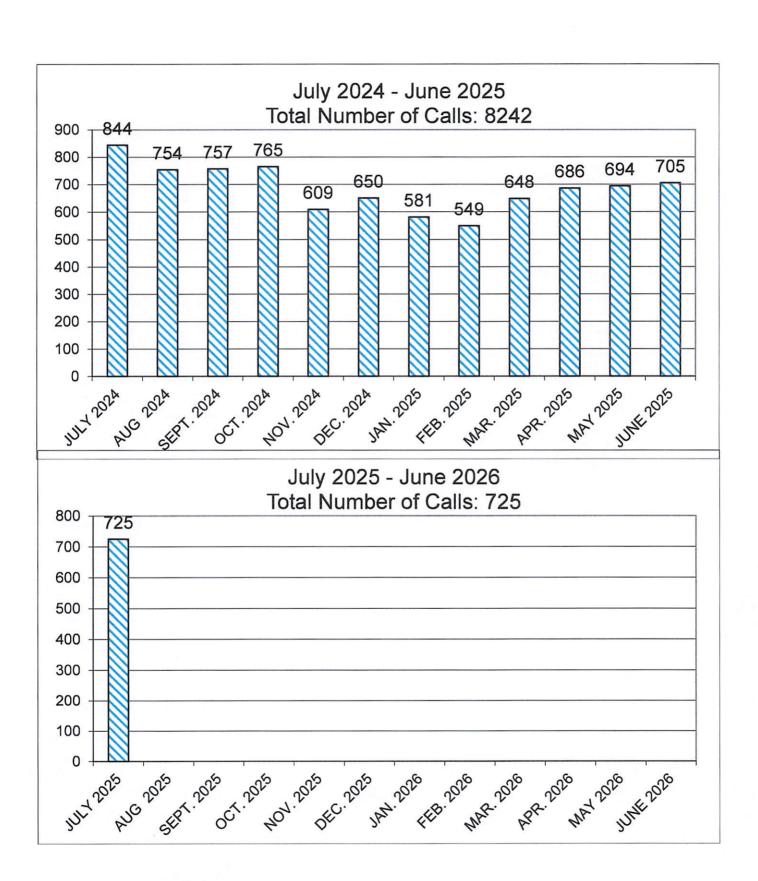
# MONTHLY ACTIVITY REPORT

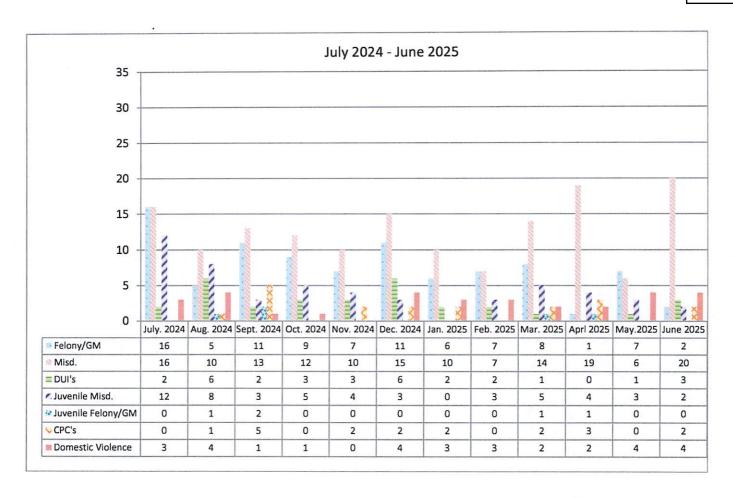


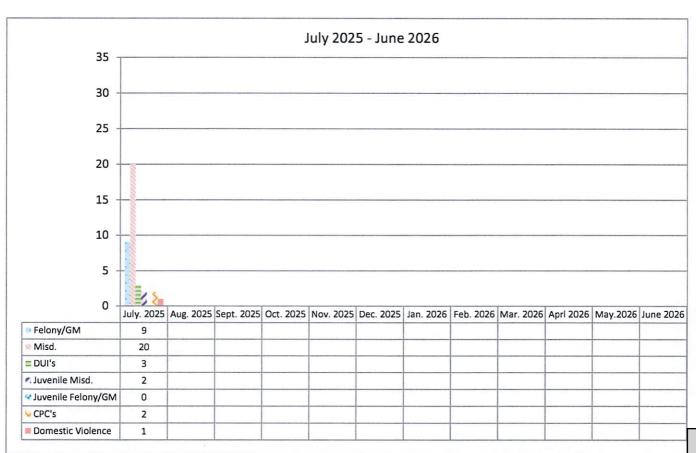
July 2025

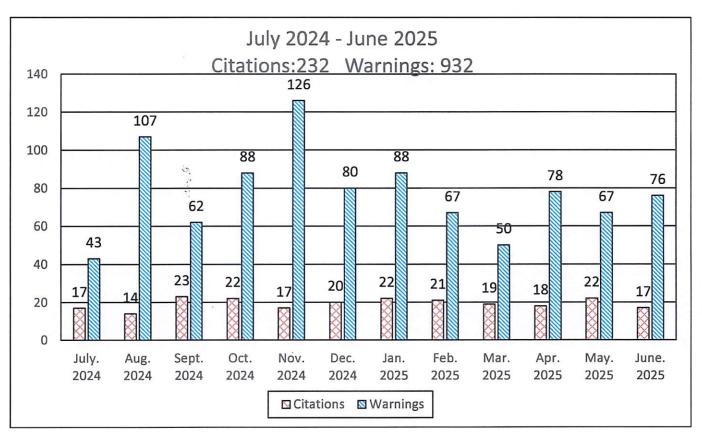






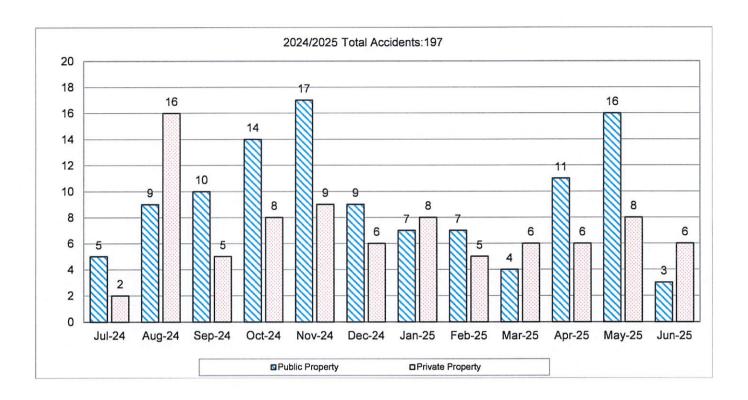


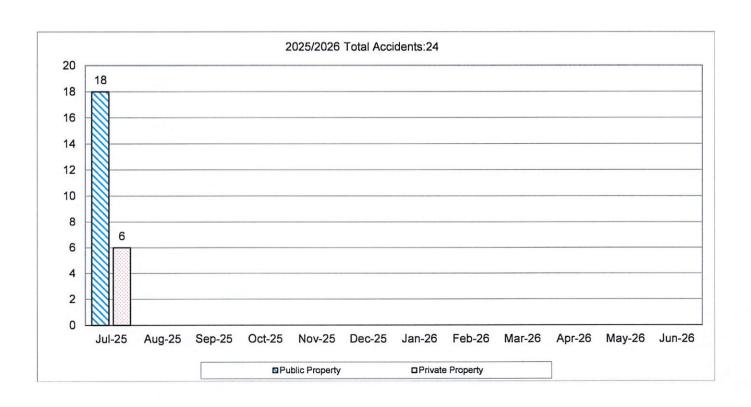




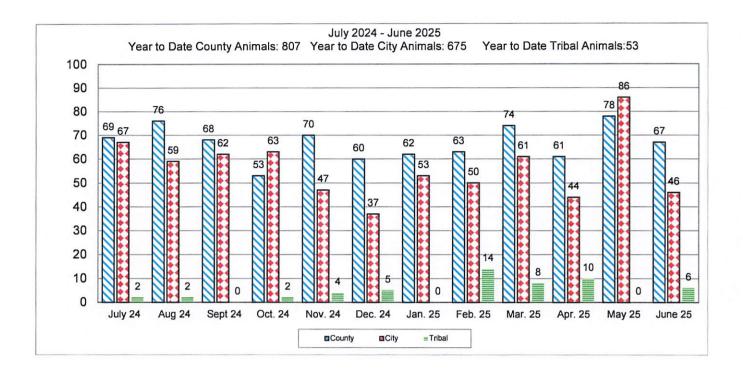


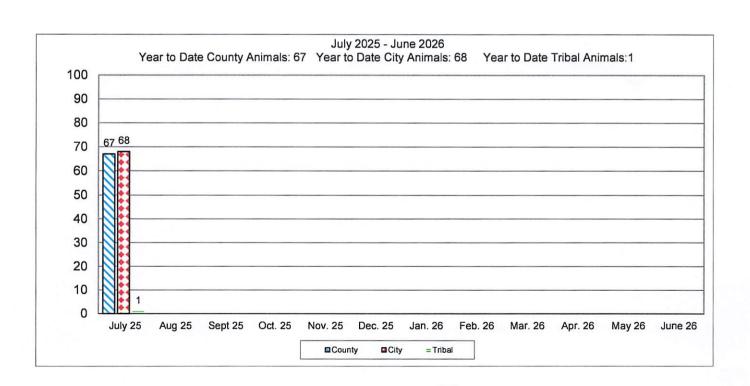
#### **Traffic Accidents**





#### **Animal Shelter Services**







# **Activity Report for July 2025**

Total Service Hours	127
Training Hours	
Helping Hand Contacts	26
Other Assignments: Helping Hand July 4 <sup>th</sup> Parade	22 hours 10 hours

# Fallon Police Department Activities / Special Events July 2025

#### **ASSISTANCE**

During the month of July, we provided no (0) hotel rooms.

#### **INDOCTRINATION**

During the month of July, there were no (0) indoctrination at NAS Fallon.

#### **VOLUNTEERS IN POLICE SERVICES**

July 2025 the Fallon Police VIPS volunteered one hundred twenty-seven (127) hours to the agency.

#### OTHER PUBLIC RELATIONS

During July officers conducted special detail for the following:

- On July 4, 2025, officers provided traffic control for the 4<sup>th</sup> of July parade.
- On July 25, 2025, Officer Alcaraz read to kids at St. Johns Room to Grow

#### **BREAKDOWN OF ARRESTS**

During the month of July, the Police Department had thirty-seven (37) total arrests:

- There were nine (9) felony/gross misdemeanor arrests
- There were twenty (20) misdemeanor arrests
- There were two (2) juvenile arrests
- There were three (3) DUI's
- There were two (2) CPC arrests
- There was one (1) Domestic Violence arrest