



AGENDA

CITY COUNCIL MEETING

55 West Williams Avenue Fallon, NV

June 16, 2026 at 9:00 AM

The Honorable City Council will meet in a regularly scheduled meeting on June 16, 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 May 5, 2026, May 19, 2026, May 28, 2026 and June 2, 2026. **(For possible action)**
5. Approval of Warrants **(For possible action)**
 - A) Accounts Payable
 - B) Payroll
 - C) Customer Deposit
6. Consideration and possible action to approve the Purchase and Sale Agreement and Escrow Instructions for the City's purchase of Churchill County Assessor's Parcel Number 001-011-04, commonly referred to as 415 N. Maine Street, Fallon, NV, consisting of approximately .22 acres, from Ralph T. Bradley, Jr. and Linda J. Bradley, trustees, of the Bradley Family Trust, dated May 22, 2015, in the amount of three hundred fifty thousand dollars (\$350,000) plus

realtor fees in the amount of eight thousand seven hundred fifty dollars (\$8,750) and related escrow fees and costs. **(For possible action)**

- 7.** Consideration and possible approval of a Parcel Map for Black Rhino Holdings LLC, to split Churchill County Assessor's Parcel Number 001-035-37, into four parcels. **(For possible action)**
- 8.** Fallon Police Department Monthly Report for May 2026 **(For discussion only)**
- 9.** Public Comments **(For discussion only)**
- 10.** Council and Staff Reports **(For discussion only)**

This agenda has been posted on or before 9:00 a.m. on June 11, 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
May 5, 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
Captain John Riley
Captain Jose Perez
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 inquired if the agenda had been posted in compliance with NRS requirements.

Mayor Pro Tem Frost stated that Mayor Tedford was unable to attend the meeting.

City Clerk Treasurer Michael O'Neill advised that the agenda was posted in compliance with the NRS requirements.

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.

Geoff Knell of 261 Serpa Place greeted the Council.

- Made comments regarding it being a great morning.
- Made comments regarding free speech.

- Read Scriptures.
- Made comments regarding punishing evil.
- Made comments regarding a local church.

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

No further comments were noted.

Approval of Warrants

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

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

Consideration of application by Valeria Carreto-Zapata for a drinking establishment on-premises liquor license and a retail establishment off-premises liquor license manager change for Fajitas Gourmet located at 125 S. Maine Street.

Deputy City Clerk Elsie Lee stated Valeria Carreto-Zapata, General Manager of Fajitas Gourmet, has made an application for a drinking establishment on-premises liquor license, and a retail establishment off-premises liquor license manager change for Fajitas Gourmet to be located at 125 S. Maine Street. A drinking establishment liquor license is a privileged license that allows the licensee to sell alcoholic beverages from a fixed and definite place of business for consumption upon the premises only. A retail liquor license is a privileged license that allows the licensee to sell alcoholic beverages from a fixed and definite place of business for consumption off the premises only. The application has been reviewed by Captain John Riley, Chief of Staff Robert Erickson, City Attorney Trent deBraga, City Engineer Derek Zimney, and Deputy City Clerk Elsie Lee, and has been recommended for approval. Currently, Fajitas Gourmet has both licenses, this is just a new manager.

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

No comments were noted.

Councilman Harmon motioned to approve the application by Valeria Carreto-Zapata for a drinking establishment on-premises liquor license, and a retail establishment off-premises liquor license manager change for Fajitas Gourmet located at 125 S. Maine Street; seconded by Councilwoman Kent and approved with a 3-0 vote by the Council.

Consideration and possible approval of an agreement for Professional Services with J-U-B Engineers, Inc. for miscellaneous engineering and planning services for the Fallon Municipal Airport.

City Engineer Derek Zimney stated the City has utilized the services of J-U-B Engineers, Inc. for the past 5 years for general airport consulting and planning. J-U-B has also provided engineering design, bidding assistance, and construction management services for the City's Airport Capital Improvement Projects during that period of time. Federal law and FAA regulations require the City to utilize a qualifications-based consultant selection process in order

to select an airport consultant and allows an agreement term with the selected consultant of up to 5 years. In February 2026, Mayor Tedford appointed a Consultant Selection Board consisting of City Clerk Treasurer Michael O'Neill, Public Works Director Brian Byrd, and City Engineer Derek Zimney. The Board developed the attached Request for Statement of Interest and Qualifications for Airport Planning, Engineering and Consulting Services for the Fallon Municipal Airport. The request was advertised in the Lahontan Valley News and Fallon Post. The City received 3 responses (Lochner EGIS Group, Eastern Sierra Engineering, and J-U-B Engineers Inc.) which were evaluated and ranked by the Board. The Board unanimously selected J-U-B Engineers, Inc. as the best and most qualified consultant. J-U-B has provided the attached agreement for professional services. City staff believe that J-U-B Engineers, Inc., has the knowledge, expertise, and the ability to meet all the City's needs at the airport and that J-U-B's proposed fees are fair and competitive. The selection committee is here as well as Mike Wilhelm with J-U-B if there are any questions.

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

Councilman Harmon stated that we have had J-U-B for the last 5 years. Is that correct?

City Engineer Derek Zimney stated that was correct.

Councilman Harmon inquired if the FAA approves us to go into an agreement with an engineering consulting firm for 5 years, is that correct?

City Engineer Derek Zimney stated that was correct.

Councilman Harmon inquired if this agreement was good for 5 years, and where that could be found in the agreement.

City Attorney Trent deBraga stated the agreement itself, refers to it being a 5-year term. Under part 3, page 15, on the bottom right-hand corner, it talks about it being for a period of 5 years, commencing on the day of the signed master agreement. So, by approving this agreement, it would be for that 5-year term.

Mayor Pro Tem Frost inquired if J-U-B would be able to create plans and have them on the shelf for when the FAA grants become available, and if we would then be able to grab that plan and apply for that grant.

City Engineer Derek Zimney stated that we do a capital improvement plan. We kind of map out our next 5 projects out of our master plan that we did in 2019. So, as we get closer to them, the FAA is still good with them, and we check in with them every year. So, we essentially have 5 projects on the deck, at all times, for when the funds are available.

Mayor Pro Tem Frost stated that she is aware that we have been very successful with these grants because we have those plans available and ready to go. I appreciate their work. Are there any further questions or comments from the Council or public?

No further comments were noted.

Councilwoman Kent motioned to approve an agreement for Professional Services with J-U-B Engineers, Inc. for miscellaneous engineering and planning services for the Fallon Municipal Airport; seconded by Councilman Harmon and approved with a 3-0 vote by the Council.

Public Comments

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

Geoff Knell of 261 Serpa Place greeted the Council.

- Made comments regarding having a stroke.
- Read Scriptures.

- Made comments regarding approving liquor licenses.
- Made comments regarding morals and standards.
- Made comments regarding the 1st Amendment.
- Made comments regarding being “pissed off”.
- Made comments regarding someone taking him to Court and costing him money.
- Made comments regarding communism and signs of the devil.
- Made comments regarding people needing to wake up and punish the evil doers.
- Made comments regarding how Christianity came about.
- Made comments regarding a secular society.

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

Council and Staff Reports

Mayor Pro Tem Frost stated that she attended the Rural Roundup a couple weeks ago. Visit Fallon won Best Partner awarded by Travel Nevada. I want to thank Jane Moon and all those that work on tourism in our community and all their efforts. Great news for Fallon. Are there any Council or staff reports?

No reports were noted.

Adjournment

There being no further business to come before the Council, Mayor Pro Tem Frost adjourned the meeting at 9:14 a.m.

 Mayor Pro Tem Frost

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

**MINUTES
CITY OF FALLON
55 West Williams Ave
Fallon, Nevada
May 19, 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
Deputy City Attorney Sean Rowe
Deputy City Attorney Jaren Stanton
City Clerk Treasurer Michael O'Neill
Public Works Director Brian Byrd
Deputy Public Works Adrian Noriega
Deputy Public Works Erik Fain
Captain John Riley
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.

Geoff Knell of 261 Serpa Place greeted the Council.

- Made comments regarding receiving the sample ballot for the upcoming election.
- Made comments regarding people running for the open Council seat.
- Made comments regarding how people should vote.

- Made comments regarding a previous public comment being made about praying for the government.
- Read Scriptures.
- Made comments regarding the Council.
- Made comments regarding housing.
- Made comments regarding the border.
- Made comments regarding the Council.
- Made comments regarding walking his dog and encounters during the walk.
- Made comments regarding stones on the sidewalk and Arborwood Apartments.

Ed Keefe of 714 Karen Court greeted the Council.

- Made comments regarding the Top Gun Dragstrip that opened Saturday.
- Thanked the City for all the support.
- Invitation for the 30th of May event at Top Gun Dragstrip.

No further comments were noted.

Consideration and possible approval of Council Meeting Minutes for April 21, 2026.

Councilman Harmon motioned to approve the Council Meeting Minutes for April 21, 2026, with no corrections or additions; 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 of an application by Juan Mendoza for a drinking establishment (on-premises) liquor license location change and a new retail establishment (off-premises) liquor license for Carniceria & Taqueria Mendoza located at 715 South Taylor Street to become effective May 25, 2026.

City Clerk Treasurer Michael O'Neill stated Juan Mendoza, General Manager of Carniceria & Taqueria Mendoza, has made an application for a drinking establishment (on-premises) liquor license location change and a new retail establishment (off-premises) liquor license for Carniceria & Taqueria Mendoza to be located at 715 South Taylor Street to become effective May 25, 2026. A drinking establishment liquor license is a privileged license that allows the licensee to sell alcoholic beverages from a fixed and definite place of business for consumption upon the premises only. A retail liquor license is a privileged license that allows the licensee to sell alcoholic beverages from a fixed and definite place of business for consumption off of the premises only. The application has been reviewed by Captain John

Riley, Chief of Staff Robert Erickson, City Attorney Trent deBraga, City Engineer Derek Zimney, and Deputy City Clerk Elsie Lee and has been recommended for approval. Juan is available for any questions you may have.

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

Councilman Harmon inquired on the application's mention of the approximate 40 square footage. Is this just the bar area? Does this encompass the whole restaurant?

Juan Mendoza addressed the Council. 40 square foot is the measurement of our walk-in cooler. It will have two doors within that space.

Councilman Harmon stated that what he has seen in past liquor license applications reference the square footage of the entire restaurant. Is that correct?

City Attorney Trent deBraga stated that he believes it is referring to the off-premises sales, which is 40 square feet of the cooler size.

Juan Mendoza confirmed this is the measurement of the cooler. We will also offer other refreshments without alcohol.

City Attorney Trent deBraga asked for clarification regarding the on-premises sales being throughout the entire restaurant.

Juan Mendoza stated that there will be two departments. The restaurant area and the store area. The restaurant area will have beer for people who dine in. The other department would be for take-out, in sealed packages.

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

No further comments were noted.

Councilwoman Kent motioned to approve the application by Juan Mendoza for a drinking establishment (on-premises) liquor license location change and a new retail establishment (off-premises) liquor license for Carniceria & Taqueria Mendoza located at 715 South Taylor Street to become effective May 25, 2026; seconded by Councilwoman Frost and approved with a 3-0 vote by the Council.

Consideration of an application by Natalia Rosales for a drinking establishment (on premises) liquor license manager change for Oasis Adult Softball Association League located at 437 North Maine Street.

City Clerk Treasurer Michael O'Neill stated that Natalia Rosales, Treasurer of Oasis Adult Softball Association League has made an application for a drinking establishment on premises liquor license manager change for Oasis Adult Softball Association League to be located at 437 North Maine Street. A drinking establishment liquor license is a privileged license that allows the licensee to sell alcoholic beverages from a fixed and definite place of business for consumption upon the premises only. The application has been reviewed by Captain John Riley, Chief of Staff Robert Erickson, City Attorney Trent deBraga, City Engineer Derek Zimney, and Deputy City Clerk Elsie Lee and has been recommended for approval.

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

No comments were noted.

Councilman Harmon motioned to approve the application by Natalia Rosales for a drinking establishment on premises liquor license manager change for Oasis Adult Softball Association League located at 437 North Maine Street; seconded by Councilwoman Kent and approved with a 3-0 vote by the Council.

Consideration and possible introduction of Bill No. 810: An ordinance amending Title 5 of the Fallon City Code to establish regulations for temporary merchant licenses. 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 comments and then consider possible adoption of the ordinance as introduced or amended.

Councilwoman Frost introduced Bill No. 810: An ordinance amending Title 5 of the Fallon City Code to establish regulations for temporary merchant licenses.

Mayor Tedford set the public hearing for June 2nd, 2026, at 9:00 a.m.

Possible introduction of Bill No. 811: An ordinance amending Title 2 of the Fallon City Code to update, clarify, and modernize provisions related to the Fire Department, Fire Board, Department Officer Qualifications and duties; and other matters related thereto. 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 comments and then consider possible adoption of the ordinance as introduced or amended.

Councilman Harmon introduced Bill No. 811: An ordinance amending Title 2 of the Fallon City Code to update, clarify, and modernize provisions related to the Fire Department, Fire Board, Department Officer Qualifications and duties; and other matters related thereto.

Mayor Tedford set the public hearing for June 2nd, 2026, at 9:00 a.m.

Fallon Police Department Monthly Report for April 2026.

Captain John Riley presented the March monthly report. The report will compare the April 2025 crime, traffic stops, and traffic accident statistics to April 2026. Total calls-for-service this month were 642.

- Crime Summary: 2 total Domestic Battery; 2 Battery.
- Theft Calls: 14 total thefts for various items.
- Arrest Summary: 24 total arrests.
- Moving Citations/Traffic Warnings: 94 traffic stops were made; 16 issued citations.
- Public/Private Property Accidents: 23 total accidents.
- Animal Shelter Services: Total – 119; Churchill County – 67; City – 46; Fallon Paiute Shoshone Tribe – 6.
- Volunteers in Police Services: 90 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 Tedford inquired if there were any comments or questions.

Councilwoman Frost stated that unfortunately, she had someone break into her car. I just want to compliment Sergeant Schumann and Officer Armbruster for coming and dealing with

that, and also the dispatcher. They were very professional and I appreciate their work and want to thank the entire force. I was able to attend the Bark in the Park and Fallon Animal Control was present. It was good to see them there with the dogs, making a public appearance, and educating people. Thank you.

No further comments were noted.

Public Comments

Mayor Tedford inquired if there were any public comments.

Geoff Knell of 261 Serpa Place greeted the Council.

- Made comments regarding an 86 Letter and being trespassed.
- Made comments regarding communism.
- Made comments regarding people cherry-picking the Word of God.
- Made comments regarding the library threatening to have him 86'ed from the property.
- Made comments regarding his interpretation of the law.
- Made comments regarding common sense.
- Made comments of being up in his years and moving to be closer to his daughter.

No further comments were noted.

Council and Staff Reports

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

Councilwoman Frost thanked Nicole for putting together the welcoming for the Wolf Pack caravan. We had a pretty good turnout, and I think they were impressed with the welcome that they received. It is good that the Nevada Wolf Pack is visiting the rural areas and talking about their programs. I received an email from a constituent regarding the engine break ordinance. He said that he has seen remarkable improvement and is able to sleep better.

Councilman Harmon stated that he had the opportunity to help the Fire Department serve during their annual Street Dance. It was a fabulous evening, the weather was great, I believe we did 80 tri tips and 600 hot dogs and by the end of the night everything was completely gone. I think the people who attended had a great time. I want to thank everyone at the City that helped the Fire Department put this event on.

No further reports were noted.

Adjournment

There being no further business to come before the Council, Mayor Tedford adjourned the meeting at 9:24 a.m.

Mayor Ken Tedford

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

**MINUTES
CITY OF FALLON
55 West Williams Ave
Fallon, Nevada
May 28, 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
City Clerk Treasurer Michael O'Neill
Public Works Director Brian Byrd
Deputy Public Works Erik Fain
Captain Jose Perez
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 comments were noted.

Public hearing on the Tentative Budget for Fiscal Year ending June 30, 2027.

City Clerk Treasurer Michael O'Neill stated that pursuant to NRS 354.596, the tentative budget was prepared on the appropriate forms as prescribed by the Department of Taxation and submitted to the Department of Taxation by the April 15th deadline. The Department of Taxation has since examined the City's tentative budget and has indicated that it is in compliance with the law and appropriate regulations of the State of Nevada. The Department

of Taxation's compliance letter is attached hereto. Notice of this public hearing was published in the Fallon Post on May 15, 2026. The Tentative Budget has been on file and available for inspection at the City Clerk's since April 15, 2026. This agenda item represents the public's opportunity to be heard and participate in the budget process.

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

Councilman Harmon inquired if there was any member of the public that came in to review the budget.

City Clerk Treasurer Michael O'Neill stated there was no requests to review the Tentative Budget.

Mayor Tedford inquired whether there were any written comments received regarding the budget.

City Clerk Treasurer Michael O'Neill stated there was not any written comments received.

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

No further comments were noted.

Consideration and possible adoption of the Final Budget for the Fiscal Year Ending June 30, 2027.

City Clerk Treasurer Michael O'Neill stated that pursuant to NRS 354.598(2), the City Council must adopt a Final Budget on or before June 1st of each year. If approved the Final Budget for Fiscal Year ending June 30, 2027, will be submitted to the Nevada Department of Taxation prior to June 1st.

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

No comments were noted.

Councilwoman Kent thanked City Clerk Treasurer Michael O'Neill and the staff for the work that went into preparing the budget and motioned to adopt the Final Budget for the Fiscal Year Ending June 30, 2027; seconded by Councilman Harmon 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 Ken Tedford adjourned the meeting at 9:05 a.m.

Mayor Ken Tedford

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

DRAFT

**MINUTES
CITY OF FALLON
55 West Williams Ave
Fallon, Nevada
June 2, 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 Karla Kent
Councilman Paul Harmon
Chief of Staff Bob Erickson
Deputy City Attorney Jaren Stanton
City Clerk Treasurer Michael O'Neill
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
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.

Mayor Tedford stated that Councilwoman Frost would be absent for the 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.

Geoff Knell of 261 Serpa Place greeted the Council.

- Made comments regarding moving to Idaho.
- Referenced Scriptures.

- Made comments regarding walking his dog and people he encountered during that time.
 - Read Scriptures.
 - Made comments regarding getting mad at a church.
 - Made comments regarding people changing their ways.
- No further comments were noted.

Approval of Warrants

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

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

Consideration of an application by Raghuwant Singh Arora for a retail establishment (off-premises) liquor license for Grand Slam Market located at 101 Freeport Circle.

Deputy City Clerk Elsie Lee stated that Raghuwant Singh Arora, Owner of KA Stores LLC dba Grand Slam Market has made application for a retail establishment (off-premises) liquor license for Grand Slam Market to be located at 101 Freeport Circle. A retail liquor license is a privileged license that allows the licensee to sell alcoholic beverages from a fixed and definite place of business for consumption off the premises only. The application has been reviewed by Captain John Riley, Chief of Staff Robert Erickson, City Attorney Trent deBraga, City Engineer Derek Zimney, and Deputy City Clerk Elsie Lee and has been recommended for approval.

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

Councilman Harmon inquired on the supplemental application. The will or will not for being the on-site supervisor has not been circled. Will you be the on-site supervisor of the store?

Raghuwant Singh Arora stated he would be.

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

No further comments were noted.

Councilwoman Harmon motioned to approve the application by Raghuwant Singh Arora for a retail establishment (off-premises) liquor license for Grand Slam Market located at 101 Freeport Circle; seconded by Councilwoman Kent and approved with a 2-0 vote by the Council.

Public hearing for Bill No. 810: An ordinance amending Title 5 of the Fallon City Code to establish regulations for temporary merchant licenses.

Deputy City Attorney Jaren Stanton stated that Bill 810 was introduced at the City Council's properly noticed regular meeting on May 19, 2026. Notice of the deposit of copies of the proposed ordinance and the public hearing date was duly published in The Fallon Post June 2, 2026 Fallon City Council Meeting

on May 22, 2026. The proposed ordinance, as introduced, and Proof and Statement of Publication of the Notice of Deposit of Copies and Public Hearing to Adopt Bill No. 810 are attached to this cover sheet. This agenda item represents the public's opportunity to comment on the proposed ordinance and to present relevant information and materials to the Council.

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

No comments were noted.

Consideration and possible adoption of Bill No. 810: An ordinance amending Title 5 of the Fallon City Code to establish regulations for temporary merchant licenses.

Deputy City Attorney Jaren Stanton stated that this agenda item represents the Council's opportunity to consider the proposed ordinance as they see fit. The Council is free to adopt the Bill as introduced or to amend the Bill, in any respect, prior to its adoption.

Mayor Tedford stated that this has come up because we needed to establish some expedient and efficient way to give merchant licenses to businesses that are doing events with the City, most of the time, or other events that are being done within the City limits. Normal business licenses take a longer time. So, we either have to have the business license department run through it very quickly and posted within three days, to get it to the Council. This way, they can get a business license in a short period of time, cutting through a lot of the red tape. We looked at some surrounding jurisdictions, and they have these temporary merchant licenses. So, we are just trying to make it more efficient for the Clerk's Office to do this, and to the surrounding jurisdictions, and also to help small businesses that are trying to jump into special events we might be having. We thought this was a good thing to bring to the Council to amend our business license code, within the Fallon City code. I think it is a really good thing and gives some flexibility to the Clerk's office to do it in a timelier manner. Also, it is helpful to those small businesses that are trying to deal with the Clerk's office and not get frustrated because they can't get a license for that weekend.

Councilwoman Kent inquired on how long a temporary business license lasts.

Deputy City Attorney Jaren Stanton stated that as introduced, the bill would be no more than 7 days.

Councilwoman Kent inquired if someone wanted to do an event one weekend, and the next month they wanted to do another event, if it would be beneficial if they just received a regular business license.

Mayor Tedford stated that it would stand to reason, and the fees have been set in such a way, they would receive a quarterly business license.

Deputy City Attorney Jaren Stanton stated that, if adopted, this would be Ordinance #791.

Mayor Tedford stated that he doesn't see it mentioned on the agenda.

Deputy City Attorney Jaren Stanton stated that it isn't on the agenda, simply because it is proposed, but if adopted that would be the number that would be assigned.

Councilman Harmon inquired if this would be a good idea because the way it stands now, if we have an event, or someone else does, we don't know who is there. This way we would have a better idea of who the people are running the business.

Mayor Tedford stated that he was correct. It isn't so much about the revenue, but it is about us approving them. This is what we are supposed to do to make it safe for the public. Central Nevada Health will cover the health portion that they normally do for people at events. This is a good thing to have, and surrounding jurisdictions already have this. It is a good tool to have in the Clerk's office to help people. Right now, we might be turning them down because

we can't get them done fast enough. Or they are there without our knowledge, which is probably more likely. Are there any further questions or comments from the Council or public?

Geoff Knell of 261 Serpa Place greeted the Council.

- Read Scriptures.
- Made comments regarding the late Sheriff.
- Made comments regarding a church.
- Made comments about how he rebelled.
- Made comments regarding evangelizing.
- Made comments about an 86 letter and being trespassed.
- Made comments about preaching.

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

No further comments were noted.

The Council made a motion for this Bill and was later revisited with an amendment where Councilwoman Kent motioned to approve and adoption Bill No. 810 as Ordinance #791: An ordinance amending Title 5 of the Fallon City Code to establish regulations for temporary merchant licenses; seconded by Councilman Harmon and approved with a 2-0 vote by the Council.

Public hearing for Bill No. 811: An Ordinance Amending Title 2 of the Fallon City Code to update, clarify, and modernize provisions related to the Fire Department, Fire Board, department officer qualifications and duties.

Mayor Tedford stated that we already have an ordinance concerning the Fire Board and Fire Department. This is updating and clarifying some language. The County Commission has passed the very same ordinance that you have before you. I know that you all have had an opportunity to review this over and over again, as we have gone through the draft form. Are there any questions from the Council or public?

No comments were noted.

Consideration and possible adoption of Bill No. 811: An Ordinance Amending Title 2 of the Fallon City Code to update, clarify, and modernize provisions related to the Fire Department, Fire Board, department officer qualifications and duties.

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

No comments were noted.

Councilman Harmon thanked the Mayor, Council, Bob, and the Clerk's office for the coordination of this ordinance with the County and motioned to approve and adoption Bill No. 811 as Ordinance #792: An Ordinance Amending Title 2 of the Fallon City Code to update, clarify, and modernize provisions related to the Fire Department, Fire Board, department officer qualifications and duties; 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.

Geoff Knell of 261 Serpa Place greeted the Council.

- Read Scriptures.
 - Made comments regarding breaking his glasses.
 - Made comments regarding a subdivision near his address.
 - Made comments regarding people’s driving.
 - Made comments regarding younger generations.
 - Made comments regarding the library board in Washoe County.
 - Made comments regarding social media.
 - Made comments regarding loving everyone.
 - Stated that he will be moving and this will be his last Council meeting.
- No further comments were noted.

Council and Staff Reports

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

Councilman Harmon commented on the Chalk Festival and how fantastic it turned out. Thank everyone who was a part of putting this event on. The people downtown Friday and Saturday that I saw seemed joyous and happy. Thank you for that.

Mayor Tedford stated that it turned out to be a great event. Glad we did it and people seemed very happy.

No further reports were noted.

Adjournment

There being no further business to come before the Council, Mayor Tedford adjourned the meeting at 9:28 a.m.

Mayor Ken Tedford

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



CITY OF FALLON

REQUEST FOR COUNCIL ACTION

DATE SUBMITTED: June 9, 2026
 AGENDA DATE: June 16, 2026
 TO: The Honorable City Council
 FROM: Trent deBraga, City Attorney
 AGENDA ITEM TITLE: Consideration and possible action to approve the Purchase and Sale Agreement and Escrow Instructions for the City’s purchase of Churchill County Assessor’s Parcel Number 001-011-04, commonly referred to as 415 N. Maine Street, Fallon, NV, consisting of approximately .22 acres, from Ralph T. Bradley, Jr. and Linda J. Bradley, trustees, of the Bradley Family Trust, dated May 22, 2015, in the amount of three hundred fifty thousand dollars (\$350,000) plus realtor fees in the amount of eight thousand seven hundred fifty dollars (\$8,750) and related escrow fees and costs. **(For possible action)**

TYPE OF ACTION REQUESTED:

- | | |
|--|--|
| <input type="checkbox"/> Resolution | <input type="checkbox"/> Ordinance |
| <input checked="" type="checkbox"/> Formal Action/Motion | <input type="checkbox"/> Other – Discussion Only |

RECOMMENDED COUNCIL ACTION: Motion to approve the Purchase and Sale Agreement and Escrow Instructions for the City’s purchase of Churchill County Assessor’s Parcel Number 001-011-04, commonly referred to as 415 N. Maine Street, Fallon, NV, consisting of approximately .22 acres, from Ralph T. Bradley, Jr. and Linda J. Bradley, trustees, of the Bradley Family Trust, dated May 22, 2015, in the amount of three hundred fifty thousand dollars (\$350,000) plus realtor fees in the amount of eight thousand seven hundred fifty dollars (\$8,750) and related escrow fees and costs.

DISCUSSION:

Churchill County Assessor’s Parcel Number 001-011-04, commonly known as 415 N. Maine Street, Fallon, NV, is located in the southeast corner of Pioneer Park. As part of the City’s plans for future expansion and development of Pioneer Park, the City desires to acquire the subject property. The acquisition of Churchill County Assessor’s Parcel Number 001-011-04 would provide approximately .22

acres of expansion and development opportunity. If approved, the transaction will proceed to escrow and the Mayor will have the authority to sign any document necessary to consummate the transaction.

FISCAL IMPACT: \$258,750,000 plus escrow fees and closing costs.

PREPARED BY: Trent deBraga, City Attorney



City of Fallon

**PURCHASE AND SALE AGREEMENT AND
ESCROW INSTRUCTIONS**

THIS PURCHASE SALE AGREEMENT AND ESCROW INSTRUCTIONS ("Agreement") is made and entered into this 5 day of June 2026, by and between RALPH T. BRADLEY, JR. and LINDA J. BRADLEY, trustees, of the BRADLEY FAMILY TRUST, dated May 22, 2015 ("Seller"), and the CITY OF FALLON, a political subdivision located within Churchill County, Nevada ("Buyer"). Seller and Buyer may be collectively referred to as the "Parties."

RECITALS:

WHEREAS, Seller is the owner of certain real property situated in the City of Fallon, County of Churchill, State of Nevada, commonly known as 415 N. Maine Street, and further identified by Churchill County Assessor's Parcel Number 001-011-04 (the "Real Property"), which is more particularly described as follows:

Beginning at a point which is the Southeast corner of Lot 7 in Block 20 of W.W. Williams Tract, Fallon, Churchill County, Nevada, according to the map thereof, filed in the office of the County Recorder of Churchill County, State of Nevada, under File No. 615; thence North along the West line of Maine Street a distance of 75 feet; thence West a distance of 127 feet; thence South a distance of 75 feet; thence East a distance of 127 feet to the point of beginning; the above described tract being the same as described in said survey and plat of Stan C. Mitchell, July 1904, as the South half of Lot 6 and all of Lot 7, in Block 20 of the above mentioned W.W. Williams Tract.

NOTE: The above metes and bounds description appeared previously in that certain Quitclaim Deed, recorded in the office of the County Recorder of Churchill County, Nevada on June 1, 2015, as Document No. 447280, of Official Records.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Sellers' Initials: RTJ LB

1

Buyer's Initials: _____

WHEREAS, Seller desires to sell and Buyer desires to purchase the Real Property together with all its improvements, tenements, hereditaments and appurtenances.

NOW THEREFORE, IN CONSIDERATION OF THE FOREGOING and the mutual agreements hereinafter contained, Seller and Buyer agree as follows:

ARTICLE 1

Escrow Instructions

Section 1.1 Agreement to Constitute Escrow Instructions. This Agreement shall constitute escrow instructions to FIRST CENTENNIAL TITLE COMPANY located at 131 S. Maine Street, Suite 201, Fallon, Nevada (the "Escrow Agent"), upon acceptance by the Escrow Agent of this Agreement as instructions to it and shall govern the close of escrow as set forth below. The Escrow Agent may supplement these instructions with its usual and customary escrow instructions provided, however, that any additional instructions do not contradict the terms set forth herein.

ARTICLE 2

Purchase and Sale of Real Property

Section 2.1 Purchase. Seller agrees to sell, and Buyer agrees to purchase the Real Property on the terms and conditions set forth in this Agreement.

Section 2.2 Consideration. The purchase price for the Real Property ("Purchase Price") shall be THREE HUNDRED FIFTY THOUSAND DOLLARS (\$350,000.00), United States currency.

Section 2.3 Broker/Agent Commission. The parties acknowledge and agree that Seller is using the services of BERNEY REALTY LTD. as Seller's Real Estate Broker/Agent for the sale of the Real Property. Buyer agrees to pay BERNEY REALTY LTD., as Seller's Real

Sellers' Initials: RRH 

Buyer's Initials: _____

Estate Broker/Agent, a commission of two and a half percent (2.5%) of the Purchase Price, totaling EIGHT THOUSAND SEVEN HUNDRED FIFTY DOLLARS (\$8,750.00).

ARTICLE 3

Title

Section 3.1 Title to Real Property. Title to the Real Property shall be evidenced by a Grant, Bargain and Sale Deed conveying good and marketable title to the Real Property to Buyer in fee simple, free and clear of all liens and encumbrances subject only to the title exceptions approved by Buyer during the Investigation Period described below. Buyer shall pay for a standard ALTA owner's policy of title insurance issued by title insurance agents of Escrow Agent in favor of Buyer in the amount of the Purchase Price, insuring title to the Real Property.

Section 3.2 Permitted Exceptions. Within three (3) days from the effective date of this Agreement, Buyer shall open an escrow with the Escrow Agent and Buyer shall order a preliminary title report ("Title Report") on the Real Property with instructions to provide a copy of said report to Seller and Buyer upon its completion. Buyer shall be allowed twenty (20) days from the receipt of the Title Report to examine the title to the Real Property and to give notice to Seller of any objections thereto. All exceptions to the title contained in the Title Report (other than monetary liens) shall be deemed permitted exceptions unless written notice of objection is given by Buyer to Seller within said twenty (20) days. If Buyer objects to any exceptions to the title, Seller shall use due diligence to the extent possible, to remove such exceptions at Seller's own expense before the Closing Date. If such exceptions cannot be removed before the Closing Date, all rights and obligations hereunder may, at the election of Buyer, terminate. If Seller is unwilling or unable to

Sellers' Initials: RTJ AB

Buyer's Initials: _____

remove such Buyer objections, Seller shall so notify Buyer within ten (10) days of receipt of said objections and in that event Buyer may terminate this Agreement.

Section 3.3 No Further Encumbrances. While this Agreement is in effect, Seller shall not do any of the following without the prior written consent of Buyer: (a) make or allow to be made, extend or allow to be extended any leases, contracts, options or agreements whatsoever affecting the Real Property; (b) cause or permit any lien, encumbrance, mortgage, deed of trust, right, restriction or easement to be placed upon the Real Property; or (c) permit any mortgage, deed of trust or other lien to be foreclosed upon due to Seller's actions or omissions, including failure to make a required payment or failure to obtain the consent of a beneficiary under any deed of trust and/or mortgage under any mortgagee on the Real Property to enter into this Agreement, if such consent is required under the terms of such deed of trust and/or mortgage.

ARTICLE 4

"As-is" sale of real property

Section 4.1 Investigation Period. Buyer has examined the real property and finds that it is fit and suitable for its purposes. Buyer understands that the sale of the real property is "as is".

Section 4.2 Buyer's Reliance on Buyer's Own Investigation. Buyer acknowledges and agrees that Buyer has made its own investigation of the suitability of the Real Property and its appurtenances, for Buyer's intended uses and therefore acknowledges that Buyer has not entered into this Agreement based upon any representations or warranties made by Seller other than those expressly contained herein. Buyer expressly acknowledges that Seller has made no representations or warranties regarding the Real Property and its

Sellers' Initials: RSB KJB

Buyer's Initials: _____

appurtenances, or their fitness for any particular use. Buyer further acknowledges that upon the close of escrow, Buyer shall take possession and title of the Real Property and its appurtenances in an "AS IS" physical condition with all faults.

ARTICLE 5

Closing Date and Closing Date Obligation

Section 5.1 Closing Date. The "Closing Date" shall be at such time as all funds are deposited to escrow and Escrow Agent can provide an ALTA policy of title insurance in favor of Buyer in the amount of the Purchase Price, subject only to the exceptions described in Section 3.1 above. Escrow shall close no later than thirty (30) days from the effective date of this Agreement, unless extended by the Parties in writing, and all ownership rights to the Real Property shall pass to Buyer by said date.

Section 5.2 Apportionment of Certain Taxes; Deferred Taxes. All real and personal property taxes, assessments, and utility charges of whatsoever nature shall be apportioned as of the Closing Date.

In making apportionments, all property taxes, assessments and similar items will be prorated on the basis of the number of days in the period in question before and after the Closing Date. The amounts to be apportioned under the provisions of this Section shall be apportioned and paid as soon as they can be calculated.

Section 5.3 Buyer's Obligations. On or before the Closing Date, Buyer shall deliver to the Escrow Agent the following:

- a) Cash, certified check, or electronic funds transfer in the amount of
THREE HUNDRED FIFTY-EIGHT THOUSAND SEVEN HUNDRED FIFTY

Sellers' Initials: RTB [Signature]

Buyer's Initials: _____

DOLLARS (\$358,750.00), representing the Purchase Price and the Real Estate Broker/Agent Commission to BERNEY REALTY LTD.;

- b) An amount equal to the premium on a standard ALTA owner's policy of title insurance;
- c) An amount equal to all of the escrow fees and closing costs charged by Escrow Agent;
- d) An amount equal to the cost of recording the Grant, Bargain and Sale Deed and Nevada Real Property Transfer Tax (if any);
- e) An amount equal to Buyer's share of items to be apportioned as provided in Section 5.2.

Section 5.4 Seller's Obligations. On or before the Closing Date, Seller shall:

- a) Deliver to the Escrow Agent the executed Grant, Bargain and Sale Deed to be recorded at the recorder's office of the County of Churchill, State of Nevada; and
- b) Seller agrees to pay from their proceeds at close of escrow an amount equal to Seller's share of items to be apportioned as provided in Section 5.2.

Section 5.5 Escrow Agent's Obligations. On the Closing Date, the Escrow Agent shall:

- a) Issue and deliver to Buyer its ALTA owner's policy of title insurance in favor of Buyer in the amount of the Purchase Price;
- b) Record the original of the Grant, Bargain and Sale Deed and deliver a copy of the same to the Buyer;
- c) Pay the Real Property Transfer Taxes, if any;

Sellers' Initials: RB LB

Buyer's Initials: _____

- d) Pay BERNEY REALTY LTD. its Real Estate Broker/Agents Commission in the amount of EIGHT THOUSAND SEVEN HUNDRED FIFTY DOLLARS (\$8,750.00);
- e) Pay all sums deposited by Buyer to Seller (less any charges to Seller);
- f) Make the apportionment required by Section 5.2 of this Agreement;
- g) Pay itself its escrow fee and its premium on its title policy; and
- h) Close the Escrow.

ARTICLE 6

Seller's Representations, Warranties and Covenants

Seller Represents that as of the date of this Agreement and through the Closing Date that:

Section 6.1 Seller is the sole owner of the Real Property and has good and marketable fee title thereto, subject only to the conditions and exceptions set forth herein.

Section 6.2 This Agreement is a legal, valid and binding obligation of Seller and is enforceable against Seller in accordance with all material terms.

Section 6.3 To the best of Seller's knowledge there are no claims, litigations, actions, suits or proceedings, administrative or judicial, filed or pending against Seller with respect to the Real Property, this Agreement or the transactions contemplated hereby, at law or in equity, before any federal, state or local court, regulatory agency, or other government agency; there are no claims that Seller's operation of the Real Property has not complied with all applicable laws that are now in effect that pertain to the Real Property.

Sellers' Initials: 

Buyer's Initials: _____

ARTICLE 7

Miscellaneous

Section 7.1 Breach of Representations, Warranties and Covenants. All representations, warranties and covenants made as part of this Agreement are material and are relied upon by the parties.

Section 7.2 Successors and Assigns. No Assignment. This Agreement shall be binding not only upon the parties but also upon their respective heirs, personal representatives, assigns, and other successors in interest. The parties acknowledge and agree that this Agreement shall not be assignable by Buyer without the prior written acknowledgment and permission of Seller.

Section 7.3 Time. Time is of the essence of this Agreement.

Section 7.4 Execution of Additional Documents. In addition to documents and other matters specifically referenced in this Agreement, Seller and Buyer agree to execute and/or deliver, or cause to be executed and/or delivered such other documents and /or materials, including additional escrow instructions carrying out the terms and conditions of this Agreement, as may be reasonably necessary to effect the transaction contemplated by this Agreement.

Section 7.5 Notices and Other Communications. Every notice or other communication required or contemplated by this Agreement by any party shall be in writing delivered either by a) personal delivery, b) prepaid overnight delivery service or c) facsimile addressed to the party for whom intended at the address specified in this Section.

Sellers' Initials: RTB SP

Buyer's Initials: _____

To Seller: Ralph T. Bradley, Jr. & Linda J. Bradley
1605 Rancho Dr.
Fallon, NV 89406

To Buyer: City of Fallon
c/o Trent deBraga
55 W. Williams Ave.
Fallon, NV 89406

Notices by overnight delivery service shall be effective on the date they are officially recorded as delivered to the intended recipient. All notices delivered in person or sent by facsimile shall be deemed to have been delivered to and received by the addressees and shall be effective on the date of personal delivery or on the date sent, respectively. Notice not given in writing shall be effective only if acknowledged in writing by a duly authorized representative of the party to whom it was given.

Section 7.6 Governing Law/Venue. The validity, construction and enforceability of this Agreement shall be governed in all respects by the laws of Nevada applicable to agreements negotiated, executed and performed in Nevada, by Nevada residents, whether one or more of the parties shall now by or hereafter become a resident of another state and venue for any action brought to enforce the terms of this Agreement shall be exclusively in the Tenth Judicial District Court of the State of Nevada in and for Churchill County.

Section 7.7 Entire Agreement; Modification; Waiver. This Agreement constitutes the entire agreement between Buyer and Seller pertaining to the subject matter contained in it and supersedes all prior and contemporaneous agreements, representations, and understandings. No supplement, modifications, or amendments of this Agreement shall be binding unless executed in writing by all the parties. No waiver of any of the provisions of this Agreement shall be deemed or shall constitute a waiver of any other provision,

Sellers' Initials: 

Buyer's Initials: _____

whether or not similar, nor shall any waiver constitute a continuing waiver. No waiver shall be binding unless executed in writing by the party making the waiver.

Section 7.8 Counterparts. This Agreement may be executed in one or more counterparts, and each counterpart shall constitute an original instrument but all such counterparts shall only constitute one and the same instrument.

Section 7.9 Captions. The captions of this Agreement do not in any way limit or amplify the terms and provisions of this Agreement.

Section 7.10 Attorney's Fees. In the event of any litigation between the parties hereto arising out of this Agreement, or if one party seeks to judicially enforce the terms of this Agreement, the prevailing party shall be reimbursed for all reasonable costs, including, but not limited to, reasonable attorney's fees.

Section 7.11 Severability. Each provision of this Agreement is severable from any and all other provisions of this Agreement. Should any provision(s) of this Agreement be for any reason unenforceable, the balance shall nonetheless be of full force and effect.

Section 7.12 Attorneys. Seller and Buyer will each be responsible for the fees and expenses of their respective attorneys.

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Sellers' Initials: RTD RP

Buyer's Initials: _____


Section 7.13 Signatures. Each of the signatories hereto warrants and represents that it is competent and authorized to enter into this Agreement and to bind its respective party.

IN WITNESS WHEREOF, the Seller and Buyer have executed this Agreement on the date first above written.

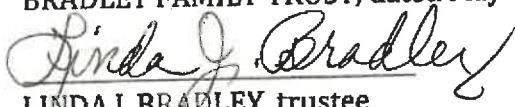
BUYER:

SELLER:

KEN TEDFORD, Mayor
City of Fallon


RALPH T. BRADLEY, JR., trustee
BRADLEY FAMILY TRUST, dated May 22, 2015

MICHAEL O'NEILL,
City Clerk/Treasurer
City of Fallon


LINDA J. BRADLEY, trustee
BRADLEY FAMILY TRUST, dated May 22, 2015

Sellers' Initials: 

Buyer's Initials: _____



CITY OF FALLON REQUEST FOR COUNCIL ACTION

DATE SUBMITTED: June 8, 2026
 AGENDA DATE: June 16, 2026
 TO: The Honorable City Council
 FROM: Derek Zimney, City Engineer
 AGENDA ITEM TITLE: Consideration and possible approval of a Parcel Map for Black Rhino Holdings LLC, to split Churchill County Assessor’s Parcel Number 001-035-37, into four parcels. **(For possible action)**

TYPE OF ACTION REQUESTED:

- Resolution
- Formal Action/Motion
- Ordinance
- Other – Discussion Only

POSSIBLE COUNCIL ACTION: Motion to approve a Parcel Map for Black Rhino Holdings LLC, to split Churchill County Assessor’s Parcel Number 001-035-37, into four parcels.

DISCUSSION: Black Rhino Holdings LLC, owners of Churchill County Assessor’s Parcel Number (APN) 001-035-37 have made application and submitted a map to split their parcel into four parcels. This Parcel Map will create four parcels, consisting of 13,222, 7,776, 7,776 and 8,669 square feet. These parcels are located within C-1 zoning and if approved will continue to 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

OWNERS CERTIFICATE:

THIS IS TO CERTIFY THAT THE UNDERSIGNED, BLACK RHINO HOLDINGS, LLC, A NEVADA LIMITED LIABILITY COMPANY, IS THE OWNER OF THAT 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 NRS CHAPTER 278, AND THAT THE EASEMENTS AS SHOWN FOR ACCESS, UTILITY AND DRAINAGE ARE HEREBY GRANTED.

BLACK RHINO HOLDINGS, LLC, A NEVADA LIMITED LIABILITY COMPANY
BY: _____ DATE: _____

NAME AND TITLE

NOTARY PUBLIC ACKNOWLEDGMENT

STATE OF _____ } s.s.
COUNTY OF _____ }
ON THIS _____ DAY OF _____, 2026,
OF BLACK RHINO HOLDINGS, LLC., PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, KNOWN TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO EXECUTED THE ABOVE INSTRUMENT FOR THE PURPOSES HEREIN STATED.

NOTARY PUBLIC

TITLE COMPANY'S CERTIFICATE:

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT THE OWNER SHOWN HEREON IS THE OWNER OF RECORD OF SAID LAND; THAT NO ONE HOLDS OF RECORD A SECURITY INTEREST IN THE LANDS AND THERE ARE NO LIENS OF RECORD AGAINST THE OWNERS FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL OR LOCAL TAXES COLLECTED AS TAXES OR SPECIAL ASSESSMENTS EXCEPT AS SHOWN.

TICOR TITLE OF NEVADA, INC.
BY: _____

PRINT NAME AND TITLE

COUNTY 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.

APN: 001-035-37

CHURCHILL COUNTY TREASURER

BY: _____ DATE: _____

PRINT NAME AND TITLE

CITY OF FALLON CERTIFICATE:

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: _____

FIRE MARSHALL CERTIFICATE:

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PARCEL MAP AND I AM SATISFIED THAT IT COMPLIES WITH THE CITY OF FALLON FIRE CODE REQUIREMENTS.

FIRE MARSHALL DATE: _____

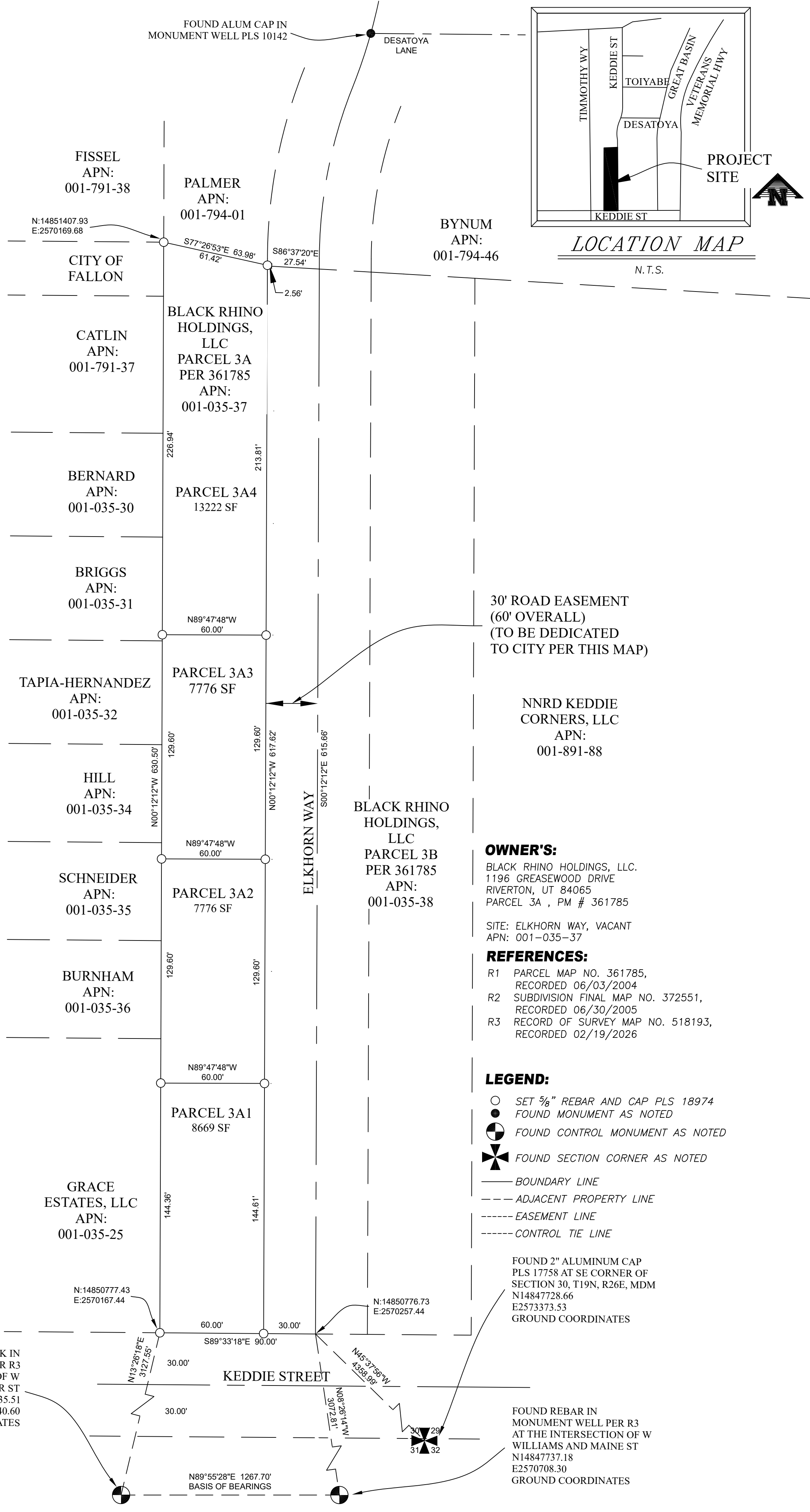
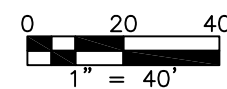
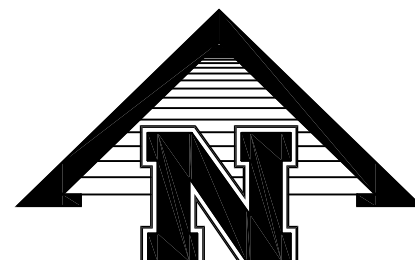
ENGINEER'S CERTIFICATE:

I, DEREK ZIMNEY, CERTIFY THAT I HAVE EXAMINED THIS MAP CONSISTING OF TWO (2) SHEETS, 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: _____

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS MAP IS BASED ON GPS OBSERVATIONS OF THE CONTROL POINTS SHOWN ON THE MAP; THE MONUMENT AT THE CENTERLINE OF INTERSECTION OF W WILLIAMS AVE AND TAYLOR ST ALONG WITH THE MONUMENT AT THE CENTERLINE INTERSECTION OF W WILLIAMS AVE AND MAINE ST.
SAID BEARING BEING: N89°55'28"W
SCALE FACTOR: 1.00028
ALL DISTANCES SHOWN ARE GROUND



NOTES:

- 1. A PUBLIC UTILITY EASEMENT IS ALSO HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT PARCEL AND THE RIGHT TO EXIT THAT PARCEL WITH SAID UTILITY SERVICE FACILITIES FOR THE PURPOSE OF SERVING OTHER PARCELS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THAT TIME, AND THE UTILITY COMPANY AND CITY ELECTRIC FACILITIES.
- 2. ALL PUBLIC UTILITY EASEMENTS SHOWN AND NOTED ON THIS PLAT SHALL INCLUDE THE USE FOR INSTALLATION AND MAINTENANCE OF CABLE TELEVISION FACILITIES, SOUTHWEST GAS, CITY WATER FACILITIES, CITY SEWER FACILITIES AND CITY STORM DRAIN FACILITIES.
- 3. A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED TO SOUTHWEST GAS WITHIN EACH PARCEL AS FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT PARCEL, WITH THE RIGHT TO EXIT THAT PARCEL WITH SAID UTILITY FACILITIES FOR THE PURPOSE OF SERVING ADJACENT PARCELS.
- 4. A TEMPORARY BLANKET SANITARY SEWER, WATER FACILITIES AND EMERGENCY ACCESS EASEMENT IS HEREBY GRANTED TO THE CITY OF FALLON OVER AND ACROSS PARCELS 3A1 THROUGH 3A4, INCLUSIVE, PER THIS PLAT. SAID EASEMENT SHALL AUTOMATICALLY TERMINATE UPON FUTURE DEVELOPMENT OF SAID PARCELS IN FAVOR OF PERMANENT EASEMENTS GRANTED THEREON.

EASEMENTS FOR UTILITY AND VIDEO SERVICES:

10' WIDE ALONG LOT LINES THAT COINCIDE WITH THE EXTERIOR BOUNDARY OF THIS LAND DIVISION, EXCEPT WHERE THE BOUNDARY IS FRONTED BY A ROAD.

5' WIDE ALONG INTERIOR LOT LINES, EXCEPT WHERE THE LOT LINE IS FRONTED BY A ROAD.

7.5' WIDE MEASURED FROM THE EDGE OF ROAD EASEMENTS OR RIGHTS-OF-WAY.

ALL EASEMENTS ARE ESTABLISHED AS INDICATED EXCEPT WHERE SUCH EASEMENT OVERLAYS AN EXISTING PUBLICLY MAINTAINED IRRIGATION OR DRAINAGE EASEMENT. IN SUCH CASE THE APPROPRIATE UTILITY EASEMENT SHALL LIE PARALLEL TO AND CONTIGUOUS WITH THE EXISTING EASEMENT.

A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED TO SOUTHWEST GAS CORPORATION WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT PARCEL, WITH THE RIGHT TO EXIT THAT PARCEL WITH SAID UTILITY FACILITIES FOR THE PURPOSE OF SERVICING ADJACENT PARCELS.

SURVEYOR'S CERTIFICATE:

I, DANIEL T. KELSÖE, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA CERTIFY THAT:

- 1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF BLACK RHINO HOLDINGS, LLC.
- 2. THE LANDS SURVEYED LIE WITHIN THE NORTHWEST QUARTER (NW ¼), OF SECTION 30, TOWNSHIP 19 NORTH, RANGE 29 EAST, MOUNT DIABLO MERIDIAN, CITY OF FALLON, COUNTY OF CHURCHILL, STATE OF NEVADA, AND THE SURVEY WAS COMPLETED IN FEBRUARY 2026.
- 3. THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.
- 4. THE MONUMENTS DEPICTED ON THIS PLAT ARE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED, AND ARE OF SUFFICIENT NUMBER AND DURABILITY.

DANIEL T. KELSÖE, PLS 18974
FOR AND ON BEHALF OF
DK SURVEY, INC.



6/02/2026

UTILITY COMPANIES CERTIFICATE:

THE UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE BEEN CHECKED, ACCEPTED, AND APPROVED BY THE UNDERSIGNED PUBLIC UTILITY AND CABLE TV COMPANIES.

CITY OF FALLON DATE: _____
BY & TITLE:

CC COMMUNICATIONS DATE: _____
BY & TITLE:

CHARTER COMMUNICATIONS DATE: _____
BY & TITLE:

SOUTHWEST GAS CORPORATION DATE: _____
BY & TITLE:

RECORDER'S CERTIFICATE:

FILED FOR RECORD AT THE REQUEST OF DK SURVEY, INC., ON THIS _____ DAY OF _____, 2026, AT _____ O'CLOCK, _____ M., IN BOOK _____, OF OFFICIAL RECORDS OF CHURCHILL COUNTY, NEVADA.

RECORDING FEE: _____ CHURCHILL COUNTY RECORDER

FILE NO. _____ BY: _____

PARCEL MAP FOR BLACK RHINO HOLDINGS, LLC.
BEING ALL THAT PORTION OF PARCEL 3A, AS SHOWN ON PARCEL MAP NO. 361785, OFFICIAL RECORDS OF CHURCHILL COUNTY, NEVADA; WITHIN THE NW¼ OF SECTION 30, T.19N., R.29E., M.D.M.
CITY OF FALLON CHURCHILL COUNTY NEVADA
DRAWN BY: DTK
DATE: APRIL 2026
PROJ. CODE: LEWIS
PROJ. #: 103-18-009.2
SHEET 1 OF 1
DK SURVEY, Inc. 2035 WOODHAVEN LANE SPARKS, NV 89434 775-750-0584



CITY OF FALLON

REQUEST FOR COUNCIL ACTION

DATE SUBMITTED: June 10, 2026
 AGENDA DATE: June 16, 2026
 TO: The Honorable City Council
 FROM: John Riley, Support Services Captain
 AGENDA ITEM TITLE: Fallon Police Department Monthly Report for May 2026 (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.

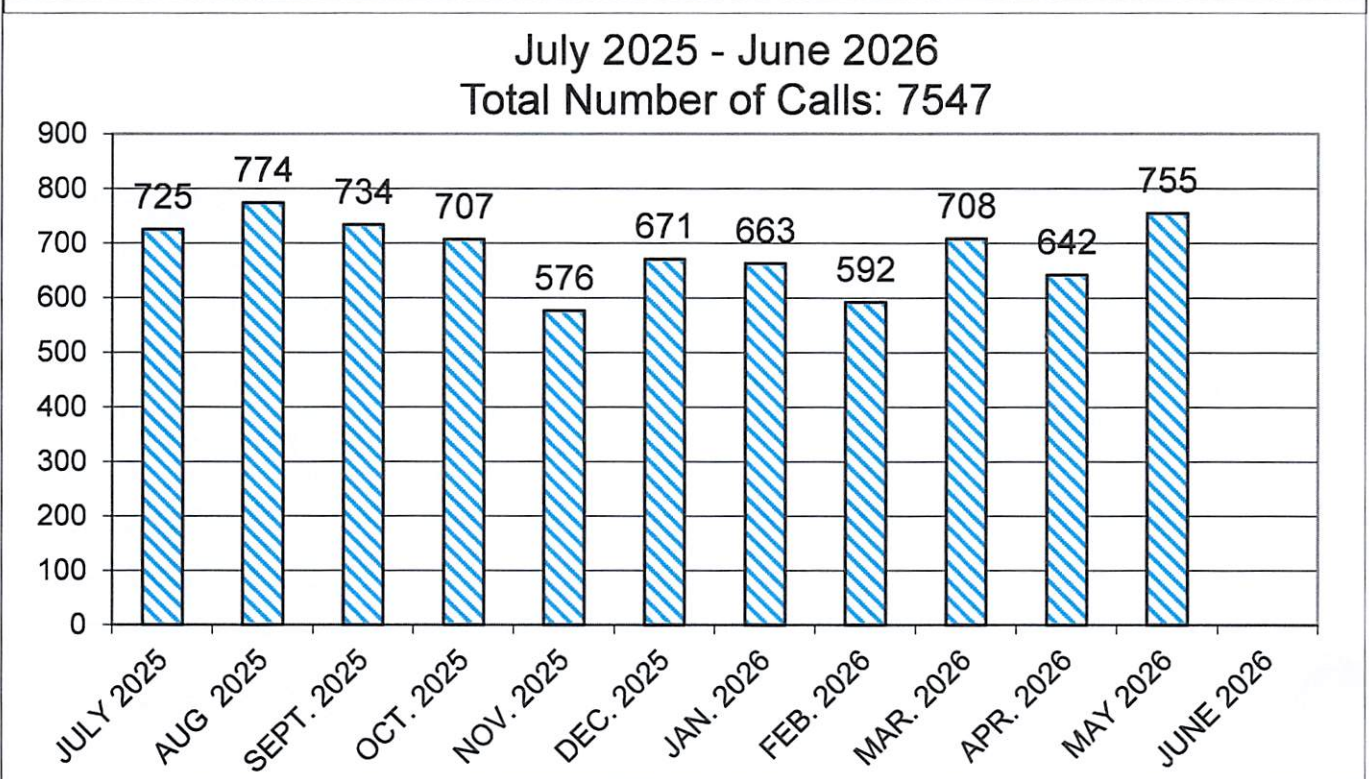
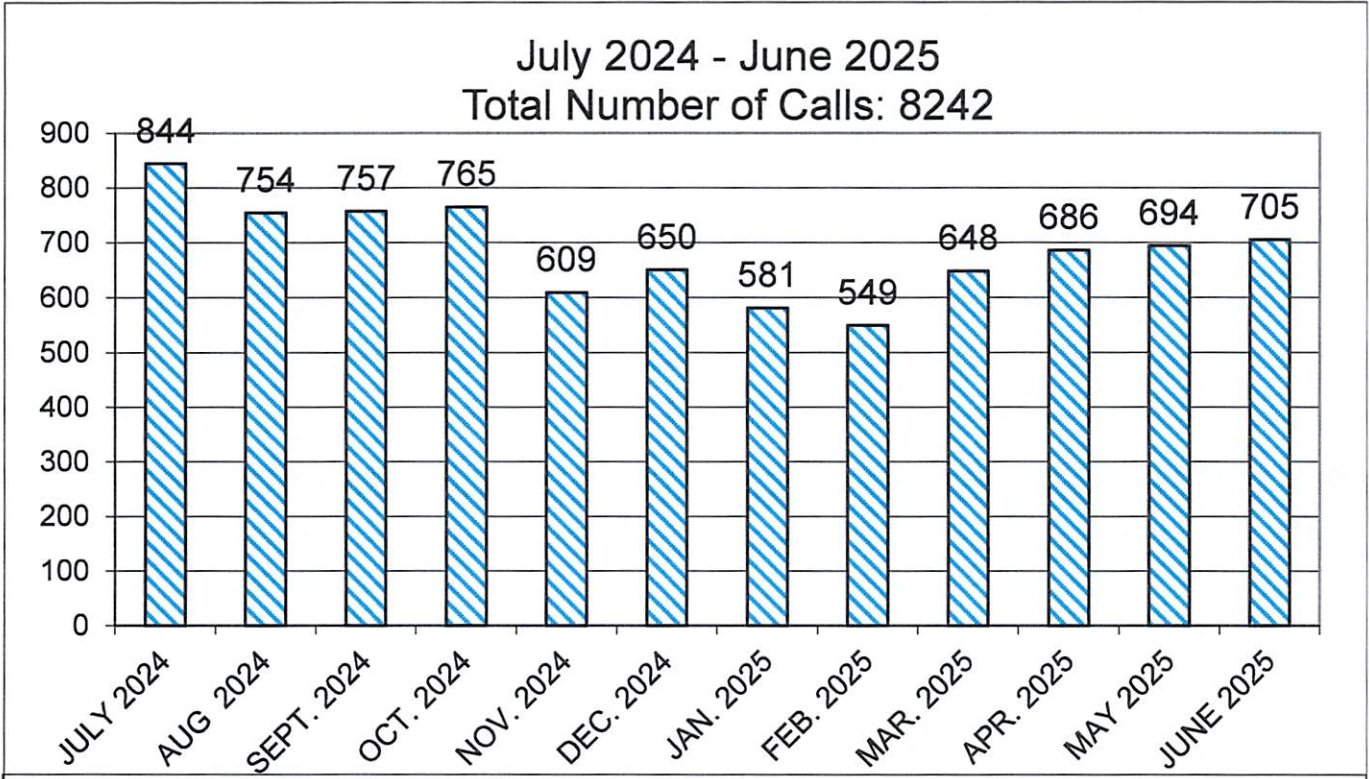
PREPARED BY: Emily Rasmussen

PRESENTED TO COUNCIL BY: Support Services Captain John Riley

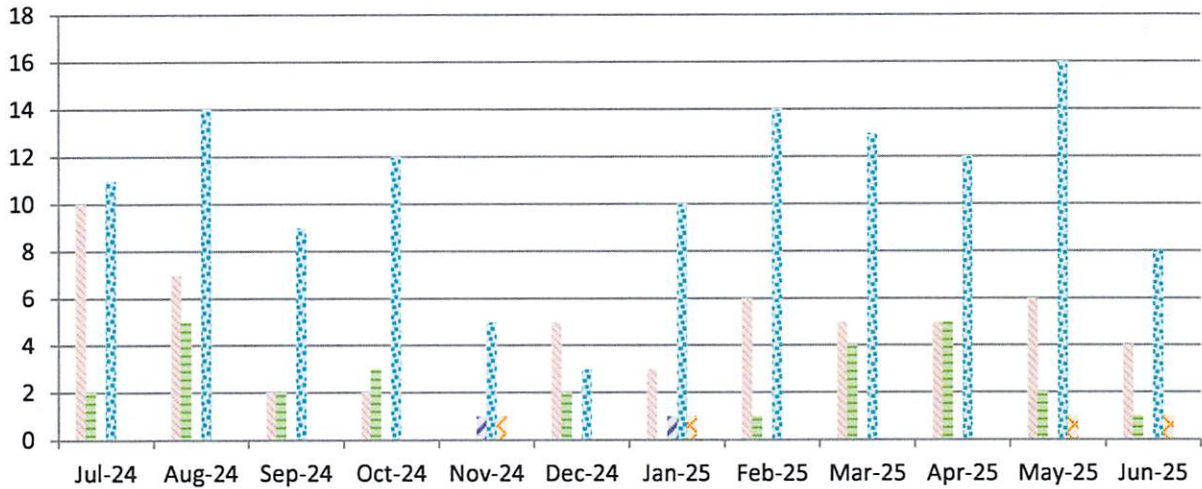
MONTHLY ACTIVITY REPORT



May 2026

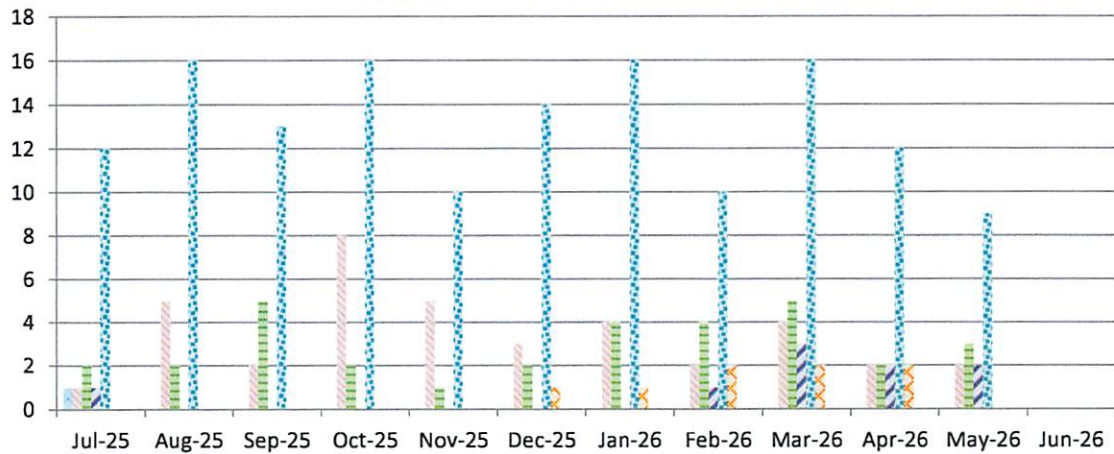


July 2024 - June 2025



	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25
Sex Offense	0	0	0	0	0	0	0	0	0	0	0	0
Domestic Battery	10	7	2	2	0	5	3	6	5	5	6	4
Battery Assaults	2	5	2	3	0	2	0	1	4	5	2	1
Stolen Vehicle	0	0	0	0	1	0	1	0	0	0	0	0
Larceny	11	14	9	12	5	3	10	14	13	12	16	8
Burglary	0	0	0	0	1	0	1	0	0	0	1	1
Robbery	0	0	0	0	0	0	0	0	0	0	0	0
Homicide	0	0	0	0	0	0	0	0	0	0	0	0

July 2025 - June 2026

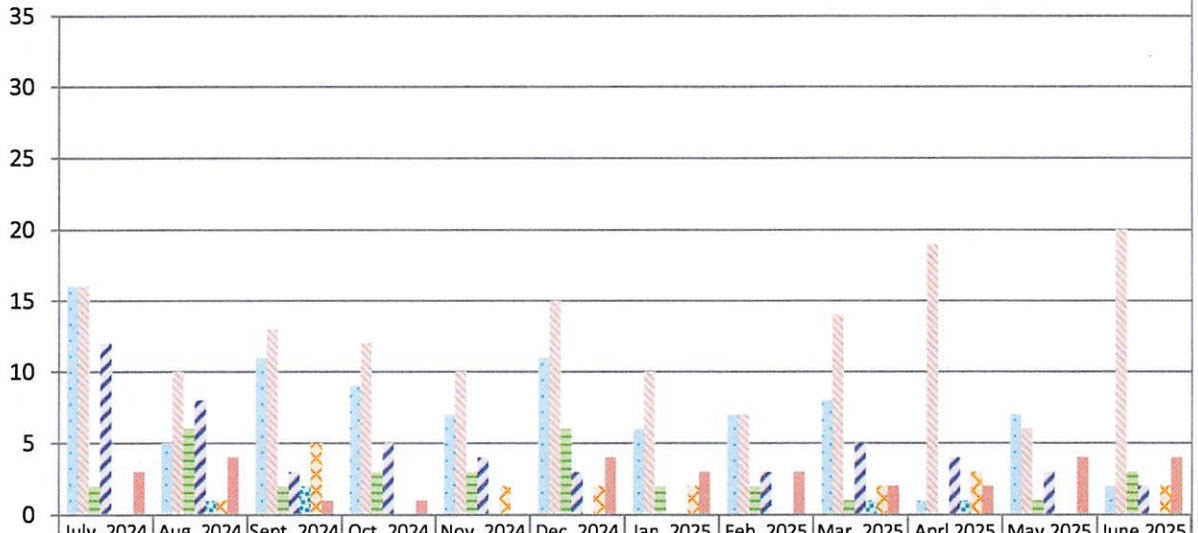


	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26
Sex Offense	1	0	0	0	0	0	0	0	0	0	0	0
Domestic Battery	1	5	2	8	5	3	4	2	4	2	2	2
Battery Assaults	2	2	5	2	1	2	4	4	5	2	3	3
Stolen Vehicle	1	0	0	0	0	0	0	1	3	2	2	2
Larceny	12	16	13	16	10	14	16	10	16	12	9	9
Burglary	0	0	0	0	0	1	1	2	2	2	0	0
Robbery	0	0	0	0	0	0	0	0	0	0	0	0
Homicide	0	0	0	0	0	0	0	0	0	0	0	0

Arrest Summary

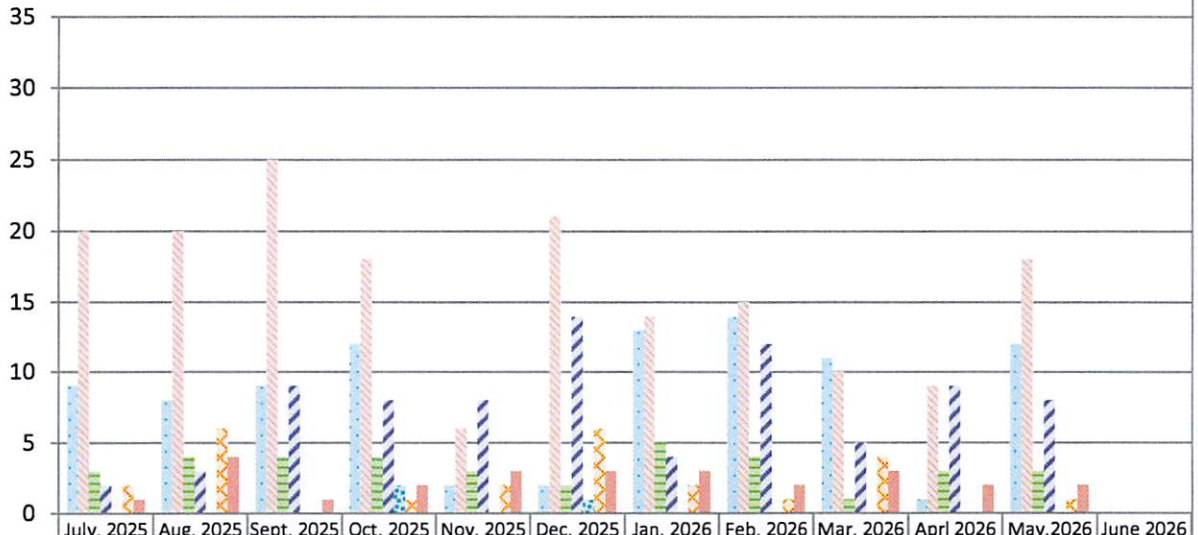
Item 8.

July 2024 - June 2025



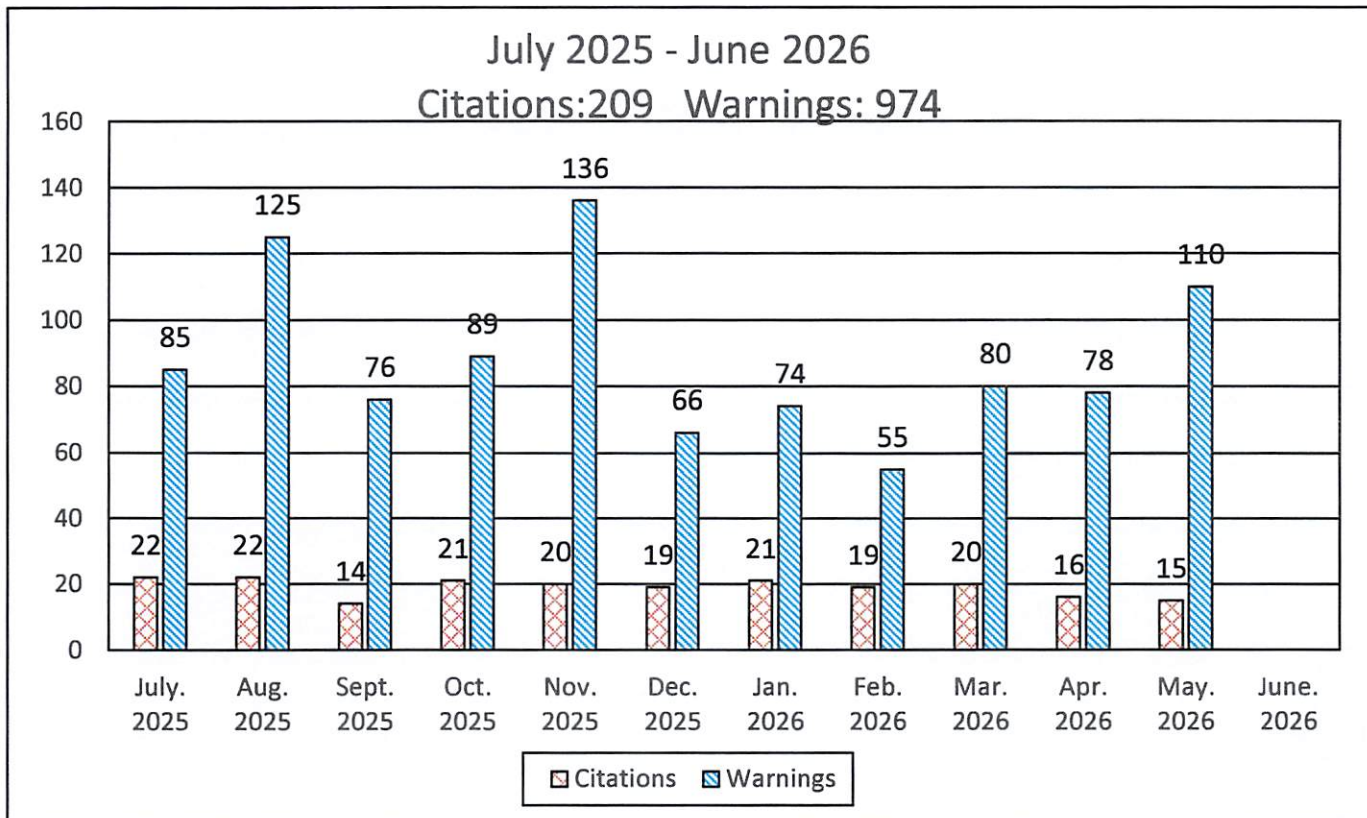
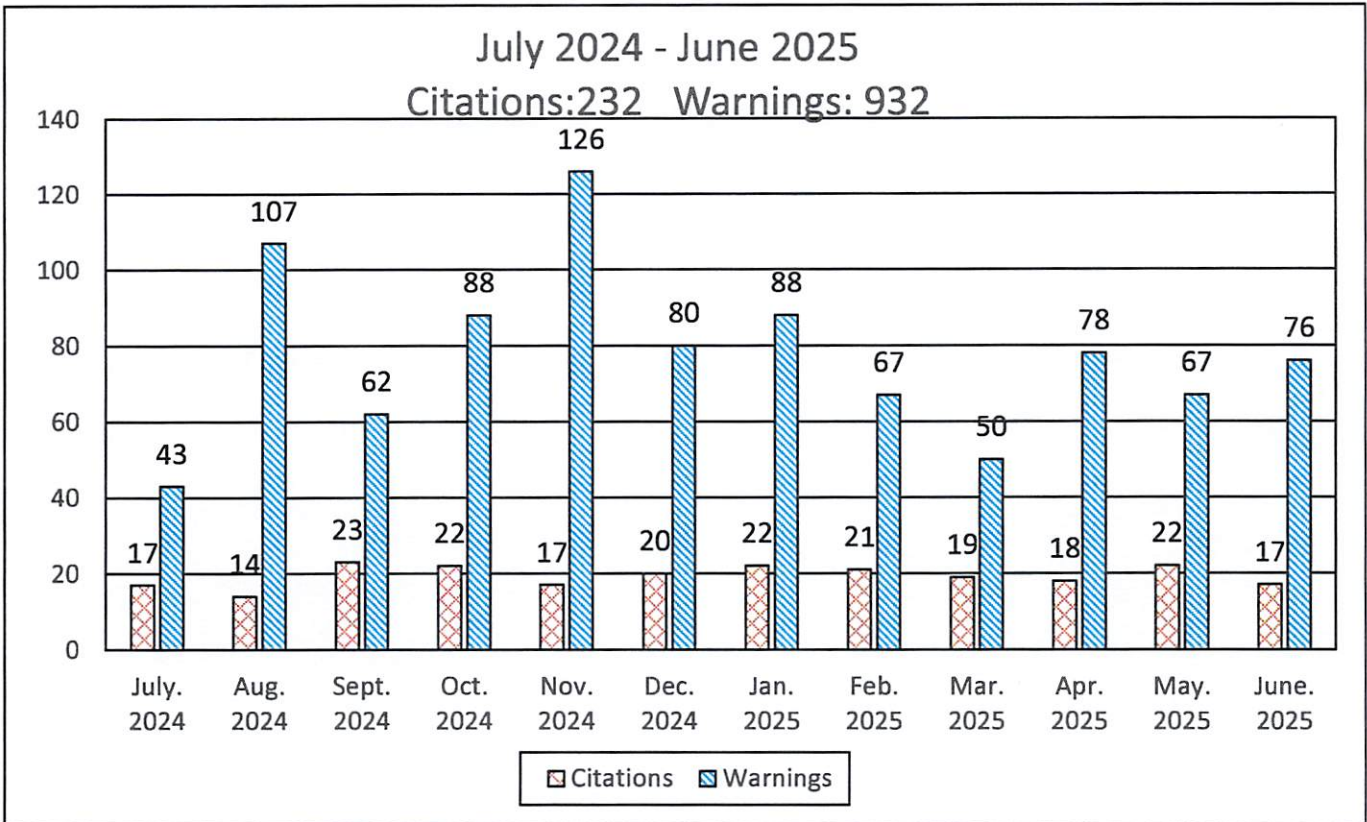
	July. 2024	Aug. 2024	Sept. 2024	Oct. 2024	Nov. 2024	Dec. 2024	Jan. 2025	Feb. 2025	Mar. 2025	April 2025	May.2025	June 2025
Felony/GM	16	5	11	9	7	11	6	7	8	1	7	2
Misd.	16	10	13	12	10	15	10	7	14	19	6	20
DUI's	2	6	2	3	3	6	2	2	1	0	1	3
Juvenile Misd.	12	8	3	5	4	3	0	3	5	4	3	2
Juvenile Felony/GM	0	1	2	0	0	0	0	0	1	1	0	0
CPC's	0	1	5	0	2	2	2	0	2	3	0	2
Domestic Violence	3	4	1	1	0	4	3	3	2	2	4	4

July 2025 - June 2026

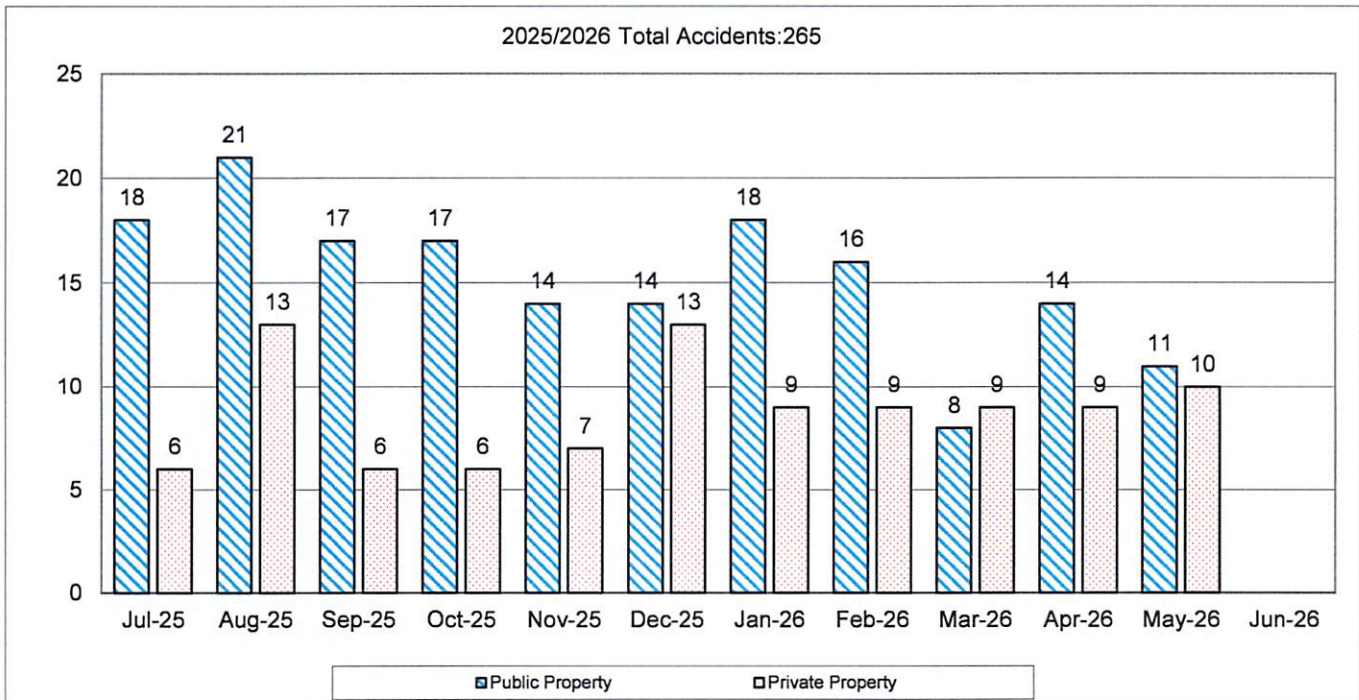
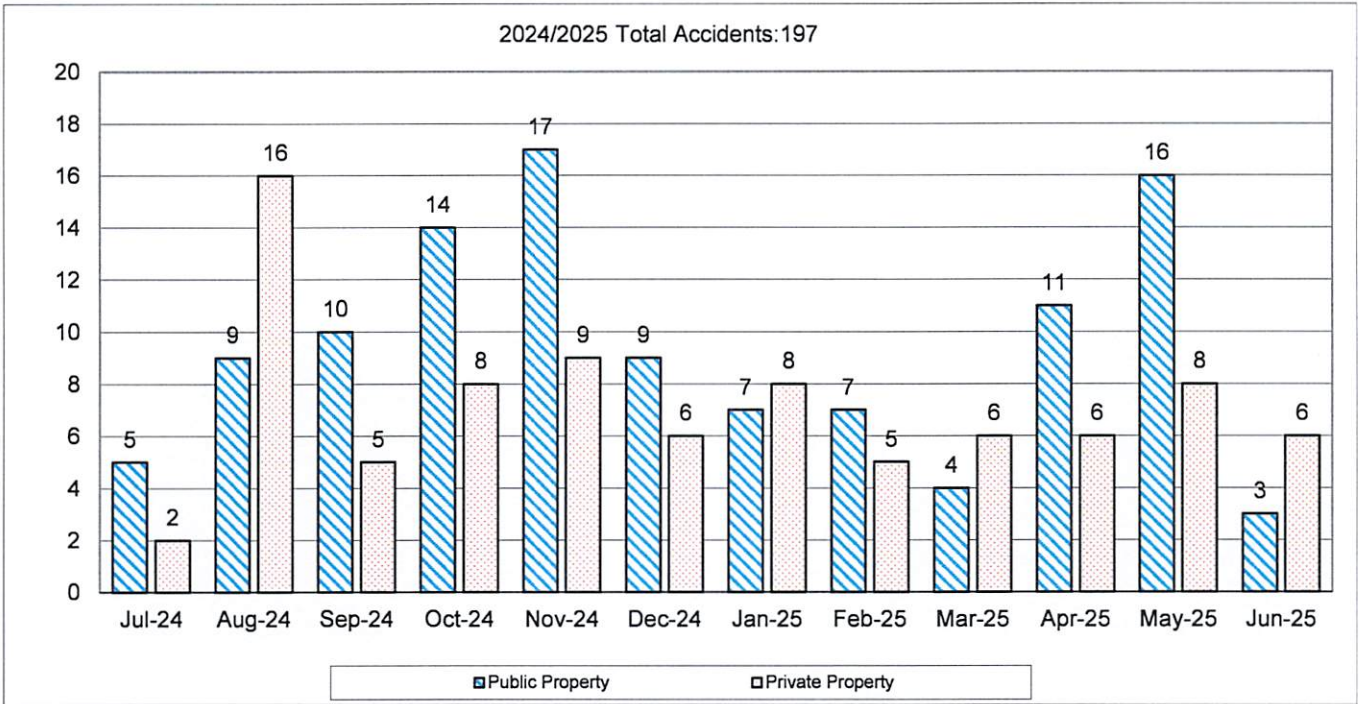


	July. 2025	Aug. 2025	Sept. 2025	Oct. 2025	Nov. 2025	Dec. 2025	Jan. 2026	Feb. 2026	Mar. 2026	April 2026	May.2026	June 2026
Felony/GM	9	8	9	12	2	2	13	14	11	1	12	
Misd.	20	20	25	18	6	21	14	15	10	9	18	
DUI's	3	4	4	4	3	2	5	4	1	3	3	
Juvenile Misd.	2	3	9	8	8	14	4	12	5	9	8	
Juvenile Felony/GM	0	0	0	2	0	1	0	0	0	0	0	
CPC's	2	6	0	1	2	6	2	1	4	0	1	
Domestic Violence	1	4	1	2	3	3	3	2	3	2	2	

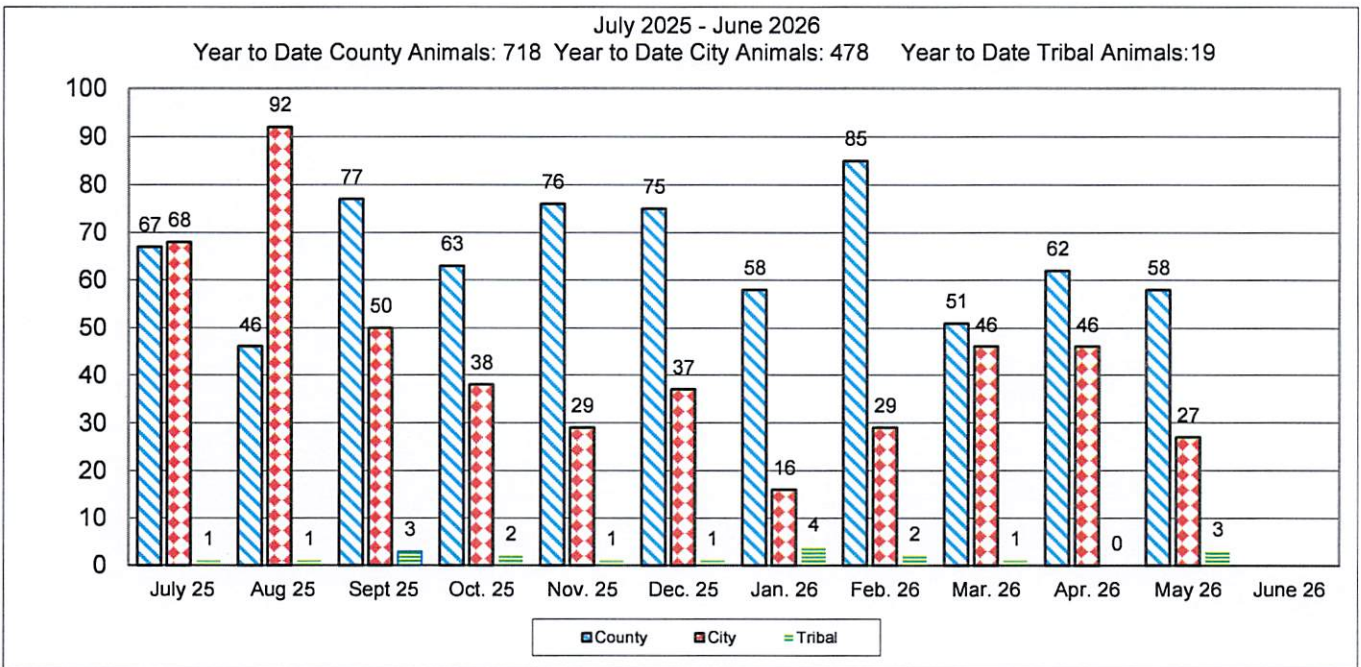
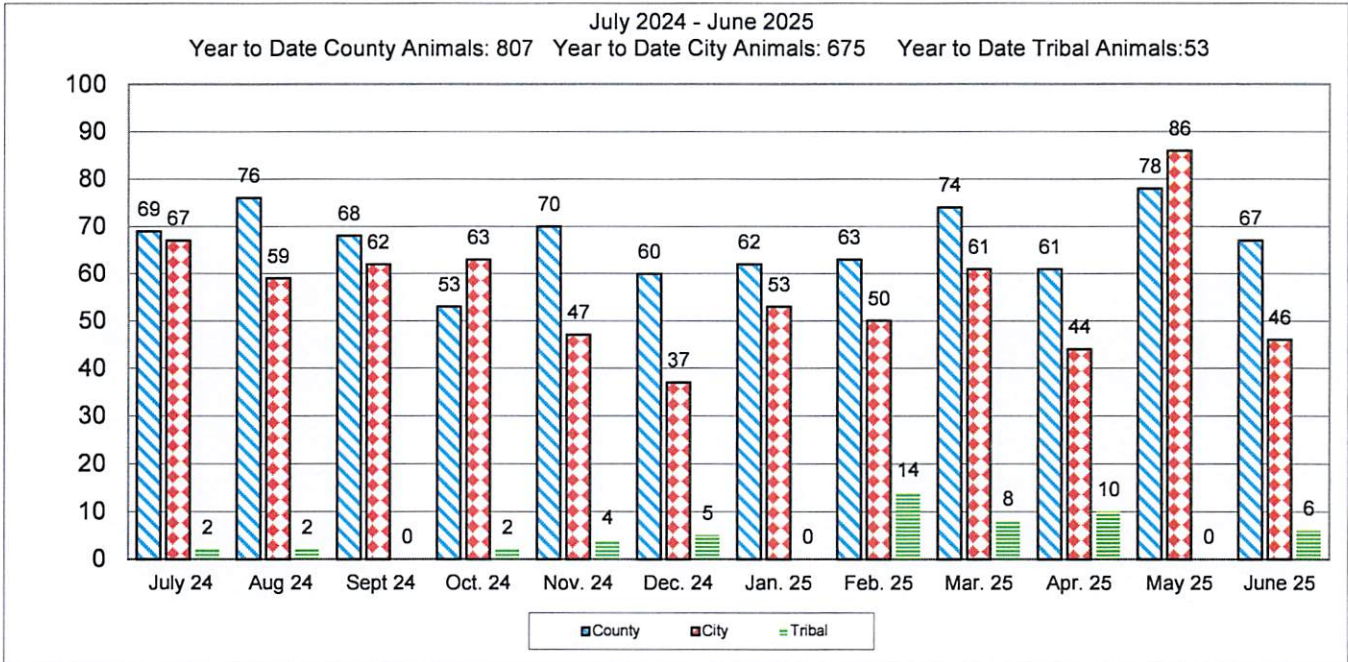
Moving Citation Traffic Warnings



Traffic Accidents



Animal Shelter Services



**Fallon Police Department
Activities / Special Events
May 2026
ASSISTANCE**

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

INDOCTRINATION

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

VOLUNTEERS IN POLICE SERVICES

May 2026 the Fallon Police VIPS volunteered one hundred and four (104) hours to the agency.

OTHER PUBLIC RELATIONS

During May officers conducted special details for the following:

- On May 1, 2026, officers provided a traffic escort for Kyle Petty.
- On May 5, 2026, Sgt. Groom gave a tour of the Police Department to Sage Academy students.
- On May 8, 2026, officers provided an escort for the Swim Team.
- On May 9, 2026, officers provided an escort for the Swim Team.
- On May 11, 2026, officers provided an escort for the Golf Team to State.
- On May 15, 2026, officers provided an escort for the Swim Team to State.
- On May 15, 2026, officers provided an escort for the Track Team to State.
- On May 16, 2026, all Animal Shelter employees attended the Bark in the Park event.
- On May 16, 2026, Detective Aboytes worked a Racing Event at the Top Gun Drag Strip.
- On May 18, 2026, officers provided an escort for the UNR Football team.
- On May 20, 2026, officers provided traffic control for Oasis Academy students going to the park.
- On May 30, 2026, CSO Hammond & CSO Norcutt attended the Chalk Festival with shelter dogs.
- On May 30, 2026, Officer Aller worked a Racing Event at the Top Gun Drag Strip.
- On May 31, 2026, Detective Abernathy worked a Racing Event at the Top Gun Drag Strip.
-

BREAKDOWN OF ARRESTS

During the month of May, the Police Department had forty-four (44) total arrests:

- There were twelve (12) felony/gross misdemeanor arrests
- There were eighteen (18) misdemeanor arrests

- There were three (3) DUI arrests
- There were eight (8) juvenile arrests
- There were two (2) Domestic Violence arrests



Activity Report for May 2026

Total Service Hours	104.0
Training Hours	
Helping Hand Contacts	24
<u>Other Assignments:</u> <i>Helping Hand</i>	<i>22.5 hrs.</i>