



AGENDA

COUNCIL MEETING

55 West Williams Avenue Fallon, NV
July 07, 2026 at 9:00 AM

The Honorable City Council will meet in a regularly scheduled meeting on July 7, 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 June 16, 2026 and June 18, 2026. **(For possible action)**
5. Approval of Warrants **(For possible action)**
 - A) Accounts Payable
 - B) Payroll
 - C) Customer Deposit
6. Consideration of application by Jose Martinez Maya for a mobile food vendor license for Pocar De Aces, LLC. **(For possible action)**

7. Consideration and possible action to adopt Resolution 26-07-01: A resolution of the City Council of Fallon Nevada providing for the transfer of the City's 2026 Private Activity Bond Volume Cap to the Nevada Rural Housing Authority. **(For possible action)**
- 8. Public Comments (For discussion only)**
- 9. Council and Staff Reports (For discussion only)**

This agenda has been posted on or before 9:00 a.m. on July 1, 2026 at City Hall, City's website (<https://fallonnevada.gov>) and the State of Nevada public notice website (<https://notice.nv.gov/>).

The supporting material for this meeting is also available to the public on the City's website (<https://fallonnevada.gov>) and the State of Nevada public notice website (<https://notice.nv.gov/>) or by contacting Elsie Lee, Deputy City Clerk, City Clerk's Office, City Hall, 55 West Williams Avenue, Fallon, Nevada, 775-423-5104

/s/ Elsie M. Lee

NOTICE TO PERSONS WITH DISABILITIES: Reasonable effort will be made to assist and accommodate physically handicapped persons desiring to attend the meeting. Please call the City Clerk's Office at 775-423-5104 in advance so that arrangements may be conveniently made.

**MINUTES
CITY OF FALLON
55 West Williams Ave
Fallon, Nevada
June 16, 2026**

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

Present:

Mayor Ken Tedford
Councilwoman Kelly Frost
Councilwoman Karla Kent
Councilman Paul Harmon
Chief of Staff Bob Erickson
City Attorney Trent deBraga
City Clerk Treasurer Michael O'Neill
Public Works Director Brian Byrd
Deputy Public Works Adrian Noriega
Deputy Public Works Marco Guerrero
Deputy Public Works Erik Fain
Captain John Riley
Director of Tourism Jane Moon

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.

Consideration and possible approval of Council Meeting Minutes for May 5, 2026, May 19, 2026, May 28, 2026, and June 2, 2026.

Councilman Harmon motioned to approve the Council Meeting Minutes for May 5, 2026, May 19, 2026, May 28, 2026, and June 2, 2026; seconded by Councilwoman Kent and
June 16, 2026 Fallon City Council Meeting

approved with a 3-0 vote by the Council.

Approval of Warrants

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

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

Consideration and possible action to approve 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 1 realtor fees in the amount of eight thousand seven hundred fifty dollars (\$8,750) and related escrow fees and costs.

City Attorney Trent deBraga stated that 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 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. The fiscal impact will be \$358,750.00 and the contract is attached and I can answer any questions that the Council may have.

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

Councilwoman Frost stated that she believes this is an important acquisition for the area and thanked all those who helped make it happen.

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 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; seconded by Councilwoman Frost and approved with a 3-0 vote by the Council.

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.

Public Works Director Brian Byrd stated that Black Rhino Holdings LLC, owners of Churchill County Assessor's Parcel Number (APN) 001-035-37, have made an 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.

Mayor Tedford stated that these parcels are located on Elk Horn Way.

Public Works Director Brian Byrd stated that was correct. The development team and the City staff have been working closely with Mr. Lewis, on this project, to ensure that the final product is not only in compliance with C-1 zoning but meets all applicable standards for construction in that area. Elk Horn Way already has utilities stubbed on both sides of the roadway.

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

Councilman Harmon inquired on what the final product will be.

Public Works Director Brian Byrd stated that they have flexibility to do anything that we discuss, that is in accordance with the C-zoning. It does sound like the intention is to place a duplex-style product along the west side first, and follow that, potentially, on the east side.

Councilman Harmon stated that he thinks this is needed in that area and make that block look better than the weeds that used to be along there.

Public Works Director Brian Byrd stated that it will be a big improvement. There is certainly a need for multi-family housing.

Mayor Tedford stated that it is a great improvement to what is currently on Elk Horn Way.

Public Works Director Brian Byrd agreed. It is a unique lot, and I applaud Daren, and his team, for coming up with a design and a development that works for such a unique parcel that is as thin and long as it is. They have put in a lot of hard work.

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

No further comments were noted.

Councilwoman Frost motioned to approve the Parcel Map for Black Rhino Holdings LLC, to split Churchill County Assessor's Parcel Number 001-035-37, into four parcels; seconded by Councilwoman Kent and approved with a 3-0 vote by the Council.

Fallon Police Department Monthly Report for May 2026.

Captain John Riley presented the May monthly report. The report will compare the May 2025 crime, traffic stops, and traffic accident statistics to May 2026. Total calls-for-service this month were 755.

- Crime Summary: 2 total Domestic Battery; 3 Battery.
- Theft Calls: 11 total thefts for various items.
- Arrest Summary: 44 total arrests.
- Moving Citations/Traffic Warnings: 125 traffic stops were made; 15 issued citations.
- Public/Private Property Accidents: 21 total accidents.
- Animal Shelter Services: Total – 88; Churchill County – 58; City – 27; Fallon Paiute Shoshone Tribe – 3.

- Volunteers in Police Services: 104 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.

Councilman Harmon stated that it is great seeing officers going to lemonade stands and other things within the community involving our youth. Getting out and networking with the youth is a positive influence in our community, and I am glad that they are doing it. Thank you and thank them for getting out and doing this.

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 inquired if there were any Council or staff reports.

No further reports were noted.

Adjournment

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

Mayor Ken Tedford

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

**MINUTES
CITY OF FALLON
55 West Williams Ave
Fallon, Nevada
June 18, 2026**

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

Present:

Mayor Ken Tedford
Councilwoman Kelly Frost
Councilwoman Karla Kent
Chief of Staff Bob Erickson
City Attorney Trent deBraga
Deputy City Attorney Sean Rowe
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 Jose Perez

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

Mayor Tedford led the Pledge of Allegiance.

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

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

Mayor Tedford stated that Paul was unable to attend 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.

No comments were noted.

Canvass of returns for the City of Fallon Primary Election held June 9, 2026.

City Clerk Treasurer Michael O'Neill stated that on June 11, 2026, Linda Rothery, Churchill County Clerk Treasurer, submitted an affidavit to the City stating 881 voters were listed in precinct 2 when they should have been listed in precinct 1 (Ward 1), and were therefore not given the opportunity to vote in the Fallon City Council Ward 1 contest. The affidavit further stated that, as a result of the issue identified involving the inability of voters to submit ballots for the 2026 Primary City Election, a special election for Fallon City Council Ward 1 was requested.

City Attorney Trent deBraga stated that Nevada Revised Statute chapter 293C requires certain steps to be taken following a primary election. Those steps include the canvassing of returns by the City Council and the Mayor upon receipt of the returns from the Primary Election, at which time, during the canvass, if any clerical issues are discovered, the City Council and Mayor shall note those separately. The returns are provided in your agenda packet and are part of the record. Furthermore, after the canvass is complete, the City Clerk enters an abstract of the results upon the record of the City Council. The abstract prepared by City Clerk Treasurer Michael O'Neill is included with the agenda packet and is before the City Council and part of the record. Along with the City Clerk entering the abstract of the results upon the records of the City Council, the City Council is tasked with entering an Order, causing the City Clerk to certify the abstract. However, based upon the Affidavit submitted by Linda Rothery, Churchill County Clerk/Treasurer and the noted issues contained therein, including Ward I voters not having an opportunity to vote in the Fallon City Council Ward I contest, City staff recommends that the abstract of the results not be certified.

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

Councilwoman Kent stated that it sounds like this is a discrepancy between Ward I and Ward II. In the background notes it mentions, at the beginning of the elections, that we had an issue with Lori Norcutt showing as a resident in Ward III. How did Ward III get into the equation?

County Clerk Treasurer Linda Rothery greeted the Council. Upon discovery, we found that there were 881 voters that were not in the Ward I race. At the time it was discovered, we went and requested all of the information and did research. We manually fixed the candidate and reached out to the Secretary of State's office to identify the issue. At that time, we found that there were multiple voters that were incorrect. Then, they updated my street file, and in my election management software to reflect those changes. However, there was a failed process. So, the end result was that my street files were updated but my voter registration files were not. March is when we actually found out where the candidate was not in the right precinct, and that's when our street and address segment of our software was updated. That software update did push over to a bucket within my voter registration database. However, it was missed and it was not updated. Therefore, nothing changed for all 881 voters, at that time. It was later that we had a voter bring it to our attention, that they were in the wrong precinct or Ward. Last week, that was when we dove into it and realized that this was not a completed process, and where the error was. Upon that discovery, I immediately went to the Secretary of State, City of Fallon, and My DA's office. We figured out the error, and we just needed to move on with what our process would be for the next steps. So, moving forward because our software is still evolving, I can guarantee this will never happen again. I will be putting in auditing measures, in place, to see if there are any anomalies with the data within the street files, as well as the voter registration files. I am working closely with the Secretary of State's office in developing auditing reports, so not just me, in Churchill County, but all of the counties within the state, that they have all of these different auditing and processes in place, so it won't happen

to me, or anyone else, again. I think one of the things that occurred, prior to the discovery, was last week, and it was a failed process. Truly, it was in my backyard, and I should have caught this, but I did not. Since this happened, we are just trying to get through it to make sure everything is done effectively, by the law, and the public has been notified. I personally talked to the candidates, on Election Day, to let them know. I have talked to them multiple times with the process, so they were in the loop before anything hit the media. I have done what I think was best for our community, in getting past this. I have been with the County for 25 years and I have conducted elections. This was a personal hit to me because we go above and beyond. We follow the law, we process things, and proof things. Everything is usually so accurate, so, having this missed process was a hard hit. The voters have entrusted me in conducting elections with integrity and transparency and I have always given 200% in making the election process the most accurate and smooth way possible and because of this situation, the only remedy, is to have a special election for the Fallon City Council Ward I race. In doing this, yes, it is an extra process, and I am sorry that we had this occur, but this is the only way we can make it right. We want to ensure that the voters' voices are heard through the election process. This is what makes our democracy. I want to make sure that the candidates have an accurate election. Additionally, I would like to thank Mayor Tedford, City Clerk Treasurer Michael O'Neill, and City legal Counsel. We have worked tirelessly with you in making this process as smooth as it could possibly be. I will answer any questions you may have.

Mayor Tedford stated that as Linda knows, he has always supported her and the elections she has run. These people attack the honesty of what you have done. There is a process where the Legislature gave those elections control to the Secretary of State, and handed a portion of that down to you, as the County Clerk. Although you are falling on your sword, I don't think that is fair because there is a process where the Secretary of the State should have intervened, due to having total control of elections. There is a process here where there should have been a check and balance system. That didn't happen. I don't find you at fault for this. There may have been a mistake. I don't understand, where with this world of technology, why someone would have to manually press a button. There is a button to push at the State too, that pushes these precincts into the correct Wards, in a Ward election. I find the Secretary of State at fault also. There hasn't been anything said about that, only about you, which I think is terribly unfair. So, while you explain this to us, and maybe not to the total degree of what maybe we would understand, which I have been struggling with over the week. We try and understand, and some things I still don't understand. It is not fair to put this all on you. I guess that is the point where I am today. Yes, there needs to be a special election, as soon as someone in Ward I didn't get to vote. I have been a candidate, and you are plotting to that day of election. You have a lot of energy and emotion, and your families do too. Now, you have to have another one. Yes, a lot of harm and hurt has been caused to those candidates. Which is unfair, but fairness is to all the citizens in our County. Especially, this one, in our City. You cannot, in my opinion, and you aren't going to do it today, continually take all the blame. The buck stops here. I have a sign on my desk that says that, so, I get that, that you are in charge of the election. They are done with the Secretary of State's involvement because they have the computer system. There are checks and balances with that computer system. They trained all of you with that computer system, and it is their vote now, where it used to be yours. Prior years, before that computer system started, whenever that was, by Legislative demand, it was your responsibility, but now it is part of the State's. I think the State needs to share in the burden. Your press release didn't say that. Our press release did mention the State in it because we believe they should share in the burden of what happened here. While I except your explanation because you know better than anybody, on how these things work, and what you testified to today, and how you will

answer to what the Council might ask you. I want you to know that it is not all your fault. The State played a part. Don't try to take the whole burden today.

Councilwoman Frost stated she is trying to wrap her head around the numbers. Do you have the figures for how many total registered voters are registered in Ward I?

County Clerk Treasurer Linda Rothery stated that she has that figure somewhere in her paperwork. I must have left that paper on my desk, but it is around 1,300.

City Attorney Trent deBraga stated that we could reference the Election Summary Report. It says on there, for the registered voters, 1,308.

County Clerk Treasurer Linda Rothery stated that number does not include the 881 voters.

Councilwoman Frost stated that it would be 1,308 voters plus the 881 voters.

County Clerk Treasurer Linda Rothery that number does include active and inactive. However, don't quote me on that because I was running numbers yesterday.

Mayor Tedford stated that we don't agree with Linda on some of the numbers because of the total population of the City being 9,300 people. The three Wards have to be evenly split by at least a 5% ratio. Some of these numbers don't jive with us, regarding registered voters, because of the number of voters that nationally register or don't register. I just wanted to tell you that, but don't want to get into that today.

Councilwoman Frost stated that she appreciates Linda coming forward as soon as she found out there was a problem. You came forward, acknowledged it, and started working on a solution. I appreciate your efforts in that. This was a glitch. Historically, you have always done an excellent job, and I have always said that to you, and I appreciate all your efforts. I think if one person is disenfranchised, I think we need to have a new election. I echo the Mayor's comments that you are not the only one to blame for this. Thank you.

Councilwoman Kent stated that it is important to know that we do understand things do happen. I feel sorry for the candidates because running an election campaign is a tough thing to do. This was very unfortunate, but I value you for stepping up and taking ownership and taking steps to correct it. I think another election is the only way to go.

County Clerk Treasurer Linda Rothery stated the precinct numbers are always a moving target because they are constantly getting new registrants that move into the system. I would even be okay entertaining a more defined precinct. I say precinct because that is my world, and it is wrapped around Wards. Precinct I is Ward I, and that way I can get you those numbers. From the extract, it would be different, even now. I have identified that there were truly 881 voters missed, and I have a list of them that I manually updated myself, in the system, to make sure that they are in Ward I. I have gone through the list, verifying it between voter registration and the street file. I requested that the Secretary of the State give me an Audit Report because there is not one available, at this time, in our voter registration system. They provided that to me, showing me the mismatches, which I verified. How it ties into those final numbers, I am not quite sure if the math is correct at this meeting because I wanted to be sure I was pulling the proper information.

Mayor Tedford stated that he thinks this is where people get confused, unless you are the City, who talks strictly in Wards. The candidate that runs for office gets a print-out sheet that has precincts on it, and you have to manually go through it. In the old days, precincts used to be even, and they were even in the wards, so you knew which one was which. When the population changed, it changed the precincts and wards in order to make it work within that 5% NRS requirement. The precinct numbers weren't very clean. We hardly ever talk in precincts, here. That is your whole world, precincts. That can confuse the public, at large, about which precinct they are in. Political parties talk in precincts too, and even have Precinct Captains, but

what Ward does that mean? Often times I think the media even gets mixed up with the precincts and wards. This is a ward election. It doesn't matter what precinct you are in. Even in the first article I read it had precinct/ward, which is confusing in itself. That isn't your fault or ours. It is just how the public thinks.

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

No further comments were noted.

Councilwoman Frost motioned to not certify the abstract of returns for the City of Fallon Primary Election held June 9, 2026, based on the Affidavit received from Linda Rothery, Churchill County Clerk/Treasurer; seconded by Councilwoman Kent and approved with a 2-0 vote by the Council.

Mayor Tedford stated he would like to make a brief statement. As outlined today, the City has received and reviewed the Affidavit of Linda Rothery, Churchill County Clerk/Treasurer, which acknowledges that certain Ward 1 voters were not provided with the opportunity to vote in the Fallon City Council Ward 1 election. Moreover, City Clerk Michael O'Neill has submitted a detailed statement setting forth the apparent cause of this issue based upon the information provided to the City by the Secretary of State's Office and County election officials. Based upon the facts currently before us, it is clear that a special election must be conducted for the Ward 1 Council race to ensure that all eligible voters are afforded their fundamental right to participate in the electoral process. A special election is the immediate remedy available to the City to address the current situation and restore confidence in the outcome. However, this issue extends beyond this election. While the City of Fallon has no direct role in the administration of elections or the operation of the Nevada Secretary of State's election software, the public deserves transparency, accountability, and assurance that the appropriate corrective measures will be taken to prevent this error from reoccurring. Every eligible voter must have confidence that their voice will be heard, not only in this election, but in every election moving forward. Accordingly, as Mayor of the City of Fallon, I urge the Secretary of State's Office to conduct a thorough review of its election software and implement the necessary modifications, safeguards, and testing procedures to ensure that this error does not occur again. I also urge Churchill County to evaluate and strengthen its verification processes so that election systems function as intended and any irregularities are identified and corrected before ballots are issued. The integrity of our elections is essential to public trust. The voters of Ward 1, and all residents of the City of Fallon, deserve a system that is accurate, transparent, and reliable. We remain committed to ensuring that every eligible voter has the opportunity to participate fully in the democratic process.

Consideration and possible action to declare and order a Special Election for Fallon City Council Member Ward 1 to be held on July 21, 2026.

City Attorney Trent deBraga stated that Nevada Revised Statute 293C.710 provides that, "If a city election is prevented in any precinct or district by reason of the loss or destruction of the ballots intended for that precinct or district, or any other cause, the appropriate election officers in that precinct or district shall make an affidavit setting forth that fact and transmit it to the governing body of the appropriate city. Upon receipt of the affidavit and upon the application of any candidate for any city office to be voted for by the registered voters of that precinct or district, the governing body of the city shall order a new election in that precinct or district." Attached to this agenda item is an Affidavit submitted by Linda Rothery, Churchill County Clerk/Treasurer, stating, in part, that 881 voters in Ward 1 were not given the

opportunity to vote in the Fallon City Council Member Ward 1 contest. Furthermore, one of the candidates for Fallon City Council Member Ward 1 submitted an application and request to the City of Fallon requesting a new election. NRS 293C.710 mandates that the governing body of the city shall order a new election upon receipt of an affidavit from the appropriate election officer and upon the application of a candidate. Having received both, it is recommended that the Council set a Special Election for City Council Member Ward 1 to be held on July 21, 2026.

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

Councilwoman Frost inquired on the special election date. If the special election is held on July 21st, would that allow appropriate time to ensure the NRS requirements for elections be fulfilled.

County Clerk Treasurer Linda Rothery stated it would. We will start by mailing out ballots. They have to hit mailboxes by July 6th. We are going to offer 2 days of early voting, that is Friday and Saturday prior to election day. We will be following the law to make sure we are accommodating everything. We will be sending out sample ballots prior to mail-in ballots. I have contacted and I am working with all my vendors, so we get this done efficiently and give the voters time to respond with mail-in ballots as well as voting in-person. The in-person voting will occur, even on election day, at the administrative building located at 155 N Taylor St. I will be putting out another press release with this information. I will probably push that out today. We will be notifying all of the voters in Ward I with that information, and why they are getting a sample ballot for a special election, which will include information on how we got to this point.

Councilwoman Frost inquired on the date the sample ballots would be mailed out.

County Clerk Treasurer Linda Rothery stated that it may be at the end of June but probably before the mailing. I do know that by July 6th we will have to have mailed out all of the ballots. Most likely, the week before. We have already built it and did our preparation. We just had to wait for Council to approve this, or not. Our sample ballots would probably go out in a week or so.

Councilwoman Frost stated that it sounds like they would be out by June 30th and the actual mail ballots would go out by July 6th. Early voting would be that Friday and Saturday prior to the election. Would that be the 17th and 18th?

County Clerk Treasurer Linda Rothery confirmed. Friday we are going to mimic what we normally do, so Friday it will be from 8:00 a.m.-6:00 p.m. Saturday it will be from 10:00 a.m.-2:00 p.m., and Election Day would be from 7:00 a.m.-7:00 p.m.

Mayor Tedford inquired about the location of the elections.

County Clerk Treasurer Linda Rothery stated that it would be in the Churchill County Administrative Building.

Councilwoman Frost stated that we will be sure and have signs at the Convention Center notifying people of the election location.

County Clerk Treasurer Linda Rothery stated that they would be getting more information out on their website. All those postings would be great if you could have stuff on your doors and have that information for the voters.

Mayor Tedford stated that if Linda could provide us with that information we could get it on our website as well.

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 declare and order a Special Election for Fallon City

Council Member Ward 1 to be held on July 21, 2026; seconded by Councilwoman Frost and approved with a 2-0 vote by the Council.

Public Comments

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

Council and Staff Reports

Mayor Tedford inquired if there were any Council or staff reports.
No further reports were noted.

Adjournment

There being no further business to come before the Council, Mayor Tedford adjourned the meeting at 9:35 a.m.

Mayor Ken Tedford

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



CITY OF FALLON

REQUEST FOR COUNCIL ACTION

DATE SUBMITTED: June 30, 2026
 AGENDA DATE: July 7, 2026
 TO: The Honorable City Council
 FROM: Elsie Lee, Deputy City Clerk
 AGENDA ITEM TITLE: Consideration of application by Jose Martinez Maya for a mobile food vendor license for Pocar De Aces, LLC. **(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 Jose Martinez Maya for Pocar De Aces, LLC.

DISCUSSION: Jose Martinez Maya, owner of Pocar De Aces, LLC has made an application for a mobile food vendor license for Pocar De Aces, LLC. A mobile food vendor license is a privileged license that allows the licensee to sell food from a motor vehicle, or other type of food service conveyance, for human consumption and which is used to sell and dispense food or beverages to customers.

The application has been reviewed by Chief Daniel Babiarz, City Attorney Trent deBraga, Chief of Staff Robert Erickson, City Engineer Derek Zimney and Deputy City Clerk Elsie Lee and has been recommended for approval.

FISCAL IMPACT: Annual mobile food vendor license fee revenue.

FUNDING SOURCE: N/A.

PREPARED BY: Elsie Lee, Deputy City Clerk



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 Name: Martinez Maya Jose Antonio
Last First MI

Application Date: 1/30/2016

Title: owner

Phone: 775-300-2904

Address: 3500 Cushman rd

Email: MartinezMayaAntonios@gmail.com

Date of Birth: [REDACTED]

Driver's License Number: [REDACTED]

Driver's License State: [REDACTED]

Business Entity Type: ☐ Sole Proprietor ☐ Partnership ☒ Limited Liability Company ☐ DBA
☐ Corporation ☐ Association ☐ Other: _____

Business Name: Pacar & Aces L.L.C

Business Owner(s): D

Name	Address	Title
<u>Romero</u>		
<u>Sofia Esmeralda Juarez</u>	<u>3500 Cushman rd</u>	
<u>Antonio Martinez Maya</u>	<u>3500 Cushman rd</u>	

Business Address (if applicable): NA City State Zip

Name of owner's authorized agent, if any: Sofia Esmeralda Juarez Romero

Provide a description of the selling methods to be used and the nature of the products or services to be offered:
We will be selling food and traditional Mexican dishes prepared fresh and authentic we'll also provide drinks and homemade beverages.

Have you owned or managed any other business? ☐ Yes ☒ No

If Yes, list the business(es) you have managed:

Begin/End	Name	Address	City	State	Zip



CITY OF FALLON CLERK'S OFFICE

55 West Williams Avenue, Fallon, Nevada 89406

Phone: (775) 423-5104

Fax: (775) 423-8874

- Have you ever been issued a business or mobile food vendor license?

If Yes, when? 1/30/2026

- Have you ever had a business or mobile food vendor license revoked?

If Yes, when? _____

- Have you ever been denied a business or mobile food vendor license?

If Yes, when? _____

Have you ever been arrested? ☐ Yes ☒ No

If Yes, provide the following information:

Date	Charge	Arresting Agency	Disposition

☒ Yes ☐ No

What Agency? Secretary of State

☐ Yes ☒ No

What Agency? _____

☐ Yes ☒ No

What Agency? _____

Vehicle Information (to be used for mobile vending):

Year of Vehicle	Make	Model	Plate Number
<u>2026</u>	<u>TRLR</u>	<u>Conces</u>	<u>DEAcS</u>

- * 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:

- That I have received and read a copy of Chapter 5.60 of the Fallon Municipal Code- Mobile Food Vendors.
- 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
- 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.

* José Antonio Martínez Alarcón
Applicant's Signature

**CITY OF FALLON CLERK'S OFFICE**

55 West Williams Avenue, Fallon, Nevada 89406

Phone: (775) 423-5104

Fax: (775) 423-8874

AUTHORIZATION AND RELEASE

I, José Antonio Martinez, authorize the Fallon Police Department to perform a background check and to release the results of said investigation, which may include information of a confidential or privileged nature, to the City Council in public documents and/or discussion at a public meeting.

José Antonio Martinez
Applicant's Signature

OFFICIAL USE ONLY:

Account No.	License No.	Payment Received By:
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STATE OF NEVADA

DEPARTMENT OF TAXATION

MAIN OFFICE

3850 Arrowhead Dr., Carson City, Nevada 89706

JOE LOMBARDO
GovernorGEORGE KELESIS
Chair, Nevada Tax CommissionSHELLIE HUGHES
Executive Director

May 19, 2026

Letter ID: L0000549717

POCAR DE ACES LLC
PO BOX 6372
FALLON NV 89407-6372

Account: SUT-0000-3644-2840

Attached is your Nevada Sales Tax Permit. It must be displayed in public view at permit location.

Please use your Account ID for all correspondence or telephone calls to the Department.

Based on the estimated monthly taxable receipts you provided, your filing frequency will be Quarterly.

As stated on the application, your business start date is May 12, 2026, making your next upcoming remittance due on or before July 20, 2026.

The Department of Taxation is providing businesses with the ability to view and manage their accounts via the internet through its interactive website, My Nevada Tax, located at MyNVTax.nv.gov/TAP. Businesses can file tax returns, make payments, and view financials associated with their Sales and Use Tax.

A business must first register and receive a username and password before My Nevada Tax will allow access to view and manage accounts. If you are already registered to use My Nevada Tax, this account type will be added to your existing login.

The Nevada Sales Tax Permit has been issued pursuant to an application duly filed and payment of prescribed fees. This Sales Tax Permit is subject to the provisions of Nevada Revised Statute 360. This Sales Tax Permit shall be considered valid unless canceled, suspended, or revoked for good cause in accordance with Title 32.

MAIN OFFICE	DISTRICT OFFICE LOCATIONS	
CARSON CITY OFFICE 3850 Arrowhead Dr., Carson City, Nevada 89706 (775) 684-2000	RENO OFFICE 9850 Double R Blvd, Suite 101 Reno, NV 89521 (775) 687-9999	LAS VEGAS OFFICE 700 E. Warm Springs Rd, Suite 200 Las Vegas, Nevada 89119 (702) 486-2300

In the event of an address change, please notify the Department of Taxation immediately in order to direct any correspondence to your new address.

Central Nevada Health District

Food Establishment Health Permit

Mobile Food Unit - MFU

Issued To

POCAR DE ASES
3500 CUSHMAN RD
FALLON, NV 89406

Be it known this Mobile Food Unit - MFU 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 05/01/2026

Expiration Date 04/30/2027

Permit Number 26-139



CENTRAL NEVADA
HEALTH DISTRICT

Shannon Ernst

Public Health Administrator

THIS PERMIT IS NOT TRANSFERABLE AND MUST BE PROMINENTLY DISPLAYED

Entity Information**Entity Information**

Entity Name:	POCAR DE ACES LLC	Entity Number:	E54848342026-6
Entity Type:	Domestic Limited-Liability Company (86)	Entity Status:	Active
Formation Date:	01/30/2026	NV Business ID:	NV20263520069
Termination Date:	Perpetual	Annual Report Due Date:	1/31/2027
Compliance Hold:		Series LLC:	Restricted LLC:

Registered AGENT INFORMATION

Name of Individual or Legal Entity:	JOSE ANTONIO MARTINEZ MAYA	Status:	Active
CRA Agent Entity Type:		Registered Agent Type:	Non-Commercial Registered Agent
NV Business ID:		Office or Position:	
Jurisdiction:			
Street Address:	3500 CUSHMAN RD, Fallon, NV, 89406, USA		

Address: NV, 89407, USA

Item 6.

OFFICER INFORMATION

☐ **View Historical Data**

Title	Name	Address	Last Updated	Status
Managing Member	SOFIA ESMERALDA JUAREZ RAMERO	3500 CUSHMAN RD, Fallon, NV, 89406, USA	01/30/2026	Active
Managing Member	JOSE ANOTINIO MARTINEZ MAYA	3500 CUSHMAN RD, Fallon, NV, 89406, USA	01/30/2026	Active

Page 1 of 1, records 1 to 2 of 2

[Filing History](#) [Name History](#) [Mergers/Conversions](#)

[Return to Search](#) [Return to Results](#)



Department of Motor Vehicles
555 Wright Way
Carson City, NV 89711-0625
(775) 684-4368

2027 EXPIRES
4/28/2027

LICENSE NUMBER POCAR	YEAR 2016	MAKE CHEV	TYPE TCW	CYL 8	MSRP 46535.00	FUEL G	AXLE 2	DECLARED WEIGHT 8499	UNLADEN WEIGHT 5302
VEHICLE IDENTIFICATION NUMBER 3GCUKSEC6GG225409			MODEL NAME/LENGTH SILVERADO K1500 LTZ			COUNTY BASED CHURCHILL			
ISSUE DATE 4/28/2026	FLEET NUMBER	UNIT NUMBER	FARM/RANCH VEHICLE N		DECAL NUMBER POCAR	PLATE BACKGROUND RAIDERS			

POCAR DE ACES LLC (REGD)
MARTINEZ-MAYA, JOSE ANTONIO (REGD)
JUAREZ ROMERO, SOFIA ESMERALDA (REGD)

POCAR DE ACES LLC
PO BOX 6372
FALLON NV 89407-6372

PLATES AND REGISTRATION MUST BE RETURNED WHEN NOT OPERATING THE VEHICLE
Form NVREG04 198619332 - 3036 - 12240

Instructions for applying the
decal to the rear license plate are
on the reverse of this form.



Department of Motor Vehicles
555 Wright Way
Carson City, NV 89711-0625
(775) 684-4368

2027 EXPIRES
5/20/2027

LICENSE NUMBER DEACES	YEAR 2026	MAKE UNPU	TYPE 4W	CYL	MSRP 35950.00	FUEL 0	AXLE 2	DECLARED WEIGHT 0	UNLADEN WEIGHT 4365
VEHICLE IDENTIFICATION NUMBER 3R9SAFE24TM117305			MODEL NAME/LENGTH CONCESSION-18'			COUNTY BASED CHURCHILL			
ISSUE DATE 5/20/2026	FLEET NUMBER	UNIT NUMBER	FARM/RANCH VEHICLE N		DECAL NUMBER DEACES	PLATE BACKGROUND LAKE TAHOE			

MARTINEZ-MAYA, JOSE ANTONIO (REGD)
POCAR DE ACES LLC (REGD)

MARTINEZ-MAYA, JOSE ANTONIO
PO BOX 6372
FALLON NV 89407-6372

PLATES AND REGISTRATION MUST BE RETURNED WHEN NOT OPERATING THE VEHICLE
Form NVREG04 199305429 - 3036 - 12702



Instructions for applying the
decal to the rear license plate are
on the reverse of this form.

Mobile Food Vendor License Application Interview Supplement

APPLICANT: Martinez-Maya, Jose Antonio

DATE: 5/26/26

BUSINESS NAME: Pocar De Aces LLC

I (will)/will not be the on-site supervisor.

If not, the on-site supervisor will be _____

I understand that if the on-site supervisor changes, I am responsible for notifying the City Clerk's Office. Initials JAMM

I acknowledge that, as the license holder, I am personally responsible for all items sold through the mobile store. Initials JAMM

I further acknowledge that as the license holder, I am responsible for the business and may be held personally responsible for any violations of law or ordinance. Initials JAMM

I have received, read, and understand the Mobile Food Vendor and Business License requirements within the Fallon Municipal Code and agree to abide by those requirements. Initials JAMM

Witness: John Riley, Police Captain

FALLON POLICE DEPARTMENT

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

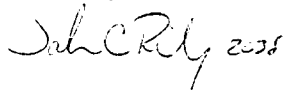
Daniel Babiarz
Chief of Police

May 26, 2026

This letter certifies that Mr. Jose Martinez-Maya, of 3500 Cushman Rd, Fallon, NV 89406, owner of "Pocar De Aces LLC" has completed application and has passed the limited background check, including a local records check, CPClear and DMV Database checks, for operating a mobile food vending truck/trailer within the City of Fallon.

Mr. Martinez-Maya has indicated on his application that he has reviewed chapter 5.60 of the Fallon Municipal Code which specifically lists the laws regarding Mobile Food Vending platforms.

Sincerely,



John C. Riley
Support Services Captain



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: 5/22/2026

Applicant: Jose Martinez Maya

Business: Pocar De Aces, LLC

License Type: Mobile Food Vendor

Application Type: ☒ New ☐ Owner Change ☐ Name Change ☐ Manager Change ☐ Location Change

OFFICIAL USE ONLY

City of Fallon	Approve	Approve with Conditions	Disapprove
Chief of Police	<u>[Signature]</u>		
Chief of Staff	<u>[Signature]</u>		
Engineering/Building Department	<u>[Signature]</u>		
Attorney's Office	<u>[Signature]</u>		
City Clerk's Office	<u>[Signature]</u>		
Fallon/Churchill Fire Dept	<u>[Signature]</u>		
Conditions required for approval: _____			
Committee recommendation for application: <u>Approved</u> <u>Approved with Conditions</u> <u>Disapproved</u>			

OFFICIAL USE ONLY:

Account No.	License No.	Payment Received By:
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CITY OF FALLON

REQUEST FOR COUNCIL ACTION

DATE SUBMITTED: June 26, 2026
 AGENDA DATE: July 7, 2026
 TO: The Honorable City Council
 FROM: Nevada Rural Housing
 AGENDA ITEM
 TITLE: Consideration and possible action to adopt Resolution 26-07-01: A resolution of the City Council of Fallon Nevada providing for the transfer of the City's 2026 Private Activity Bond Volume Cap to the Nevada Rural Housing Authority. **(For possible action)**

TYPE OF ACTION REQUESTED:

☒ Resolution ☐ Formal Action/Motion	☐ Ordinance ☐ Other
---	--

POSSIBLE COUNCIL ACTION: Motion to adopt Resolution 25-07-01: A resolution of the City Council of Fallon, Nevada providing for the transfer of the City's 2026 Private Activity Bond Volume Cap to the Nevada Rural Housing Authority.

DISCUSSION: The Nevada Rural Housing Authority ("NRHA") has submitted a request for the City to transfer its 2026 private activity bond volume cap to the NRHA. The NRHA promotes, provides and finances affordable housing opportunities for rural Nevadans. The City has annually approved the request from the NRHA. If approved, the attached resolution and transfer certificate will be executed and delivered to the Nevada Department of Business and Industry.

PREPARED BY: Michael O'Neill, City Clerk/Treasurer

TO BE PRESENTED TO COUNCIL BY: Michael O'Neill, City Clerk/Treasurer

RESOLUTION NO. 26-07-01

RESOLUTION OF THE CITY COUNCIL OF FALLON, NEVADA PROVIDING FOR THE TRANSFER OF THE CITY'S 2026 PRIVATE ACTIVITY BOND VOLUME CAP TO THE NEVADA RURAL HOUSING AUTHORITY.

WHEREAS, pursuant to the provisions of Chapter 348A of the Nevada Revised Statutes (“NRS”) and Chapter 348A of the Nevada Administrative Code (“NAC”), there has been allocated to the City of Fallon, in Churchill County, Nevada (the “City,” “County” and “State,” respectively), the amount of \$646,326.26 in tax-exempt private activity bond volume cap for the year 2026 (the “2026 Bond Cap”); and

WHEREAS, the Nevada Rural Housing Authority (the “NRHA”), has requested that the City transfer its 2026 Bond Cap to the NRHA for the purpose of providing a means of financing the costs of single family residential housing that will provide decent, safe and sanitary dwellings at affordable prices for persons of low and moderate income (“Single Family Programs”); and

WHEREAS, the City is a local government as defined by NAC 348A.070; and

WHEREAS, Section 348A.180 of the NAC provides a procedure whereby the City may, by resolution, transfer to any other local government located within the same county, all or any portion of its 2026 Bond Cap; and

WHEREAS, pursuant to NRS 315.983(1)(a), the NRHA is an instrumentality, local government and political subdivision of the State; and

WHEREAS, the NRHA is located within the County, pursuant to NRS 315.963, which defines the NRHA’s area of operation as “any area of the State which is not included within the corporate limits of a city or town having a population of 150,000 or more.”

NOW, THEREFORE, the City Council of the City does hereby find, resolve, determine and order as follows:

Section 1. Recitals. The recitals set forth herein above are true and correct in all respects.

Section 2. Transfer of Private Activity Bond Volume Cap. Pursuant to NAC 348A.180, the City hereby transfers its 2026 Bond Cap in the amount of \$646,326.26 to the NRHA for its Single Family Programs.

Section 3. Use of 2026 Bond Cap. The NRHA will use the 2026 Bond Cap for single family purposes in calendar year 2026 or carry forward any remaining amount according to the Internal Revenue Code of 1986, as amended, for such purposes.

Section 4. Representative of City. Pursuant to NAC 348A.180(1), the Director of the State of Nevada Department of Business and Industry (the “Director”) may contact Michael O’Neill, City Clerk Treasurer, City of Fallon, regarding this Resolution at (775) 423-5104 or by email at moneill@fallonnevada.gov or in writing at 55 West Williams Avenue, Fallon, Nevada 89406.

Section 5. Additional Action. The Mayor and City Clerk Treasurer are hereby authorized and directed to take all actions as necessary to effectuate the transfer of the 2026 Bond Cap, and carry out the duties of the City hereunder, including the execution of all certificates pertaining to the transfer as required by NAC Ch. 348A.

Section 6. Direction to the NRHA. The NRHA shall notify the Director in writing as soon as practicable of the occurrence or nonoccurrence of any term or condition that would affect the disposition of the 2026 Bond Cap.

Section 7. Representative of the NRHA. Pursuant to NAC 348A.180(3), the Director of Business and Industry may contact Shawn Heusser, Director of Finance of the NRHA regarding this Resolution at (775) 886-7913 or by email at sheusser@nvrural.org or in writing at Nevada Rural Housing Authority, 3695 Desatoya Drive, Carson City, Nevada 89701.

Section 8. Obligation of the City. This Resolution is not to be construed as a pledge of the faith and credit of or by the City, or of any agency, instrumentality, or subdivision of the City. Nothing in this Resolution obligates or authorizes the City to issue bonds for any project or to grant approvals for a project or constitutes a representation that such bonds will be issued.

Section 9. Enforceability. If any section, paragraph, clause or provision of this Resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Resolution. This Resolution shall go into effect immediately upon its passage.

APPROVED AND ADOPTED by the City Council of the City of Fallon, Nevada this 7th day of July, 2026.

Those voting aye:

Those voting nay:

Those absent:

Those abstaining:

KEN TEDFORD
Mayor

ATTEST: _____
MICHAEL O’NEILL
City Clerk/Treasurer

CERTIFICATE OF TRANSFER OF VOLUME CAP

I, Michael O'Neill, am the duly chosen and qualified City Clerk Treasurer of the City of Fallon, Nevada (the "*City*") and in the performance of my duties as City Clerk Treasurer do hereby certify to the Office of Business Finance and Planning in accordance with Section 348A.260 of the Nevada Administrative Code ("*NAC*"), that the 2026 private activity bond volume cap allocated to the City in the amount of \$646,326.26 has been transferred as follows:

\$646,326.26 has been transferred pursuant to NAC 348A.180 from the City, a local government, located in Churchill County to the Nevada Rural Housing Authority, a local government, located within Churchill County for the purpose of providing a means of financing the costs of single family residential housing that will provide decent, safe and sanitary dwellings at affordable prices for persons of low and moderate income.

This certificate is being filed within five (5) days of the transfer being made in accordance with NAC 348.260.

CITY OF FALLON, NEVADA

By _____
Michael O'Neill
City Clerk/Treasurer

cc: Ashley Jimenez, Nevada Rural Housing Authority



Nevada Rural Housing's Mission is to promote, provide and finance affordable housing opportunities for all rural Nevadans.

June 1, 2026
 Ken Tedford
 Mayor, City of Fallon
 55 West Williams Avenue
 Fallon, NV 89406

Re: Request for Private Activity Bond Cap

Dear Mayor Tedford:

Nevada Rural Housing (NRH) respectfully requests the transfer of any unused 2026 Private Activity Bond Cap (PABC) allocation available to your entity.

For many years, your partnership has helped support affordable homeownership opportunities for rural Nevada families through mortgage revenue bond financing, below-market interest rates and down payment assistance programs. In today's housing market, these tools remain critically important for working families across rural Nevada.

Enclosed is a brief Community Partnership Report highlighting the impact your support has helped make possible both statewide and within your community.

Transferring unused bond cap to NRH does not financially obligate your locality in any way. It simply allows these resources to be used to expand affordable homeownership opportunities throughout rural Nevada.

Also enclosed for your convenience:

- Draft Resolution
- Transfer Certificate

Please schedule this item for consideration at an upcoming meeting as either a consent or action item, depending on your entity's requirements.

Within five (5) days of approval, please email executed documents to gjimenez@nvrural.org and mail originals to:

Attn: Mark Pasek
 Nevada Department of Business & Industry
 3300 W. Sahara Ave., Suite 425
 Las Vegas, NV 89102

Thank you again for your continued partnership and support of rural Nevada housing opportunities.

With Sincere Gratitude,

A handwritten signature in blue ink that reads "William L. Brewer".

William L. Brewer
 Executive Director

Enclosures: 3 (Report, Resolution, Transfer Certificate)





**Rural Housing.
Real Impact.**

COMMUNITY PARTNERSHIP REPORT & PRIVATE ACTIVITY BOND CAP REQUEST

CITY OF FALLON · 2026

Right in the heart of the golden west
 Home means Nevada to me

NEVADA RURAL HOUSING AT A GLANCE

Nevada Rural Housing was created in 1973 with a mission to promote, provide and finance affordable housing opportunities for rural Nevadans.

Today, NRH serves Nevada's 15 rural counties and the rural portions of Clark and Washoe counties — a service area spanning more than 110,000 square miles.

As Nevada's rural housing agency, NRH provides:

- Affordable homeownership programs
- Down payment assistance
- Rental assistance services
- Property development and management
- Housing education and outreach

Our work is guided by a mission-first philosophy rooted in partnership, innovation and long-term rural investment.



\$2.5 BILLION

mortgages since 2006

\$69 MILLION

in down payment assistance

11,000 BUYERS

assisted since 2006

\$180 MILLION

invested through development

1,300

renters assisted annually

851 UNITS

developed/preserved

590+ UNITS

planned through 2027

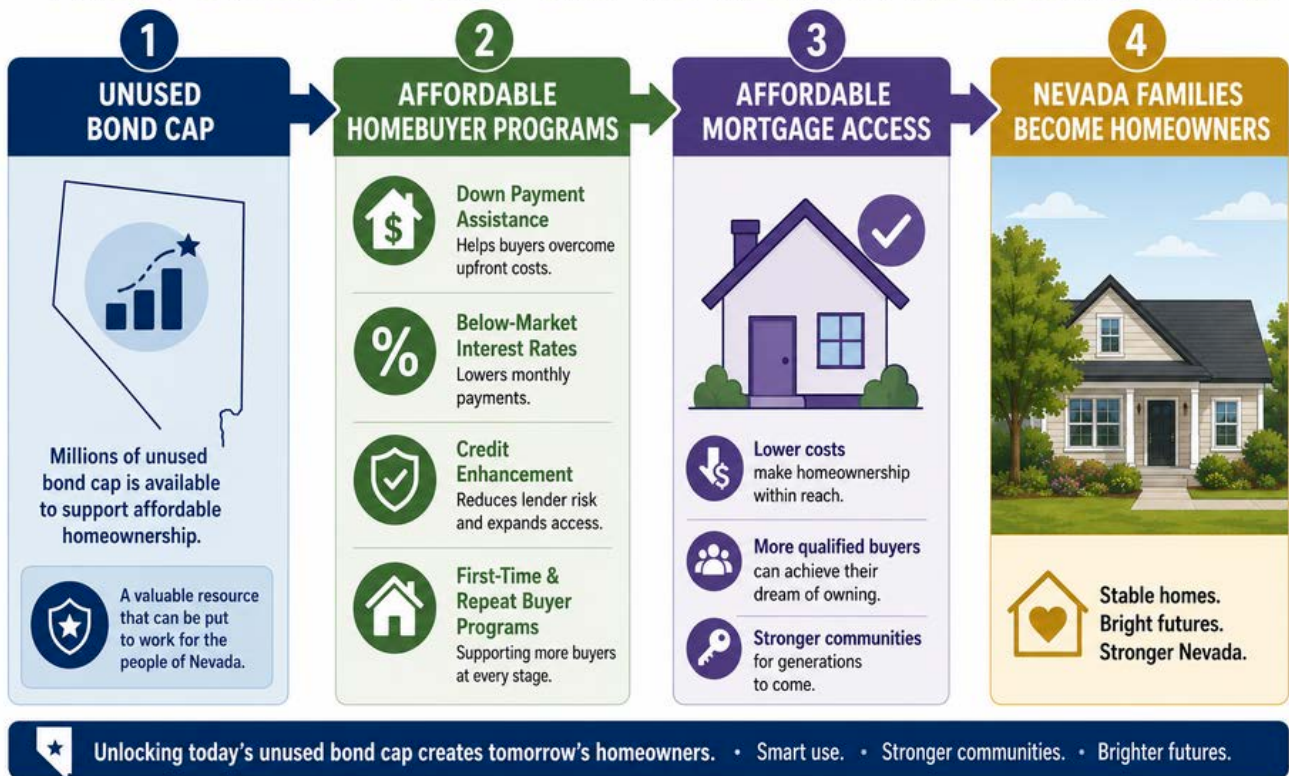
812 DOORS

managed in 9 communities

How Local Partnership Expands Homeownership Opportunity

Unused Private Activity Bond Cap provides critical financing capacity for Nevada Rural Housing's affordable homeownership programs. These tools are especially important in today's housing market, where rising interest rates and home prices continue to challenge working families across rural Nevada. Your partnership helps ensure these opportunities remain available for rural homebuyers throughout the state.

FROM UNUSED BOND CAP TO NEVADA HOMEOWNERSHIP



While Private Activity Bond Cap directly supports homeownership financing tools, these programs also strengthen Nevada Rural Housing's broader mission of expanding housing opportunity across rural Nevada communities.

“The Launchpad Program really gave us the opportunity to find the house that we loved and we wanted – we didn’t have to compromise on anything.”

- The Christer Family,
Nevada Rural Homebuyers



Building Pathways to Homeownership Across Rural Nevada

For the past 20 years, Nevada Rural Housing has worked alongside local governments, community leaders, lenders, and housing partners to expand homeownership opportunities across rural Nevada. Today, that work reaches homebuyers through three distinct programs: Home At Last®, Rural Rocks®, and Launchpad®. Together, these programs help address the diverse needs of Nevada households, from first-time buyers purchasing their first home to essential workers serving their communities and families seeking affordable financing solutions in a challenging housing market.

A critical piece of that work is Private Activity Bond Cap (PABC).

PABC activates the financing tools needed to support mortgage revenue bond programs such as Launchpad, allowing Nevada Rural Housing to offer below-market interest rates and down payment assistance that help make homeownership attainable for working families. Through the continued support of Nevada's cities and counties, Launchpad 2.0 and millions of dollars in available mortgage financing remain available today for rural homebuyers.

PROGRAM IMPACT THROUGH OUR PARTNERSHIP WITH THE CITY OF FALLON

Since 2006:

- \$34.4 million in mortgages
- 188 homebuyers assisted
- \$1 million in down payment assistance
- \$520,505 in est. federal tax savings
- \$7.7 million TOTAL in private activity bond cap transfers

This Year:

- \$1.5 million in mortgages to 5 homebuyers

*Your continued partnership supports
homeownership opportunity for rural
Nevada families.*





***"I love the area. I love the community.
And this home is OURS!"***

Real Families. Real Opportunity.

HOMEOWNERSHIP IN HER OWN WORDS

For Gabby, homeownership meant more than purchasing a house. It meant creating stability for her family, reducing her daily commute, and putting down roots in a community she loves.

As a single mother of two boys, Gabby was looking for a home that would bring her closer to work, family, and friends while providing a place where her children could thrive. Through Nevada Rural Housing's Home At Last® program, she was able to achieve that goal.

Gabby describes the process as straightforward and accessible. The program was easy to find, easy to use, and did not add time to her home purchase. Today, she and her sons are enjoying the benefits of homeownership and the sense of belonging that comes with being part of a community they are proud to call home.

Her story reflects the impact Nevada Rural Housing's programs continue to have for families across rural Nevada.

"I was shocked with how fast the process went, from making the offer to getting my keys, it took 30 days. The process was easy and it was convenient. This was truly the perfect fit for me because we didn't have to sacrifice on anything."

- Gabby, Nevada Rural Homeowner



Building Stronger Rural Communities Through Partnership

When Lincoln County faced the challenge of a deteriorating and partially burned property in the heart of Pioche, county leaders partnered with Nevada Rural Housing to create a long-term housing solution. Working together from concept to completion, the partnership transformed the site into Pioche Apartments, a nationally recognized affordable housing community that will serve residents for generations to come.



Pioche Apartments, Opened December 2025

WHAT PARTNERSHIP CAN BUILD

Housing challenges look different in every community, but lasting solutions often begin the same way: through partnership.

By combining local leadership, community vision, and housing expertise, communities can create solutions that strengthen neighborhoods, expand housing opportunity, and invest in the future.

Pioche Apartments is one example of what that partnership can achieve.

PROJECT HIGHLIGHTS

- 32 Affordable Housing Units
- Redevelopment of a Blighted Property
- Solar Integration
- Fiber Internet Connectivity
- Owner-Paid Utilities
- 25 Voucher-Supported Households
- HOME Award of Excellence Recipient

GROWING IMPACT ACROSS NEVADA

Over the past 50 years, Nevada Rural Housing has developed or preserved more than 800 affordable housing units throughout rural Nevada.

Today, nearly 600 additional units are planned or in development, reflecting growing housing demand, stronger partnerships, and continued investment in rural communities across the state. Many of these projects began with conversations between local leaders and Nevada Rural Housing about community housing needs and opportunities.

Rural Housing Impact by the Numbers

- 50+ Years Serving Rural Nevada
- 851 Units Developed or Preserved
- 590+ Units Planned or In Development
- Nationally Recognized Housing Initiatives
- Partnerships Across Rural Nevada

Partnership Starts Locally

Item 7.

Strong housing outcomes don't happen by accident. They happen when communities, leaders, and housing partners work together to connect residents with opportunities and identify solutions that meet local needs.



Nevada Rural Housing invests heavily in outreach, education, and community engagement throughout rural Nevada, but local partnerships help ensure those resources reach the people who need them most.

Whether supporting homeownership outreach, connecting residents with housing resources, or exploring long-term housing solutions, partnership remains one of the most effective tools for expanding housing opportunity.

PARTNERSHIP OPPORTUNITIES

- Community events and presentations
- Employer outreach initiatives
- Housing resource fairs
- Chamber and economic development events
- Housing needs discussions
- Development and redevelopment opportunities
- Community-specific marketing campaigns

TO SUPPORT THESE EFFORTS, NRH PROVIDES:

- Community-specific flyers and outreach materials
- Rural Rocks® promotional materials
- Event participation and presentation support
- QR code and digital engagement tools
- Social media graphics and content
- Homebuyer education resources

REACHING RURAL NEVADANS WHERE THEY ARE

Nevada Rural Housing promotes housing opportunities across its 110,000-square-mile service area through:

- Paid digital advertising
- Social media campaigns
- Google Search and display advertising
- Radio and streaming audio advertising
- Community events and presentations
- Earned media and public relations efforts
- Partnerships with lenders, Realtors®, employers, and local organizations



THE TEAM

Item 7.

When more families can find affordable rental units or purchase a home of their own, we all benefit through stronger, more stable and economically vital communities. We know we have an important (and sometimes difficult) mission. We push the limits because rural Nevadans and we, ourselves, expect great things. The Nevada Rural Housing team is comprised of employees, commissioners, vendors and partners – all on the mission to promote, provide and finance affordable housing opportunities for all rural Nevadans.

Specific to our homeownership programs, NRH has a powerhouse crew at the ready, including members with a variety of backgrounds and experience. From housing to transportation, finance to government, this group has the chops and heart to get the job done ... and is supported by one of the best Board of Commissioners on the planet (if we do say so ourselves).



Bill Brewer

Executive Director

Bill's first job in the housing business was almost 40 years ago when he began working for the Farmers Home Administration (FmHA). In 1994, he became the first Housing Program Director for the new Nevada State Office of FmHA, which subsequently became the state office of the United States Department of Agriculture (USDA) Rural Development. During his tenure as Program Director at USDA, Bill was responsible for the investment of more than \$1 billion in rural Nevada, assisting hundreds of families with their dream of homeownership and providing decent, safe, and affordable rental housing to seniors and families throughout rural Nevada.



Katie Coleman

Communications Director/
Homeownership Programs Co-Lead

Katie brings a blend of private and public agency experience to NRH. She has a wide portfolio of organizational experience ranging from small tech startups to government agencies, publicly traded corporations and highly regulated industries. With her experience comes a passion she shares with NRH's team and its partners: connecting Nevadans with the tools and resources they need to live happy, healthy and safe lives. Her areas of expertise include: Strategic Communications Planning, Cross-Channel Marketing, Data-Fueled Brand Development, Corporate and Executive Communications, Integrated Public Relations and Content Marketing and Community Outreach Strategies.



Kevin Hickey

Homeownership Programs
Manager/ Co-Lead

Plucked from the sky (after he retired from the airline industry after 25 years in the biz) and pulled into rural Nevada housing, Kevin joined the Homeownership Programs crew to provide lender, real estate agent and homebuyer support. Kevin is a people person first who thrives on connection and relationships, which made him a perfect fit for the role. He has since expanded his responsibilities and now manages NRH's homeownership programs, helping the team dream up the next big thing that will help rural Nevadans realize their dreams of becoming homeowners. Kevin earned his master's degree from the University of Nevada, Las Vegas in Crisis and Emergency Management, and is a fifth-generation Nevadan born and raised in Gardnerville.



Shawn Heusser

Finance Director/
Homeownership Programs Co-Lead

In his role as Director of Finance, Shawn is responsible to help ensure NRH is a good steward of available funding to carry out our mission to promote, provide, and finance affordable housing for all rural Nevadans. With an extensive background in the public sector, he brings his comprehensive insight in not only financial management practices, but overseeing programs that serve his community. From his 18 years as the Deputy Legislative Auditor at the Nevada Legislative Counsel Bureau and four years as the Director of Finance and Facilities/Business Services at Lyon County School District, he has implemented and managed programs and his staff through rigorous and comprehensive analysis of laws, regulations, program operations, budgets and other operational data.

THE TEAM



Chris Mora

Digital Communications
Manager

Chris is considered the guy who can do anything at NRH – ask anyone! Chris manages the shop's digital marketing efforts to help promote our brand, programs, initiatives ... and then a whole lot more. "Think up stuff and try to do it." That's what he says he does. We think, "Move mountains" is more like it. Before joining the agency, Chris owned Destinations Consulting Group, LLC, which, in partnership with South Korea's National Tourism Organization, developed communications strategies to brand South Korea as a luxury travel destination within the U.S. and Latin America. One who truly understands the feeling of home (and how to communicate it to others), Chris sees his home as a place to "season" with family memories and traditions. A true master.



Shelby deBraga

Digital Communications
Specialist

If Shelby weren't busy delivering NRH's mission through creative digital storytelling, she might be scooping up every animal she could for her dream animal sanctuary! An animal lover, rural Nevada lover and all-around people lover, Shelby brings a vibrancy, creativity and dedication to the Communications team that elevates our work to wonderful places. Prior to NRH, she worked as Marketing Manager at Kaia FIT Sierra. For Shelby, 'home' means catching the sunsets cozy'd up on the couch with her loved ones – her husband, daughter, son and fur babies.



Raychel Roylance

Digital Communications
Coordinator

When Raychel isn't tackling data projects, she's helping drive efficiency and innovation across NRH through technology and process automation. A former NRH intern and now an all-around rockstar on the team, she leverages her expertise in information systems and workflow optimization to support the organization's mission. She brings her penchant for digital technology along with her creativity and style to help get the word out to homebuyers across rural Nevada about the various opportunities for homeownership.

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