

**MINUTES
CITY OF FALLON
55 West Williams Ave
Fallon, Nevada
April 21, 2026**

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

Present:

Mayor 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
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 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 March 30, 2026, and April 7, 2026.

Councilman Harmon motioned to approve the Council Meeting Minutes for March 30, 2026, and April 7, 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 application by Joseph Asher for a non-restricted gaming license for one (1) Sports Book and one (1) Race Book for Boomer's Sports Book LLC doing business at (dbaT) Stockman's Casino located at 1560 W. Williams Avenue.

Deputy City Clerk Elsie Lee stated that Joseph Asher has made an application for a non-restricted gaming license for one (1) Sports Book and one (1) Race Book for Boomer's Sports Book LLC dbAT Stockman's Casino to be located at 1560 W. Williams Avenue. A non-restricted gaming license is a privileged license that allows the licensee to operate a gambling establishment within the City of Fallon. "Non-restricted gaming license" has the meaning of non-restricted license or non-restricted operation as set forth in NRS 463.0177, as it may from time to time be amended. The application has been reviewed by Police Chief Daniel Babiarz, 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 if this is a separate gaming license than the previous one recently approved.

Deputy City Clerk Treasurer Elsie Lee said this is a separate license than their current gaming license.

Mayor Tedford stated this is a gaming license for Joseph Asher. He is just doing business at Stockman's Casino.

Councilman Harmon stated that he has seen some of these kiosks at different casinos, for sports books. Is this going to be a kiosk?

Joseph Asher addressed the Council. It will be a kiosk. Currently, there is a William Hill kiosk that will be leaving at the end of the month. That is being replaced with a Boomer's kiosk, which is a company I started here, in Nevada, last August. We have opened businesses in other parts of the State.

Councilman Harmon stated that he is familiar with the William Hill kiosk but wasn't familiar with his. Thank you for your clarification.

Mr. Asher stated that hopefully now he will be placing bets with them and sending his friends.

Councilwoman Kent asked for clarification regarding it being an unrestricted gaming license and only able to be used for the sportsbook, inside Stockman's, for the racing and sportsbook.

City Attorney Trent deBraga confirmed.

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 application by Joseph Asher for a non-restricted gaming license for one (1) Sports Book and one (1) Race Book for Boomer's Sports Book LLC doing business at (dbaT) Stockman's Casino located at 1560 W. Williams Avenue; seconded by Councilwoman Kent 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 manager change for Fajitas Gourmet located at 125 S. Maine Street.

Mayor Tedford announced that this agenda item was pulled from the agenda.

Consideration of application by George Chandler for a mobile food vendor license for Shijo's Grill LLC.

Deputy City Clerk Elsie Lee stated that George Chandler, owner of Shijo's Grill LLC has made an application for a mobile food vendor license for Shijo's Grill 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 Captain John Riley, City Attorney Trent deBraga, Chief of Staff Robert Erickson, City Engineer Derek Zimney and Deputy City Clerk Elsie Lee and has been recommended for approval.

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

Councilwoman Kent inquired on the permitted locations mentioned in the application. Are these permitted locations that are specified in our mobile food vendor license application?

Deputy City Clerk Elsie Lee confirmed. Also, if there is ever a special event application done, they usually specify if they are having a food truck vendor there.

City Attorney Trent deBraga stated that our code provides prohibited areas. I am assuming that the permitted locations will be in all the areas that aren't prohibited. We have certain prohibited areas that have restrictions on proximity to schools and certain operation times, and certain proximities to licensed restaurants and establishments. Obviously, the enforcement of any vending in those prohibited areas would occur, but the permitted locations would be anything outside of those restrictions.

Councilwoman Frost inquired on the storage of the trailer.

George Chandler addressed the Council. I have an agreement with Shannon Anderson at Andy's Arcade on W Front St. I use her kitchen and have been approved. I store my trailer there; there is a parking spot on the side of the store.

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 George Chandler for a mobile food vendor license for Shijo's Grill LLC; seconded by Councilman Harmon and approved with a 3-0 vote by the Council.

Consideration of application by David Colburn for a mobile food vendor license for DNC Enterprises LLC dba: Battle Born Ice Cream.

Deputy City Clerk Elsie Lee stated that David Colburn, owner of DNC Enterprises LLC dba: Battle Born Ice Cream has made an application for a mobile food vendor license for DNC Enterprises LLC dba: Battle Born Ice Cream. A mobile food vendor license is a privileged license that allows the licensee to sell food from a motor vehicle, or other type of food service conveyance, for human consumption and which is used to sell and dispense food or beverages to customers. The application has been reviewed by Captain John Riley, City Attorney Trent deBraga, Chief of Staff Robert Erickson, City Engineer Derek Zimney and Deputy City Clerk Elsie Lee and has been recommended for approval.

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

Councilwoman Kent inquired on the application mentioning traveling through the neighborhoods. Does our mobile food vendor license state that they are not allowed to go through the neighborhoods?

City Attorney Trent deBraga stated that was correct. I know this issue has been brought up in the past, I think on a similar application. The Council moved forward with allowing that particular vendor to vend in a residential neighborhood. We have discussed this before. If the Council is amendable to allow this particular vendor to vend in a residential neighborhood, I think what needs to occur is an amendment to carve out an exception in our code. As it reads, currently, you are correct.

Councilwoman Kent stated that another concern would be regarding the age limit for the person operating the truck. Is there an age limit for the driver?

City Attorney Trent deBraga stated that he doesn't believe there is a restriction on the age limit. They just have to be able to lawfully operate the motor vehicle in which they are vending from.

Mayor Tedford stated that he doesn't see how you can have an ice cream truck that is not able to go through the neighborhoods.

Councilwoman Kent stated that she thinks it would be okay, but what would happen if we start to have multiple vending trucks going through our neighborhoods?

Mayor Tedford stated that he doesn't believe there is a purpose for a food truck driving through a neighborhood, as opposed to an ice cream truck. When my kids were all little there were ice cream trucks going through the neighborhood. I have never seen a food truck going through a neighborhood, other than going to an event that they would be stationary at, which we allow. We allow the ice cream trucks to go to various events with food trucks. I don't know how I would have done it without my kids having an ice cream truck around. They also have to have music going so the children can hear it when they are in their houses. This generation, and my kid's generation, are not outside playing that much. My kids were a little more, but they are playing those video games, so they have to hear that music coming. You hand them a \$20 bill, and it disappears at the ice cream truck because they are paying for everyone in the neighborhood when they show up. I asked them where my change was and they told me that they paid for everyone. I think we will need to change the ordinance to allow ice cream trucks to go through neighborhoods. I don't necessarily think that food trucks should be stopping in neighborhoods. Although, I wouldn't mind food trucks stopping at my house because I would eat much better if they stopped at my house. When I was a kid, I always remember ice cream trucks going through the neighborhoods. I didn't get the date of this ordinance, to know when it said they couldn't. That little piece in the ordinance that prohibits them, I think we should

change for ice cream trucks, I absolutely do. Unless we have been ignoring it all of these years, which sometimes we do, to make something work for a business.

Councilwoman Frost stated she had a comment for Mr. Colburn. I think the last ice cream truck that we approved, we asked them to turn off the music while stopped, serving the customers. I also want to emphasize safety with kids running out to the truck.

Mr. Colburn approached the Council. I understand. I am also way past the age of 16 and it will be me driving the truck, or maybe my wife as well. We are both a little past the age of 16.

Councilwoman Frost reemphasized the importance of protecting the children running out to the truck.

Mr. Colburn agreed. I have back-up cameras and flashing lights, and things like that to let people know that we are stopped, and that kind of thing.

Councilman Harmon reiterated Councilwoman Frost's remarks. I am big on safety and being cautious with the kids running around. Sometimes, I can envision, when they hear your music playing, that they lose all sense of what is right and wrong, and maybe not just you that they are running in front of, but cross-traffic. Please be very cognizant of that fact, and when you are stopped make sure that you are in a safe spot for other traffic to go through. I think of it as a school bus stop, but your truck doesn't have the same flashing lights as a school bus. Help us spread the word to the kids to watch for traffic when they are running to get their ice cream.

Mr. Colburn stated that they operated an ice cream truck in 2019. We educated the kids to go around to the back and watch for cars.

Councilman Harmon inquired if all the ice cream being served is pre-packaged.

Mr. Colburn confirmed.

Mayor Tedford stated that parents would have some responsibility. I remember seeing parents walk their kids there and back, so they were safe. We do want to keep the kids safe.

Councilwoman Kent wanted to clarify that we are not allowing other food vendor trucks to go through the neighborhoods, that it would only be permitted to ice cream trucks.

Mayor Tedford stated that the only exception would be for ice cream trucks to go through the neighborhoods. We only have 2. I agree, we don't want to see food trucks going through the neighborhoods. They have proved to be stationary. They find a spot or go to special events, so we only have a few that are doing that, and I think that is okay. I agree with you, Karla. Are there any further questions or comments from the Council or public?

No further comments were noted.

Councilwoman Frost motioned to approve the application by David Colburn for a mobile food vendor license for DNC Enterprises LLC dba: Battle Born Ice Cream; seconded by Councilman Harmon and approved with a 3-0 vote by the Council.

Consideration and possible abandonment of approximately 3,812 square feet of City-owned easement, located on the West and East side of Timber Way at the intersection of Keddie Street, to the abutting property owners.

City Engineer Derek Zimney stated that the Northgate Subdivision map, recorded July 30, 2004, established utility easements on either side of Timber Way at the intersection of Keddie Street. These easements are currently owned by the City. Paul and Mona Timmons of 615 Timber and Chad and Stacy Wallace of 608 Timber have petitioned the City to abandon a portion of the existing City-owned easement, totaling approximately 1,453 square feet to the Timmons and 2,359 square feet to the Wallace's, in favor of the abutting property owners. All

relevant utilities were notified of the proposed abandonment. Written responses were received indicating that the proposed abandonment will not impact the existing or future utility infrastructure or services. City staff has reviewed the request and determined that the portion of the easement proposed for abandonment is no longer necessary for municipal or public utility purposes and recommends the abandonment. This map would abandon the utility easement, with the possibility of a second map to transfer property.

Mayor Tedford stated the agenda item states, “the west and east side of Timber Way at the intersection of Keddie Street.” Well, 812 square feet is not on the west and east side of Timber Way, there is a big deal on Keddie Street. Looking at it now, I am not sure it is posted right. All of that property isn’t on Timber Way, unless you’re calling the intersection part of the 3,812 feet. Trent, what do you think about that?

City Attorney Trent deBraga stated when looking at the map, it looks like Timber Way runs north and south. So, I guess, if I am orientated right, the west side of Timber Way abutting Keddie, there is 1,453 square feet. On the east of Timber Way abutting Keddie, there is 2,359 square feet. So, those two totaled, is where, I think, we get the 3,812 square feet. The way I read it, I can see where we get the east and west side of Timber abutting Keddie.

Mayor Tedford inquired on the square footage amount on Keddie.

City Attorney Trent deBraga stated that when you take the east and west side of Timber that abuts Keddie, those equate to 3,812.

Mayor Tedford stated that part of it is on Timber, and less on Wallace’s property and more on the Timmons’s property. Would you consider that piece of the Wallace’s all the way back to the corner of Venturacci, the intersection of Timber? The east side of Timber. I am good with it, if the Council is okay with it.

Councilwoman Frost stated that it does say at the intersection of Keddie Street as well. This is the way it is posted in the possible motion. You have done this a lot longer than I have.

Mayor Tedford showed Councilwoman Frost the intersection that was being referred to from his map. Here is the intersection of Keddie and you have all of this area.

Councilwoman Kent inquired if there were any utilities currently there.

City Engineer Derek Zimney stated there was not. We had USA Dig come out and confirm. I have confirmation from Charter, CCCommunications, Southwest Gas, and City utilities that the areas, to be abandoned, have no existing utilities.

Councilman Harmon inquired if this area would be needed for future utilities. I don’t think you were here in 2004, but why do you think this easement was put in place during that time?

City Engineer Derek Zimney stated this neighborhood is unique. It was going to be a private neighborhood but the City ended up taking over. The way we do standard streets, our easements behind sidewalks were very standard. These were just a little bit different from what a standard City easement would look like.

Councilman Harmon asked for confirmation on when the City took over and if the developer filed for bankruptcy shortly after. Is that accurate or close to accurate?

Mayor Tedford stated that he was close to being accurate.

Councilman Harmon stated that with these easements they had in place it looks like, at one point, they had in mind, swing gates, or maybe a guard shack where the trees are and the island. I don’t think that is something that we would ever do, is that correct?

City Engineer Derek Zimney confirmed.

Mayor Tedford stated that there was a guard shack there, that they took away.

Councilwoman Frost stated that the section of Keddie and Timber Way is a concern because there is always weeds growing there and we get calls about that. The City has had to

maintain that and take time to do that. I think this is a good action to take.

Councilman Harmon stated that if the weeds persist, we would now be able to send the letter to them for cleanup or send them a bill. Is that correct?

Mayor Tedford stated that the fence line will be changed to go along the sidewalk on both of them. That ground, that I was referring to, that fence is going to go along that sidewalk, on both of those. You see where it loops? Now, it will go on the sidewalk, on both sides. That will become part of their yard, on the inside of the fence. So, you won't have to worry about the weeds growing in that gravel on both sides of those.

Councilwoman Kent inquired on the homeowners doing a boundary line adjustment. If they don't do this, is it still their property, or does it remain the City's property if they don't complete a boundary line adjustment?

City Attorney Trent deBraga stated that this one is unique. Looking at it, I will speak with Jaren, who was heading this project. There are some provisions and statutes that discuss when a City abandons an easement, it reverts to the abutting property owner. The way this was configured, and depicted on the final map, is a little unusual. So, if there has to be a boundary line adjustment, more than likely you would probably see a subsequent map. Again, there are also those provisions and statutes to say, if the City abandons it, it reverts to the abutting property owners, in proportion to the way it was abandoned. We just need to make sure that we get it right. I think the intent here would be to have these property owners extend their property boundary, just because of the configuration and the way that the homes are situated. We will make sure that we get that right, if we need a subsequent map, or if this would be sufficient.

Mayor Tedford stated that he believes this one would be sufficient. I don't know if they are going to have to do a boundary line adjustment. I think the way this is laid out, this abandonment, of our easement, to them, corrects that map. It was a privately owned subdivision or something similar to that. Jaren mentioned something regarding that NRS, so the abandonment of the easement, I think, forewent having to do a boundary line adjustment. If not, it is easy enough to come back and do that later.

City Attorney Trent deBraga stated that he agreed. I know that provision and statute, and I believe that is the one that Jaren was relying on. I think this abandonment could result in the property owners getting this additional property. As the Mayor alluded to, if not, it would just be a subsequent boundary line adjustment.

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 abandonment of approximately 3,812 square feet of City-owned easement, located on the West and East side of Timber Way at the intersection of Keddie Street, to the abutting property owners; seconded by Councilman Harmon and approved with a 3-0 vote by the Council.

Consideration and possible action to approve the terms of engagement with the City of Fallon's designated auditor, Silva, Sceirine & Associates, LLC, to conduct the City of Fallon's annual audit for the fiscal year ending June 30, 2026, for a total fee of Ninety-Eight Thousand Dollars (\$98,000) and to authorize the Mayor to approve additional fees, if necessary, to complete the audit.

City Clerk Treasurer Michael O'Neill stated that pursuant to NRS 354.624(3) the City designated Silva, Sceirine & Associates as its auditors to conduct the fiscal year ending June

30, 2026, financial audit at a special meeting on March 30th. This agenda item is for consideration and approval of the terms of engagement with Silva, Sceirine & Associates for those services.

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

Councilwoman Frost inquired if this was less than what we paid our previous auditor.

City Clerk Treasurer Michael O'Neill stated it is. Last year, we paid Eide Bailly around \$118,000.00 to complete the fiscal 2025 audit. So, this is about \$20,000.00 less.

Councilwoman Kent inquired on the agreement. I believe the agreement stated that it would not exceed \$98,000.00.

City Clerk Treasurer Michael O'Neill stated that she was correct. If you get further in the convoluted language of the agreement, there are provisions where they could charge us more. As long as the audit stays within the confines of normal work and the work that is customary to complete an audit, it is fine. Unless something were to completely go off the rails, and happen to cause a significant amount of work, the language does allow for them to charge more. There would have to be a significant reason for this to happen and be caused by negligence on our side. We work really hard to not have negligence on our side.

Councilwoman Kent inquired on having a single audit this year.

City Clerk Treasurer Michael O'Neill stated that this does encompass the single audits. When we spoke to them, we were planning on 2 single audits. So, this does encompass the work for those 2 single audits.

Councilman Harmon inquired on the hourly rate mentioned in the letter. I don't remember seeing this with our previous auditor. Do you think these are fair numbers?

City Clerk Treasurer Michael O'Neill stated these numbers are fairly customary. When they bid an audit, like this, the auditor will basically look at the range of hours expected to complete the audit. We have a fairly good idea of what those hours are, and then they use a blended rate. Which is a blend of the partner work all the way down to the staff, to estimate what they think the audit will cost. They are usually fair with the rates.

Councilman Harmon inquired on the hours mentioned.

City Clerk Treasurer Michael O'Neill stated that the hours are a little more than what he would like them to be. I would like to get that number closer to 550. Maybe some day we could get caught up, where that number is closer to 500. With a new audit there will be additional work involved. Auditors love to roll work papers forward. You look at the prior year to see what to do in the current year. For a new auditor they will be creating that work, for the first time. They have a fairly good idea of understanding how the City operates, but when you start digging into the details, they will have to create some of that work that they don't have from the prior year.

Councilman Harmon stated that what Michael is saying, if we bring them back next year, they should have less hours worked because they already created some of this paperwork.

City Clerk Treasurer Michael O'Neill stated that is the goal. This year would be the high-water mark and hopefully, it would progressively go down from there.

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 terms of engagement with the City of Fallon's designated auditor, Silva, Sceirine & Associates, LLC, to conduct the City of Fallon's annual audit for the fiscal year ending June 30, 2026, for a total fee of Ninety-Eight Thousand Dollars (\$98,000) and to authorize the Mayor to approve additional fees, if necessary, to

complete the audit; seconded by Councilman Harmon and approved with a 3-0 vote by the Council.

Fallon Police Department Monthly Report for March 2026.

Captain John Riley presented the March monthly report. The report will compare the March 2025 crime, traffic stops, and traffic accident statistics to March 2026. Total calls-for-service this month were 708.

- Crime Summary: 4 total Domestic Battery; 5 Battery.
- Theft Calls: 20 total thefts for various items.
- Arrest Summary: 34 total arrests.
- Moving Citations/Traffic Warnings: 100 traffic stops were made; 20 issued citations.
- Public/Private Property Accidents: 17 total accidents.
- Animal Shelter Services: Total – 98; Churchill County – 51; City – 48; Fallon Paiute Shoshone Tribe – 1.
- Volunteers in Police Services: 125 and 1/2 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 expressed his appreciation for offering education for the senior citizens and how important it is.

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 reports were noted.

Adjournment

There being no further business to come before the Council, Mayor Tedford adjourned the meeting at 9:44 a.m.

Mayor Ken Tedford

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