

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

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

**Present:**

Mayor Ken Tedford  
Councilwoman Kelly Frost  
Councilwoman Karla Kent  
Chief of Staff Bob Erickson  
Deputy City Attorney Sean Rowe  
City Clerk Treasurer Michael O'Neill  
Deputy City Clerk Elsie Lee  
Public Works Director Brian Byrd  
Captain John Riley  
City Engineer Derek Zimney

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

Mayor Tedford led the Pledge of Allegiance.

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

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

Mayor Tedford stated that Paul Harmon would not be in attendance for this meeting.

**Public Comments**

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

No comments were noted.

**Consideration and possible action to extend the timeframe for the expiration of the Tentative Subdivision Map for Saddlehorn Subdivision, approved by the City Council on July 19, 2022, for a period of one (1) year, with a new expiration date of July 19, 2027.**

City Engineer Derek Zimney stated on July 19, 2022, the City Council approved the  
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Tentative Subdivision Map for the Saddlehorn Subdivision. Pursuant to Nevada Revised Statute 278.360, unless the time is extended, the subdivider shall present to the governing body within four (4) years after the approval of a tentative map: (1) a final map, prepared in accordance with the tentative map; or (2) The first of a series of final maps covering a portion of the approved tentative map. Furthermore, Nevada Revised Statute 278.350(1)(a) provides that the time limit for acting and reporting on a tentative or final map may be extended by mutual consent of the subdivider and the governing body. The Tentative Subdivision Map for Saddlehorn Subdivision would expire on July 19, 2026, unless extended by the City Council. The subdivider has consented to the extension of time and is actively pursuing the submission of a Final Map for the Saddlehorn Subdivision. Accordingly, City staff recommends an extension of time for the expiration of the Tentative Subdivision Map for Saddlehorn Subdivision for a period of one (1) year to allow the submission of a Final Map to the City Council. If approved, the expiration of the Tentative Map for Saddlehorn Subdivision would expire on July 19, 2027.

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

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

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

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

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

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

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

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

No further comments were noted.

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

### **Public Comments**

Mayor Tedford inquired if there were any public comments.

No comments were noted.

## **Council and Staff Reports**

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

## **Adjournment**

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

\_\_\_\_\_  
Mayor Ken Tedford

Attest:\_\_\_\_\_  
Michael O'Neill, City Clerk-Treasurer