

**MINUTES
CITY OF FALLON
55 West Williams Ave
Fallon, Nevada
October 7, 2025**

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

Present:

Mayor Ken Tedford
Councilwoman Kelly Frost
Councilwoman Karla Kent
Councilman Paul Harmon
Chief of Staff Bob Erickson
City Attorney Trent deBraga
Deputy City Attorney Sean Rowe
Deputy City Attorney Jaren Stanton
City Clerk Treasurer Michael O'Neill
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
Chief Daniel Babiarz
Captain John Riley
Captain Jose Perez
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.

Public Comments

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

Geoff Knell of 261 Serpa Place greeted the Council.

- Made comments regarding suffering a stroke.

- Read scriptures from Psalm 2.
- Made comments regarding being in Fallon for 27 years.
- Made comments regarding scenic ocean views.
- Made comments regarding churches in Reno.
- Made comments regarding churches in Fallon.
- Made comments regarding people running stop signs.
- Made comments regarding moral standards.
- Made comments regarding someone making a Facebook page about him.
- Made comments regarding his glasses getting broken.
- Made comments regarding issues with his scooter.
- Made comments regarding walking his dog.

Mayor Tedford inquired if there were any further comments.

No further comments were noted.

Consideration and possible approval of Council Meeting Minutes for August 19, 2025.

Councilwoman Kent motioned to approve the Council Meeting Minutes for August 19, 2025, with no corrections; seconded by Councilwoman Frost and approved with a 3-0 vote by the Council.

Approval of Warrants

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

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

Consideration of application by Holly McCall for a mobile food vendor license for H & R LLC dba On the Hook Fish & Chips.

Deputy City Clerk Elsie Lee stated Holly McCall, owner of H & R LLC dba On the Hook Fish & Chips has made an application for a mobile food vendor license for H & R LLC dba On the Hook Fish & Chips. A mobile food vendor license is a privileged license that allows the licensee to sell food from a motor vehicle, or other type of food service conveyance, for human consumption and which is used to sell and dispense food or beverages to customers. The application has been reviewed by Captain Daniel Babiarz, City Attorney Trent deBraga, Chief of Staff Robert Erickson, City Engineer Derek Zimney and Deputy City Clerk Elsie Lee and it has been recommended for approval.

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

No comments were noted.

Councilwoman Frost motioned to approve the application by Holly McCall for a mobile food vendor license for H & R LLC dba On the Hook Fish & Chips; seconded by Councilman

Harmon and approved with a 3-0 vote by the Council.

Public hearing for discussion of possible projects to be funded through the Community Development Block Grant Program, for fiscal year 2026-2027.

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

Mayor Tedford inquired what City Engineer Derek Zimney's recommendation would be on ranking these projects.

City Engineer Derek Zimney stated that both projects are great projects. I think it is going to come down to what funds are available if there is an allocation or if other communities deallocate enough funds. I would like to go for both of them. If there is a very small pool, that sidewalk project is smaller and might be a viable project.

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

No comments were noted.

Consideration and possible adoption of a resolution authorizing the Fremont Solar PPA Project Transaction Schedule under the Master Firm Power Supply Agreement with Utah Associated Municipal Power Systems.

Deputy City Attorney Sean Rowe stated the proposed action before you this morning is to adopt a resolution authorizing participation in the Fremont Solar Project through the Utah Associated Municipal Power Systems. This resolution approves the Fremont Solar Project transaction schedule under the City's existing Master Firm Power Supply Agreement with UAMPS. It authorizes the Mayor to execute the transaction schedule on behalf of the City of Fallon and permits the City's subscription to increase if additional capacity becomes available, up to a specified maximum kilowatt hour, with a revised schedule to follow. Furthermore, it directs all City Officers whatever actions are necessary to carry out and implement this transaction. So, specifically, this Fremont Solar Project is a 25-year term power purchase agreement. The power project itself is to build a 99-megawatt solar rotating generation facility paired with a 49.5-megawatt battery energy storage system. This will be constructed in Iron County, Utah. It is being developed by Longroad Energy and will deliver renewable power with good flexibility and 4-hour storage capacity. UAMPS would enter into a 25-year PPA with Fremont Solar, purchasing all energy and environmental attributes of the project, and allocating them participating in member's cities and municipalities through the individual transaction schedule. Fallon's participation in the project will be to receive its entitlement share of 1.01% of the project, which represents approximately 1 megawatt of capacity and the associated renewable energy credits. The project's commercial operation date is expected to

be December 31, 2027, with guaranteed delivery no later June 30, 2028. The price is 35.45 per megawatt hour. Importantly, this is a flat rate with no escalation, paired with the battery capacity charge of 1,350 per kilowatt month. Plus, a possible tariff adjustment, but this is capped at \$14.14. These prices also include all the recs the environmental attributes, discussed earlier, and apply for the entire 25-year term. As with most of these projects, UAMPS will manage the scheduling, transmission and delivery to the City of Fallon. The battery provides for a 4-hour dispatch, which supports load shifting and peak reduction. The project delivers all recs to the participants which can either be used to support renewable energy portfolio or can be sold on the market. This agreement provides for delayed damages, or delayed completion. In other words, if it isn't producing energy by COD, there will be penalty payments being made by the developer. In summary, the Fallon City Council is being asked to approve our participation in a long-term renewable purchase through UAMPS, securing 1 megawatt capacity. I would ask the Council to consider allowing us to, if extra power becomes available through this project because of the competitive pricing that we are seeing here, to allow City Staff to pursue up to 2 megawatts of that production and to take other actions, as necessary to effectuate this agreement.

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

Councilwoman Frost wanted clarification regarding the City not putting money into the project of building the plant. We are just paying for the power that we receive.

Deputy City Attorney Sean Rowe stated that was correct. We will not have an ownership stake. Neither the City nor UAMPS will have an ownership stake in this project. It is being developed entirely by Longroad Solar, which will then continue to own and manage the plant after its completion.

Councilwoman Frost inquired on the extra 2-megawatt request. Is this not available at this time, and it could become available? Am I understanding that correctly?

Deputy City Attorney Sean Rowe stated that it could become available as we solidify all the participating municipalities' exact numbers. Some members may choose to take less than their entitlement share. Others are authorizing their representatives to try to obtain those amounts, if they become available. It appeared, earlier in the process, that one of our larger municipal power members would not be taking power from this. They have since reconsidered that position, so there may be some energy available. If so, because of the price, we would encourage the City to take that, if possible.

Councilwoman Frost stated that she thinks it is important to continue to work on our portfolio and gain these contracts and make sure we have power for our community.

Councilman Harmon inquired on the pricing. This is a good price for what we are looking at, and that is, as you stated, the price for 25 years. So, I think for our citizens of Fallon that is one heck of a deal with the increases we have seen, at least in the last three years I have been a councilmember. If we were to pass this resolution and allow City Staff to go up the 2 megawatts, will the second megawatt be the same price as the 1st one?

Deputy City Attorney Sean Rowe stated that Councilman Harmon was correct.

Councilman Harmon stated that he believes this is an excellent thing to have in our portfolio. I am looking forward to the future of power in our area and trying to keep it as affordable as we can because we are going to need it and have got to have it. Thank you, Sean, for your work on this.

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

Geoff Knell of 261 Serpa Place greeted the Council. I didn't read the itinerary until

now. What I want you to explain, Mr. Deputy City Attorney, is I am not for it. But unfortunately, none of you want to listen to your constituency. You want to just let it go. When it comes to solar power, is their design to do what we've been doing...with today. With the power. They want the money. They don't care about th...the citizen. They just give it, offer it. The thing is you're in a position where you can decide t...t...to just...ma...make this a possible action. No. Constituency says no. Get it through your thick skulls. My drugs are kicking in. Realize what you're doing. No.

Mayor Tedford inquired about what resolution number this would be.

City Clerk Treasurer Michael O'Neill stated that after discussion with Deputy City Attorney Sean Rowe, we realized we should be numbering these resolutions after they are approved. We have had times where a resolution didn't get approved, but we numbered it, and we ended up with a vacant number in the numbering system. After some discussion, we realized it would be better for us to number the resolutions after they are approved, so we have a record of approved resolutions rather than vacant resolution numbers.

Mayor Tedford stated that he isn't opposed to having a resolution number that wasn't approved. You just note that they were not approved. Okay, you can number it when it is approved.

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

No further comments were noted.

Councilwoman Frost motioned to adopt the resolution authorizing the Fremont Solar PPA Project Transaction Schedule under the Master Firm Power Supply Agreement with Utah Associated Municipal Power Systems to pursue up to 2-megawatts; seconded by Councilman Harmon and approved with a 3-0 vote by the Council.

Fallon Police Department Monthly Report for July 2025.

Chief Daniel Babiarz presented the July monthly report. The report will compare the 2024 crime, traffic stops, and traffic accident statistics to July 2025. Total calls-for-service this month were 725.

- Crime Summary: 1 total Domestic Battery; 2 Batteries.
- Theft Calls: 12 total thefts for various items.
- Arrest Summary: 37 total arrests.
- Moving Citations/Traffic Warnings: 107 traffic stops were made; 22 issued citations.
- Public/Private Property Accidents: 22 total accidents.
- Animal Shelter Services: Total – 136; Churchill County – 67; City – 68; Fallon Paiute Shoshone Tribe – 1.
- Volunteers in Police Services: 127 Contributed hours.
- Various training courses were provided for sworn-in and non-sworn-in officers.
- Police officers participated in several various public relations events.

Mayor Tedford inquired if there were any comments or questions.

Councilwoman Frost thanked Animal Control for working with Callie and Brian to open the Splash Pad for the dogs. I went down to observe. The dogs and the people were having a great time. I think this is a great idea. I want to compliment them and their efforts in doing this.

Councilwoman Kent inquired on Walmart's new security system they installed for theft. Does this new system put a strain on the Police Department?

Captain Daniel Babiarz stated that as far as the trend in thefts being reported from Walmart, we aren't seeing an increase based on the new system they put in place. It is really dependent on who is in asset protection at the time. I will say that the majority of local business thefts are from Walmart. However, we are at a point where we are able to investigate those in a complete manner without any type of real strain on our staff. They did come in at a pace that we can manage them pretty well.

No further comments were noted.

Public Comments

Mayor Tedford inquired if there were any public comments.

Geoff Knell of 261 Serpa Place greeted the Council.

- Made comments regarding people being against Jesus.
- Made comments regarding lying and manipulation.
- Made comments regarding an 86 letter.
- Made comments regarding the rules of the State.
- Made additional comments regarding 86 Letter.
- Made comments regarding moral standards.
- Made comments regarding students.
- Made comments regarding the Constitution and his 1st Amendment rights.
- Made comments regarding being frustrated.
- Made comments regarding an incident on his scooter.

Mayor Tedford inquired if there were any further comments.

No further 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 9:30 a.m.

Mayor Ken Tedford

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