

**MINUTES
CITY OF FALLON
55 West Williams Ave
Fallon, Nevada
February 17, 2026**

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

Present:

Mayor Ken Tedford
Councilwoman Kelly Frost
Councilwoman Karla Kent
Councilman Paul Harmon
Chief of Staff Bob Erickson
City Attorney Trent deBraga
Deputy City Attorney Sean Rowe
Deputy City Attorney Jaren Stanton
City Clerk Treasurer Michael O'Neill
Deputy City Clerk Elsie Lee
Public Works Director Brian Byrd
Deputy Public Works Adrian Noriega
Deputy Public Works Erik Fain
Chief Daniel Babiarz
City Engineer Derek Zimney
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 January 20, 2026, and February 3, 2026.

Councilman Harmon motioned to approve the Council Meeting Minutes for January 20, 2026, and February 3, 2026, with no corrections or additions; seconded by Councilwoman Kent and approved with a 3-0 vote by the Council.

Approval of Warrants

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

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

Consideration of an application by David Barkley for a cabaret license for the Overland Hotel & Saloon to be located at 125 East Center Street.

Deputy City Clerk Elsie Lee stated David Barkley, owner of Overland Hotel & Saloon has made an application for a cabaret license for the Overland Hotel & Saloon to be located at 125 East Center Street. A cabaret license is a privileged license that allows the licensee to provide live entertainment or dancing at the establishment. 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 comments and questions from the Council or public.

Councilman Harmon inquired if this was a new license or if they had one previously under a different name.

Deputy City Clerk Elsie Lee stated that this was a new license.

Councilwoman Frost inquired if this was just for karaoke as depicted in the application.

David Barkley stated that was basically the idea.

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

No further comments were noted.

Councilman Harmon motioned to approve the application by David Barkley for a cabaret license for the Overland Hotel & Saloon to be located at 125 East Center Street; seconded by Councilwoman Frost and approved with a 3-0 vote by the Council.

Consideration and possible approval of a Merger and Re-subdivision Parcel Map for Scott and Susanna Payne to combine Churchill County Assessor's Parcel Numbers 001-641-17 and 001-641-30, commonly known as 680 and 690 East Front Street Fallon, NV, into a single parcel.

City Engineer Derek Zimney stated Scott and Susanna Payne, owners of Churchill County Assessor's Parcel Numbers (APN) 001-641-17 and 001-641-30 have made an application and submitted a map to combine their two parcels commonly known as 680 and 690 East Front Street into one parcel. This Parcel Map will create a single parcel, consisting of 16,820 square feet. These parcels are located within R-2 zoning and if approved will continue

to meet City of Fallon Municipal Code requirements for R-2 zoning. Any development or improvements to these parcels shall be required to meet all applicable City of Fallon standards and requirements.

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

Councilman Harmon inquired if these were the properties that we incorporated into the City a month or two ago. Is that correct? One of them was, if I remember right.

City Engineer Derek Zimney stated Scott lived in a house, in the County, and purchased the lot next door to him, and wanted to combine them. One property was City and one property was County, he was unable to, so he annexed his house to be part of the City and now can expand his yard, and usage.

Councilman Harmon inquired if the City utilities have been upgraded and switched over to the City.

City Engineer Derek Zimney stated that his lot located in the City has stubs, and he would be able to connect to utilities without cutting into our streets.

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

No further comments were noted.

Councilwoman Kent motioned to approve a Merger and Re-subdivision Parcel Map for Scott and Susanna Payne to combine Churchill County Assessor's Parcel Numbers 001-641-17 and 001-641-30, commonly known as 680 and 690 East Front Street Fallon, NV, into a single parcel; seconded by Councilman Harmon and approved with a 3-0 vote by the Council.

Consideration and possible approval of a professional services contract with J-U-B Engineers, Inc. for design, permitting and bidding services for the Auction Road Rehabilitation Project in an amount not-to-exceed Four Hundred Fifty-Two Thousand Nine Hundred and Fifty-Four Dollars (\$452,954), of which the Nevada Department of Transportation share would be 95% or Four Hundred Thirty Thousand Three Hundred Six Dollars and Thirty Cents (\$430,306.30) and the City's share would be 5% or Twenty-Two Thousand Six Hundred Forty-Seven Dollars and Seventy Cents (\$22,647.70).

Public Works Director Brian Byrd stated the City of Fallon was awarded \$3,280,000 through Nevada Department of Transportation's (NDOT) Transportation Alternatives Program. Pursuant to the agreement, the City of Fallon will be responsible for a five percent (5%) match of the Federal Highway Administration funds in an amount not to exceed \$172,632. The City advertised a Request for Statement of Qualifications on July 3, 2025. Three Statement of Qualifications were received and evaluated by City staff. Of the three SOQs submitted, J-U-B Engineers submitted and was ranked the highest based on company experience, key personnel, project approach, capacity and past performance.

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

Councilman Harmon stated that he is glad this project is finally starting to move forward. I am pleased to see this, I think we need it, and that it is going to be a great project for our community. One of the Task II portions says that NDOT has stated a preference for an Interlocal Cooperative Agreement in lieu of an Encroachment Permit. I think that's a great idea, do you agree with that? I think that will make things easier.

Public Works Director Brian Byrd agreed.

Councilman Harmon inquired if 95% of this project was being paid by NDOT.

Public Works Director Brian Byrd stated that NDOT is, more or less, the pass-through for the Highway Administration, that is correct.

Councilman Harmon stated that having worked, in the past for NDOT, he knows how things work a little bit. How does it work with J-U-B? Do they bill NDOT the 95% or do we pay for it completely and go to NDOT for the reimbursement for the 95%?

Public Works Director Brian Byrd stated that through the Transportation Alternatives Program (TAP), I think this is the 4th project we have done through it, we will pay J-U-B for their services and request reimbursement through the State of Nevada, I believe. That is correct, that is what we have done in the past. This is typical with our grants through the state.

Councilman Harmon inquired if the reimbursement will be after completion of the project.

Public Works Director Brian Byrd stated it is progressive.

Councilman Harmon inquired on the schedule of the project. It says that they want to get started in January of 2026, and I know that we are about a month past that. Does this push the design schedule back a little bit, or because we are only about a month late, they will still have their final design, I think it said, by the 2nd quarter of 2027?

Public Works Director Brian Byrd stated he was correct. We should be fine on holding the schedule for Spring 2027 construction. I think that we would like to expedite that even a little bit more and figure out how we can start this project in the Fall, in sequence and appropriately. The administration portion of the project through the TAP Funds is more complicated than a lot of the grants that we deal with. There are some built-in delays, but we will be okay.

Councilman Harmon stated that is what he was wondering. If we do speed up the process, is NDOT going to have the available funds to pay us back? It is kind of a balancing act, correct?

Public Works Director Brian Byrd stated that we are in a good zone with the funding. There is a large window for this project to be constructed. They actually asked us to slow down, just a little bit, at the start because of how they had allocated their money. Now, that we are approved and, on the doc, we are good to go.

Mayor Tedford stated that it should be noted that this is a TAP Fund Grant. This is a little different than what we have normally done for street projects.

Councilwoman Frost inquired on the extent and size of the project. Are there plans for J-U-B to put the bid out in segments of some kind?

Public Works Director Brian Byrd stated that once we get our 30% design, their opinion of probable cost will be a lot more accurate. So, once we start to get an idea on the quantities, the full scope, and the existing conditions, we will be able to know exactly what the extent of the project is going to cost. At that point, we will evaluate the funding. I like to phase a project like this, all the time because you can ensure that you parse it up to a point. I think that the City is committed to doing the full extent of Auction and so, it is kind of a catch-22. Yeah, there will be a few items that will be added of alternates just in case the prices come in way too high.

Councilwoman Frost stated that this is a really important project to our community. This is one of the roadways that I get complaints about all of the time, and rightfully so. I am looking forward to this project moving forward.

Public Works Director Brian Byrd stated that it is a N Whitaker extension and Auction Road reconstruction. It is a large project but important to the infrastructure.

Mayor Tedford stated that it should be noted that this ties into the N Whitaker extension. So, that is unusual for us to cross over Williams into Auction. There is a lot going on with this project with a lot of moving parts that we have to deal with down the road.

Public Works Director Brian Byrd agreed. Between signals, property acquisitions, and

NDOT encroachments, like the Mayor said, it is about as complicated as it gets.

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

No further comments were noted.

Councilwoman Frost motioned to approve a professional services contract with J-U-B Engineers, Inc. for design, permitting and bidding services for the Auction Road Rehabilitation Project in an amount not-to-exceed Four Hundred Fifty-Two Thousand Nine Hundred and Fifty-Four Dollars (\$452,954), of which the Nevada Department of Transportation share would be 95% or Four Hundred Thirty Thousand Three Hundred Six Dollars and Thirty Cents (\$430,306.30) and the City's share would be 5% or Twenty-Two Thousand Six Hundred Forty-Seven Dollars and Seventy Cents (\$22,647.70); seconded by Councilwoman Kent and approved with a 3-0 vote by the Council.

Consideration and possible action to approve a construction contract with Summit Line Construction of Reno, Nevada in order to complete the US50/Sherman Street Signalization Project, PWP-CH-2025-486, in the amount of Nine Hundred Thirty-Two Thousand Seven Hundred Thirty-Seven Dollars (\$932,737), of which the City's share would be 5% or Forty-Six Thousand Six Hundred Thirty-Six Dollars and Eighty-Five Cents (\$46,636.85).

Public Works Director Brian Byrd stated the City of Fallon was awarded \$1,616,000 in the 2021-2022 Congressionally Directed Spending (CDS) cycle for the Nevada Department of Transportation (NDOT) Highway 50 (Williams Avenue) Project. Pursuant to the agreement, the City of Fallon will be responsible for a five percent (5%) match of the Federal funds. The Highway 50 Signalization Project will consist of, among other things, the installation of a four-way fully signalized intersection, installing sidewalks, curb and gutter, driveways, bike lanes, improvements, and lighting at the intersection of Williams Avenue and Sherman Street. This project was released for public bid on December 5, 2025, and was advertised in the Lahontan Valley News in accordance with NRS 338.1385. Two (2) bids were received and opened on January 27, 2026, as further described in the attached documents.

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

Councilwoman Frost inquired if we have done work with Summit Line Construction previously. I believe they have done a lot of installation of signal lights in Northern Nevada.

Public Works Director Brian Byrd stated that the City has not done work with them in the past. They are a very reputable contractor out of Northern California and Northern Nevada. They do a lot of high-volt and signals are on the other side of the world, that they do. They are highly recommended and are highly qualified to perform the project.

Councilwoman Kent commented regarding the bid coming in under budget.

Public Works Director stated it did. I do appreciate you bringing that up. Yes, it did. You know, the industries and the trends are moving in that direction. I hope that these roadway projects come in the same way, but it does appear that construction costs, at least for the time being, have stabilized. If not, they are decreasing. The capacity for contractors in the region seems to be more readily available. We are getting more plan holders, more attendees to pre-bid meetings, and things like that, so hopefully the temperature will change a little bit.

Councilwoman Kent inquired on what happens to the extra money when we have bids come in under budget.

Public Works Director Brian Byrd stated that the 1.6 million is the entirety of the funds

that we have for this project. The City of Fallon is hoping to utilize all those dollars. This is just us looking at it with the plans that J-U-B designed. There is a potential that the project could run over, and that money is available for any change-orders or increases to construction costs that may occur throughout the project. Signals are kind of complicated, so I can see that potentially happening.

Councilman Harmon stated that it not only came in under budget but under engineer's estimate. Kudos to J-U-B and Summit Line for that. I think that you are right, and I am hearing the same thing, a lot of these big rope projects are coming in under budget. I think the contractors are getting a little hungry, not having as many projects for a few years, so that is great. The bid specifically said, signaling an intersection. So, as I understand it, we are going underground with everything, right?

Public Works Director Brian Byrd stated that we are going to bore cross Highway 50. There is no intention of paving, but we could potentially have some paving on Sherman Street. Boring across US50 is the goal, as long as conflicts don't occur during that process.

Councilman Harmon inquired on the power pole. That will go away on that northeast corner, right? And we can get rid of the bollards after that and everything there, so that will be a great thing too. Make that west and north turn a lot easier for some of these people probably. These will be signalized crosswalks correct?

Public Works Director Brian Byrd confirmed the pedestrian buttons on the new signal lights.

Mayor Tedford stated that is why some of these things may make us go over this \$932,737 amount. We don't know what we are going to run into on that corner. We don't know if we will get to the 1.6 million amount, but there is a lot there.

Public Works Director Brian Byrd stated that we are concerned with the new technology of the Sherman 50 cabinet being able to work and communicate with the signal cabinets westbound. A potential change-order would be upgrading the signal cabinets at each of the other current intersection signals. That is one potential problem that could occur with this project, but we are hoping that it works.

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

No further comments were noted.

Councilwoman Kent motioned to approve a construction contract with Summit Line Construction of Reno, Nevada in order to complete the US50/Sherman Street Signalization Project, PWP-CH-2025-486, in the amount of Nine Hundred Thirty-Two Thousand Seven Hundred Thirty-Seven Dollars (\$932,737), of which the City's share would be 5% or Forty-Six Thousand Six Hundred Thirty-Six Dollars and Eighty-Five Cents (\$46,636.85); 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 001-011-02, commonly referred to as 515/525 N. Maine Street, Fallon, NV, consisting of approximately .78 acres, from Valley Investment Solutions, LLC, a Nevada limited liability company, in the amount of two hundred fifty thousand dollars (\$250,000).

City Attorney Trent deBraga stated Churchill County Assessor's Parcel Number 001-011-02, commonly known as 515/525 N. Maine Street, Fallon, NV, is located north 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 001-011-02 would provide approximately .78 acres of expansion and development opportunity. If approved, the transaction will proceed to escrow and the Mayor will have the authority to sign any document necessary to consummate the transaction.

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

Councilman Harmon inquired on the packet having conflict in the Parcel Number.

City Attorney Trent deBraga stated that the correct parcel number was how he read it into the record (APN 001-011-02).

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

No further comments were noted.

Councilwoman Frost motioned to approve the Purchase and Sale Agreement and Escrow Instructions for the City's purchase of Churchill County Assessor's Parcel Number 001-011-02, commonly referred to as 515/525 N. Maine Street, Fallon, NV, consisting of approximately .78 acres, from Valley Investment Solutions, LLC, a Nevada limited liability company, in the amount of two hundred fifty thousand dollars (\$250,000); seconded by Councilman Harmon and approved with a 3-0 vote by the Council.

Public Comments

Mayor Tedford inquired if there were any public comments.

No comments were noted.

Council and Staff Reports

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

Councilwoman Frost congratulated Carson Melendy for being the four-time State Wrestling Champion. This is a pretty amazing accomplishment. I think only the 2nd wrestler in Churchill County High School's history to achieve that. I would also like to congratulate the Girls' Basketball team for making it to the State Tournament. They won the Regional Tournament this weekend. Thank you.

No further reports were noted.

Adjournment

There being no further business to come before the Council, Mayor Tedford adjourned the meeting at 9:26 a.m.

Mayor Ken Tedford

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