

**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
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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