

**AGENDA**  
**CITY OF FALLON – CITY COUNCIL**  
**55 West Williams Avenue**  
**Fallon, Nevada**  
**January 19, 2021 – 9:00 a.m.**

The Honorable City Council will meet in a regularly scheduled meeting on January 19, 2021 at 9:00 a.m. in the City Council Chambers, 55 West Williams Avenue, Fallon, Nevada.

Items on the agenda may be taken out of order. The Council may combine two or more agenda items for consideration. The Council may remove an item from the agenda or delay discussion relating to an item on the agenda at any time. Unless otherwise allowed by the City Council, public comments by an individual will be limited to three minutes.

1. Pledge of Allegiance to the Flag.
2. Certification of Compliance with Posting Requirements.
3. Public Comments: 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. **(For discussion only)**
4. Approval of Warrants: **(For possible action)**
  - A) Accounts Payable
  - B) Payroll
  - C) Customer Deposit
5. Possible introduction of Bill No. 786: An ordinance providing for the annexation of 6.05 acres, more or less, located at 879, 899 and 901 South Maine Street, owned by Churchill County, Nevada, and contiguous to the corporate limits of the City of Fallon, Nevada, and for other matters properly related thereto. **(This agenda item is for possible introduction of the proposed ordinance only. If introduced, a public hearing on the proposed ordinance will be set for February 1, 2021 and no further action can or will be taken at this meeting. At the public hearing on February 1, 2021, which will be properly noticed and advertised, the City Council will take comment and then consider possible adoption of the ordinance as introduced or amended.)**
6. Presentation of the Police Department Report for December 2020. **(For discussion only)**
7. Public Comments **(For discussion only)**
8. Council and Staff Reports **(For discussion only)**

9. Executive Session (closed):

Discuss Litigation Matters **(For discussion only)** (NRS 241 et.seq.)  
Negotiations with Operating Engineers Local Union No. 3 **(For discussion only)**  
Negotiations with Fallon Peace Officers Association **(For discussion only)**

Pursuant to Governor Sisolak's Declaration of Emergency Directive 006 entered on March 22, 2020, and extended by Emergency Directive 016 entered on April 29, 2020, by Emergency Directive 018 entered on May 7, 2020, by Emergency Directive 021 entered on May 28, 2020, by Emergency Directive 026 entered on June 29, 2020 and by Emergency Directive 029 entered on July 31, 2020, this agenda has been posted on or before 9:00 a.m. on January 13, 2021 at City Hall, to the City's website (<https://fallonnevada.gov>) and to the State of Nevada public notice website (<https://notice.nv.gov/>). Members of the public may request the supporting material for this meeting by contacting Elsie M. Lee, Deputy City Clerk, at (775) 423-5104 or [elee@fallonnevada.gov](mailto:elee@fallonnevada.gov). The supporting material for this meeting is also available to the public on the City's website (<https://fallonnevada.gov>) and the State of Nevada public notice website (<https://notice.nv.gov/>).

  
Elsie M. Lee

NOTICE TO PERSONS WITH DISABILITIES: Reasonable effort will be made to assist and accommodate physically handicapped persons desiring to attend the meeting. Please call the City Clerk's Office at 423-5104 in advance so that arrangements may be conveniently made.



# January 19, 2021

## Agenda Item 5

Possible introduction of Bill No. 786: An ordinance providing for the annexation of 6.05 acres, more or less, located at 879, 899 and 901 South Maine Street, owned by Churchill County, Nevada, and contiguous to the corporate limits of the City of Fallon, Nevada, and for other matters properly related thereto. **(This agenda item is for possible introduction of the proposed ordinance only. If introduced, a public hearing on the proposed ordinance will be set for February 1, 2021 and no further action can or will be taken at this meeting. At the public hearing on February 1, 2021, which will be properly noticed and advertised, the City Council will take comment and then consider possible adoption of the ordinance as introduced or amended.)**



**CITY OF FALLON  
REQUEST FOR COUNCIL ACTION**

Agenda Item No. 5

DATE SUBMITTED: January 11, 2021

AGENDA DATE REQUESTED: January 19, 2021

TO: The Honorable City Council

FROM: Robert Erquiaga, Chief of Staff

SUBJECT TITLE: Possible introduction of Bill No. 786: An ordinance providing for the annexation of 6.05 acres, more or less, located at 879, 899 and 901 South Maine Street, owned by Churchill County, Nevada, and contiguous to the corporate limits of the City of Fallon, Nevada, and for other matters properly related thereto. **(This agenda item is for possible introduction of the proposed ordinance only. If introduced, a public hearing on the proposed ordinance will be set for February 1, 2021 and no further action can or will be taken at this meeting. At the public hearing on February 1, 2021, which will be properly noticed and advertised, the City Council will take comment and then consider possible adoption of the ordinance as introduced or amended.)**

TYPE OF ACTION REQUESTED: (Check One)

- |   |   |
|---|---|
| <input type="checkbox"/> Resolution           | <input checked="" type="checkbox"/> Ordinance |
| <input type="checkbox"/> Formal Action/Motion | <input type="checkbox"/> Other                |

POSSIBLE COUNCIL ACTION: Introduction of Bill No. 786: An ordinance providing for the annexation of 6.05 acres, more or less, located at 879, 899 and 901 South Maine Street, owned by Churchill County, Nevada, and contiguous to the corporate limits of the City of Fallon, Nevada, and for other matters properly related thereto.

DISCUSSION: The proposed Ordinance will be read by title to the City Council. If introduced by a City Councilperson, a public hearing on the proposed ordinance will be set for February 1, 2021 and no further action can or will be taken at this meeting.

TO BE PRESENTED BY: Robert Erquiaga, Chief of Staff



**AN ORDINANCE PROVIDING FOR THE ANNEXATION OF 6.05 ACRES, MORE OR LESS,  
LOCATED AT 879, 899 AND 901 SOUTH MAINE STREET, OWNED BY CHURCHILL  
COUNTY, NEVADA, AND CONTIGUOUS TO THE CORPORATE LIMITS OF  
THE CITY OF FALLON, NEVADA, AND FOR OTHER MATTERS  
PROPERLY RELATED THERETO.**

\*\*\*\*\*

WHEREAS, NRS 268.670 provides authority for the City Council, subject to the provisions of NRS 268.663, and after notifying the Board of County Commissioners of its intention, to annex contiguous territory if 100 percent of the owners of record of individual parcels of land sign a petition requesting the City Council to annex such area to the City; and

WHEREAS, Churchill County, Nevada, the owners of record of 879, 899 and 901 South Maine Street, a parcel of land consisting of 6.05 acres, more or less, ("the Annexation Parcel") have presented a signed Petition requesting the City Council to annex the Annexation Parcel to the City; and

WHEREAS, Churchill County has caused an accurate map of the Annexation Parcel to be made under the supervision of a licensed surveyor and have filed a copy of said map with the City of Fallon; and

WHEREAS, the City of Fallon has provided notice to the Board of Churchill County Commissioners of its intention to annex the Annexation Parcel; and

WHEREAS, the Annexation Parcel is contiguous to the existing corporate limits of the City of Fallon as the parcel abuts directly on the boundary of the City of Fallon; and

WHEREAS, Churchill County has requested that, upon annexation, zoning of the annexed parcel be set as G-2 General Commercial District as set forth in the Fallon Municipal Code; and

WHEREAS, Churchill County has entered into an Annexation Agreement with the City of Fallon; and

WHEREAS, the proposed annexation and the terms and conditions of the Annexation Agreement are in the best interests of the citizens of the City of Fallon.

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NOW, THEREFORE, the City Council of the City of Fallon do ordain as follows:

SECTION I

That all those certain lots, pieces or parcels of land situate, lying and being in the County of Churchill, State of Nevada, more particularly described as follows, to wit:

All that certain parcel situate within a portion of Southwest One-Quarter (SW1/4) of Section Thirty-Two (31), Township Nineteen (19) North, Range Twenty-Nine (29) East, Mount Diablo Meridian, Churchill County, Nevada, being a portion of the parcel described in Decree Quieting Title, Document No. 252407 in the Official Records of Churchill County, Nevada, said parcel being more particularly described as follows:

COMMENCING at the center 1/4 corner of said Section 31;

THENCE South 65°58'29" West, 745.30 feet to the POINT OF BEGINNING, being on the easterly line of said Parcel;

THENCE along said easterly line, South 00°10'19" West, 167.27 feet to the centerline of the 100' Wide U.S. Easement New River Drain;

THENCE along said centerline, South 20°46'09" West, 369.14 feet to the southeast corner of said Parcel;

THENCE along the southerly line of said Parcel, North 89°36'11" West, 235.92 feet to the southwest corner of said Parcel;

THENCE along the westerly line of said Parcel, North 00°15'06" East, 285.00 feet;

THENCE continuing along said westerly line, North 88°06'46" West, 227.17 feet;

THENCE continuing along said westerly line, South 82°54'09" West, 44.38 feet to the easterly right-of-way line of Maine Street;

THENCE continuing along said westerly Parcel line and said easterly right-of-way line, North 00°15'25" East, 308.69 feet to the northwest corner of said Parcel;

THENCE leaving easterly right-of-way line, along the northerly line of said Parcel, being coincident with the southerly boundary of alley as shown on Ferguson Heights Addition, File No. 43714 in the Official Records of Churchill County, Nevada, South 89°33'19" East, 467.23 feet to the northeast corner of said Parcel;



THENCE leaving said southerly alley line, along the easterly line of said Parcel, South 00°01'21" West, 79.90 feet;

THENCE continuing along said easterly line, South 89°32'05" East, 168.58 feet to the POINT OF BEGINNING.

Said ANNEXATION PARCEL contains 6.05 acres of land, more or less.

THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE NAD83(94) BASED UPON FOUND MONUMENTS ALONG THE RIGHT-OF-WAY LINES OF MAINE STREET AND MEASURED AS N 01°15'25" E ON THIS SURVEY. THE PROJECT COMBINED FACTOR IS 1.0001854204, SCALED FROM 0.00N, 0.00E AND CONVERTED TO U.S. SURVEY FEET.

is hereby annexed to the City of Fallon, and the said territory hereinbefore described shall be deemed and held to be a part of said City of Fallon and the inhabitants thereof shall hereafter enjoy the privileges and benefits of such annexation and be subject to the ordinances and regulations of the City of Fallon.

#### SECTION II

That zoning for the annexed parcel is hereby set as C-2 General Commercial District as set forth in the Fallon Municipal Code.

#### SECTION III

That an accurate map of the annexed parcel, prepared under the supervision of a licensed Nevada surveyor, together with a certified copy of this Ordinance, shall be recorded in the office of the Churchill County Recorder prior to the effective date of the annexation as specified herein, and that a duplicate copy of the map and this Ordinance shall be filed with the Nevada Department of Taxation upon the recording of the documents with the Churchill County Recorder as set forth herein.

#### SECTION IV

That this ordinance shall be in full force and effect from and after passage, approval and publication as required by law and completion of the requirements of NRS 268.600.

Proposed by: \_\_\_\_\_

Passed and adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

Ayes: \_\_\_\_\_

Nays: \_\_\_\_\_

Absent: \_\_\_\_\_

\_\_\_\_\_  
KEN TEDFORD  
Mayor

ATTEST: \_\_\_\_\_  
SEAN RICHARDSON  
City Clerk-Treasurer

DRAFT



I hereby affirm that this document submitted for recording does not contain a social security number.

Signed: \_\_\_\_\_  
Derek Zimney, City Engineer

Assessor's Parcel #: 007-731-01

RECORDING REQUESTED BY AND RETURN TO:  
City of Fallon  
55 West Williams Avenue  
Fallon, Nevada 89406

### **ANNEXATION AGREEMENT**

THIS ANNEXATION AGREEMENT is made and entered into this \_\_\_\_ day of \_\_\_\_\_, 2020, by and between the CITY OF FALLON ("the City"), a political subdivision of the State of Nevada, and CHURCHILL COUNTY ("the Owner"), a political subdivision of the State of Nevada.

### **WITNESSETH**

WHEREAS, the Owner is desirous of annexing a certain parcel of land ("the Property") into the City of Fallon, more particularly described as follows, to wit:

All that certain parcel situate within a portion of Southwest One-Quarter (SW1/4) of Section Thirty-Two (31), Township Nineteen (19) North, Range Twenty-Nine (29) East, Mount Diablo Meridian, Churchill County, Nevada, being a portion of the parcel described in Decree Quieting Title, Document No. 252407 in the Official Records of Churchill County, Nevada, said parcel being more particularly described as follows:

COMMENCING at the center 1/4 corner of said Section 31;

THENCE South 65°58'29" West, 745.30 feet to the POINT OF BEGINNING, being on the easterly line of said Parcel;

THENCE along said easterly line, South 00°10'19" West, 167.27 feet to the centerline of the 100' Wide U.S. Easement New River Drain;

THENCE along said centerline, South 20°46'09" West, 369.14 feet to the southeast corner of said Parcel;

THENCE along the southerly line of said Parcel, North 89°36'11" West, 235.92 feet to the southwest corner of said Parcel;

THENCE along the westerly line of said Parcel, North 00°15'06" East, 285.00 feet;

THENCE continuing along said westerly line, North 88°06'46" West, 227.17 feet;

THENCE continuing along said westerly line, South 82°54'09" West, 44.38 feet to the easterly right-of-way line of Maine Street;

THENCE continuing along said westerly Parcel line and said easterly right-of-way line, North 00°15'25" East, 308.69 feet to the northwest corner of said Parcel;

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THENCE continuing along said easterly line, South 89°32'05" East, 168.58 feet to the POINT OF BEGINNING.

Said ANNEXATION PARCEL contains 6.05 acres of land, more or less.

THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE NAD83(94) BASED UPON FOUND MONUMENTS ALONG THE RIGHT-OF-WAY LINES OF MAINE STREET AND MEASURED AS N 01°15'25" E ON THIS SURVEY. THE PROJECT COMBINED FACTOR IS 1.0001854204, SCALED FROM 0.00N, 0.00E AND CONVERTED TO U.S. SURVEY FEET.

WHEREAS, the City operates water, water treatment, sewer and electric utility systems and the Property is contiguous to the existing boundaries of the corporate limits of the City, and otherwise a proper subject of annexation in accordance with the provisions of Nevada law; and

WHEREAS, the City has adequate utility system capacity to connect the Property to the City's water, water treatment, sewer and electric utility systems subject to certain extensions of water, sewer and electric lines; and

WHEREAS, the Fallon Municipal Code of Fallon, Nevada, 1977, as amended ("FMC"), provides for certain improvements to be made by an applicant upon annexation of properties



into the City, including, but not limited to, improvements relating to water lines, sewer lines, electric lines, streets, street lights, curbs, gutters, sidewalks and storm drains; and

WHEREAS, the FMC provides that upon annexation of properties into the City, all buildings and facilities constructed therefore must be served with City utilities including, but not limited to, water, water treatment, sewer, electric, garbage collection and landfill services; and

WHEREAS, the Owner has requested that upon annexation the zoning of the Property be set as C-2 General Commercial District as set forth in the FMC.

NOW, THEREFORE, in consideration of the premises, including the financial obligations and covenants of the Owner stated herein, together with the mutual promises of the parties hereinafter stated, it is understood and agreed as follows, to wit:

1. The City will initiate and accomplish the procedures required by law for the annexation of the Property, in accordance with the provisions of NRS 268.636 et. seq.
2. The Owner agrees to connect all future improvements and buildings requiring water, water treatment, sewer and electric service to City utilities, including payment of the utility connection fees in effect at the time of development of the Property.
3. The Owner agrees to provide all necessary easements on the Property for such utility connections.
4. If applicable, the Owner shall pay to the City a water rights dedication fee at the time of annexation, said fee being the initial fee for one unit of water rights in lieu of the dedication of underground water rights. The Owner shall also pay such additional water right dedication fees as are required for future development of the Property that requires more than one unit of water rights or subsequent divisions or development of the Property as applicable.
5. The Owner shall install curbs, gutters, sidewalks, streetlights and paving to the existing pavement along the frontage of the Property along South Maine Street. The parties acknowledge that these improvements are currently under construction and will be completed by the City's Downtown Streetscape Phase 4 Project, a project funded in large part by Federal Transportation Alternatives Program Funds.
6. Except as otherwise provided in Section 5, the Owner shall install the improvements and connections required by this Annexation Agreement and the FMC in accordance with City of Fallon specifications at no cost to the City.
7. The Owner agrees that the zoning for the Property shall be set by the Fallon City Council and subject to the provisions of the FMC.
8. The Owner acknowledges and agrees that each of the aforesaid conditions imposed

on the Owner, whether of a financial or a performance nature, are conditions precedent to acceptance of the Property for annexation and to receipt of the above-described City municipal utility services.

9. In the event that the Owner fails to fulfill the obligations and covenants as herein provided, the City shall have the right to take any action provided under law or equity to enforce the terms of this Annexation Agreement, including, but not limited to, completing and/or performing any of such obligations on its own and charging Owner the costs therefore with the right to levy a lien on the Property as may be proper to collect any such expenditures incurred by the City.

10. The validity, construction and enforceability of this Annexation Agreement shall be governed in all respects by the laws of the State of Nevada applicable to agreements negotiated, executed and performed in Nevada by Nevada residents, whether one or more of the parties shall now be, or hereafter become, a resident of another state. In any action to enforce the terms of this Annexation Agreement, sole and exclusive venue shall be the Tenth Judicial District Court in and for Churchill County, Nevada.

THIS AGREEMENT shall be recorded in the Official Records of Churchill County, Nevada and shall constitute a covenant running with the land and shall be binding upon the heirs, executors, administrators, successors and assigns of the respective parties hereto.

IN WITNESS WHEREOF, the parties have entered into this Agreement on the day and year first written above.

CHURCHILL COUNTY

CITY OF FALLON

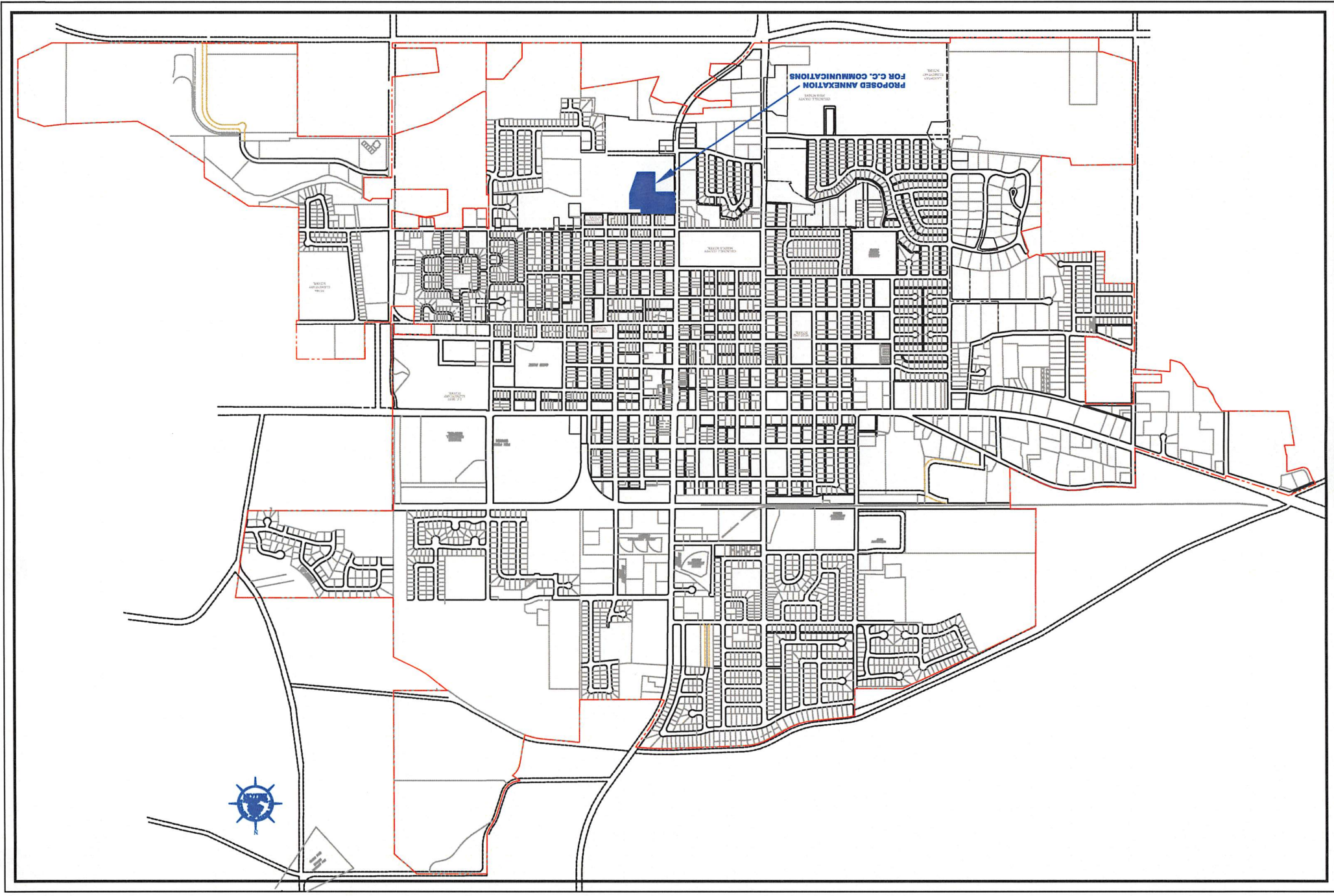
By: \_\_\_\_\_  
H. Peter Olsen  
County Commission Chairman

By: \_\_\_\_\_  
Ken Tedford  
Mayor

Attest: \_\_\_\_\_  
James Barbee  
County Manager

Attest: \_\_\_\_\_  
Sean Richardson  
City-Clerk Treasurer





PROPOSED ANNEXATION  
FOR C.C. COMMUNICATIONS

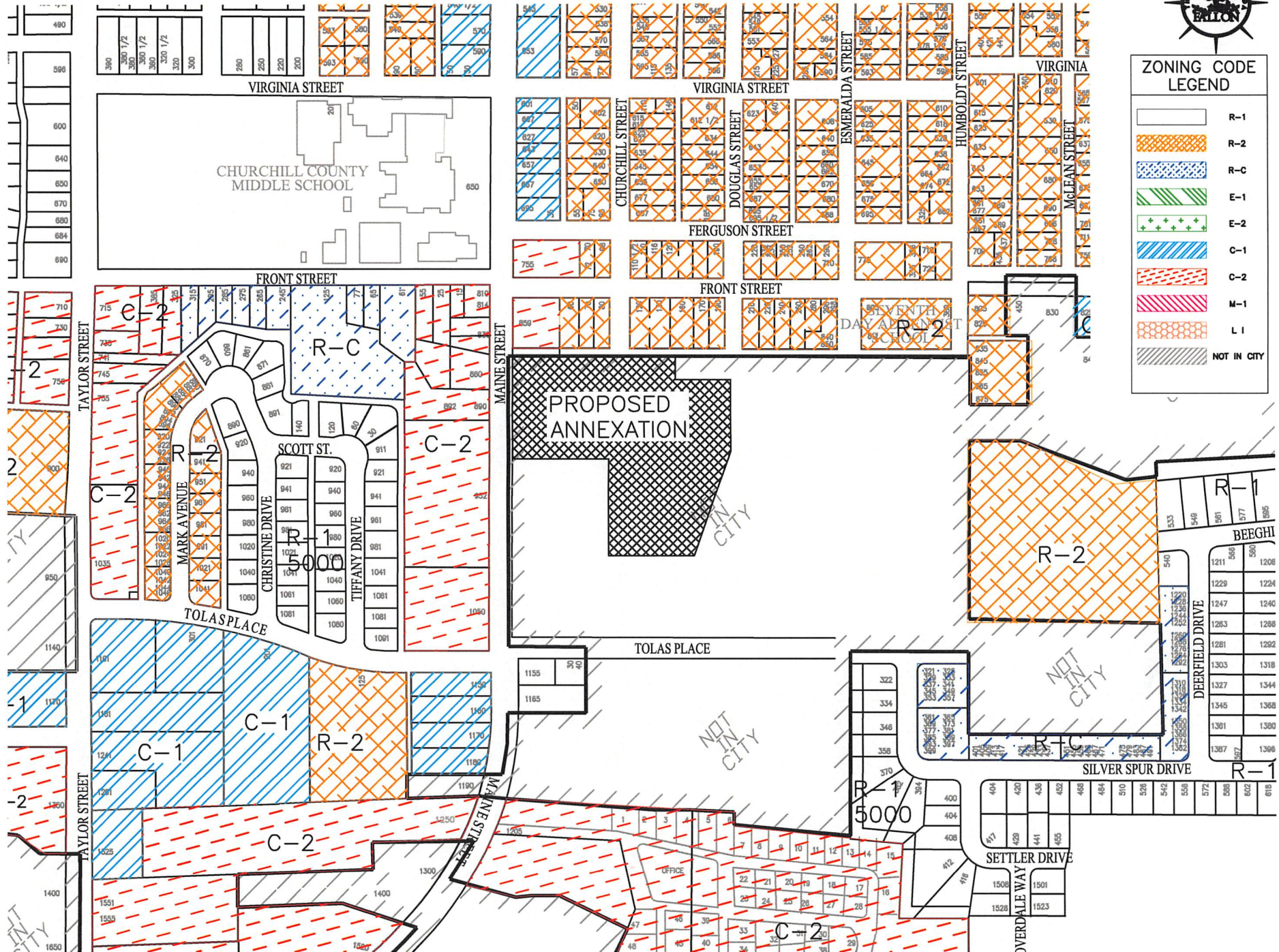




# CITY OF FALLON ZONING



ZONING CODE LEGEND	
	R-1
	R-2
	R-C
	E-1
	E-2
	C-1
	C-2
	M-1
	L I
	NOT IN CITY





January 19, 2021

## Agenda Item 6

Presentation of the Police Department Report for  
December 2020. **(For discussion only)**



**CITY OF FALLON**  
**REQUEST FOR COUNCIL ACTION**  
AGENDA ITEM NO. 6

**DATE SUBMITTED:** 1/11/21

**AGENDA DATE REQUESTED:** 1/19/21

**TO:** Mayor and Council

**FROM:** Kevin Gehman, Chief of Police

**SUBJECT:** Fallon Police Department Monthly Report for December 2020

**TYPE OF ACTION REQUESTED:** (Check One)

☐ Resolution

☐ Ordinance

☐ Formal Action/Motion

☒ Other (Specify) Review Only

**RECOMMENDED COUNCIL ACTION:** For review only

**DISCUSSION/ANALYSIS:** (Attachment, if necessary)

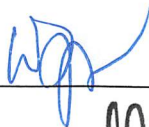
**FISCAL IMPACT:** None

**FUNDING SOURCE:**

**EXPLANATION OF IMPACT:**

**ALTERNATIVES:**

Prepared By: Wendy J. Mello



Date 1 / 11 / 21

Reviewed By: Kevin Gehman, Chief of Police



Date 1 / 11 / 2021

**Presented by Kevin Gehman**

# MONTHLY ACTIVITY REPORT

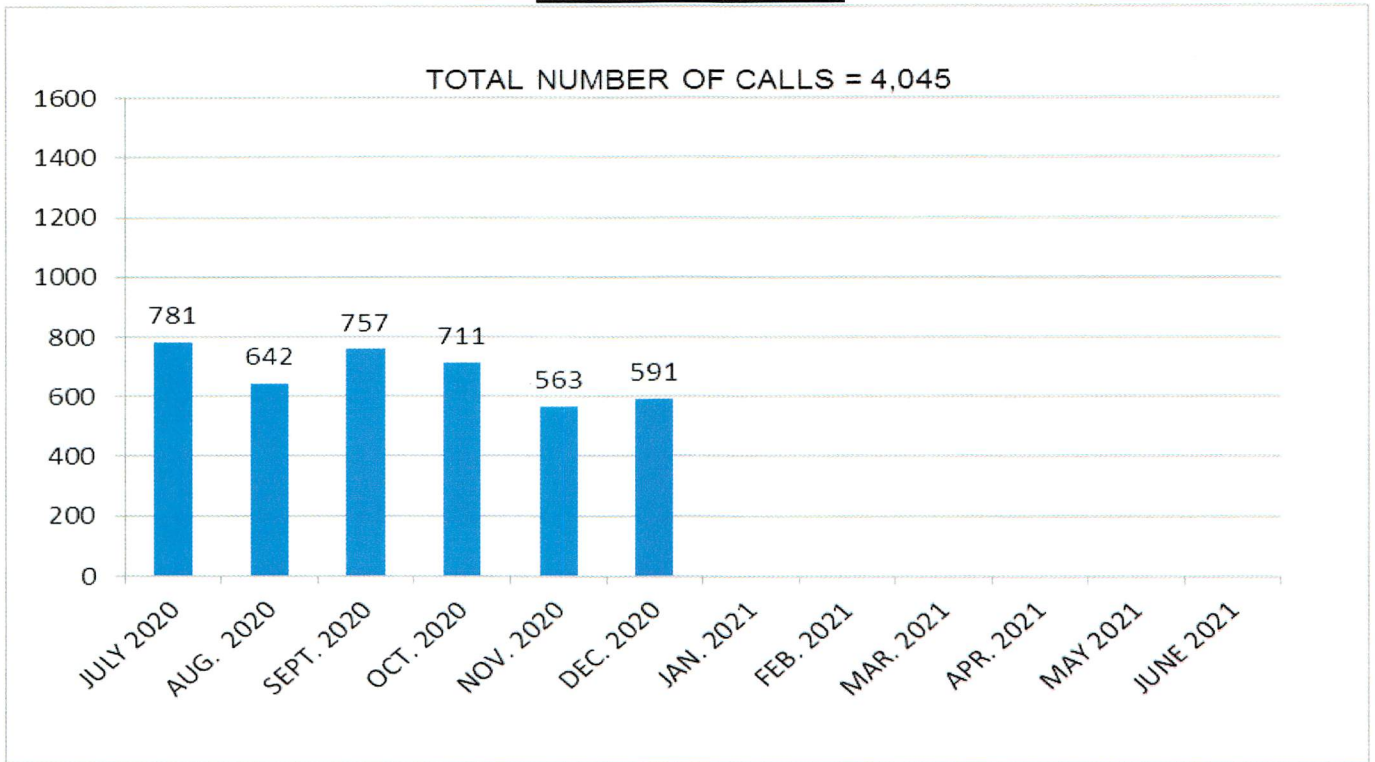


**DECEMBER 2020**

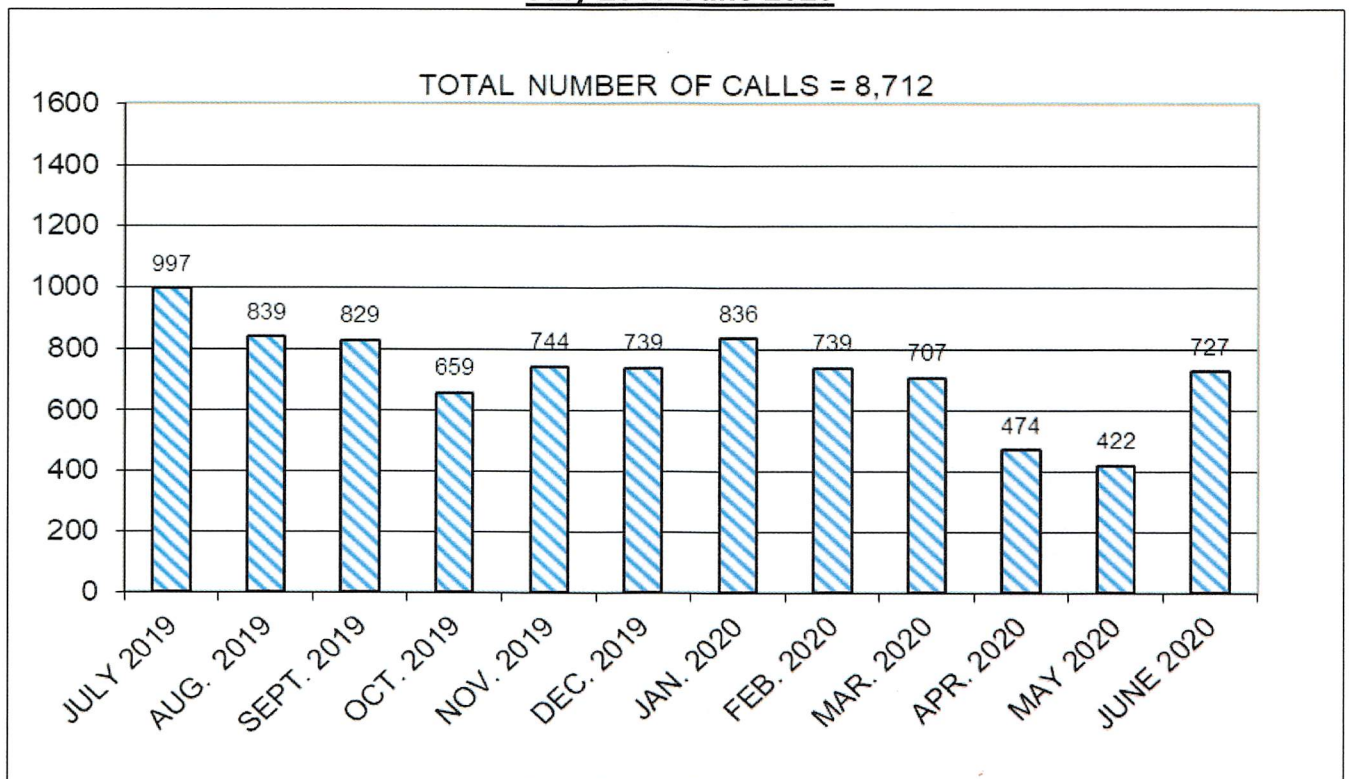


## Calls for Service/Total Incidents Reported

### July 2020-June 2021

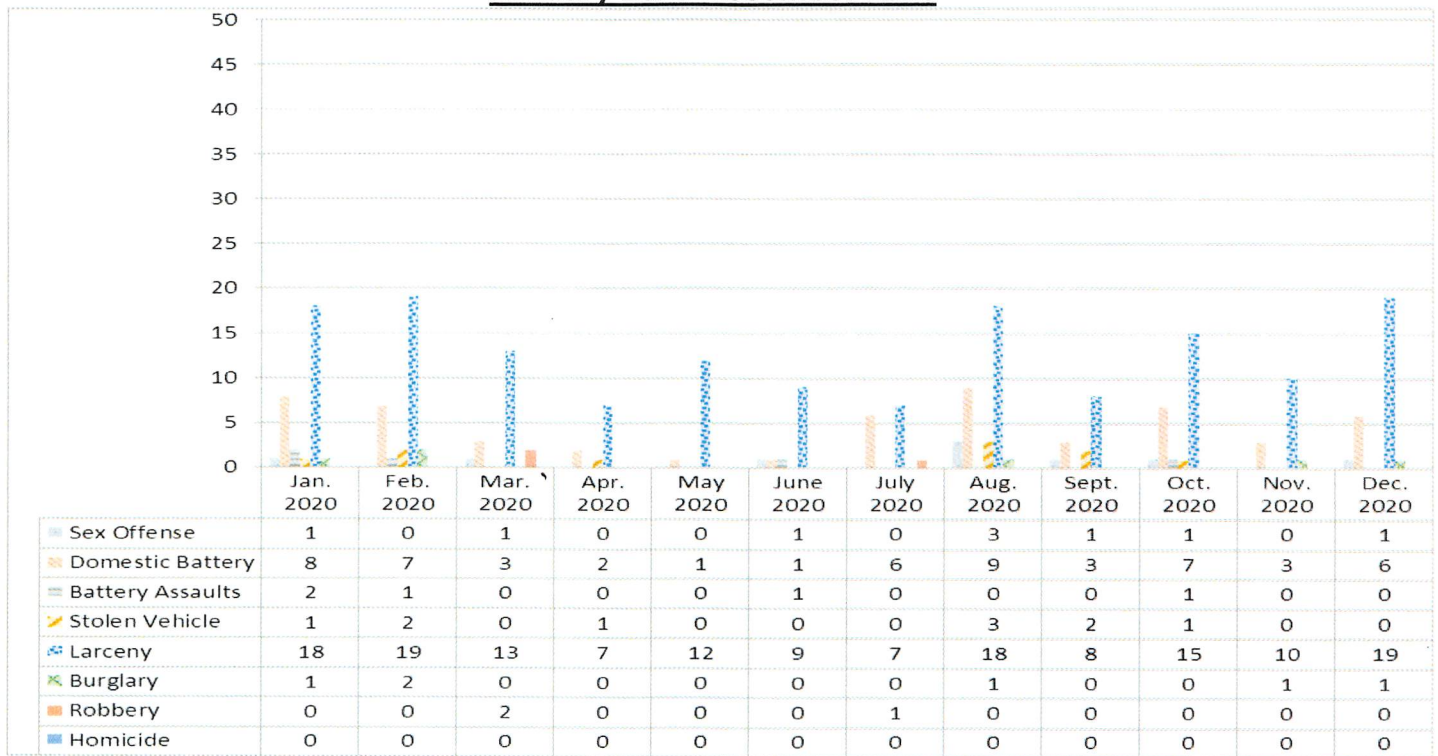


### July 2019-June 2020

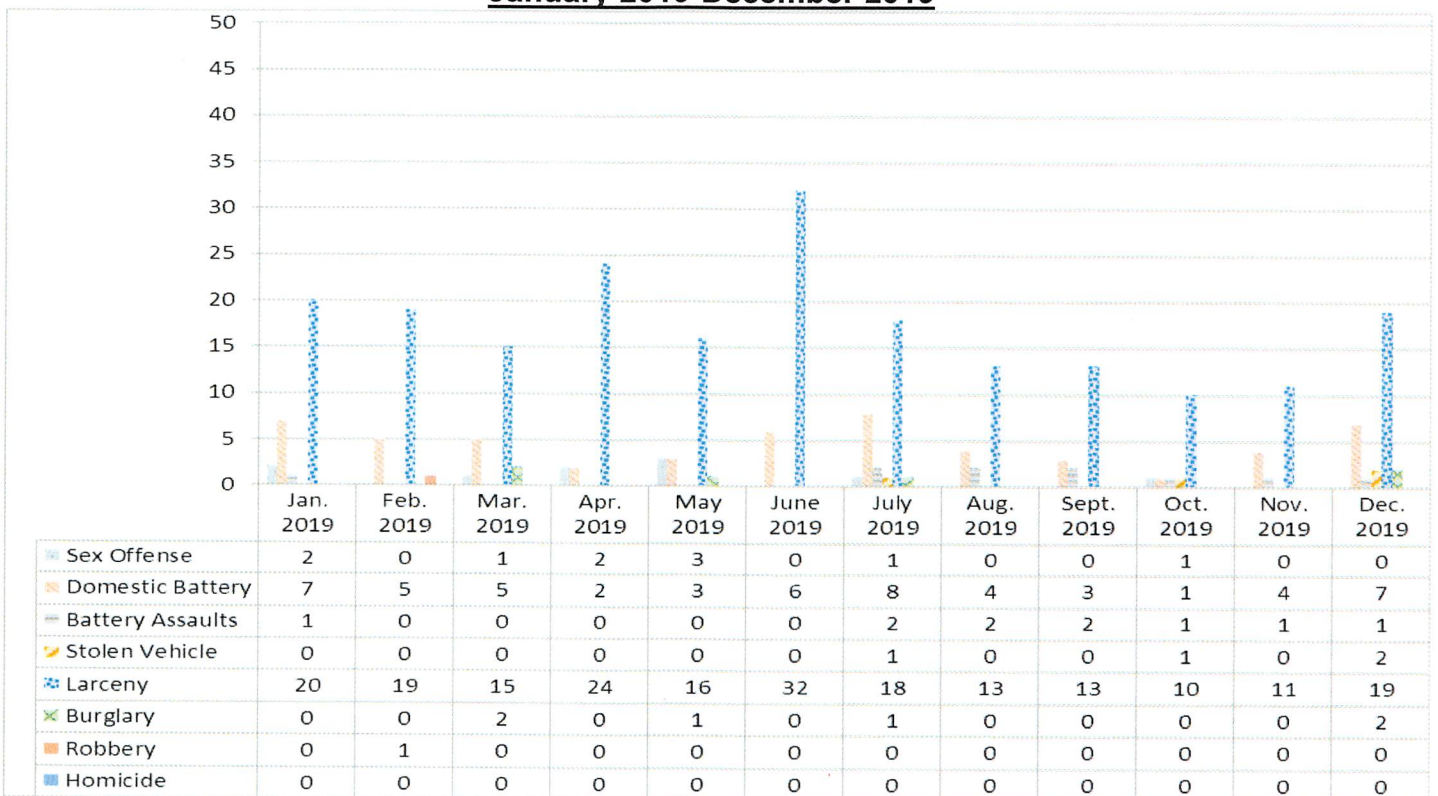


# CRIME SUMMARY

## January 2020-December 2020

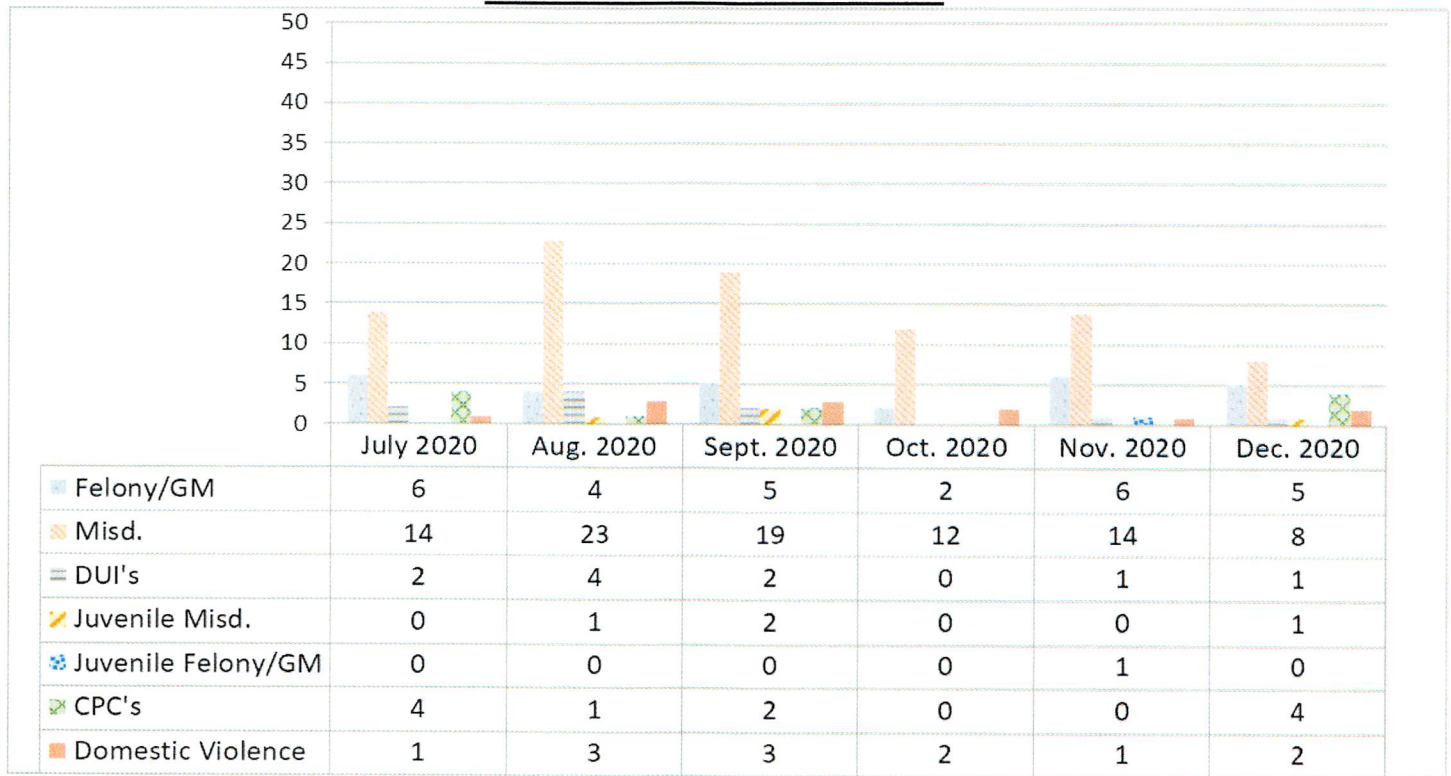


## January 2019-December 2019

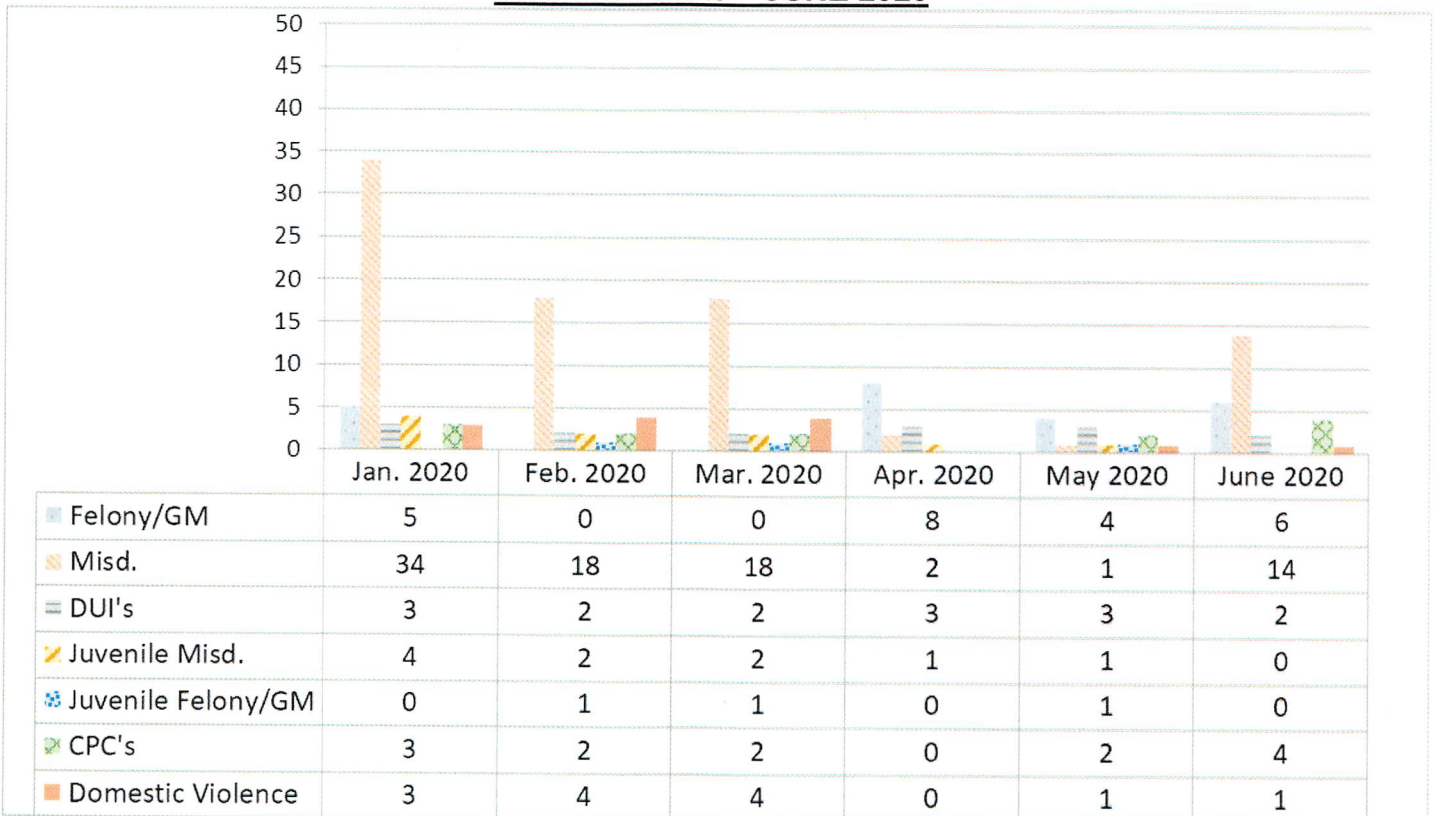


# ARREST SUMMARY

## JULY 2020 – DECEMBER 2020



## JANUARY 2020 – JUNE 2020

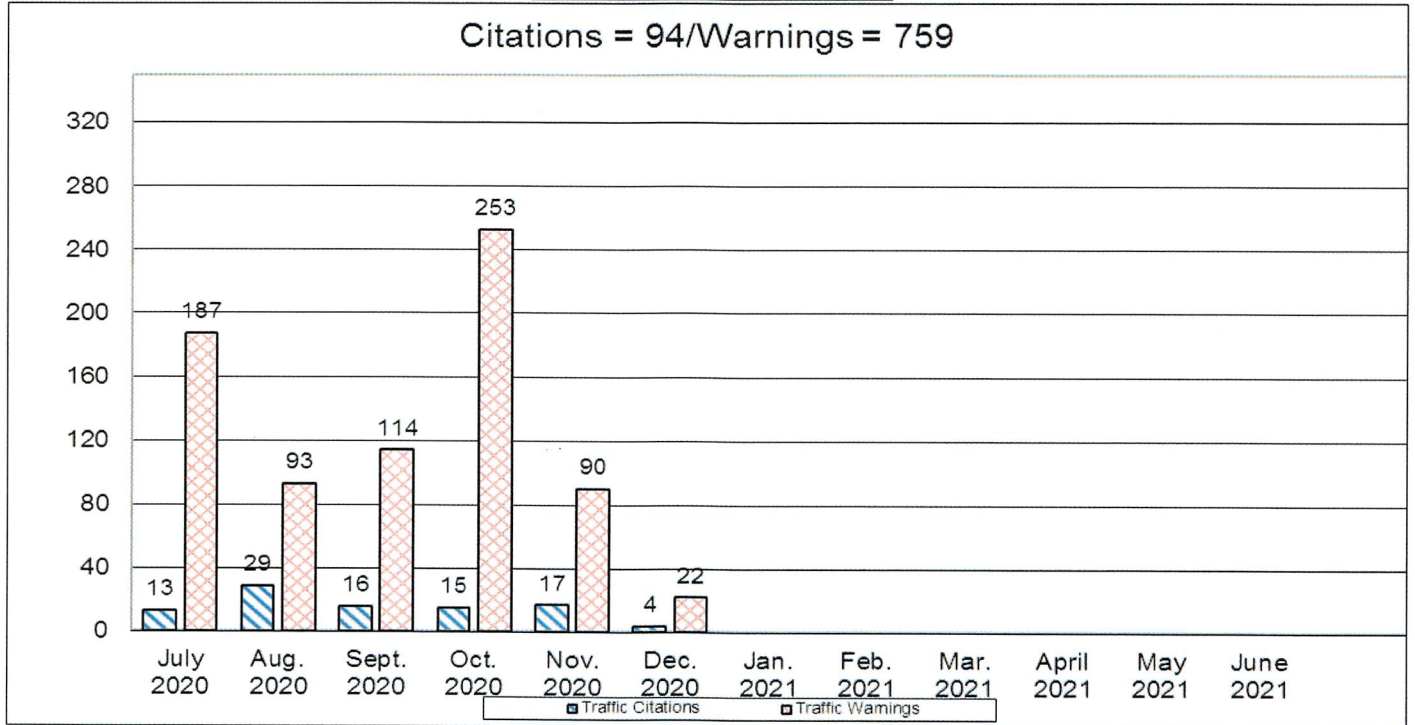




## MOVING CITATIONS & TRAFFIC WARNINGS

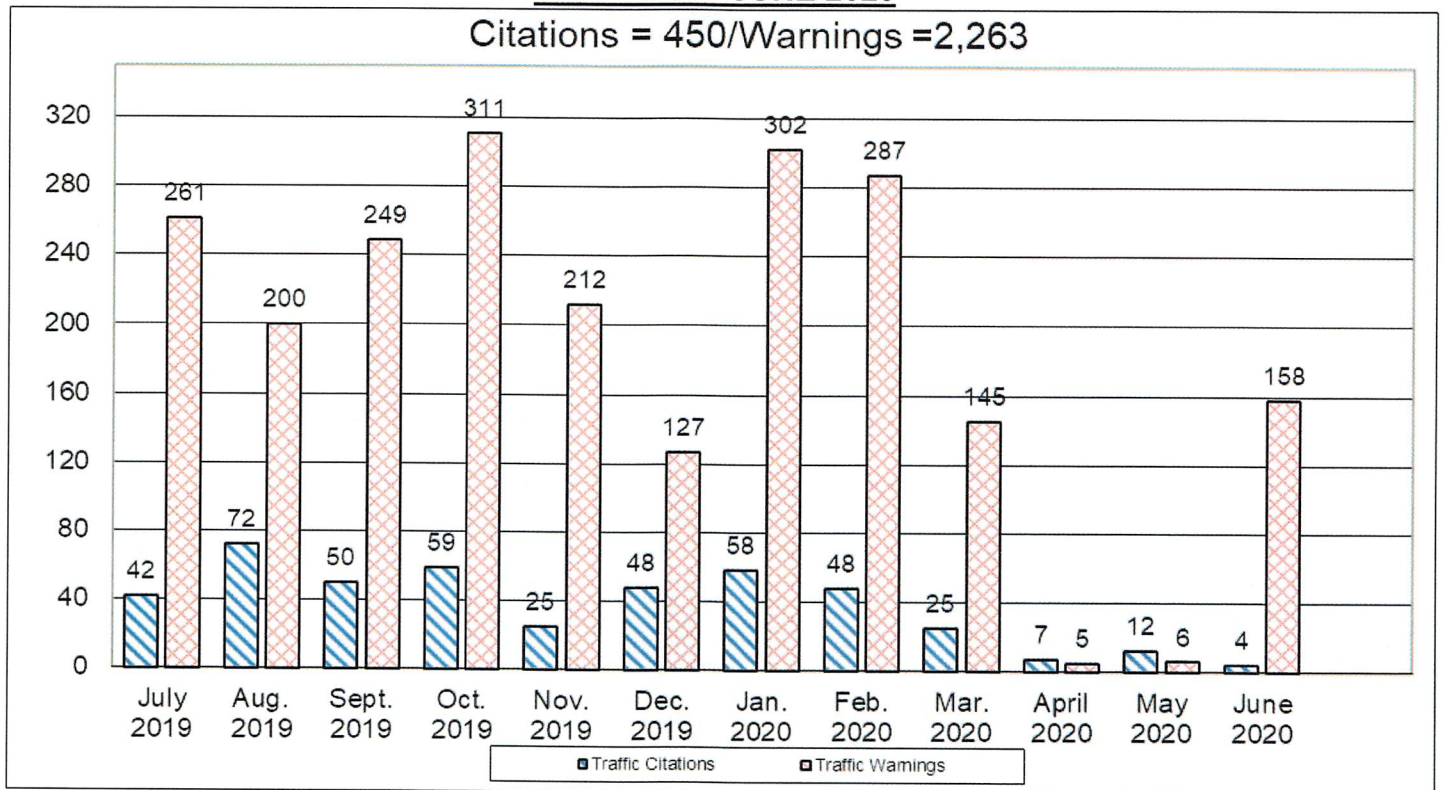
JULY 2020 – JUNE 2021

Citations = 94/Warnings = 759



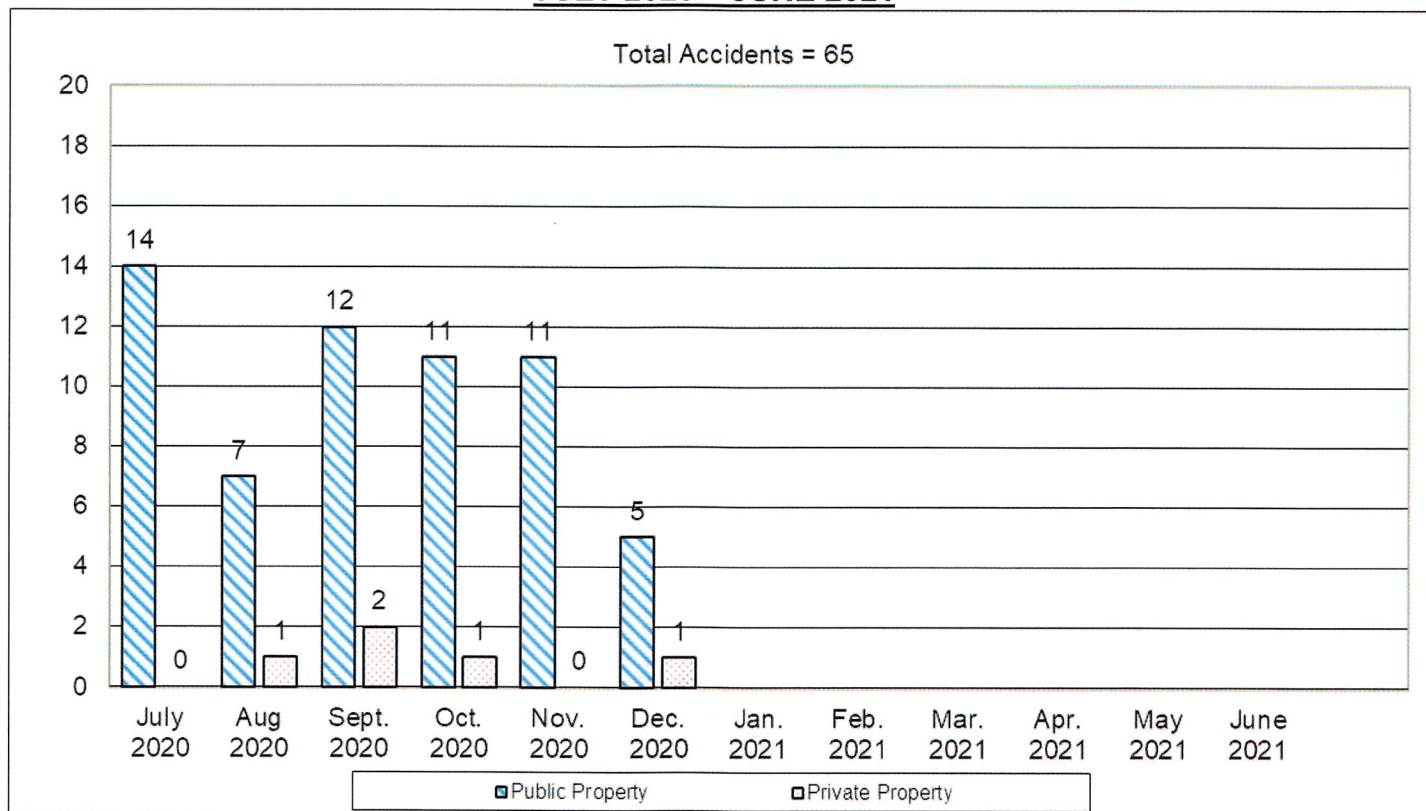
JULY 2019 – JUNE 2020

Citations = 450/Warnings = 2,263

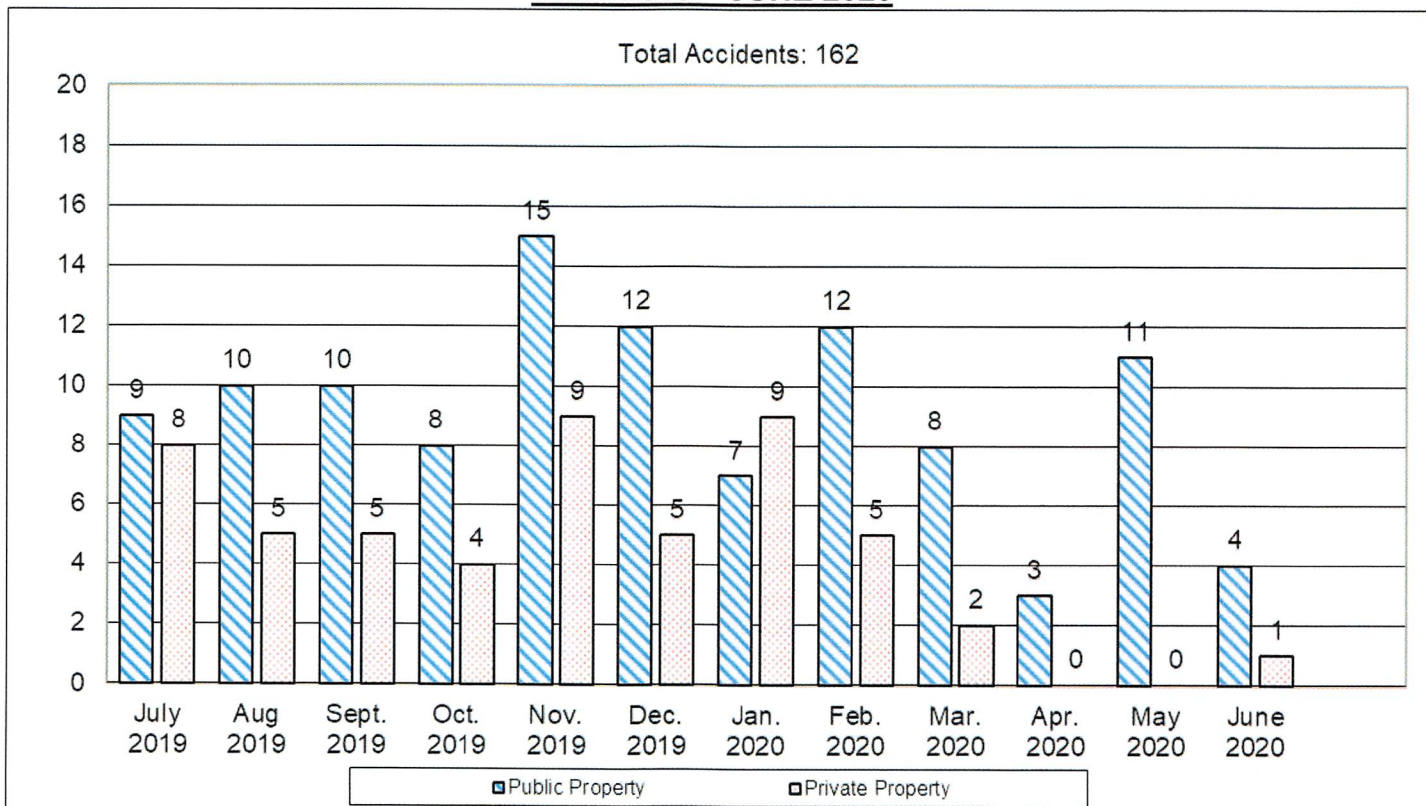


# TRAFFIC ACCIDENTS

## JULY 2020 – JUNE 2021



## JULY 2019 – JUNE 2020

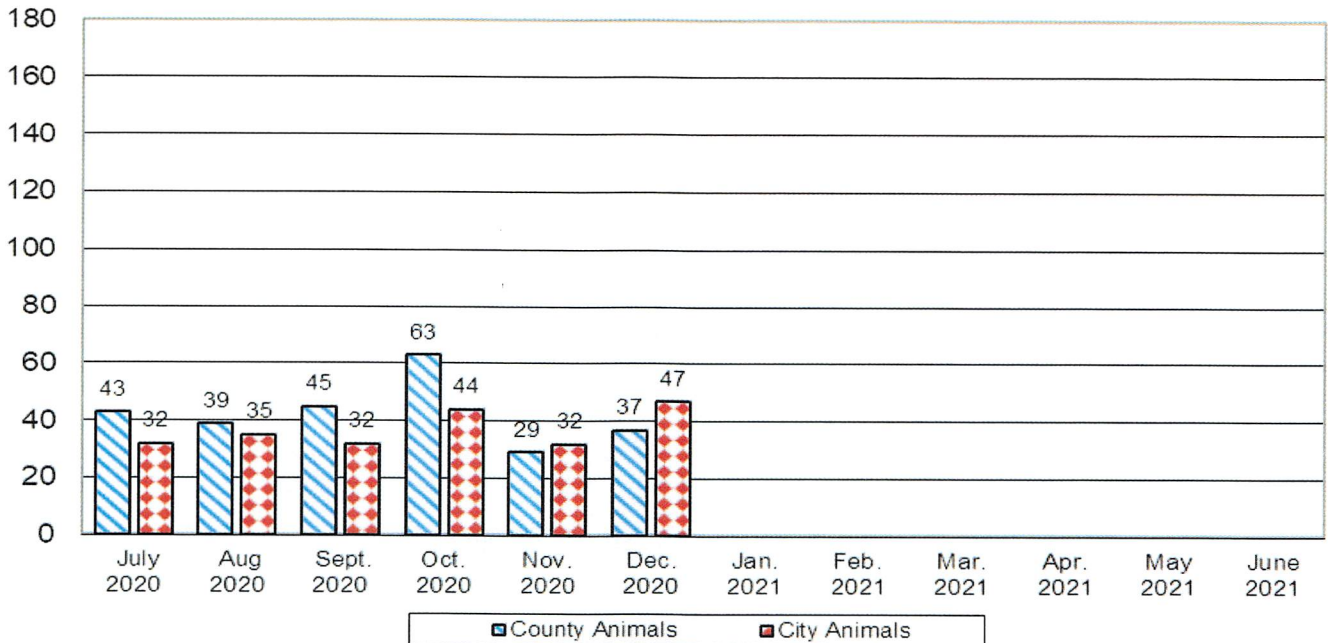




# ANIMAL SHELTER SERVICE

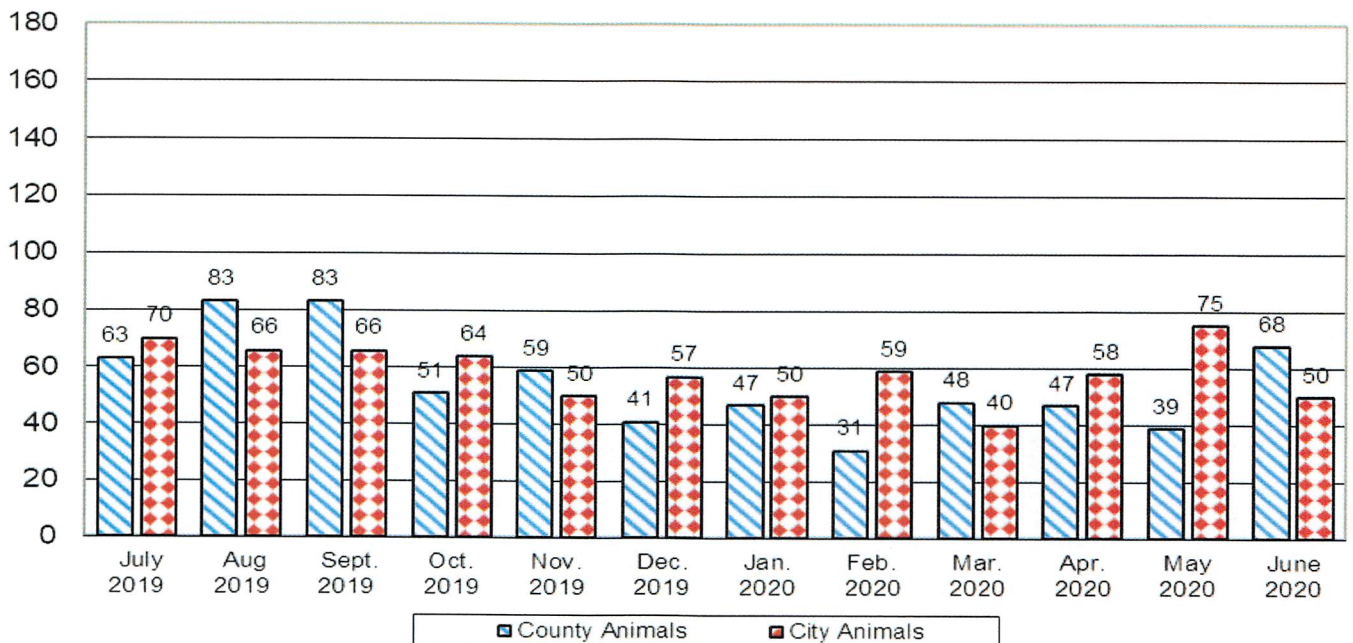
JULY 2020 – JUNE 2021

**Total Animals = 478**



JULY 2019 – JUNE 2020

**Total Animals = 1,365**



**Fallon Police Department**  
**Citizen Survey Results**  
**December 2020**

**When you contacted the Police Department, how satisfied were you with the ability of the dispatcher or employee that assisted you?**

<u>VERY SATISFIED</u>	<u>SATISFIED</u>	<u>DISSATISFIED</u>	<u>NO OPINION</u>
3			

**Were you satisfied with the courtesy and concern shown by the dispatcher or employee?**

<u>VERY SATISFIED</u>	<u>SATISFIED</u>	<u>DISSATISFIED</u>	<u>NO OPINION</u>
3	1		

**Are you satisfied with the Police Department's response time?**

<u>VERY SATISFIED</u>	<u>SATISFIED</u>	<u>DISSATISFIED</u>	<u>NO OPINION</u>
3	1		

**Regarding your most recent contact, please rate the Officer in the following areas:**

**Officer name(s)** SRO Jacobs and Sergeant Schumann.

	<u>VERY SATISFIED</u>	<u>SATISFIED</u>	<u>DISSATISFIED</u>	<u>NO OPINION</u>
Concern	4			
Courtesy	4			
Knowledge	4			
Problem Solving Ability	4			
Professional Conduct	4			

**Overall, how satisfied are you with the Fallon Police Department?**

<u>VERY SATISFIED</u>	<u>SATISFIED</u>	<u>DISSATISFIED</u>	<u>NO OPINION</u>
4			

**Fallon Police Department**  
**Citizen Survey Comments**  
**December 2020**

Please extend my personal thank you to the officer and dispatcher as I did not get their names. Shame on me for that. Excellent service even for this trivial matter on Thanksgiving Day. You are all greatly respected and appreciated. Thank you.

Homeless people trespassing on my property. Two officers were very nice and professional. Homeless people left property in a timely manner. I am thankful for FPD help and I unfortunately will probably have to call them again to remove the homeless trespassers.

**Fallon Police Department**  
**Activities / Special Events**  
**December 2020**

**EXPLORERS**

December 3, 2020 - School Resource Officer Jacobs and the Fallon Police Department Explorers assisted at the Fallon Daily Bread/Epworth Church by serving food to the community.

**INDOCTRINATION**

December 3, 2020 - Detective Goodrick completed Indoctrination at NAS Fallon with ten (10) service members in attendance.

**VOLUNTEERS IN POLICE SERVICES**

December 2020 - Due to COVID-19 restrictions, the Fallon PD VIPS were restricted from donating hours to the agency.

**RADAR TRAILER**

December 21, 2020 - The radar trailer was set up for eastbound traffic just east of Sherman Street on East Williams Avenue.