

AGENDA
CITY OF FALLON – CITY COUNCIL
55 West Williams Avenue
Fallon, Nevada
July 19, 2022 – 9:00 a.m.

The Honorable City Council will meet in a regularly scheduled meeting on July 19, 2022 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. Consideration and possible approval of a Tentative Subdivision Map for Saddlehorn Subdivision. **(For possible action)**
6. Fallon Police Department Monthly Report for June 2022. **(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 21 et.seq.)
 - Negotiations with Operating Engineers Local Union No. 3 **(For discussion only)**
 - Negotiations with Fallon Peace Officers Association **(For discussion only)**

This agenda has been posted on or before 9:00 a.m. on July 14, 2022 at City Hall, District Court Building, Churchill County Office Complex, Churchill County Public Library and posted to the City's website (<https://fallonnevada.gov>) and 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, City Clerk's Office, City Hall, 55 West Williams Avenue, Fallon, Nevada, 775-423-5104. 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 775-423-5104 in advance so that arrangements may be conveniently made.

July 19, 2022

Agenda Item 5

Consideration and possible approval of a Tentative Subdivision Map for Saddlehorn Subdivision. **(For possible action)**

FALLON

Incorporated 1908

**CITY OF FALLON
REQUEST FOR COUNCIL ACTION**

Agenda Item No. 5

DATE SUBMITTED: July 13, 2022

AGENDA DATE REQUESTED: July 19,2022

TO: The Honorable City Council

FROM: Derek Zimney, City Engineer

SUBJECT TITLE: Consideration and possible approval of a Tentative Subdivision Map for Saddlehorn Subdivision. **(For possible action)**

TYPE OF ACTION REQUESTED: (Check one)

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

RECOMMENDED COUNCIL ACTION: Motion to approve the Tentative Subdivision Map for Saddlehorn Subdivision.

DISCUSSION: This map would be the first step in creating one hundred and eight (108) new single family lots in the proposed subdivision located on the parcel identified as APN 001-813-93.

The City of Fallon City Council first approved a tentative map for this area in 2005 (Saddlebrook Subdivision), and then a second tentative map was approved in 2008 (Big Horn Subdivision) that was a combination of this parcel and the 25 Acres adjacent to the East. Those maps were approved with an in lieu of park fee of \$1,000 per lot. City Staff recommends accepting the same fee for this subdivision.

This map has been reviewed by Derek Zimney - City Engineer, Brian Byrd – Public Works Director and Bob Erickson – Chief of Staff. Letters of intent and copies of the proposed tentative map have been submitted to the Nevada Department of Environmental Protection, Nevada Division of Water Resources, Truckee-Carson Irrigation District, Churchill County and the Churchill County School District. Those letters and responses from each agency are attached.

FISCAL IMPACT: N/A - Water Rights Fees to be paid at Final Map stage.

FUNDING SOURCE: N/A

PREPARED BY: Derek Zimney, City Engineer

DATE: July 19, 2022

TO BE PRESENTED TO THE COUNCIL BY: Derek Zimney, City Engineer

TENTATIVE MAP FOR SADDLEHORN SUBDIVISION

A.P.N. 001-813-93 IN SECTION 31, TOWNSHIP 19N, RANGE 29E

MAY 2022



178 SOUTH MAINE ST.
FALLON, NV 89405
TEL: 775.424.2188
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SADDLEHORN DEVELOPMENT LLC
TENTATIVE MAP FOR
SADDLEHORN SUBDIVISION
TITLE SHEET
CITY OF FALLON
CHURCHILL COUNTY
NEVADA

REV	DATE	DESCRIPTION

BAR IS 1 INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

C1.0

DRAWN BY: RHH
DESIGNED BY: RHH
CHECKED BY: SCM
JOB NO.: 8489.001
SHEET 1 OF 7

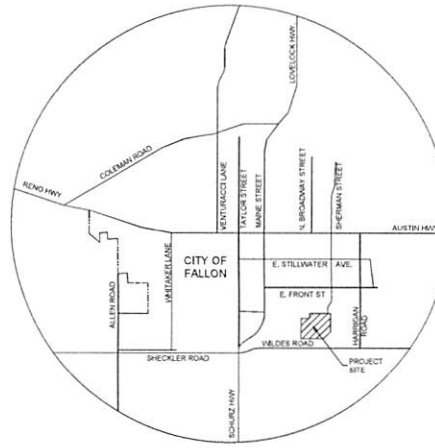
OWNER/DEVELOPER:
SADDLEHORN DEVELOPMENT LLC
ATTN: DARREN SIMPER
4650 BOTTOM ROAD
FALLON, NV 89406



ENGINEER
178 SOUTH MAINE ST.
FALLON, NEVADA 89406
TEL: 775.424.2188
INFO@LUMOSINC.COM



LOCATION MAP



VICINITY MAP

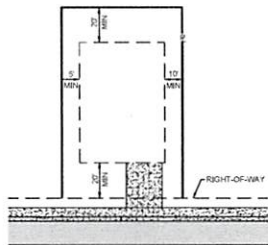
SHEET INDEX:

TITLE SHEET	C1.0
OVERALL SITE PLAN	C2.0
LOT DIMENSION AND UTILITY PLAN	C3.0
LOT DIMENSION AND UTILITY PLAN	C3.1
LOT DIMENSION AND UTILITY PLAN	C3.2
LOT DIMENSION AND UTILITY PLAN	C3.3
PROPOSED WATER LINE	C4.0

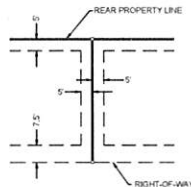
DEVELOPMENT STANDARDS

- EXISTING ZONING: R-1 5000
- TOTAL ACRES: 26.79 ACRES
- TOTAL NUMBER OF LOTS: 104
- MINIMUM ALLOWABLE LOT SIZE: 5,000 S.F.
- MINIMUM ALLOWABLE LOT WIDTH: 50 FEET
- PROPOSED MINIMUM LOT SIZE: 5,000 S.F.
- PROPOSED MINIMUM LOT WIDTH: 40 FEET
- PER FEMA FLOOD INSURANCE MAP 32001C1734F, THE PROPOSED SUBDIVISION IS LOCATED IN A ZONE X FLOOD ZONE. AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD.
- HISTORICALLY THE PROJECT SITE WAS USED FOR AGRICULTURAL PURPOSES, AN IRRIGATED FIELD.
- DOMESTIC WATER TO BE SUPPLIED FROM THE COMMUNITY WATER SYSTEM OWNED AND OPERATED BY THE CITY OF FALLON. THE EXISTING WATER LINE IS AVAILABLE AT THE TIE-INS AT SHERMAN STREET AND CLOVERDALE WAY
- DOMESTIC SEWAGE DISPOSAL FLOWS TO THE COMMUNITY SEWER SYSTEM OWNED AND OPERATED BY THE CITY OF FALLON. THE EXISTING SEWER LINE IS AVAILABLE AT THE TIE-INS AT SHERMAN STREET AND CLOVERDALE WAY. THE ESTIMATED AMOUNT OF SEWAGE CONTRIBUTED TO THE SYSTEM IS 345 GALLONS PER DAY PER HOUSE.
- FOR SINGLE FAMILY HOMES X 325 GPD + 37,290 GPD (ONE PARCEL TO BE USED AS A RETENTION AREA AND WILL NOT CONTRIBUTE ANY SANITARY SEWER FLOWS.
- ALL WET AND DRY UTILITIES SHALL BE INSTALLED UNDERGROUND.
- ALL STREET AND UTILITY IMPROVEMENTS SHALL BE CONSTRUCTED TO CITY OF FALLON STANDARDS.
- PROJECT SHALL BE DESIGNED IN ACCORDANCE WITH CITY OF FALLON MUNICIPAL CODE AND 10 STATE STANDARDS.

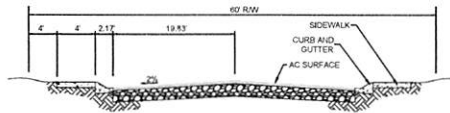
EXISTING	LEGEND	PROPOSED
--- ---	CONTOUR LINE	---
---	GROUND ELEVATION	# 416.1
---	EDGE OF PAVEMENT	---
---	AC PAVING TO BE REMOVED	---
---	CURB & GUTTER	---
---	CONCRETE	---
○	STORM DRAIN MANHOLE / DROP INLET	○
○	CATCH BASIN	○
○	WATER VALVE	○
○	METER	○
○	WATER VAULT	○
○	FIRE HYDRANT	○
○	SEWER MANHOLE	○
○	SEWER CLEANOUT	○
---	IRON	---
---	FENCE	---
---	GRADE BREAK	---
---	FLOW LINE	---
---	SEWER LINE	---
---	WATER LINE	---
---	STORM DRAIN	---



TYPICAL LOT SETBACKS FOR R-1 ZONING ①
N.T.S.



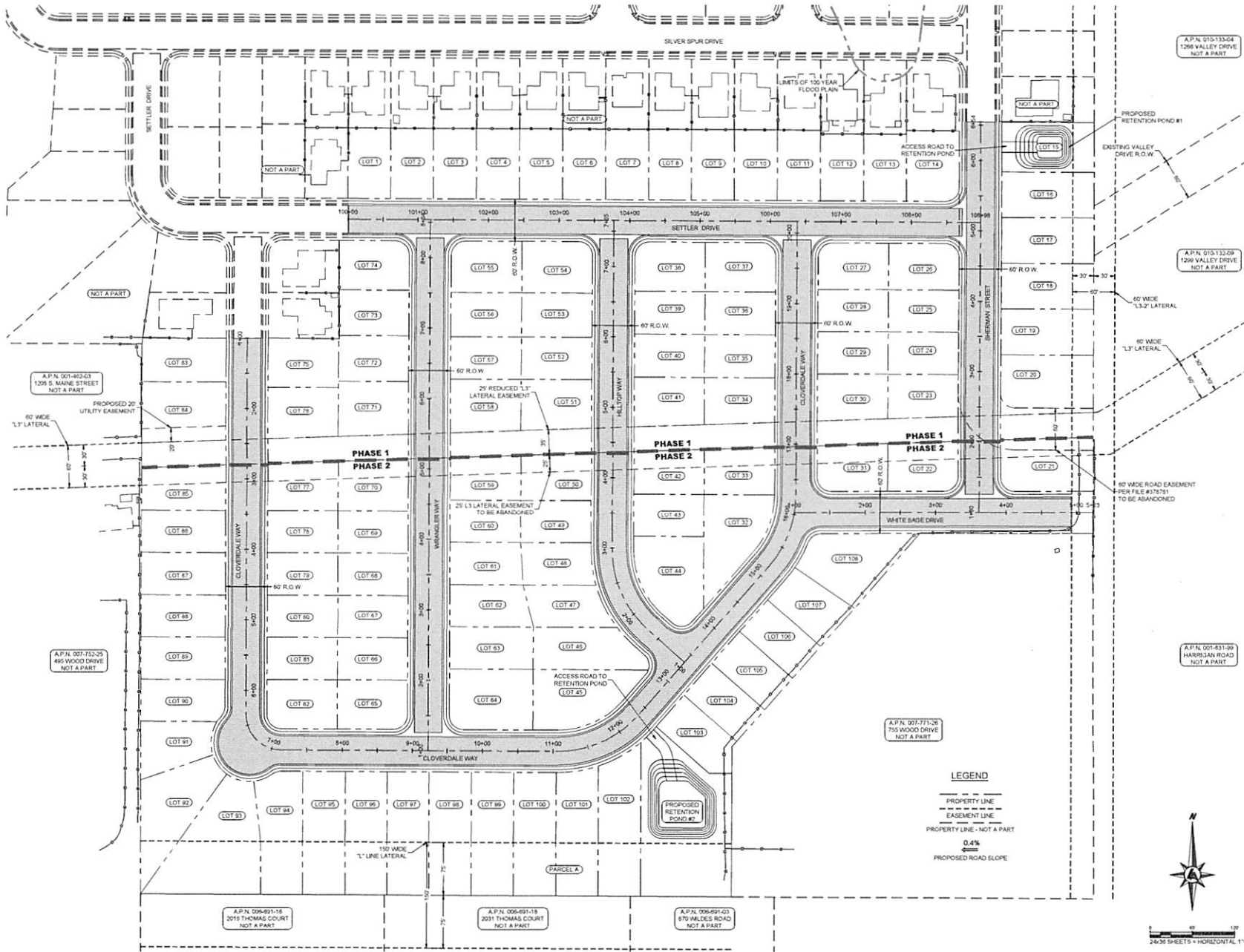
TYPICAL P.U.E. DIMENSIONS ②
N.T.S.



TYPICAL ROAD SECTION ③
N.T.S.

L:\Projects\8489.001 - Saddlehorn Development - Conceptual Layout\CD\CD\31-93-001\Title\Title.dwg (D) B. Mendenhall 5/17/2022 10:41 am

L:\Projects\140520_01 - Saddlehorn Development\Complete\Lumos\140520_01\040201\140520_01.dwg, PLOT DATE: 05/17/2022 09:41 AM, USER: JAMES



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**TENTATIVE MAP FOR
 SADDLEHORN SUBDIVISION
 OVERALL SITE PLAN**

SADDLEHORN DEVELOPMENT LLC

CITY OF FALLON, CHURCHILL COUNTY, NEVADA

LEGEND

- PROPERTY LINE
- EASEMENT LINE
- PROPERTY LINE - NOT A PART
- PROPOSED ROAD SLOPE



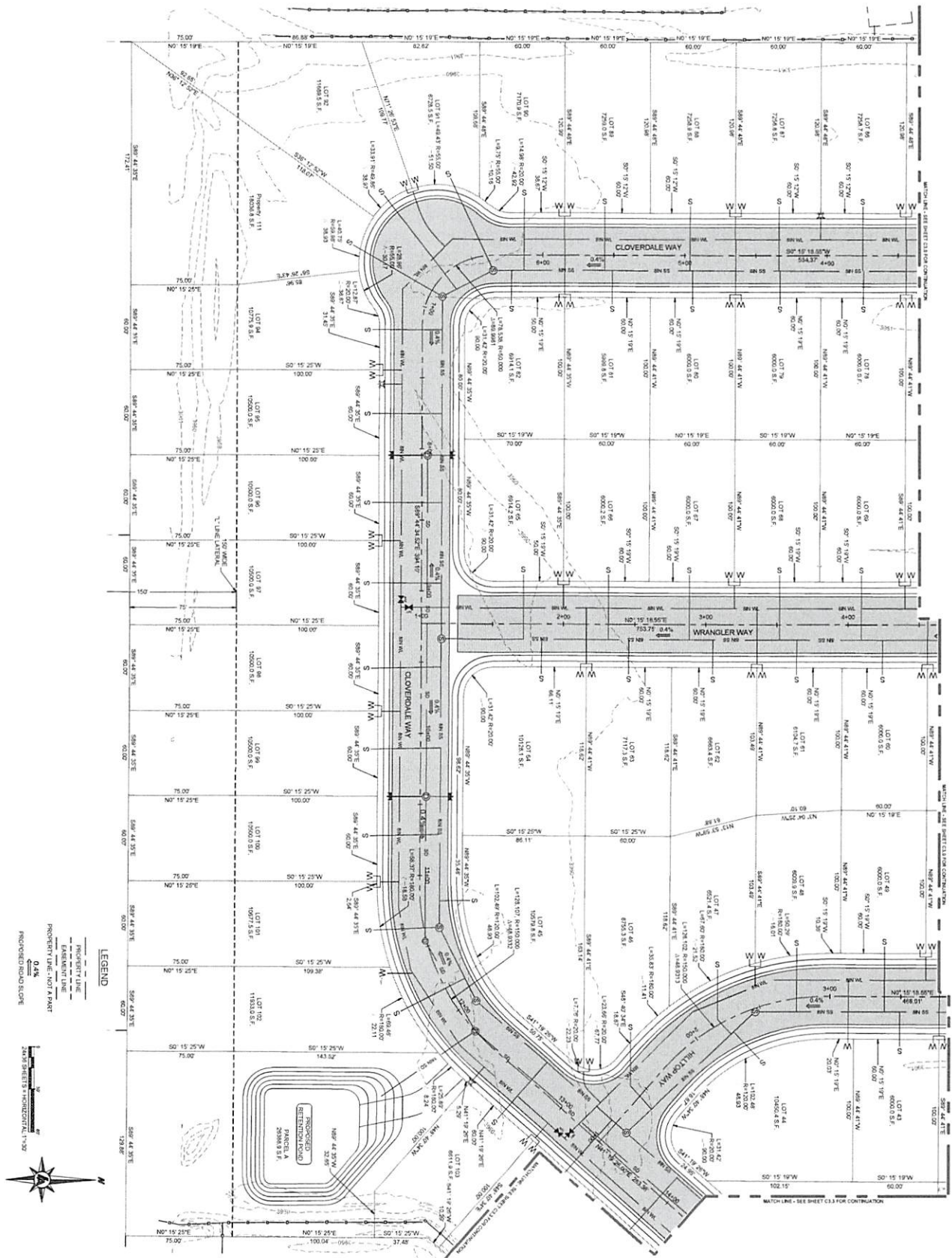
2436 SHEETS • HORIZONTAL 1"=60'

REV.	DATE	DESCRIPTION

MAY 16, 2022

C2.0

DRAWN BY: RRM
 DESIGNED BY: RRM
 CHECKED BY: SCW
 JOB NO.: 8493.001
 SHEET 2 OF 7



LEGEND

PROPOSED LOT LINE
 EXISTING LOT LINE
 PROPERTY LINE - NOT A PART OF THIS MAP
 PROPOSED ROAD SLOPE
 ZONE BOUNDARY - HORIZONTAL 1"=30'



REV	DATE	DESCRIPTION	BY

SADDLEHORN DEVELOPMENT LLC

**TENTATIVE MAP FOR
 SADDLEHORN SUBDIVISION
 LOT DIMENSION AND UTILITY PLAN**

CITY OF FALLON CHURCHILL COUNTY NEVADA



LUMOS & ASSOCIATES

1715 SOUTH MAIN ST.
 FALLON, NV 89405
 TEL: 775-824-1818
 WWW.LUMOS.COM

DATE: 05/16/2024
 TIME: 10:00 AM
 DRAWN BY: RHM
 CHECKED BY: RHM
 JOB NO.: 9450.001
 SHEET 4 OF 7

C3.1

MAY 16, 2022



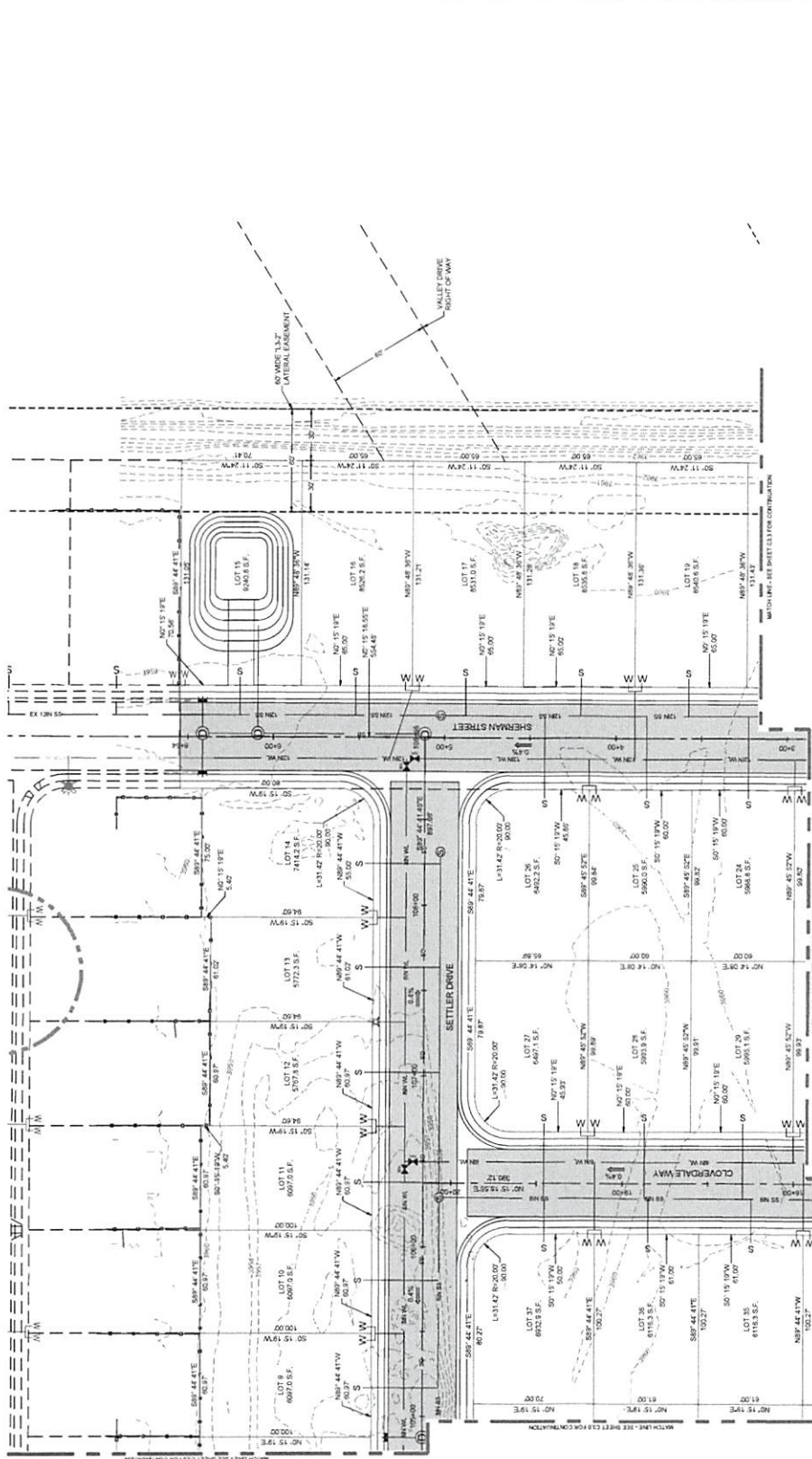
CITY OF FALLON
 CHURCHILL COUNTY
 SADDLEHORN DEVELOPMENT LLC
 TENTATIVE MAP FOR
 SADDLEHORN SUBDIVISION
 LOT DIMENSION AND UTILITY PLAN

MAY 16, 2022

REV	DATE	DESCRIPTION

DRAWN BY: RHH
 CHECKED BY: RHH
 DESIGNED BY: RHH
 JOB NO.: 8489.001
 SHEET 5 OF 7

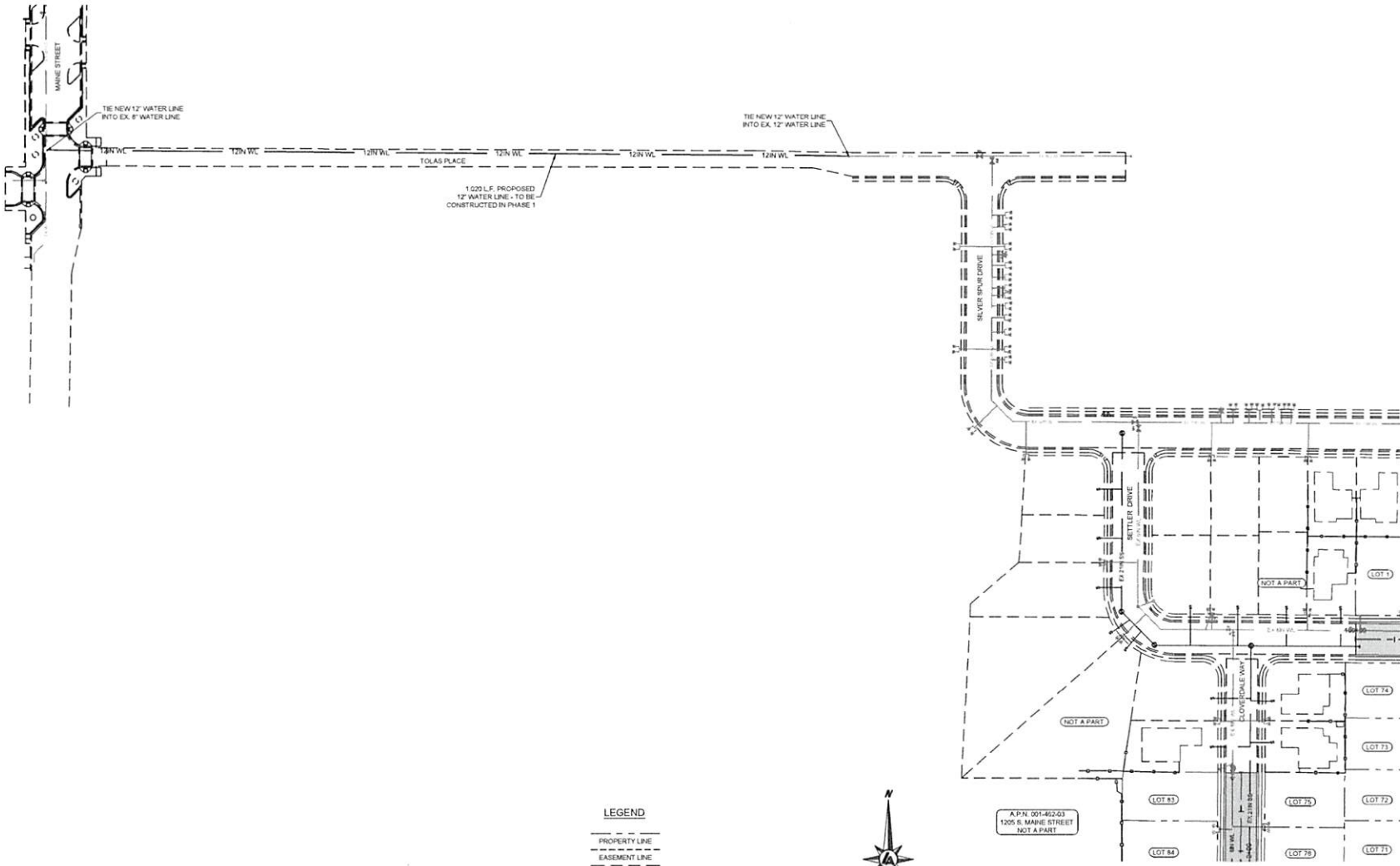
C3.2
 SADDLEHORN SUBDIVISION
 LOT DIMENSION AND UTILITY PLAN



LEGEND
 --- 18" WATER MAIN
 --- 12" SEWER MAIN
 --- 6" GAS MAIN
 --- EASEMENT LINE
 --- PROPERTY LINE - NOT A PART
 0.4%
 PROPOSED ROAD SLOPE

ASB SHEETS: HORIZONTAL 1"=30'

U:\Projects\2022\2022-01-14 - Saddlehorn Development - Computer Layout\DWG\C4.0\14492022\14492022.dwg PLOT DATE: 5/17/2022 07:42 AM



LEGEND

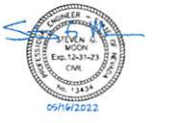
--- PROPERTY LINE
 --- EASEMENT LINE
 --- PROPERTY LINE - NOT A PART
 0.4% ← PROPOSED ROAD SLOPE

0 30 60 90 120
 1" = 30' SHEETS - HORIZONTAL, 1" = 40'



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SADDLEHORN DEVELOPMENT LLC
**TENTATIVE MAP FOR
 SADDLEHORN SUBDIVISION
 PROPOSED WATER LINE**
 CITY OF FALLON, NEVADA
 CHURCHILL COUNTY

REV.	DATE	DESCRIPTION	BY

MAY 16, 2022

BAR IS 1 INCH ON ORIGINAL DRAWING
 IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

C4.0

DRAWN BY: RHH
 DESIGNED BY: RHH
 CHECKED BY: SOM
 JOB NO.: 9499.001
 SHEET 7 OF 7

July 19, 2022

Agenda Item 6

Fallon Police Department Monthly Report for
June 2022. **(For discussion only)**



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

DATE SUBMITTED: 07/07/22

AGENDA DATE REQUESTED: 07/19/22

TO: Mayor and Council

FROM: Kristopher R. Alexander, Chief of Police

SUBJECT: Fallon Police Department Monthly Report for June 2022

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: Emily Rasmussen

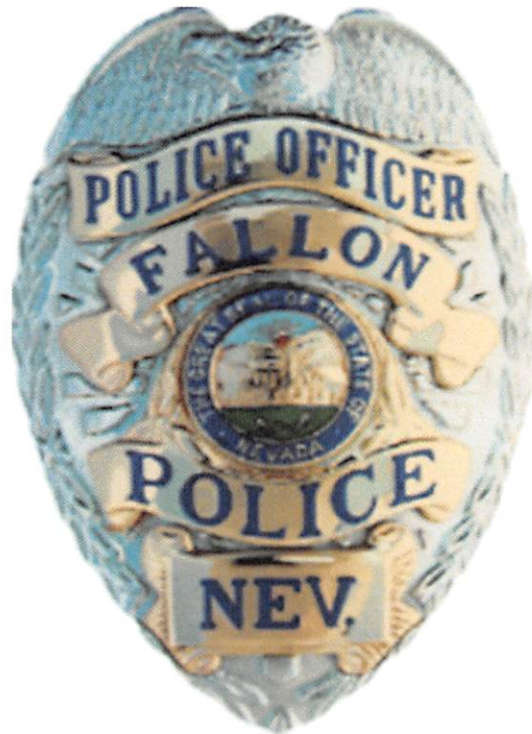
Date 7/8/22

Reviewed By: Chief Kristopher Alexander

Date 7/8/22

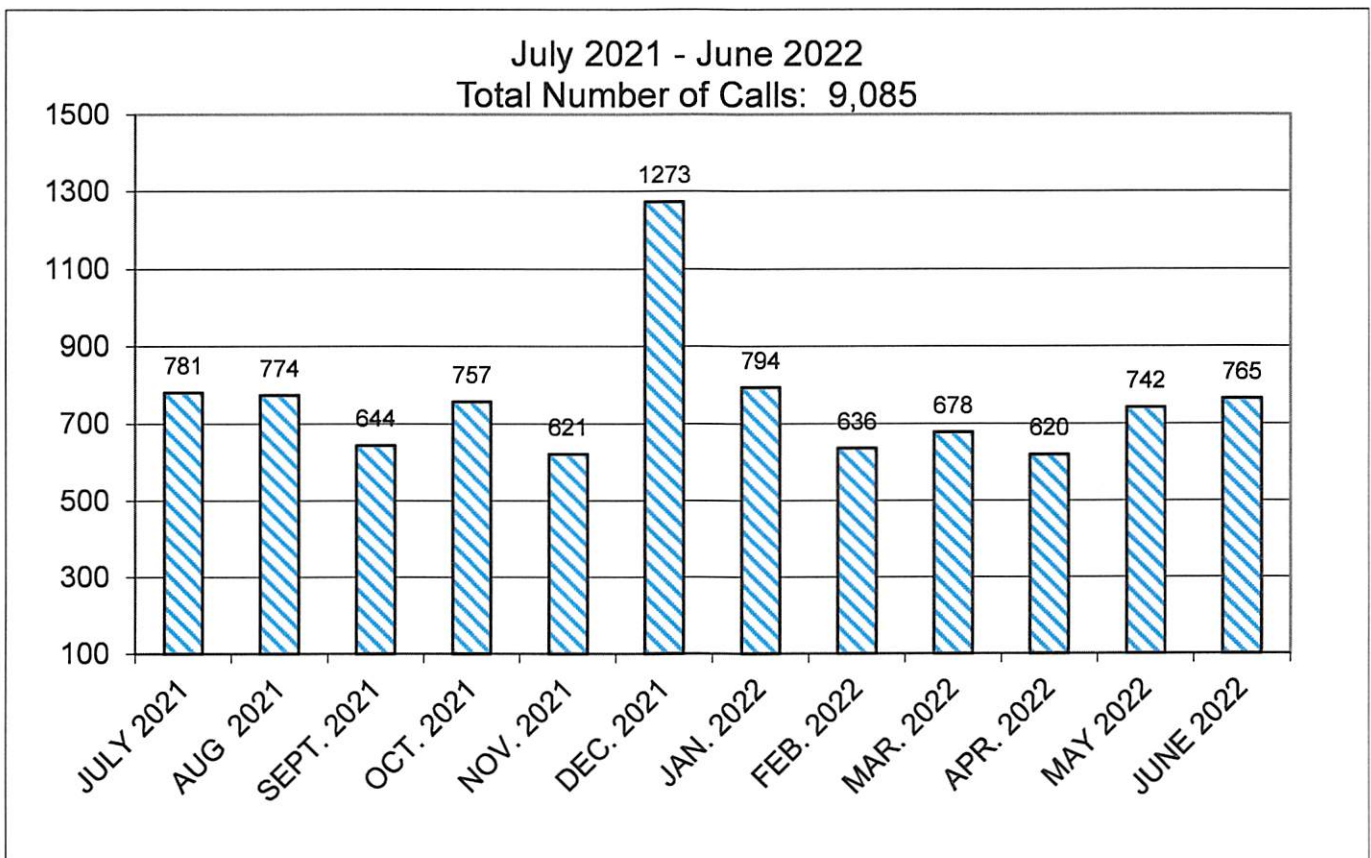
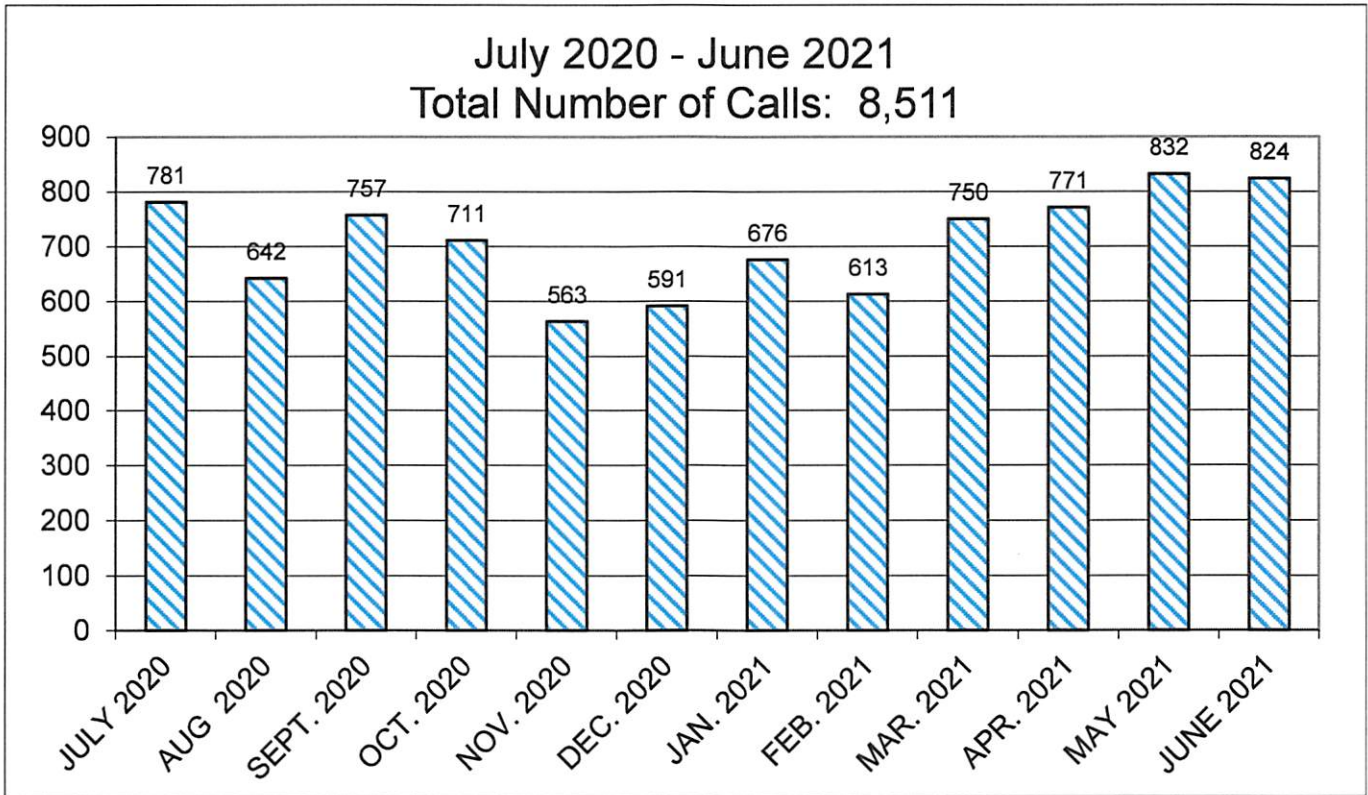
Presented by Kristopher Alexander

MONTHLY ACTIVITY REPORT

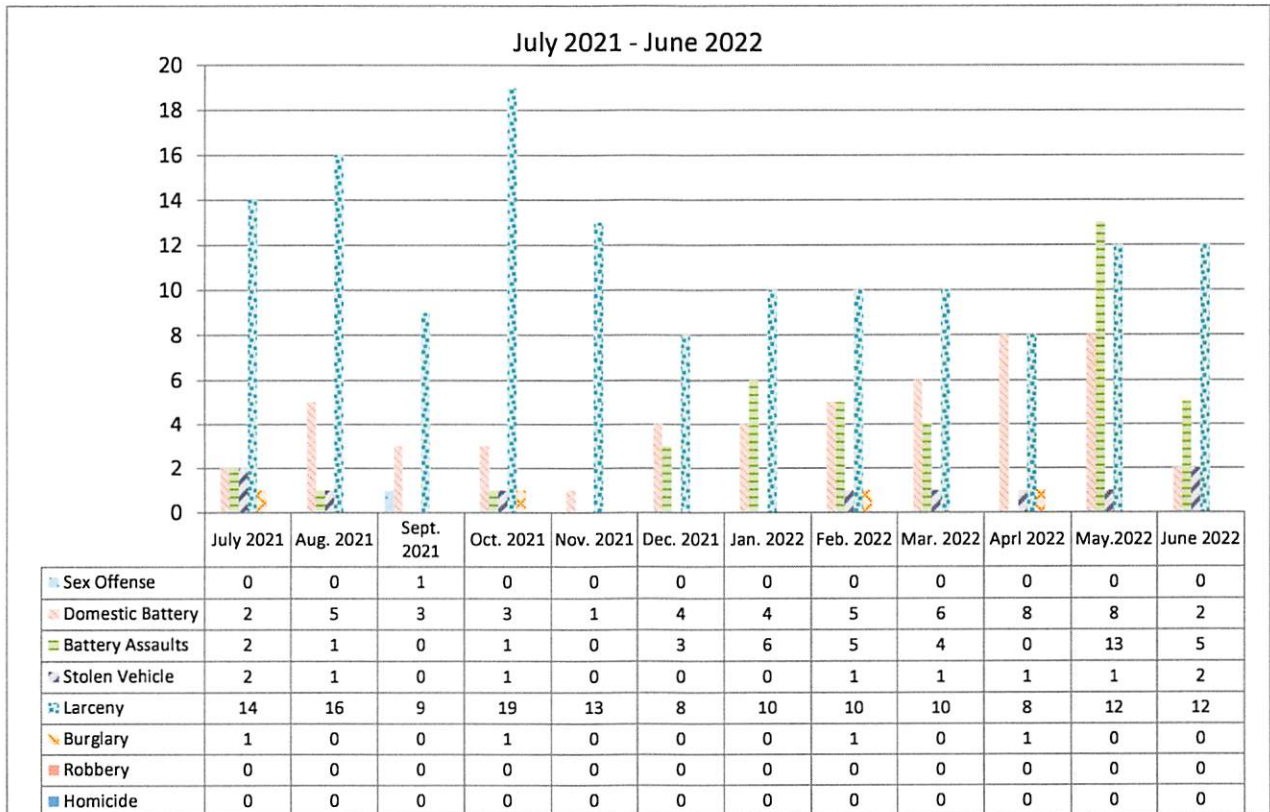
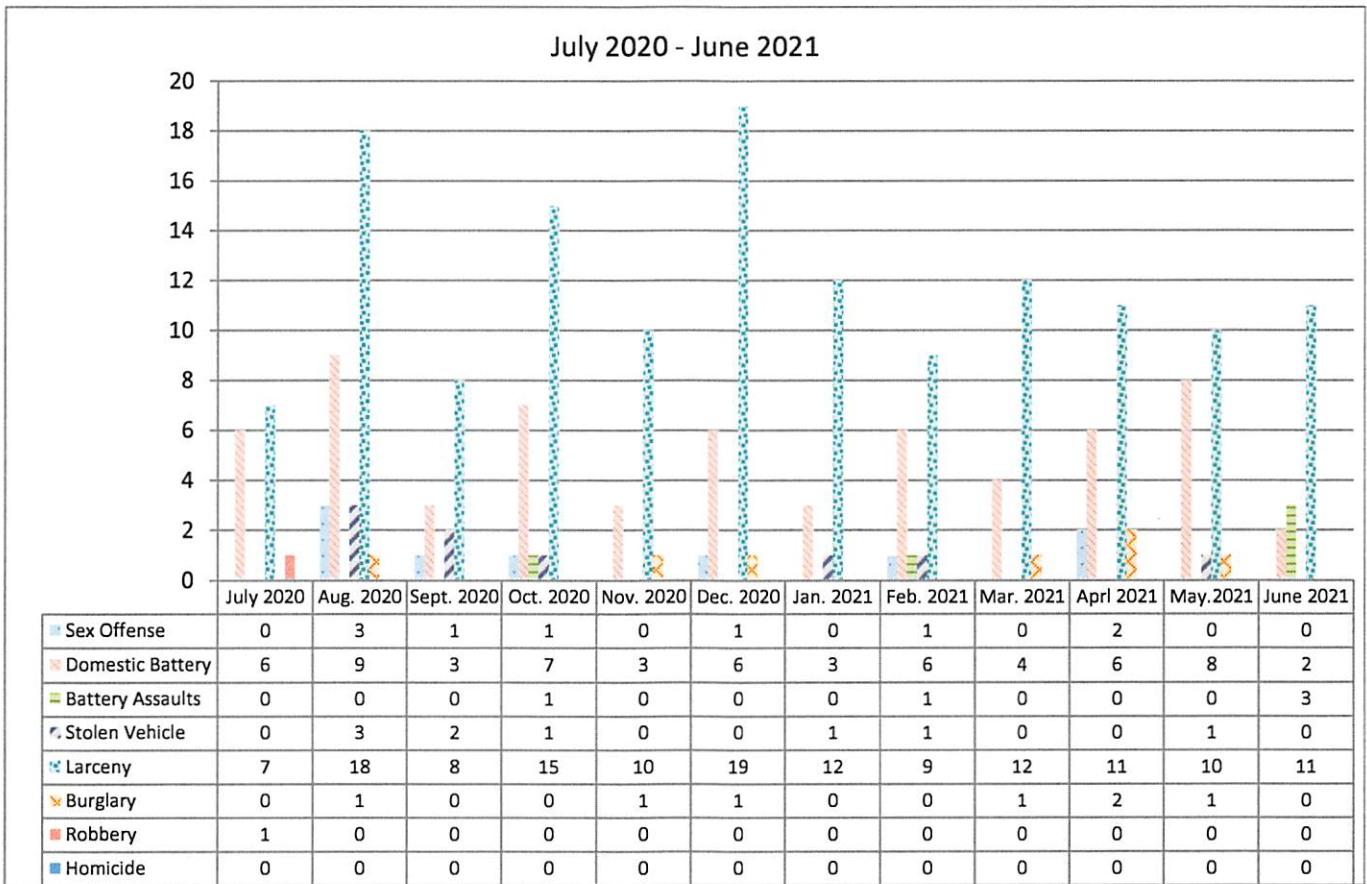


June 2022

Calls for Service / Total Incidents Reported

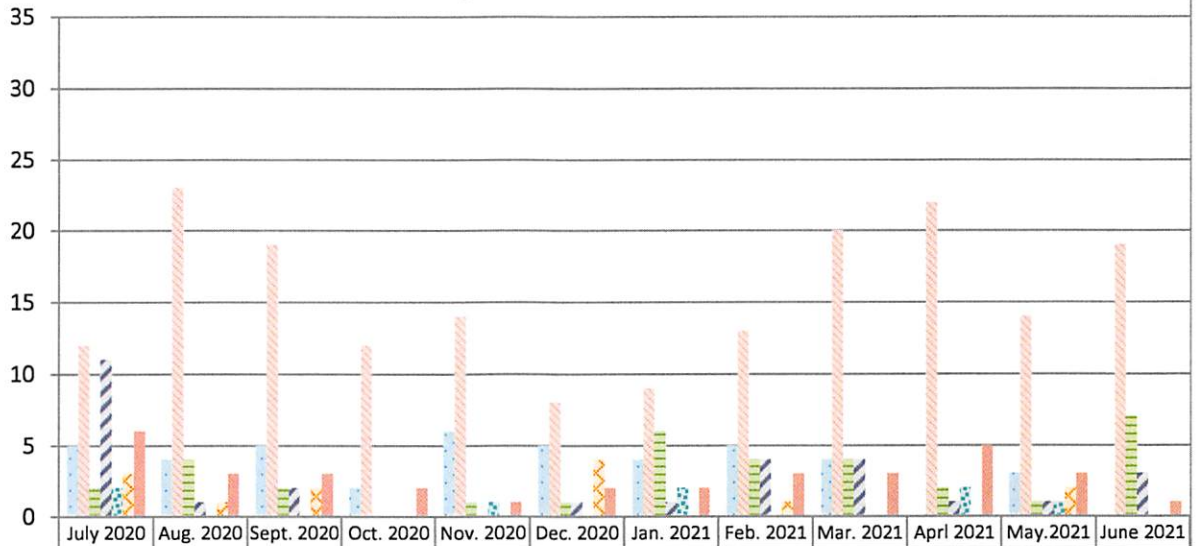


Crime Summary



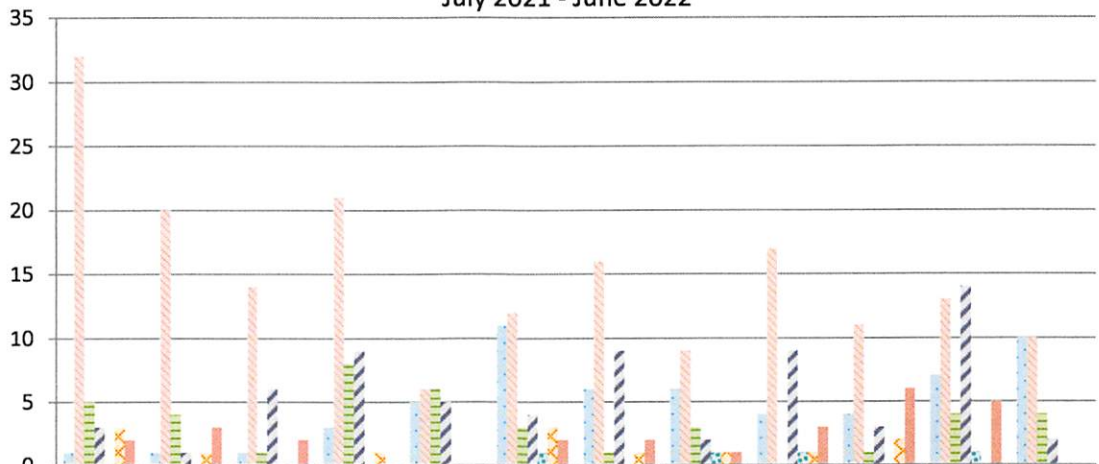
Arrest Summary

July 2020 - June 2021



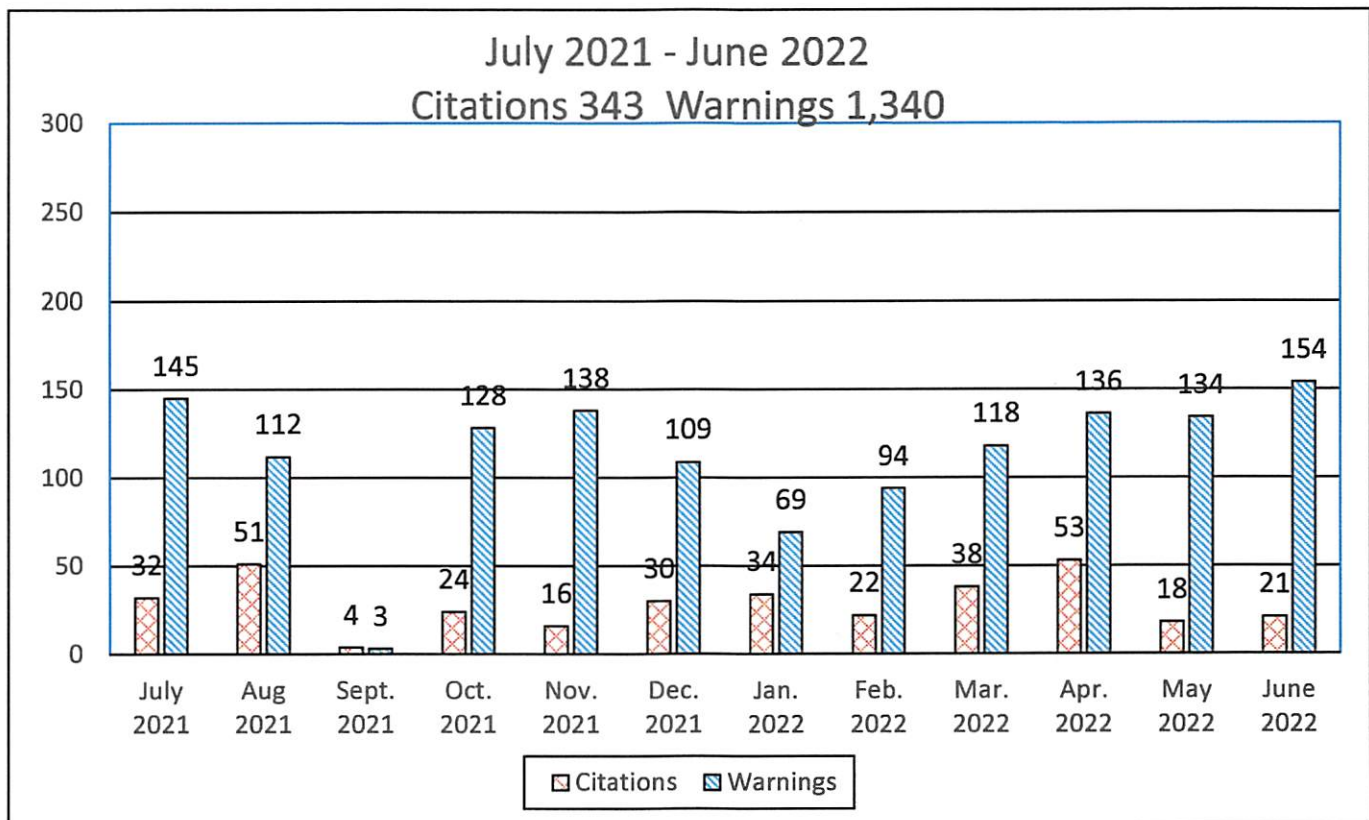
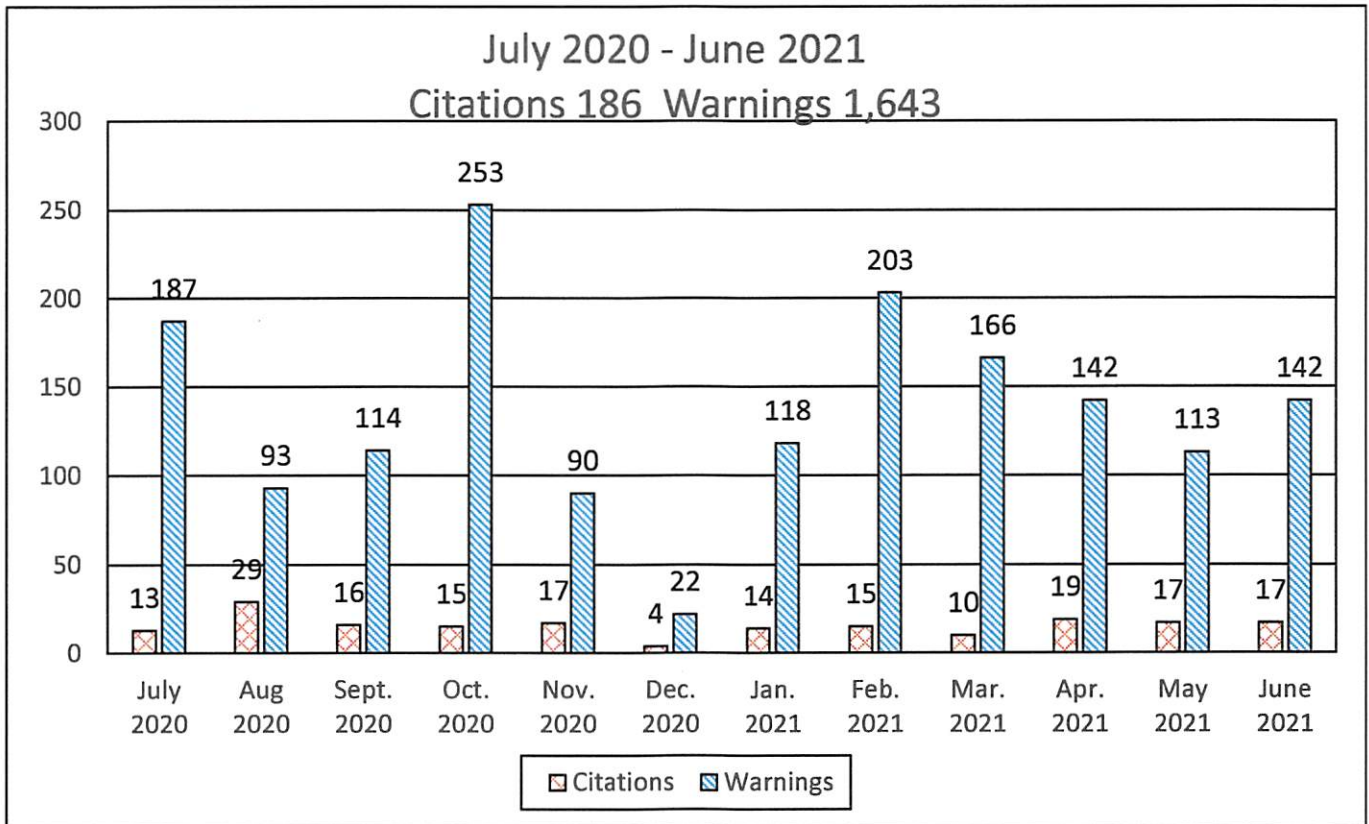
	July 2020	Aug. 2020	Sept. 2020	Oct. 2020	Nov. 2020	Dec. 2020	Jan. 2021	Feb. 2021	Mar. 2021	April 2021	May.2021	June 2021
Felony/GM	5	4	5	2	6	5	4	5	4	0	3	0
Misd.	12	23	19	12	14	8	9	13	20	22	14	19
DUI's	2	4	2	0	1	1	6	4	4	2	1	7
Juvenile Misd.	11	1	2	0	0	1	1	4	4	1	1	3
Juvenile Felony/GM	2	0	0	0	1	0	2	0	0	2	1	0
CPD's	3	1	2	0	0	4	0	1	0	0	2	0
Domestic Violence	6	3	3	2	1	2	2	3	3	5	3	1

July 2021 - June 2022

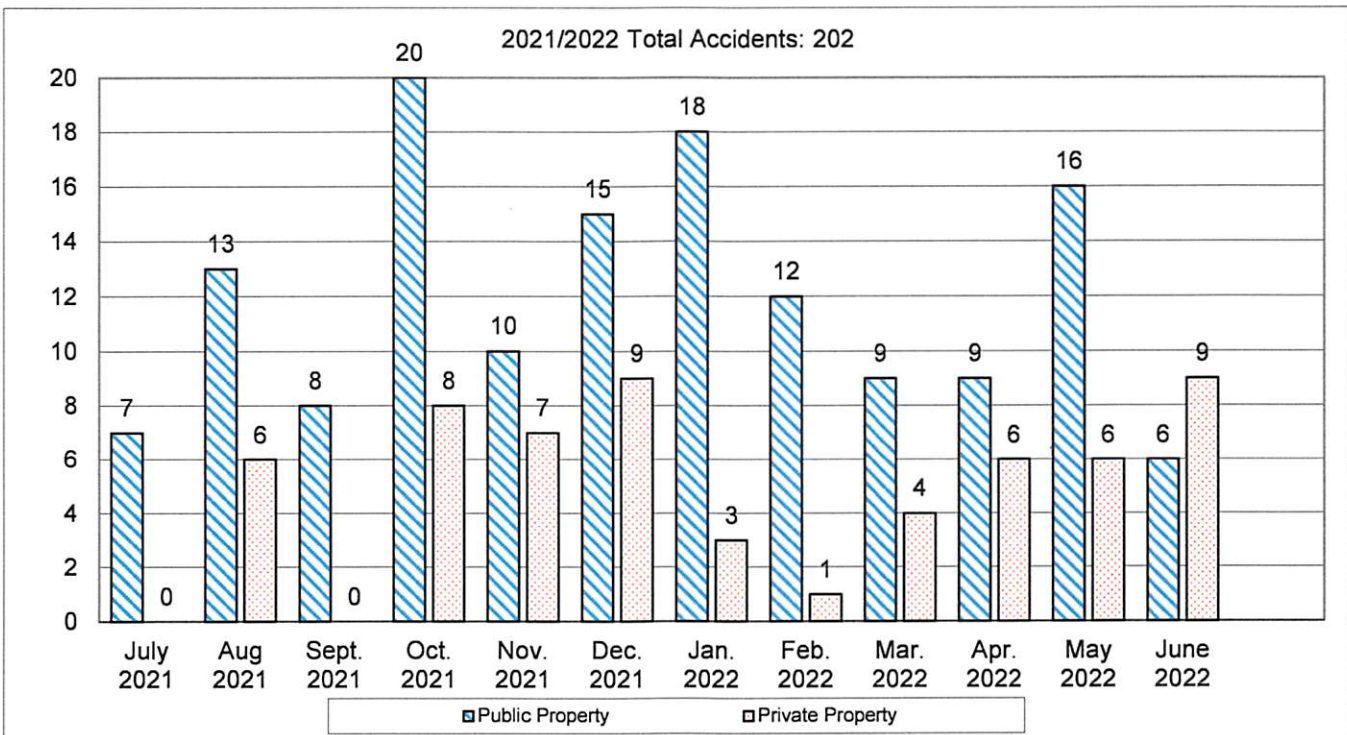
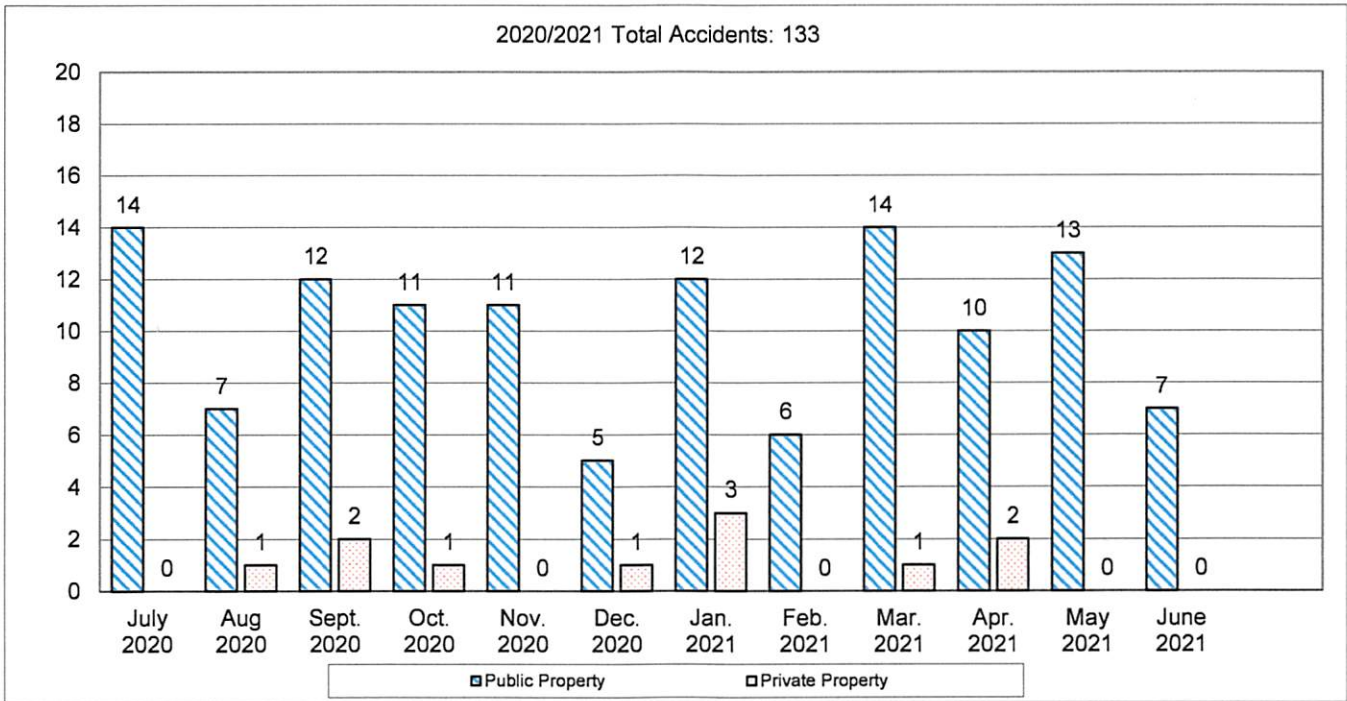


	July 2021	Aug. 2021	Sept. 2021	Oct. 2021	Nov. 2021	Dec. 2021	Jan. 2022	Feb. 2022	Mar. 2022	April 2022	May.2022	June 2022
Felony/GM	1	1	1	3	5	11	6	6	4	4	7	10
Misd.	32	20	14	21	6	12	16	9	17	11	13	10
DUI's	5	4	1	8	6	3	1	3	0	1	4	4
Juvenile Misd.	3	1	6	9	5	4	9	2	9	3	14	2
Juvenile Felony/GM	0	0	0	0	0	1	0	1	1	0	1	0
CPC's	3	1	0	1	0	3	1	1	1	2	0	0
Domestic Violence	2	3	2	0	0	2	2	1	3	6	5	0

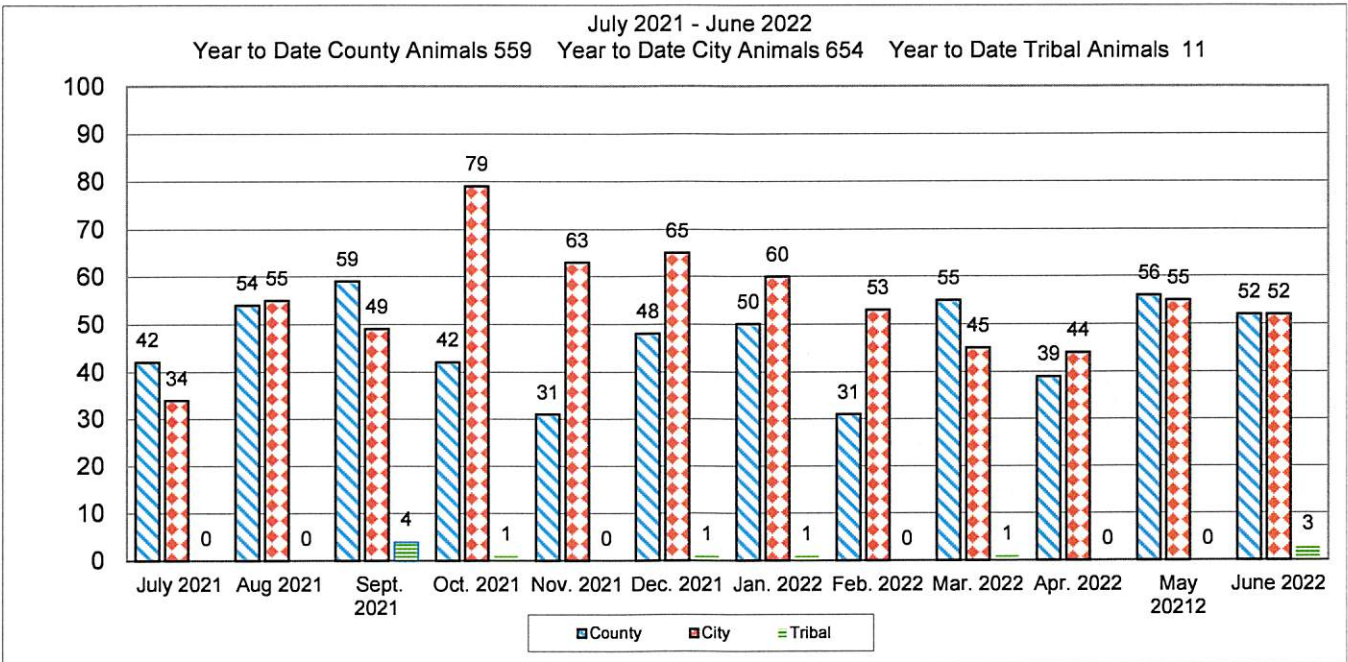
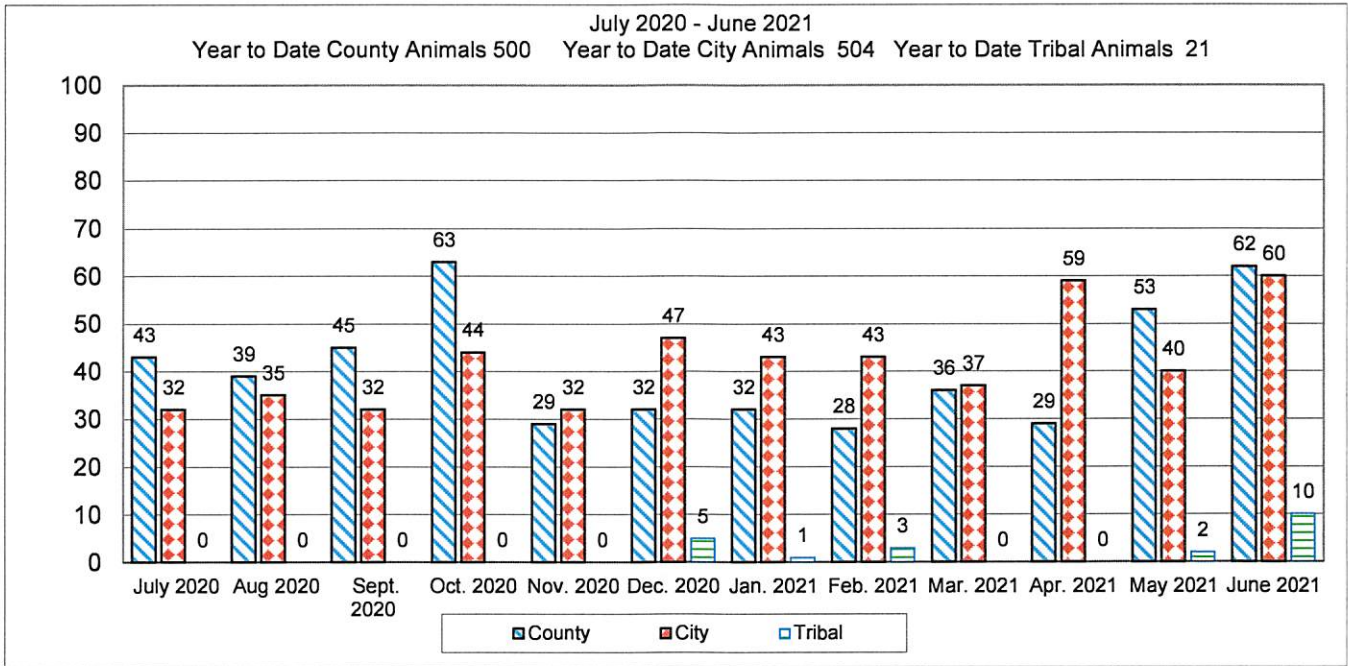
Moving Citations Traffic Warnings



Traffic Accidents



Animal Shelter Service



Fallon Police Department
Citizen Survey Results
June 2022

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

VERY SATISFIED	SATISFIED	DISSATISFIED	NO OPINION
3	1		

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

VERY SATISFIED	SATISFIED	DISSATISFIED	NO OPINION
3	1		

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

VERY SATISFIED	SATISFIED	DISSATISFIED	NO OPINION
2	1		1

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

Officer name (s) Ofc.Bloomfield x2, Ofc. Woolf

Dispatcher (s) _____

	VERY SATISFIED	SATISFIED	DISSATISFIED	NO OPINION
Concern	3	1		
Courtesy	3	1		
Knowledge	3	1		
Problem Solving Ability	2	1		1
Professional Conduct	3	1		

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

VERY SATISFIED	SATISFIED	DISSATISFIED	NO OPINION
3	1		

Fallon Police Department
June 2022

Citizen Survey Comments

- Officer Bloomfield is exceptionally professional.

**Fallon Police Department
Activities / Special Events
June 2022**

ASSISTANCE

During the month of June, we provided lodging assistance to zero people.

INDOCTRINATION

During the month of June there were zero indoctrination as NAS Fallon.

VOLUNTEERS IN POLICE SERVICES

June 2022 the Fallon Police VIPS volunteered ninety-six and one half (96.5) hours to the agency. They also had fifteen (15) hours of training. These hours consisted of Domestic Violence meetings and Vin Inspections.

OTHER PUBLIC RELATIONS

During June officers conducted special detail for the following:

- On June 3rd, 2022 officers provided security and parking assistance at the Churchill County High School graduation ceremony.

BREAKDOWN OF ARRESTS

During the month of June, the Police Department had twenty-six (26) total arrests:

- Of the ten (10) felony arrests, seven (7) of them were warrant arrests and one (1) of the arrests was a Parole and Probation Violation.
- Of the ten (10) misdemeanor arrests, seven (7) were misdemeanor warrant arrests.

BREAKDOWN OF THEFT REPORTS

During the month of June, the Police Department took twelve (12) Theft reports:

- One (1) report of stolen license plates
- One (1) report of a stolen speaker
- One (1) report of stolen cash from a purse
- Three (3) reports of stolen catalytic converters
- One (1) report of stolen cloths from the laundromat
- One (1) report of stolen gasoline from a vehicle
- One (1) report of stolen vehicle batteries
- One (1) report of theft of goods from a gas station.
- One (1) report of a gas drive off from the gas station.
- One (1) report of theft of goods (cleaning supplies & tools)