



AGENDA

CITY COUNCIL MEETING

55 West Williams Avenue Fallon, NV

November 07, 2023 at 9:00 AM

The Honorable City Council will meet in a regularly scheduled meeting on November 7, 2023 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 Parcel Map for HSKS LLC to split Churchill County Assessor's Parcel Number 001-451-93, commonly known as 575 Babb Place, Fallon, NV, into two parcels. **(For possible action)**
6. Consideration and possible approval of a Reversion to Acreage Parcel Map for Kents Supply Center Inc. to combine Churchill County Assessor's Parcel Number 001-451-34 & 001-451-35, commonly known as 785 & 765 Babb Place, Fallon, NV, into one parcel. **(For possible action)**

7. Consideration and possible approval of a Merger and Resubdivision Parcel Map for Nevada State Bank to adjust the boundary lines of Churchill County Assessor's Parcel Number 001-174-02 & 001-174-03, commonly known as 446 and 498 West Williams Avenue, Fallon, NV. **(For possible action)**
8. Public Comments **(For discussion only)**
9. Council and Staff Reports **(For discussion only)**
10. 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)**

This agenda has been posted on or before 9:00 a.m. on November 2, 2023 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/>).

/s/ 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.



CITY OF FALLON REQUEST FOR COUNCIL ACTION

DATE SUBMITTED: October 30, 2023
 AGENDA DATE: November 7, 2023
 TO: The Honorable City Council
 FROM: Derek Zimney, City Engineer
 AGENDA ITEM TITLE: Consideration and possible approval of a Parcel Map for HSKS LLC to split Churchill County Assessor’s Parcel Number 001-451-93, commonly known as 575 Babb Place, Fallon, NV, into two parcels. **(For possible action)**

TYPE OF ACTION REQUESTED:

- Resolution
- Formal Action/Motion
- Ordinance
- Other – Discussion Only

POSSIBLE COUNCIL ACTION: Motion to approve a Parcel Map for HSKS LLC to split Churchill County Assessor’s Parcel Number (APN) 001-451-93, commonly known as 757 Babb Place, Fallon, NV, into two parcels.

DISCUSSION: HSKS LLC, owners of Churchill County Assessor’s Parcel Number (APN) 001-451-93 have made application and submitted a map to split their property at 575 Babb Place. This Parcel Map will create two 10,725 square foot parcels. These parcels are located within R-1 zoning and approval will meet City of Fallon Municipal Code requirements for R-1 zoning. Access to the new parcel will be off Babb Place. Any development or improvements to these parcels shall be required to meet all applicable City of Fallon standards and requirements.

FISCAL IMPACT: N/A

FUNDING SOURCE: N/A.

PREPARED BY: Derek Zimney, City Engineer

CUT OFF

REFERENCES:

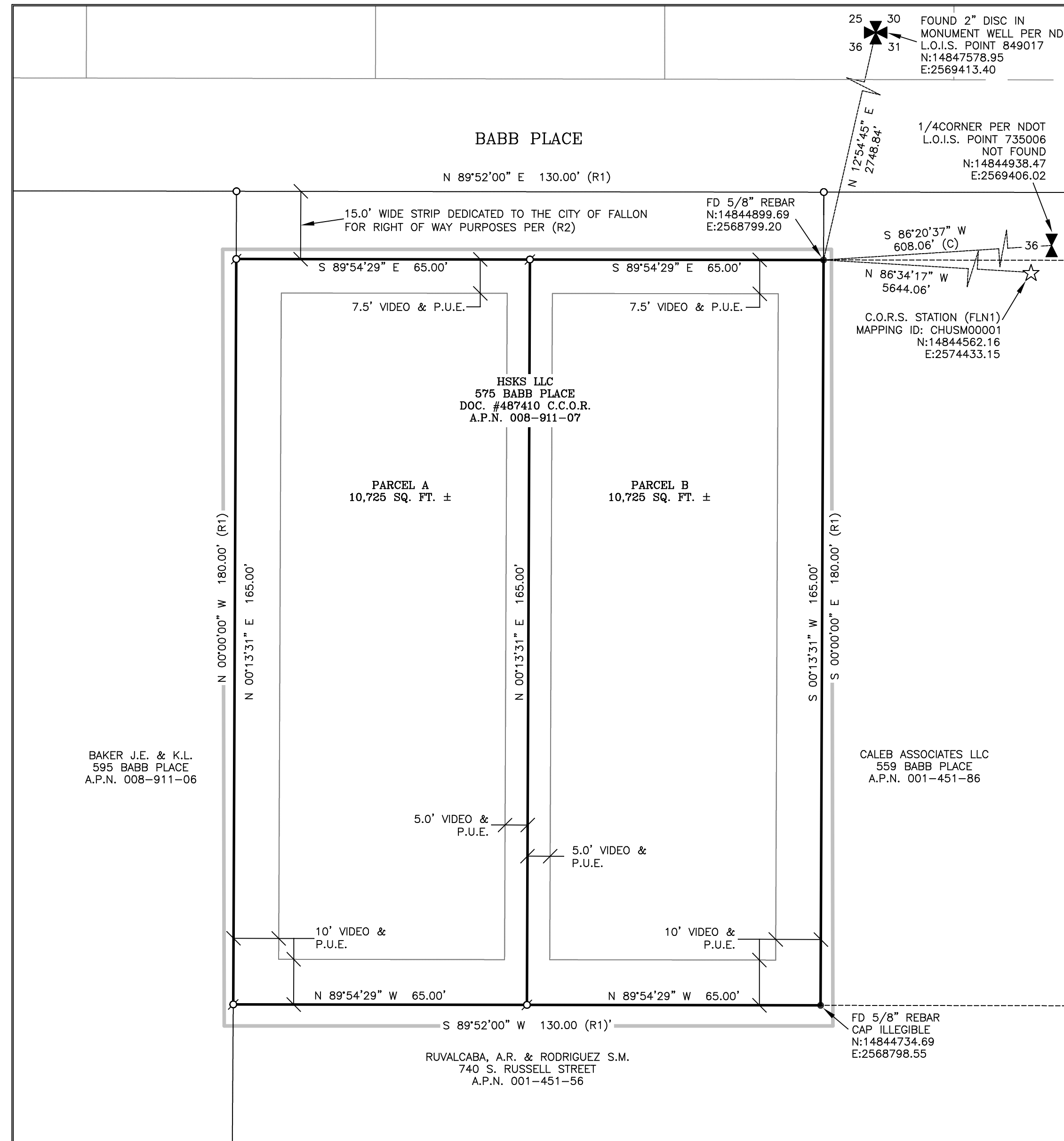
- CHURCHILL COUNTY RECORDS, UNLESS OTHERWISE NOTED
1. GRANT, BARGAIN & SALE DEED NO. 487410
 2. ANNEXATION TO THE CITY OF FALLON, NEVADA MAP NO. 501360
 3. PARCEL MAP FOR ELIZABETH F. M. WELLS NO. 306505
 4. PARCEL MAP FOR ELOISE E. SABATONI NO. 249816

LEGEND:

- DIMENSION POINT (NOTHING FOUND OR SET)
- FOUND MONUMENT AS NOTED
- ◆ FOUND CONTROL MONUMENTS AS INDICATED
- ⊕ TO BE SET - 5/8" REBAR & PLASTIC CAP, OR NAIL & TAG MARKED PLS 6642
- ✕ SECTION CORNER (AS DESCRIBED)
- ⊠ QUARTER SECTION CORNER (AS DESCRIBED)
- ☆ C.O.R.S. STATION (AS DESCRIBED)
- SUBJECT PARCEL BOUNDARIES
- - - ADJOINERS PARCEL BOUNDARIES
- - - PUBLIC UTILITY & RIGHT OF WAY EASEMENT
- - ○ EXISTING FENCES

ABBREVIATIONS:

- | | |
|----------|--|
| A.P.N. | ASSESSORS PARCEL NUMBER |
| (C) | CALCULATED |
| C.C.O.R. | OFFICIAL RECORDS OF CHURCHILL COUNTY |
| C.O.R.S. | CONTINUOUSLY OPERATING REFERENCE STATION |
| DOC. | DOCUMENT NUMBER |
| F.E.M.A. | FEDERAL EMERGENCY MANAGEMENT AGENCY |
| FND | FOUND MONUMENT (AS DESCRIBED) |
| L.O.I.S. | LOCATION INFORMATION SYSTEM |
| (M) | MEASURED |
| NDOT | NEVADA DEPARTMENT OF TRANSPORTATION |
| NGS | NATIONAL GEODETIC SURVEY |
| PLS | PROFESSIONAL LAND SURVEYOR |
| POB | POINT OF BEGINNING |
| (R1) | REFERENCE 1 |
| SF | SQUARE FOOT |



BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS PLAT IS NAD 83/94, NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, BASED ON TIES TO THE STATE OF NEVADA CONTROL POINTS & FALLON GPS BASE STATION (FLN1) SHOWN HEREON. A COMBINED GRID TO GROUND FACTOR OF 1.000269453 WAS USED. ALL DISTANCES AND COORDINATES SHOWN HEREON ARE GROUND.

AREAS:

PARCEL 1: 10,725. SQ. FT. ±
 PARCEL 2: 10,725. SQ. FT. ±
 TOTAL AREA: 21,450 SQ. FT. ±

PUBLIC UTILITY EASEMENTS

10' ON EXTERIOR BOUNDARY LINES
 5' ON EACH SIDE OF INTERIOR LOT LINES
 7.5' ALONG ROAD RIGHT OF WAYS

ALL EASEMENTS ARE ESTABLISHED AS INDICATED EXCEPT WHERE SUCH EASEMENTS OVERLAY AN EXISTING PUBLICLY MAINTAINED IRRIGATION OR DRAINAGE EASEMENT. IN SUCH CASE THE APPROPRIATED UTILITY EASEMENT SHALL LIE PARALLEL AND CONTIGUOUS TO THE EXISTING EASEMENT.

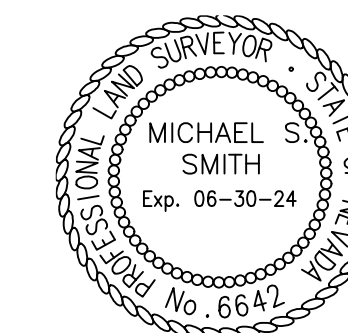
ZONING DISTRICT R-1-5000

MINIMUM PARCEL AREA 5,000 SF
 MINIMUM LOT WIDTH 50 FEET
 MINIMUM LOT LENGTH 100 FEET

BUILDING SETBACKS
 FRONT AND REAR 20 FEET
 SIDES 5 AND 10 FEET

F.E.M.A. NOTE

THE SUBJECT PARCEL LIES IN ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD MAP AS DETERMINED BY FLOOD INSURANCE RATE MAP, PANEL 1733 OF 2800, MAP NUMBER 32001C1733F, EFFECTIVE DATE 9/26/2008



A PARCEL MAP FOR HSKS, LLC.
A NEVADA LIMITED LIABILITY CO.

A PARCEL OF LAND AS DESCRIBED IN A GRANT, BARGAIN & SALE DEED, DOCUMENT #487410 C.C.O.R. 2021/04/16 SITUATE WITHIN THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 36, T. 19 N., R. 28 E., M.D.M. NEVADA
 CITY OF FALLON CHURCHILL COUNTY

846 VICTORIAN AVENUE
 SPARKS, NV 89431
 www.robisoneng.com
 775-852-2251

DRAWN BY: RLP
 DATE: 2023-10-23
 PROJ. CODE: HSKS-PM
 PROJ. #3-1137-02.145
 SHEET
2 OF **2**

CUT OFF

CUT OFF

BABB PLACE

595

575

559

555A

555B

505

720

SPLIT LOT AT 575
BABB PLACE INTO TWO LOTS





CITY OF FALLON

REQUEST FOR COUNCIL ACTION

DATE SUBMITTED: October 30, 2023
 AGENDA DATE: November 7, 2023
 TO: The Honorable City Council
 FROM: Derek Zimney, City Engineer
 AGENDA ITEM TITLE: Consideration and possible approval of a Reversion to Acreage Parcel Map for Kents Supply Center Inc. to combine Churchill County Assessor’s Parcel Number 001-451-34 & 001-451-35, commonly known as 785 &765 Babb Place, Fallon, NV, into one parcel. **(For possible action)**

TYPE OF ACTION REQUESTED:

- Resolution
- Formal Action/Motion
- Ordinance
- Other – Discussion Only

POSSIBLE COUNCIL ACTION: Motion to approve a Reversion to Acreage Parcel Map for Kents Supply Center Inc. to combine Churchill County Assessor’s Parcel Number 001-451-34 & 001-451-35, commonly known as 785 &765 Babb Place, Fallon, NV, into one parcel.

DISCUSSION: Kents Supply Center Inc., owners of Churchill County Assessor’s Parcel Numbers (APN) 001-451-34 & 001-451-35 have made application and have submitted a map prepared to combine their adjoining properties at 785 and 765 Babb Place. This Revision to Acreage Parcel Map will combine the two .115-acre parcels into a single .23-acre parcel. This parcel is located within R-1 zoning and approval will meet City of Fallon Municipal Code requirements for R-1 zoning. Access to the new parcel will be on Babb Place and Stains Road. Any development or improvements on this parcel shall be required to meet all applicable City of Fallon standards and requirements.

FISCAL IMPACT: N/A

FUNDING SOURCE: N/A.

PREPARED BY: Derek Zimney, City Engineer

OWNER'S CERTIFICATE

THE UNDERSIGNED OWNERS OF THE REAL PROPERTY DEPICTED HEREIN WARRANT THAT, PRIOR TO THE CONSUMPTION OF ANY SALE OF SAID PROPERTY, THE PURCHASERS HAVE BEEN INFORMED THAT PURSUANT TO N.R.S. 569.440 AND N.R.S. 569.450, NEVADA IS AN OPEN RANGE STATE AND IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO FENCE OUT LIVESTOCK. FURTHERMORE, ALL PURCHASERS SHALL BE INFORMED PRIOR TO THE CONSUMPTION OF ANY SALE OF THE PROVISIONS OF N.R.S. 40.140 AND CHURCHILL COUNTY CODE, REGARDING THE RIGHT TO FARM, AND THEY ALSO HEREBY DEDICATE AND SET APART ALL EASEMENTS FOR UTILITY INSTALLATIONS AND ACCESS SHOWN HEREON TO SET ASIDE FOREVER, AND THEY ALSO HEREBY ABANDON THE ALLEYWAYS AND RIGHT OF WAYS SHOWN HEREON, AND THEY ALSO HEREBY DEDICATE THE RIGHT OF WAY SHOWN HEREON, AND DO HEREBY CONSENT TO PREPARATION AND RECORDATION OF THIS MAP.

KENT SUPPLY CENTER, INC

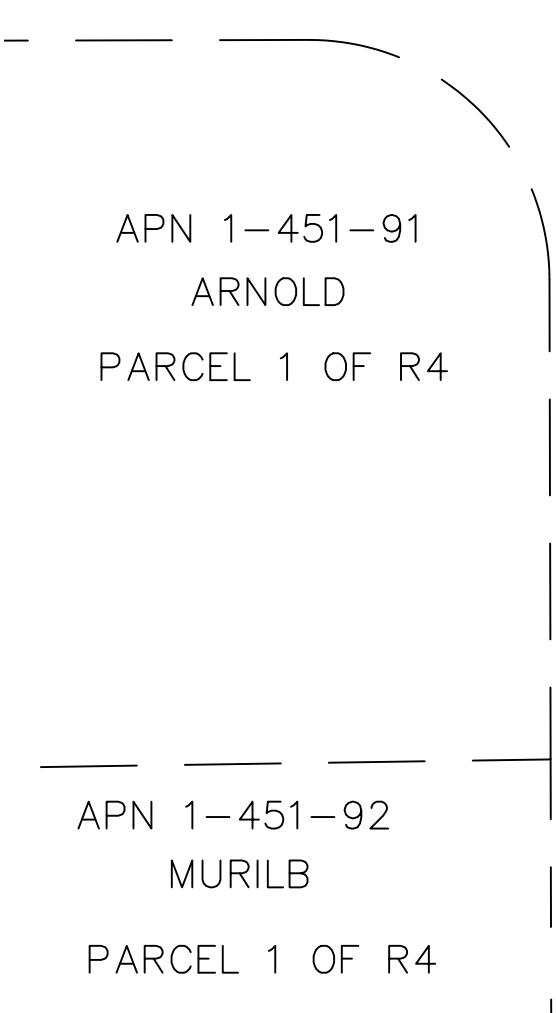
KARLA KENT, PRESIDENT

STATE OF NEVADA)) S.S.
COUNTY OF CHURCHILL)

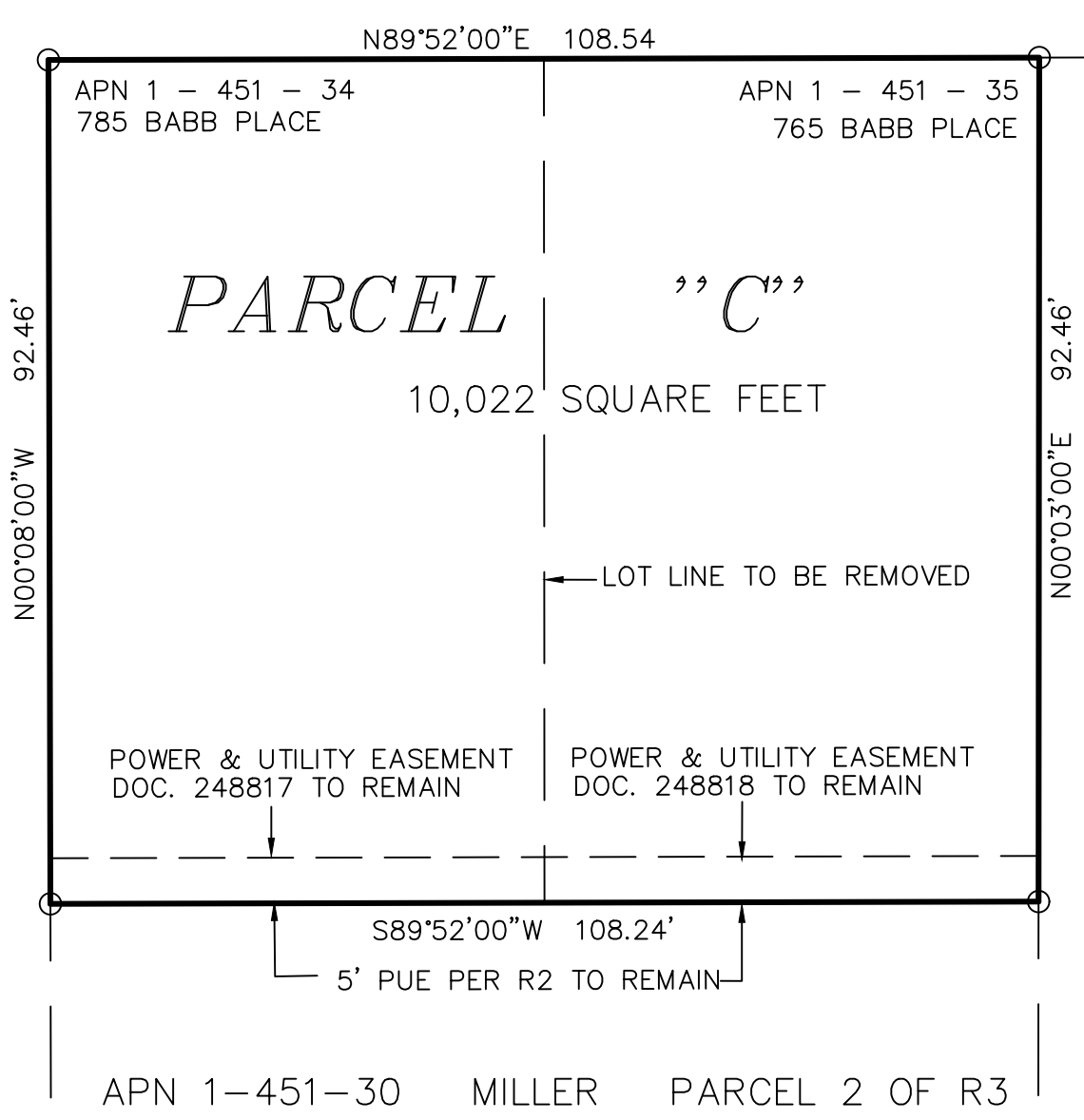
ON _____ PERSONALLY APPEARED
BEFORE ME, A NOTARY PUBLIC,
KARLA KENT, PRESIDENT OF THE KENT SUPPLY CENTER, INC
WHO ACKNOWLEDGED THAT THEY EXECUTED THE ABOVE INSTRUMENT.

NOTARY PUBLIC

BABB PLACE



STAINS ROAD
60' R/W

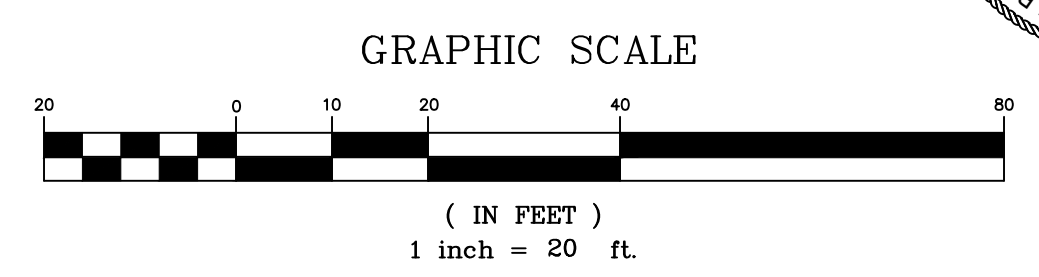


50' R/W
BAYATI CHURCHILL COUNTY
APN 8-911-01

SURVEYOR'S CERTIFICATE:

- I, STEVEN BELL, A PROFESSIONAL LAND SURVEYOR, LICENSED IN THE STATE OF NEVADA, DO HEREBY CERTIFY THAT:
1. THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF KARLA KENT.
2. THE LANDS SURVEYED LIE WITHIN PARCEL A AND B OF DOCUMENT 222666, A PORTION OF THE SE 1/4 OF SECTION 36, TOWNSHIP 19 NORTH, RANGE 28 EAST, M.D.B. & M.
3. THIS MAP COMPLIES WITH THE APPLICABLE STATUTES OF THIS STATE AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.
4. THIS PLAT HAS BEEN PREPARED FROM RECORD INFORMATION AS SHOWN ON THE PARCEL MAP FOR DEMAR THURMAN RECORDED AS DOCUMENT 222666. THIS MAP DOES NOT REPRESENT A FIELD SURVEY.

STEVEN N. BELL, PLS 11420



REFERENCES

- R1 = AMENDED MAP OF STAINS SUBDIVISION BY COOPER, DOCUMENT No. 11/5/1957.
R2 = PARCEL MAP FOR DEMAR THURMAN BY EMERY, DOCUMENT No. 222666, 9/29/1986.
R3 = PARCEL MAP FOR DEMAR THURMAN BY EMERY, DOCUMENT No. 222552, 9/23/1986.
R4 = PARCEL MAP FOR SCHROEDER BY LUMOS, DOCUMENT No. 319910, 1/11/1999.

BASIS OF BEARINGS

THIS BASIS OF BEARINGS FOR THIS MAP IS IDENTICAL TO THAT OF DOCUMENT No. 222666, R2.

CITY OF FALLON

APPROVED AND ACCEPTED BY THE CITY COUNCIL OF THE CITY OF FALLON, COUNTY OF CHURCHILL, STATE OF NEVADA, THIS _____ DAY OF _____, 2023.

MAYOR _____ DATE _____

ATTEST: FALLON CITY CLERK _____ DATE _____

ENGINEER'S CERTIFICATE

I, _____, CERTIFY THAT I HAVE EXAMINED THIS MAP CONSISTING OF 1 SHEETS, AND THAT PROVISIONS AND ORDINANCES APPLICABLE HAVE BEEN COMPLIED WITH AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

CITY ENGINEER _____ DATE _____

UTILITY COMPANY'S CERTIFICATE

THE EASEMENTS FOR UTILITY AND VIDEO SERVICE PURPOSES THAT ARE ESTABLISHED BY THIS MAP HAVE BEEN REVIEWED AND APPROVED BY THE UNDERSIGNED ORGANIZATIONS.

DATE _____ TITLE _____ PRINTED NAME _____ SIGNATURE _____
C.C. COMMUNICATIONS

DATE _____ TITLE _____ PRINTED NAME _____ SIGNATURE _____
CITY OF FALLON

DATE _____ TITLE _____ PRINTED NAME _____ SIGNATURE _____
CHARTER COMMUNICATIONS

DATE _____ TITLE _____ PRINTED NAME _____ SIGNATURE _____
SOUTHWEST GAS CORPORATION

FIRE MARSHAL CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS REVERSION PARCEL MAP AND AM SATISFIED THAT IT COMPLIES WITH THE CITY OF FALLON FIRE CODE REQUIREMENTS

FIRE MARSHAL _____ DATE _____

COUNTY CLERK TREASURER CERTIFICATE

THE UNDERSIGNED, ON BEHALF OF THE CHURCHILL COUNTY CLERK - TREASURER, DOES HEREBY CERTIFY THAT 1) ALL PROPERTY TAXES ON THE LAND FOR THE FISCAL YEAR HAVE BEEN PAID, 2) THERE ARE NO LIENS AGAINST ANY OF THE LANDS IN THE LAND DEVELOPMENT FOR UNPAID TAXES OF THE STATE, COUNTY, SPECIAL ASSESSMENTS, 3) THAT THE FULL AMOUNT OF ANY DEFERRED PROPERTY TAXES FOR CONVERSION OF THE PROPERTY FROM DEFERRED TAX STATUS HAS BEEN PAID.

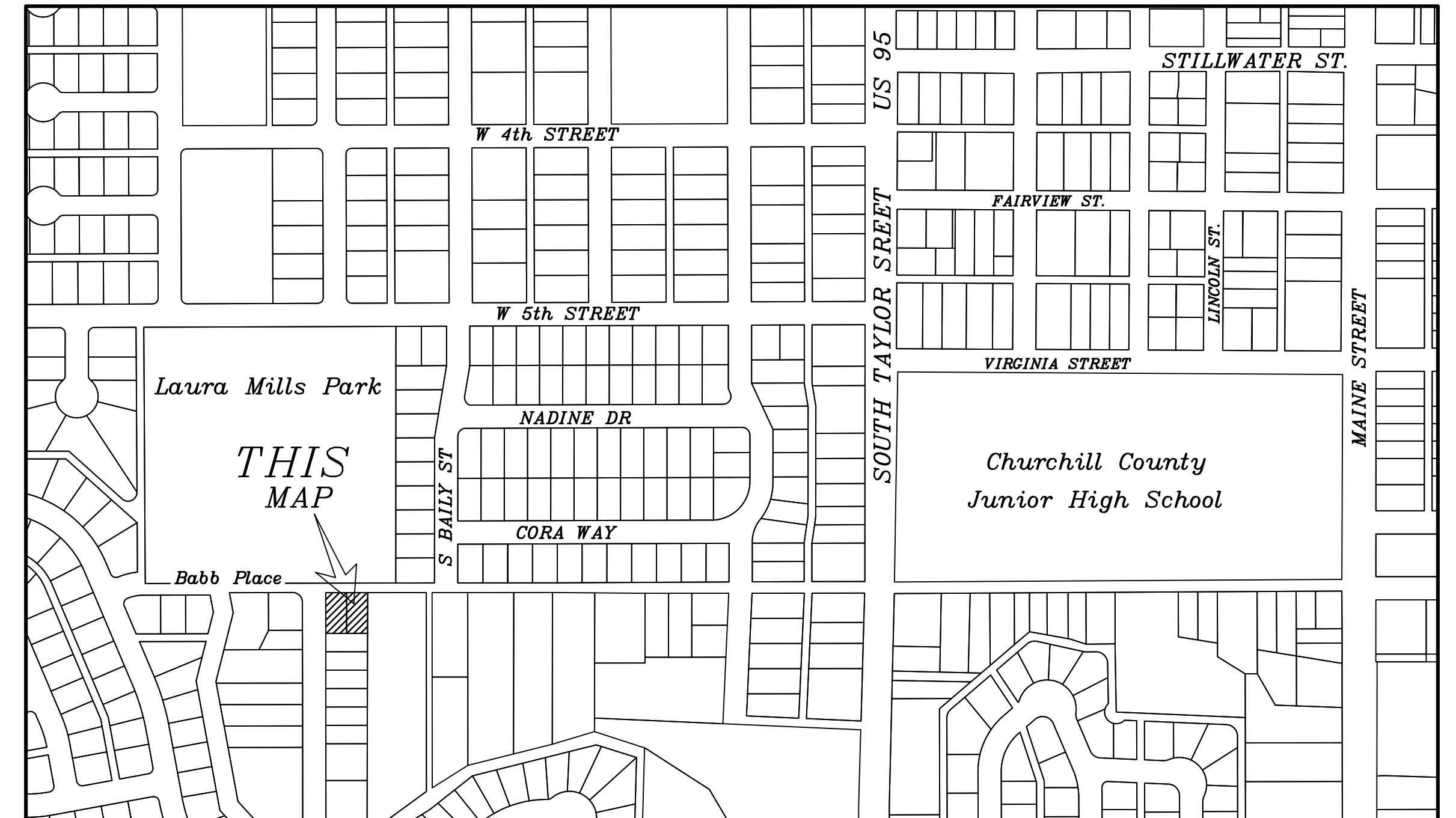
DATE _____ TITLE _____ PRINTED NAME _____ SIGNATURE _____

RECORDER'S CERTIFICATE

FILE NO. _____
FILED FOR RECORD AT THE REQUEST OF _____
ON THE _____ DAY OF _____, 2023, AT _____ MINUTES
PAST _____ M IN THE OFFICIAL RECORDS OF CHURCHILL COUNTY,
NEVADA.
FEE: _____
CHURCHILL COUNTY RECORDER
DEPUTY _____

NOTE: 1) IN ACCORDANCE WITH NRS 247 AND 239, TO OBTAIN AN OFFICIAL COPY OF THIS MAP, CONTACT THE CHURCHILL COUNTY RECORDER.

REVERSION TO ACREAGE PARCEL MAP FOR
KENT'S SUPPLY CENTER, INC
PARCEL A & B OF DOCUMENT No.222666,
A Portion of the SE1/4 of Section 36, T19N, R29E, M.D.B.&M.
CITY OF FALLON CHURCHILL COUNTY NEVADA
Bell Land Surveying
100 Fillmore Way
Reno, Nevada 89519
(775) 240-3079 FALLON: 775-423-8701
Email: STEVENNBELL@YAHOO.COM
sht 1 of 1



VICINITY MAP NOT TO SCALE



BABB PLACE

STAINS ROAD

COMBINE LOTS
765 AND 785 BABB PLACE

008-911-11
(CHURCHILL COUNTY)





CITY OF FALLON REQUEST FOR COUNCIL ACTION

DATE SUBMITTED: October 30, 2023
 AGENDA DATE: November 7, 2023
 TO: The Honorable City Council
 FROM: Derek Zimney, City Engineer
 AGENDA ITEM TITLE: Consideration and possible approval of a Merger and Resubdivision Parcel Map for Nevada State Bank to adjust the boundary lines of Churchill County Assessor’s Parcel Number 001-174-02 & 001-174-03, commonly known as 446 and 498 West Williams Avenue, Fallon, NV. **(For possible action)**

TYPE OF ACTION REQUESTED:

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

POSSIBLE COUNCIL ACTION: Motion to approve a Merger and Resubdivision Parcel Map for Nevada State Bank to adjust the boundary lines of Churchill County Assessor’s Parcel Number 001-174-02 & 001-174-03, commonly known as 446 and 498 West Williams Avenue, Fallon, NV

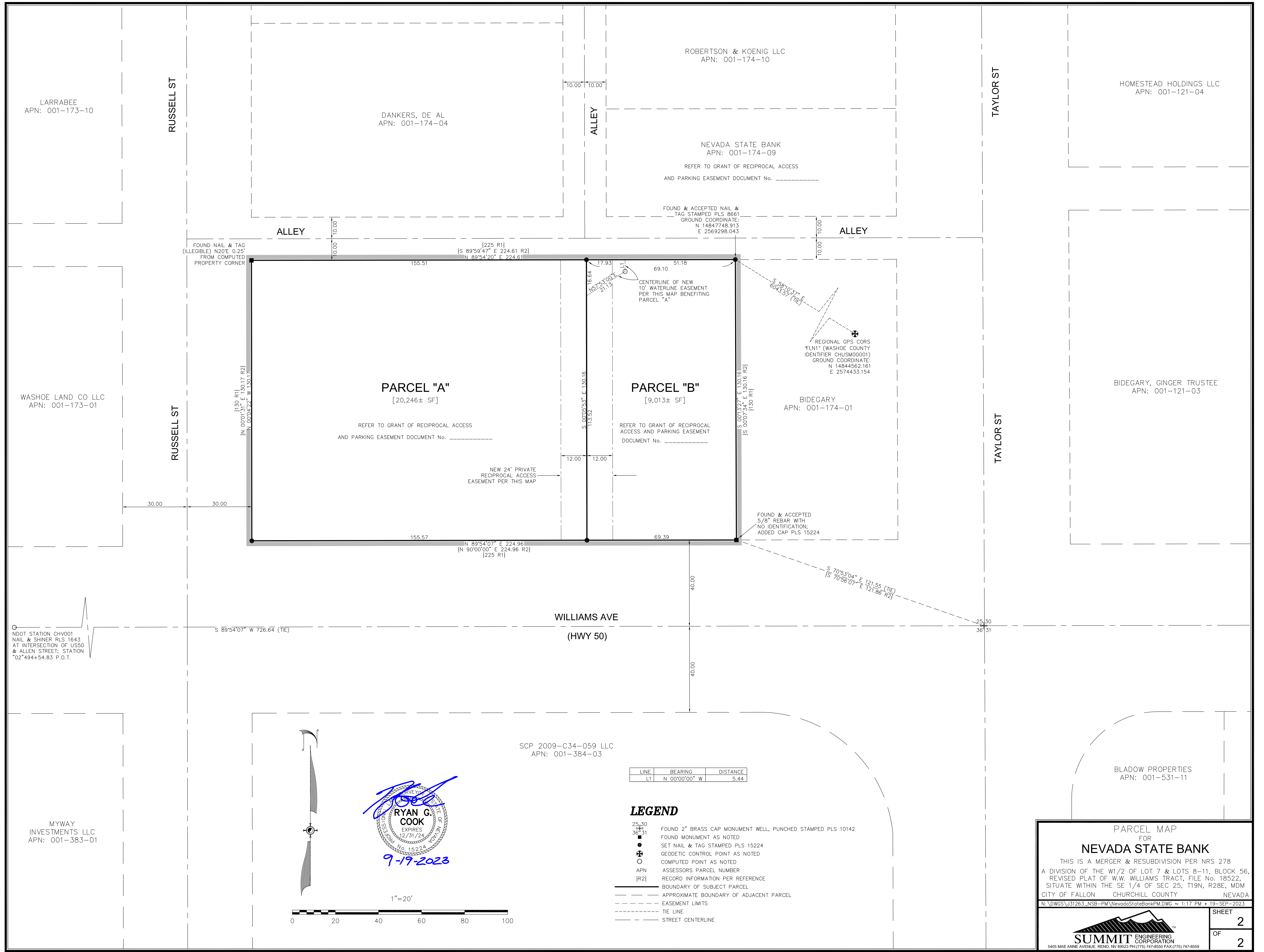
DISCUSSION: Nevada State Bank, owner of Churchill County Assessor’s Parcel Number (APN) 001-174-02 & 001-174-03 have made application and submitted a map to adjust their boundary line at 446 and 498 West Williams. Currently the boundary line between 446 and 498 West Williams sits in the middle of the bank building. This Merger and Resubdivision Parcel Map will correct that. In addition, a reciprocal cross access and parking agreement has been created as these parcels share a common access and common parking lot. Nevada State Bank also owns the parking lot to the North at 55 North Taylor Street, this parking lot enables both buildings to meet the Fallon Municipal Code parking requirements and the afore mentioned agreements allows both building to access the parking. These parcels are located within C-1 zoning and approval will meet City of Fallon Municipal Code requirements for C-1 zoning. Access to the new parcel will be off Williams Avenue, and the parking lot access will be off North Taylor Street. Any development or improvements to these parcels shall be required to meet all applicable City of Fallon standards and requirements.

FISCAL IMPACT: N/A

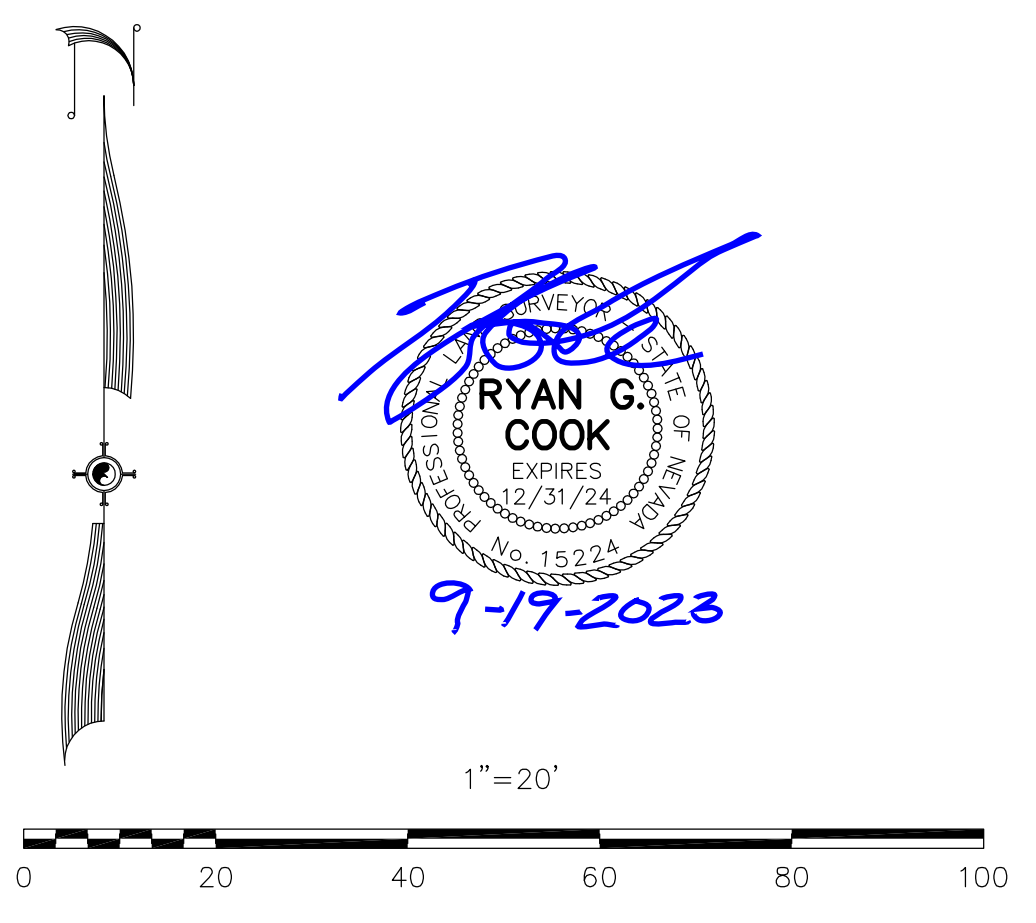
FUNDING SOURCE: N/A.

PREPARED BY: Derek Zimney, City Engineer

PRELIMINARY, FOR REVIEW ONLY



NDOT STATION CHV001
 NAIL & SHINER RLS 1643
 AT INTERSECTION OF US50
 & ALLEN STREET; STATION
 "02"494+54.83 P.O.T.



LINE	BEARING	DISTANCE
L1	N 00°00'00" W	5.44

- LEGEND**
- FOUND 2" BRASS CAP MONUMENT WELL, PUNCHED STAMPED PLS 10142
 - FOUND MONUMENT AS NOTED
 - SET NAIL & TAG STAMPED PLS 15224
 - ⊕ GEODETIC CONTROL POINT AS NOTED
 - COMPUTED POINT AS NOTED
 - APN ASSESSORS PARCEL NUMBER
 - [R2] RECORD INFORMATION PER REFERENCE
 - BOUNDARY OF SUBJECT PARCEL
 - - - APPROXIMATE BOUNDARY OF ADJACENT PARCEL
 - EASEMENT LIMITS
 - - - TIE LINE
 - STREET CENTERLINE

PARCEL MAP
 FOR
NEVADA STATE BANK
 THIS IS A MERGER & RESUBDIVISION PER NRS 278
 A DIVISION OF THE W1/2 OF LOT 7 & LOTS 8-11, BLOCK 56,
 REVISED PLAT OF W.W. WILLIAMS TRACT, FILE No. 18522,
 SITUATE WITHIN THE SE 1/4 OF SEC 25, T19N, R28E, MDM
 CITY OF FALLON CHURCHILL COUNTY NEVADA
 N:\DWGS\J31263_NSB-PM\NevadaStateBankPM.DWG ~ 1:17 PM • 19-SEP-2023

SHEET	2
OF	2

SUMMIT ENGINEERING CORPORATION
 5405 MAE ANNE AVENUE, RENO, NV 89523 PH:(775) 747-8500 FAX:(775) 747-8509



EXISTING PARCEL LINE

PROPOSED ADJUSTED PARCEL LINE

PROPOSED SHARED ACCESS AREA

PROPOSED SHARED PARKING AREA

WEST WILLIAMS AVE

NORTH TAYLOR ST





55 North Taylor Street - Parking lot resurfaced and restriped October 2023