



**YERINGTON CITY COUNCIL
MONDAY, FEBRUARY 9TH 2026
10:00 A.M.
City of Yerington City Hall
14 E. Goldfield Ave. Yerington, NV 89447**

The Yerington City Council will conduct a public meeting on the 9th day of February, 2026, beginning at 10:00 a.m. at the following location:

City Hall
14 East Goldfield Avenue Yerington, NV 89447

Join Zoom Meeting

<https://us06web.zoom.us/j/9040866690?pwd=Dc89jDEAUumicWChLj1oV5quXjYkqS.1&omn=84421433874>

Meeting ID: 904 086 6690 / Passcode: 2026COY (case sensitive)

Mobile: 1 (669) 900-6833 / 1 (719) 359-4580

Please call Yerington City Hall at (775) 463-3511 if you have any questions accessing the meeting.

Written public comments may be mailed to the City Clerk's office at 14 E. Goldfield Ave. Yerington, Nevada 89447 or emailed to stacys@yerington.net. Be sure to type PUBLIC COMMENT in the subject line. Comments must be received the business day prior to the date of the meeting by 4:00 p.m. for the comments to be included in the meeting.

City Council meetings are open to the public and may be attended in person or via virtual Zoom, if available. Virtual public comment may be given if you are attending the virtual Zoom meeting by "raising your hand" virtually at the appropriate times to notify staff of your desire to speak.

AGENDA:

Action may be taken only on those items denoted "For Possible Action."

1. **Call to order, roll call and Pledge of Allegiance.**

2. **Public Comment:** No action may be taken on a matter raised under this item of the agenda until the matter itself has been included specifically on an agenda as an item upon which action will be taken. *Items appearing in the Consent Agenda (item 4) should also be discussed at this time.*

3. **For Possible Action:** Review and approval of the agenda.

- a. *NOTICE RE: NRS 237: When the City Council approves this agenda, it also approves a motion ratifying staff action taken pursuant to NRS 237.030 et seq. with respect to items on this agenda and determines that each matter on this agenda for which a Business Impact Statement has been prepared does impose a direct and significant economic burden on a business or directly restrict the formation, operation or expansion of a business, and each matter which is on this agenda for which a Business Impact Statement has not been prepared does not impose a direct and significant economic impact on a business or directly restrict the formation, operation or expansion of a business.*

4. **Consent Agenda (Action Will be Taken on All Items):** *All matter listed under the consent agenda are considered routine, and may be acted upon by the City Council with one action, and without an extensive hearing. Any member of the Council or any citizen may request that an item be taken from the consent agenda, discussed, and acted upon separately during this meeting.*

4.a For Possible Action: Discussion and approval of bills previously submitted for payment as follows:

Checks #41447 through #41493 totaling \$176,588.82

4.b For Possible Action: Discussion and Possible Approval of minutes from the January 26th 2026 regular meeting.

Regular Agenda – (Action will be taken on all items unless otherwise noted)

5. **Time Certain**

5.a Time Certain at 10:00 a.m.: For Report Only: Presentation of the 2025 Annual Report of the Yerington Animal Shelter.

6. **For Possible Action:** Discussion and Possible Action to approve Bill No. 434, an ordinance amending the Yerington Municipal Code Title 6, Adding Chapter 16, titled “OFF HIGHWAY VEHICLES”, as recommended by the City of Yerington Public Safety Committee.
7. **For Possible Action:** Discussion and Possible Action to approve a contract for legal services with Schroeder Law Offices, P.C. for representation as it pertains to water rights and water lease opportunities with Libra Solar, LLC or matters related thereto.
8. **For Possible Action:** Discussion and Possible Action to authorize one (1) hour parking time limits along curbs immediately adjacent to public school buildings during school hours, in accordance with Title 6, Chapter 7 of Yerington City Code.
9. **For Discussion Only:** Review and Discussion of the City of Yerington 2025 Master Plan, Chapter 2 (Requested by Mayor John J. Garry).
10. **Agenda Requests:** A Councilmember or appointed department head may request an item be considered on a future agenda either by making an oral request at a Council meeting or submitting

the request in writing to the City Manager at least 30 days prior to the meeting for which the item is requested to be placed on the agenda.

11. **Public Comment:** No action may be taken on a matter raised under this item of the agenda until the matter itself has been included specifically on an agenda as an item upon which action will be taken.

12. **Department and Elected Official Reports** - No action will be taken, reports with possible comments and discussion only, as follows:

- A. City Attorney Report
- B. Chief of Police Report
- C. Public Works Director Report
- D. City Manager Report
- E. City Clerk Report
- F. Council Comments
- G. Mayor Comments

13. **Adjournment.**

Supporting material is available at City Hall, 14 East Goldfield Avenue, Yerington, NV 89447, (775) 463-3511 or go to www.yerington.net. For questions regarding this agenda, please contact the City Clerk.

NOTICE TO PERSONS WITH DISABILITIES: Members of the public who are disabled and require special assistance or accommodations at the meeting are requested to notify city staff at (775)463-3511 in advance so that arrangements may be made.

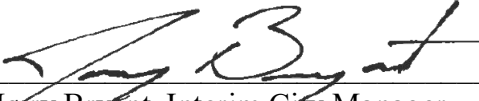
If you wish to file a Civil Rights program complaint of discrimination, complete the USDA Program Discrimination Complaint Form, found online at http://www.ascr.usda.gov/complaint_filing_cust.html, or at any USDA office, or call (866) 632-9992 to request the form. You may also write a letter containing all of the information requested in the form. Mail your completed complaint form or letter to the U.S. Department of Agriculture, Director, Office of Adjudication, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410; or fax to (202) 690-7442 or email at program.intake@usda.gov.

NOTICE:

- 1. Agenda items listed below may be taken out of order.
- 2. Two or more agenda items may be combined.
- 3. Agenda items may be removed from agenda or delayed at any time.
- 4. Any restrictions on public comment must be set out herein.
- 5. Public comment is limited to three (3) minutes per person.
- 6. Public comment cannot be restricted based on viewpoint. Section 7.05 of the Nevada Open Meeting Law Manual indicates that a public body's restrictions on public comment must be neutral as to the viewpoint expressed, but the public body may prohibit content if the content of the comments is a topic that is not relevant to, or within the authority of, the public body, or if the content of the comments is willfully disruptive of the meeting by being irrelevant, repetitious, slanderous, offensive, inflammatory, irrational, or amounting to personal attacks or interfering with the rights of other speakers. *See* AG File No. 00-047 (April 27, 2001).

Reasonable efforts will be made to assist and accommodate physically handicapped persons desiring to attend the meeting. Please call the City Clerk in advance at (775) 463-3511 so that arrangements for attendance may be made.

I, Jerry Bryant, do hereby certify that the foregoing agenda was duly posted at Yerington City Hall located at 14 East Goldfield Avenue, Yerington, NV 89447 and also online at the Nevada State Department of Administration web site at notice.nv.gov and the City of Yerington website at www.yerington.net on the 4th day of February 2026, in compliance with NRS 241.020.



Jerry Bryant, Interim City Manager
City of Yerington

02/03/2026

Date

4a

For Discussion and Possible Action: Discussion and Approval of Bills

Previously Submitted for Payment as Follows:

Checks 41447 through 41493 Totaling \$176,588.82

A/P: \$ 85,581.74

P/R: \$ 54,393.39

Trans: \$ 36,613.69

A/p

1-23-26

(20) 41452 - 41471

(22) 41472 - 41493

R/R

1-20-26

(4) 41447 - 41450

(27) 1222601 - 1222627

TRAN

1-20-26

(2) 1202601 - 1202602

(1) 41451

Jan 19 - Feb 1

CITY OF YERINGTON

Check Register - BIG Council report
Check Issue Dates: 1/19/2026 - 2/1/2026Page: 1
Feb 03, 2026 10:40AM

Report Criteria:

Report type: Invoice detail

Check Type = {<>} "Adjustment"

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Description	Invoice GL Account	Invoice Amount	Check Amount
41452									
01/26	01/23/2026	41452	7068	ADVANCED INTERPRETING & TRANS	DEC2025YCT	TRANSLATION SERVICE	01-53-15-7013	340.00	340.00
Total 41452:									340.00
41453									
01/26	01/23/2026	41453	1020	AFLAC	802873	AFLAC INSURANCE	00-00-00-2015	511.69	511.69
Total 41453:									511.69
41454									
01/26	01/23/2026	41454	7023	CALIFORNIA STATE DISBURSEMENT	JERRY BRYA	200000001054567	00-00-00-2027	761.00	761.00
Total 41454:									761.00
41455									
01/26	01/23/2026	41455	1170	CHARTER COMMUNICATIONS	176104001011	PD- INTERNET	01-52-20-7033	457.33	457.33
Total 41455:									457.33
41456									
01/26	01/23/2026	41456	1062	FLYERS ENERGY, LLC	CFS-4500257	PD FUEL	01-52-20-7049	742.47	742.47
Total 41456:									742.47
41457									
01/26	01/23/2026	41457	7084	HARO-REYNAGA JR., GUSTAVO	101525 BOOT	BOOT REIMB	03-54-25-7011	229.99	229.99
Total 41457:									229.99
41458									
01/26	01/23/2026	41458	6866	HDR ENGINEERING INC	1200785494.	CALIFORNIA WELL	02-55-25-9057	7,870.34	7,870.34
Total 41458:									7,870.34

M = Manual Check, V = Void Check

CITY OF YERINGTON

Check Register - BIG Council report
Check Issue Dates: 1/19/2026 - 2/1/2026Page: 2
Feb 03, 2026 10:40AM

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Description	Invoice GL Account	Invoice Amount	Check Amount
41459									
01/26	01/23/2026	41459	7090	MASON VALLEY HVAC	0243	REPAIR FURNACE AT TR	03-54-25-7011	782.96	782.96
Total 41459:									782.96
41460									
01/26	01/23/2026	41460	6695	OSKAR SEPTIC SERVICES, LLC	007000	SERVICES	01-56-35-7011	300.00	300.00
01/26	01/23/2026	41460	6695	OSKAR SEPTIC SERVICES, LLC	007001	SERVICES	01-56-35-7011	300.00	300.00
Total 41460:									600.00
41461									
01/26	01/23/2026	41461	1761	PAPE MACHINERY	16605756	SERVICES	01-56-35-7011	97.49	97.49
Total 41461:									97.49
41462									
01/26	01/23/2026	41462	1795	PUBLIC EMP. BENEFITS PROGRAM	JANUARY 202	POLICE- RETIREE INS. P	01-52-20-6110	1,133.96	1,133.96
Total 41462:									1,133.96
41463									
01/26	01/23/2026	41463	7091	RICHARD'S MAYTAG APPLIANCE CEN	620053	DRYER REPAIR	01-59-35-7043	250.00	250.00
Total 41463:									250.00
41464									
01/26	01/23/2026	41464	1938	SOUTHWEST GAS CORP	011226PD	UTILITIES	01-52-20-7033	92.88	92.88
Total 41464:									92.88
41465									
01/26	01/23/2026	41465	2078	WASHOE COUNTY SHERIFFS OFFICE	1826001292	TOXICOLOGY	01-52-20-7016	250.00	250.00
Total 41465:									250.00
41466									
01/26	01/23/2026	41466	1406	WELLS FARGO BANK-REMIT. CNTR	10726BECKE	DENNIS CREDIT CARD	02-54-25-7040	75.00	75.00

M = Manual Check, V = Void Check

Check Issue Dates: 1/19/2026 - 2/1/2026

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Description	Invoice GL Account	Invoice Amount	Check Amount
Total 41466:									
								75.00	
41467									
01/26	01/23/2026	41467	1406	WELLS FARGO BANK-REMIT. CNTR	10726LARSO	MICHELE-CREDIT CARD	01-54-26-7040	240.62	240.62
Total 41467:									
								240.62	
41468									
01/26	01/23/2026	41468	1406	WELLS FARGO BANK-REMIT. CNTR	10726SHAPIR	PAUL - CREDIT CARD	01-59-35-7043	265.29	265.29
Total 41468:									
								265.29	
41469									
01/26	01/23/2026	41469	6317	WESTERN ENVIRONMENTAL TESTIN	25120653	SAMPLES	02-54-25-7050	459.44	459.44
01/26	01/23/2026	41469	6317	WESTERN ENVIRONMENTAL TESTIN	25120732	SAMPLES	03-54-25-7050	1,174.96	1,174.96
01/26	01/23/2026	41469	6317	WESTERN ENVIRONMENTAL TESTIN	26010198	SAMPLES	02-54-25-7050	244.16	244.16
Total 41469:									
								1,878.56	
41470									
01/26	01/23/2026	41470	2088	WESTERN NEVADA SUPPLY	12092596	SUPPLIES	02-54-25-7011	1,278.02	1,278.02
01/26	01/23/2026	41470	2088	WESTERN NEVADA SUPPLY	12094686	SUPPLIES	02-54-25-7011	207.47	207.47
Total 41470:									
								1,485.49	
41471									
01/26	01/23/2026	41471	2094	WILD WEST CHEVROLET	6031738	SERVICES	01-52-20-7044	918.63	918.63
01/26	01/23/2026	41471	2094	WILD WEST CHEVROLET	6038833	SERVICES	01-52-20-7044	36.00	36.00
01/26	01/23/2026	41471	2094	WILD WEST CHEVROLET	6034511	SERVICES	01-52-20-7044	84.48	84.48
Total 41471:									
								1,039.11	
41472									
01/26	01/30/2026	41472	6666	ADAMS, JARROD	TRAVEL REIM	TRAINING	01-52-20-7040	105.00	105.00
Total 41472:									
								105.00	

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GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Description	Invoice GL Account	Invoice Amount	Check Amount
41473									
01/26	01/30/2026	41473	7092	APPLIED PAVEMENTTECHNOLOGY, IN	FLAGGER CE	TRAINING	01-54-26-7040	425.00	425.00
Total 41473:									425.00
41474									
01/26	01/30/2026	41474	6544	AT&T MOBILITY	287355205515	WIRELESS	01-52-20-7033	187.19	187.19
Total 41474:									187.19
41475									
01/26	01/30/2026	41475	1232	D & S WASTE REMOVAL	251231390000	WASTE REMOVAL	01-51-14-7046	1,121.99	1,121.99
Total 41475:									1,121.99
41476									
01/26	01/30/2026	41476	6400	FIRE SERVICE CENTER	24067	SERVICES/SUPPLIES	01-59-35-7011	1,749.53	1,749.53
Total 41476:									1,749.53
41477									
01/26	01/30/2026	41477	1363	GRAINGER	9765666758	PO 19677	03-54-25-7011	1,036.56	1,036.56
Total 41477:									1,036.56
41478									
01/26	01/30/2026	41478	2034	JIM MENESINI PETROLEUM, LLC	429572	PROPANE	02-54-25-7049	571.00	571.00
Total 41478:									571.00
41479									
01/26	01/30/2026	41479	2034	JIM MENESINI PETROLEUM, LLC	429573	PROPANE	01-59-35-7049	285.25	285.25
Total 41479:									285.25
41480									
01/26	01/30/2026	41480	1566	LYON COUNTY CLERK TREASURER	NOVEMBER 2	ROOM TAX	08-56-35-8081	1,061.47	1,061.47

M = Manual Check, V = Void Check

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Description	Invoice GL Account	Invoice Amount	Check Amount
Total 41480:									1,061.47
41481									
01/26	01/30/2026	41481	1566	LYON COUNTY CLERK TREASURER	OCTOBER 20	ROOM TAX	08-56-35-8081	1,407.00	1,407.00
Total 41481:									1,407.00
41482									
01/26	01/30/2026	41482	1566	LYON COUNTY CLERK TREASURER	W/C DEC 202	INT SEWER	23-54-25-7002	8,504.22	8,504.22
Total 41482:									8,504.22
41483									
01/26	01/30/2026	41483	6695	OSKAR SEPTIC SERVICES, LLC	007003	SERVICES	01-56-35-7011	300.00	300.00
Total 41483:									300.00
41484									
01/26	01/30/2026	41484	6212	RALEY'S	JANUARY 202	SUPPLIES	03-54-25-7011	43.98	43.98
Total 41484:									43.98
41485									
01/26	01/30/2026	41485	7093	RODRIGUEZ, RAUDEL	10314402	REFUND CREDIT	00-00-00-1075	269.78	269.78
Total 41485:									269.78
41486									
01/26	01/30/2026	41486	1861	SCIARANI & CO.	AUDIT 2025	ACCOUNTING SERVICES	01-59-35-7011	45,000.00	45,000.00
Total 41486:									45,000.00
41487									
01/26	01/30/2026	41487	1961	STATE OF NV-DEPT OF TAX	NOVEMBER 2	ROOM TAX	08-56-35-8080	636.88	636.88
Total 41487:									636.88

Check Register - BIG Council report
Check Issue Dates: 1/19/2026 - 2/1/2026

CITY OF YERINGTON

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Description	Invoice GL Account	Invoice Amount	Check Amount
41488									
01/26	01/30/2026	41488	1961	STATE OF NV-DEPT OF TAX	OCTOBER 20	ROOM TAX	08-56-35-8080	844.20	844.20
Total 41488:									844.20
41489									
01/26	01/30/2026	41489	1974	STUDIO 33	4837	PLAQUES	01-53-15-7011	70.00	70.00
Total 41489:									70.00
41490									
01/26	01/30/2026	41490	1886	THATCHER COMPANY OF NEVADA, IN	202640010024	Chlorine	03-54-25-7061	1,827.00	1,827.00
Total 41490:									1,827.00
41491									
01/26	01/30/2026	41491	6943	THUNDER ELECTRIC	INV00641	SERVICES	01-59-35-7011	285.05	285.05
Total 41491:									285.05
41492									
01/26	01/30/2026	41492	2094	WILD WEST CHEVROLET	6036819	SERVICES	01-52-20-7044	455.94	455.94
01/26	01/30/2026	41492	2094	WILD WEST CHEVROLET	6036830	SERVICES	01-52-20-7044	185.52	185.52
Total 41492:									641.46
41493									
01/26	01/30/2026	41493	2111	WISNER, NICHOLAS	TRAVEL REIM	TRAINING	01-52-20-7040	105.00	105.00
Total 41493:									105.00
Grand Totals:									85,581.74

Summary by General Ledger Account Number

GL Account	Debit	Credit	Proof
00-00-00-1075	269.78	.00	269.78
00-00-00-2015	511.69	.00	511.69
00-00-00-2027	761.00	.00	761.00
00-00-00-2200	.00	1,542.47-	1,542.47-
01-00-00-2200	.00	31,873.97-	31,873.97-
01-51-14-6110	109.75	.00	109.75
01-51-14-7011	3,895.79	.00	3,895.79
01-51-14-7046	227.00	.00	227.00
01-52-20-6110	506.27	.00	506.27
01-52-20-7011	3,895.79	.00	3,895.79
01-52-20-7016	250.00	.00	250.00
01-52-20-7033	737.40	.00	737.40
01-52-20-7040	210.00	.00	210.00
01-52-20-7044	1,680.57	.00	1,680.57
01-52-20-7046	45.94	.00	45.94
01-52-20-7049	742.47	.00	742.47
01-53-15-7011	3,965.79	.00	3,965.79
01-53-15-7013	340.00	.00	340.00
01-54-26-7011	3,895.80	.00	3,895.80
01-54-26-7040	458.00	.00	458.00
01-55-27-7011	3,895.80	.00	3,895.80
01-56-35-7011	1,069.64	.00	1,069.64
01-56-35-7046	647.24	.00	647.24
01-57-25-7011	391.48	.00	391.48
01-59-35-7011	4,180.85	.00	4,180.85
01-59-35-7043	443.14	.00	443.14
01-59-35-7049	285.25	.00	285.25
02-00-00-2200	.00	23,691.67-	23,691.67-
02-54-25-6110	258.97	.00	258.97
02-54-25-7011	13,957.95	.00	13,957.95
02-54-25-7033	93.00	.00	93.00
02-54-25-7040	75.00	.00	75.00
02-54-25-7046	161.81	.00	161.81
02-54-25-7049	571.00	.00	571.00
02-54-25-7050	703.60	.00	703.60
02-55-25-9057	7,870.34	.00	7,870.34
03-00-00-2200	.00	16,019.86-	16,019.86-
03-54-25-6110	258.97	.00	258.97
03-54-25-7011	12,619.29	.00	12,619.29
03-54-25-7018	99.64	.00	99.64

GL Account	Debit	Credit	Proof
03-54-25-7046	40.00	.00	40.00
03-54-25-7050	1,174.96	.00	1,174.96
03-54-25-7061	1,827.00	.00	1,827.00
08-00-00-2200	.00	3,949.55-	3,949.55-
08-56-35-8080	1,481.08	.00	1,481.08
08-56-35-8081	2,468.47	.00	2,468.47
22-00-00-2200	.00	5,054.77-	5,054.77-
22-54-25-7002	5,054.77	.00	5,054.77
23-00-00-2200	.00	3,449.45-	3,449.45-
23-54-25-7002	3,449.45	.00	3,449.45
Grand Totals:	85,581.74	85,581.74-	.00

Dated: _____

Mayor: _____

City Council: _____

City Recorder: _____

Report Criteria:

Report type: Invoice detail

Check Type = {<>} "Adjustment"

Report Criteria:

Includes the following check types:

Manual, Payroll, Supplemental, Termination, Void

Includes unprinted checks

Pay Period Date	Journal Code	Check Issue Date	Check Number	Payee	Payee ID	Description	GL Account	Amount	D
01/18/2026	PC	01/22/2026	41447	Galvin, Matt	660		00-00-00-102	345.76-	
01/18/2026	PC	01/22/2026	41448	Draper, Gavin	680		00-00-00-102	207.79-	
01/18/2026	PC	01/22/2026	41449	Zimmerman, Mark	693		00-00-00-102	1,447.03-	
01/18/2026	PC	01/22/2026	41450	Joyner, Abigail	697		00-00-00-102	158.58-	
01/18/2026	PC	01/22/2026	1222601	Adams, Jarrod	582		00-00-00-102	3,011.60-	D
01/18/2026	PC	01/22/2026	1222602	Beaton, Nicholas	692		00-00-00-102	368.97-	D
01/18/2026	PC	01/22/2026	1222603	Becker, Dennis	20		00-00-00-102	2,952.61-	D
01/18/2026	PC	01/22/2026	1222604	Brown, Jeremiah	652		00-00-00-102	2,004.09-	D
01/18/2026	PC	01/22/2026	1222605	Bryant, Jeremy	647		00-00-00-102	3,075.05-	D
01/18/2026	PC	01/22/2026	1222606	Clanton, Shawn J.	695		00-00-00-102	3,505.50-	D
01/18/2026	PC	01/22/2026	1222607	Coombs, Brandon	31		00-00-00-102	3,264.90-	D
01/18/2026	PC	01/22/2026	1222608	Durst Jr, Ronald	676		00-00-00-102	1,607.56-	D
01/18/2026	PC	01/22/2026	1222609	Garry, John Joseph	61		00-00-00-102	739.65-	D
01/18/2026	PC	01/22/2026	1222610	Gutierrez, Tommy	659		00-00-00-102	1,998.08-	D
01/18/2026	PC	01/22/2026	1222611	Haas, Stephanie	678		00-00-00-102	2,726.23-	D
01/18/2026	PC	01/22/2026	1222612	Haro-Reynaga Jr., Gustavo	689		00-00-00-102	1,634.52-	D
01/18/2026	PC	01/22/2026	1222613	Jennerjohn, Richard	650		00-00-00-102	2,092.00-	D
01/18/2026	PC	01/22/2026	1222614	Larsen, Stacey	644		00-00-00-102	1,620.29-	D
01/18/2026	PC	01/22/2026	1222615	Larson, Michele	667		00-00-00-102	1,853.40-	D
01/18/2026	PC	01/22/2026	1222616	Lopez, Omar	686		00-00-00-102	368.97-	D
01/18/2026	PC	01/22/2026	1222617	Martin, Shane	648		00-00-00-102	368.97-	D
01/18/2026	PC	01/22/2026	1222618	Mays, Brittany	684		00-00-00-102	1,293.92-	D
01/18/2026	PC	01/22/2026	1222619	McNeill, Sean	683		00-00-00-102	2,663.13-	D
01/18/2026	PC	01/22/2026	1222620	Ruiz, Francisco	658		00-00-00-102	1,203.76-	D
01/18/2026	PC	01/22/2026	1222621	Shapiro, Paul	687		00-00-00-102	3,055.50-	D
01/18/2026	PC	01/22/2026	1222622	Smith, Brian	681		00-00-00-102	2,741.87-	D
01/18/2026	PC	01/22/2026	1222623	Stevenson, Stacy	682		00-00-00-102	2,163.49-	D
01/18/2026	PC	01/22/2026	1222624	Sturtevant, Helen M.	163		00-00-00-102	1,706.31-	D
01/18/2026	PC	01/22/2026	1222625	Tamayo, Ricardo	694		00-00-00-102	180.08-	D
01/18/2026	PC	01/22/2026	1222626	Watson, Sarah	696		00-00-00-102	1,428.95-	D
01/18/2026	PC	01/22/2026	1222627	Wisner, Nicholas	177		00-00-00-102	2,604.83-	D
Grand Totals:								54,393.39-	

31

Signature Lines

Dated: _____

Mayor: _____

City Council: _____

City Recorder: _____

Report Criteria:
Includes the following check types:
Manual, Payroll, Supplemental, Termination, Void
Includes unprinted checks

Report Criteria:

Includes the following check types:

Transmittal

Includes unprinted checks

Pay Period Date	Journal Code	Check Issue Date	Check Number	Payee	Payee ID	Description	GL Account	Amount	D
01/18/2026	CDPT	01/20/2026	41451	PUBLIC EMPLOYEES RETIREME	2	Retirement - Council Pay Period:	00-00-00-102	27,175.34-	
01/18/2026	CDPT	01/20/2026	1202601	IRS Tax Deposit Wells Fargo	1	Tax Deposit Federal Withholding T	00-00-00-102	9,002.35-	
01/18/2026	CDPT	01/20/2026	1202602	YERINGTON POLICE OFFICERS	6	Police Dues Pay Period: 01/18/20	00-00-00-102	436.00-	
Grand Totals:								36,613.69-	

Signature Lines

Dated: _____

Mayor: _____

City Council: _____

City Recorder: _____

Report Criteria:
Includes the following check types:
Transmittal
Includes unprinted checks

4b

Yerington City Council Meeting
January 26, 2026 at 10:00 a.m. – City Hall

The regular meeting of the Yerington City Council was held in the Council Chambers at 10:00 a.m. with the following present:

Mayor John J. Garry
Council Members Nick Beaton, Omar Lopez, Shane Martin
City Attorney Charles Zumpft
Interim City Manager Jerry Bryant
City Clerk Stacy Stevenson
Chief of Police Shawn Clanton
Public Works Director Paul Shapiro

Absent: Councilman Matthew Galvin

Guests: Judge Brandi Jensen, Judge Lori Mathews, BLM District Manager Kimberly Dow, Darrell Purcel, Robin Biggs, Jim DeChambeau, Planning Commission President Steve Douglas, Deb Degrendele, Debbie Douglas, Roni Stanton

The meeting was called to order within the James Sanford Community Center and roll call was reported by Mayor Garry. The Pledge of Allegiance was led by Councilman Beaton.

Public Comments

Mayor Garry asked for comments.

Debbie Douglas stated that the City is doing an excellent job and would like more reports from PD.

Mayor Garry thanked everyone for coming out this morning despite the cold weather.

Agenda Approval

Mayor Garry stated the agenda would be approved as presented unless there were any objections or corrections. Mayor Garry asked for comments, no comments were made at this time and the agenda was approved unanimously.

Consent Agenda

Review Bills Previously Submitted for Payment

Bills, Salaries and Vouchers:

Accounts Payable Checks	1/5/2026	41398 through 41426
-------------------------	----------	---------------------

	1/15/2026	41427 through 41446
Payroll Checks	1/5/2026	41394 through 41396
Payroll Vouchers	1/5/2026	1082601 through 1082623
Transmittal Checks	1/5/2026	41397
Transmittal Vouchers	1/5/2026	1052601

Mayor Garry stated the bills previously submitted for payment, check numbers 41394 through 41446 totaling \$184,498.86 would be approved unless there were any objections or corrections. Mayor Garry stated no objections were made at this time and the bills previously submitted for payment were approved unanimously.

Minutes

Mayor Garry stated the minutes dated January 12, 2026 regular meeting would be approved unless there were any objections or corrections. Councilman Beaton moved to approve the consent agenda as presented, seconded by Councilman Lopez. Mayor Garry stated no objections were made at this time and the minutes dated January 12, 2026 regular meeting were approved unanimously.

Regular Agenda

Recognition of Judge Lori Matheus and Court Staff and professional development of the Yerington Municipal Court standards and procedures

Judge Brandi Jensen wished to thank Judge Lori Mathews and her staff. She stated that members of this team worked hard to get the court back up and running. Worked weekends to get the courts caught up. Their time and efforts are greatly appreciated.

Judge Mathews stated that it's been a pleasure working with Judge Jensen and Interim City Manager Jerry Bryant.

Award will be presented by Interim City Manager Bryant when he sees the judge.

Update from the Bureau of Land Management (BLM) District Manager, Kimberly Dow, on current activities

Department of Interior issued changes to NEPA procedures on June 30, 2025.

Big beautiful Bill allows project proponents to pay for expedited NEPA – 6 months for an EA, 1-year loan for an EIS. There are now 433 available Categorical Exclusions available to BLM, many adopted from other agencies. Lease sale was held October 21, 2025. Nine parcels were nominated.

In addition to Nepa, solar projects require a variety of other permits and authorizations outside of BLM jurisdiction

One Big Beautiful Bill Act provides revenue sharing provisions for solar projects.

25% to the State

25% to the County

50% to the US Treasury

Councilman Beaton stated “Thank you for coming and speaking to us”. Councilman Beaton asked for quarterly reports either by mail or in person at future council meetings.

Interim City Manager Bryant stated that quarterly updates would be very appreciated.

Mayor Garry thanked Kim for her presentation.

Discussion and Possible Action to approve the Annual Report of the Yerington Planning Commission on actions taken in the 2025 Calendar Year

Building Inspector Steve Douglas state that the members of the Planning Commission are: Eric Bodenstein, Elmer Bull, Travis Crowder, Lacey Parrott, Stacey Larsen, Micah Triplett and Keith Trout. Master Plan update was in September and approved. Mayor Garry thanked Steve Douglas for his time.

Councilman Beaton made a motion to approve agenda item number six as presented, seconded by Councilman Lopez. Mayor Garry asked for public comment, no comments were made at this time and the motion was approved unanimously.

Discussion and Possible Action to approve the Public Works Emergency Response Plan (ERP) as developed in cooperation with Lyon County Emergency Management

Public Works Director Shapiro stated that this is a requirement. Old plan was not so great. Rewrote the whole thing. It’s basically a call list on who or where to go in case of emergency. Gives structure and guidance on what to do in the event of an emergency. City of Yerington has 4 wells. Boil water notices in English and Spanish. Our water system is tested monthly. Councilman Lopez stated “Thank you for translating the notices in Spanish”. Councilman Beaton thanked Public Works Director Shapiro. Councilman Martin made a motion to approve agenda item number seven as presented, seconded by Councilman Beaton. Mayor Garry asked for public comment, no comments were made at this time and the motion was approve unanimously.

Review and Discussion of the City of Yerington 2025 Master Plan, Chapter 1 (Requested by Mayor John J. Garry

Interim City Manager Bryant stated that we can do a chapter a month to keep our plan relevant. The 2025 approved Master Plan replaced our 2005 plan and that this is done every 20 years. There are 9 elements in our Master Plan. Interim City Manager proceeded with a presentation on Chapter 1 of the 2025 Master Plan. Councilman Beaton stated that dwelling is definitely something we need. Mayor Garry stated that this is plan and all plans are subject to change.

Discussion regarding the 250th Anniversary of the Signing of the Declaration of Independence and any desire on behalf of the City of Yerington to honor this occasion

Interim City Manager Bryant gave examples of things we could do as a City to honor the occasion such as:

State Initiatives

Education on the Constitution

Engage with community for volunteer projects

Participation in Civic Education

Challenge to reach 250 hours of education

250 Stories – A Yerington Book

Councilman Beaton stated he loves the idea and Councilman Martin agreed. Mayor Garry stated that we can do something unique for our Yerington citizens. Jim DeChambeau stated that we should do this on the month Yerington was incorporated as a city. Public Works Director Paul Shapiro stated that Scott Draper is great about telling the history of the fire department. Roni Stanton from Mason Valley Fireworks stated she is partnering with Chamber of Commerce for the fireworks and will talk to the chamber and come up with ideas for this event. Believes the city should also contribute in some way. Last year she will be solely doing the fireworks. Chamber will be taking this over.

Agenda Requests

Public Comment

Department Reports

City Attorney Charles Zumpft nothing to report

Chief of Police Shawn Clanton stated that the officers are doing great.

Public Works Director Paul Shapiro state that they are working diligently to spay and neuter the stray cats. Working on side walks with Desert Engineering. Vandalism at Mtn. View Park. Sander in the back of the truck is not working. It's 20 years old. Any issues please call.

Interim City Manager Jerry Bryant internal workshop with animal shelter today.

City Clerk Stacy Stevenson stated that the new Deputy Clerk started on 1/20/2026.

Council Man Nicholas Beaton thank everyone for the birthday wishes

Councilman Omar Lopez nothing to report

Councilman Shane Martin nothing to report

Mayor John Garry thanked everyone for coming out in the cold to join us in the meeting.

There being no further business, the meeting was adjourned at 11:48 a.m.

Mayor of the City of Yerington

ATTEST:

City Clerk of the City of Yerington

5a

City of Yerington Animal Shelter 2025 Operational Update

The Yerington Animal Shelter has demonstrated significant progress and operational success during the 2025 calendar year, reflected in increased live outcomes and continued commitment to humane animal care.

Canine Program Update

In 2025, the shelter took in a total of **60 dogs**. During this period:

- **29 dogs were adopted**
- **2 dogs were transferred** to partner organizations
- **35 dogs were returned to their owners**

This resulted in **66 total live outcomes**, representing a **net positive placement outcome of 6 dogs beyond intake**, highlighting efficient reunification and adoption efforts.

Feline Program Update

The shelter's community cat and feline care program took in **133 cats** in 2025. All **133 cats** achieved live outcomes through:

- Return to field,
- Adoption, or
- Transfer to partner organizations (with all transferred cats successfully adopted).

Overall Shelter Performance

Combined, the shelter achieved a total of **199 live outcomes in 2025**, compared to **79 live outcomes in 2024**. This represents an **increase of 120 live outcomes year over year**, underscoring substantial program growth and improved community impact.

No-Kill Shelter Recognition

The Yerington Animal Shelter will also receive **additional recognition in 2025** for qualifying as a **100% no-kill shelter**, placing it among a limited number of shelters nationwide to achieve this standard for the year.

This accomplishment reflects the dedication of shelter staff, volunteers, rescue partners, and the Yerington community in supporting responsible animal care and lifesaving initiatives.

6

Title 6 - MOTOR VEHICLES AND TRAFFIC

CHAPTER 1 GENERAL TRAFFIC PROVISIONS

CHAPTER 2 FORM OF CITATION

CHAPTER 3 LICENSES FOR OPERATING AND CHAUFFEURS

CHAPTER 4 RULES OF THE ROAD

CHAPTER 5 SPEED RESTRICTIONS

CHAPTER 6 TRAFFIC CONTROL DEVICES

CHAPTER 7 STOPPING, STANDING AND PARKING

CHAPTER 8 RESIDENTIAL AREA TRAFFIC AND PARKING

CHAPTER 9 VEHICLES AND EQUIPMENT

CHAPTER 10 STREET USE RESTRICTIONS

CHAPTER 11 PEDESTRIANS

CHAPTER 12 BICYCLES

CHAPTER 13 MOTORCYCLES

CHAPTER 14 SKATEBOARDS, ROLLER SKATES, SCOOTERS AND SIMILAR DEVICES

CHAPTER 15 TAXICABS

26-01 Bill #434 - An Ordinance amending Yerington City code, Title 6 Motor Vehicles and Traffic - Regulations, Chapter 16 Off Highway Vehicles, Adding Chapter 16 Titled Off Highway Vehicles and Other Matters Properly Related Thereto.

CHAPTER 16

OFF HIGHWAY VEHICLES

Suggestion:

CHAPTER 16

6-16-1: OFF-HIGHWAY VEHICLE LAWS ADOPTED:

All laws governing and regulating certification and operation of off-highway vehicles as set forth in Chapter 490 of the Nevada Revised Statutes are hereby adopted and incorporated herein.

6-16-2: HIGHWAYS AND ROADS IN THE CITY OF YERINGTON DESIGNATED FOR PURPOSES OF OHV/UHV TRAVEL:

- A. The following roads and highways within the City of Yerington are designated as permissible for the operation of off-highway vehicles for the limited purpose of allowing off-highway vehicles and utility terrain vehicles to reach private or public areas that are open for the use of such vehicles. Off-highway vehicles shall not be operated on designated highways or roads for any purpose other than travel to or from (ingress and egress) the private or public area open for the use of such vehicles.
1. Bridge St. from Highway 339 to MacKenzie Ln.
 2. Main St. from Goldfield Ave. to Green Acres Ln
 3. Goldfield Ave. from Highway 339 to Main St.
 4. MacKenzie Ln. from Bridge St. to Cremetti Ln.
 5. Cemetery Ln. from MacKenzie Ln. to "Y" Hill
 6. Center St. from Virginia St. to Van Ness St.

7. Virginia St. from Main St. to Center St.
8. Van Ness St. from Main St. to Center St.
- B. The use of off-highway and or utility terrain vehicles on the following roads is prohibited:
 1. Roads immediately abutting property of a hospital or long-term care facility.
 2. School zones during school zone hours.

6-16-3: Definitions:

As used herein, the following terms shall have the meanings ascribed to them in this section:

- A. OFF-HIGHWAY VEHICLE (OHV): Dirt bikes, quads, ATVs, three wheelers, and any other mechanically or electrically powered off highway vehicle not described as a UTV.
- B. UTILITY TERRAIN VEHICLE (UTV): Large, two (2) or more person side-by-side vehicles fitted with roll cages.

6-16-4: OPERATION ON UNDESIGNATED HIGHWAYS OR ROADS PROHIBITED; PENALTIES

- A. Except as provided in Section B., no person shall operate an OHV/UTV on any highway or road not designated in this Chapter for any purpose other than those permitted by Chapter 490 of the Nevada Revised Statutes.
- B. A person may operate an OHV/UTV on a road not designated in this chapter:
 1. If the OHV/UTV is operated on the highway for the purpose of crossing the highway, comes to a complete stop before crossing, and crosses as close as practicable to perpendicular to the direction of travel on the highway;
 2. If the OHV/UTV is operated on the highway for the purpose of loading or unloading the OHV/UTV onto or off of another vehicle or trailer, if the loading or unloading is as close as practicable to the place of operation of the OHV/UTV; or
 3. During an emergency if it is impossible or impracticable to use another vehicle or if a peace officer directs the operation of the OHV/UTV.
- C. Except as specifically provided for elsewhere in this Chapter, violations of this Chapter shall create a civil liability in favor of the City of Yerington in an amount not less than \$200, not to exceed \$500.

6-16-5: RESTRICTIONS:

- A. The operator of an OHV/UTV driven on a road or highway pursuant to this Chapter shall:
 1. Possess a valid driver's license.
 2. Ensure that the registration of the OHV/UTV is attached to the vehicle in accordance law.
 3. Possess proof of liability insurance covering the OHV/UTV the operator is driving which meets the requirements of NRS 485.185.
 4. All occupants must wear a helmet. The civil penalty for failing to wear a helmet shall be \$500.
 5. Comply with all traffic laws applicable to motor vehicles generally.
 6. OHV/UTV use on City streets shall be restricted to thirty (30) minutes before sunrise through thirty (30) minutes after sunset.
 7. OHV/UTVs shall be restricted to use within the City of Yerington only for purposes of accessing trail heads and public lands or for conducting commerce by way of the approved OHV/UTV routes designated in 6-16-2.

8. Passengers shall not occupy any space that is not factory intended for seating. All occupants shall wear seatbelts if the vehicle is, or has ever been, so equipped.

B. Required equipment for operation on highway; exception:

1. Except as otherwise provided in subsection B.2 and in addition to the requirements set forth in this Chapter and NRS 490.070, a person shall not operate an OHV/UTV on a highway pursuant to this Chapter unless the OHV/UTV has:
 - a. At least one (1) headlamp that illuminates objects at least five hundred (500) feet ahead of the vehicle;
 - b. At least one (1) tail lamp that is visible from at least five hundred (500) feet behind the vehicle;
 - c. At least one (1) red reflector on the rear of the vehicle, unless the tail lamp is red and reflective;
 - d. A stop lamp on the rear of the vehicle; and
 - e. A muffler which is in working order and which is in constant operation when the vehicle is running.
2. The provisions of subsections B.1.a. and B.1.b. do not apply to an OHV/UTV which is operated only during daylight hours.

6-16-6: ENFORCEMENT:

- A. The Yerington Police Department and any other agency with jurisdiction shall have full authority to issue a civil traffic citation to any person violating this Chapter.
- B. All penalties are subject to assessments as provided by law.

6-16-7: SEVERABILITY:

If any provision of this Chapter is held invalid, such invalidity shall not affect other provisions and each provision is hereby declared to be severable from the rest.

7

Laura A. Schroeder
Oregon, Idaho,
Nevada, Washington & Utah

Therese A. Ure Stix
Oregon & Nevada

Caitlin R. Skulan
Nevada & Idaho



SCHROEDER
LAW OFFICES, P.C.

William F. Schroeder
(1928 - 2015)

James Browitt
Of Counsel
Idaho & Washington

February 3, 2026

VIA U.S. MAIL AND EMAIL

Jerry Bryant
City of Yerington
14 E. Goldfield Ave.
Yerington, NV 89447
Email: jerryb@yerington.net

RE: Summary Letter and Contract for Legal Services

Dear Mr. Bryant:

It was a pleasure speaking with you on February 2, 2026 regarding the City of Yerington's water rights and lease opportunities with Libra Solar, LLC. This letter is intended to summarize our conversation. Please review the letter and notify us of any inaccuracies so we may update our records.

I. Water Right Lease Opportunity

The City of Yerington has negotiated a *Water Lease Agreement* with Libra Solar, LLC to lease Nevada Division of Water Resources Permits 85138 and 65229. The terms of the *Water Lease Agreement* have already been agreed upon and approved by the City of Yerington Commissioners contingent on an appraisal of the water rights. In negotiating the *Water Lease Agreement*, you performed preliminary market research in the geographical area and believe the lease price is favorable to the City of Yerington.

II. Water Right Leasing Process

In reviewing Nevada Revised Statute ("NRS") Chapter 268 governing municipalities, you determined that an appraisal may be necessary to move forward with leasing the City's water rights. You contacted our office to assist with providing this appraisal to move forward with the *Water Lease Agreement*.

Based on our review, our office can assist with developing an appraisal and/or advising on any other requirements as outlined under NRS Chapter 268 and other Nevada laws as they apply to the lease of city water rights.

1915 NE Cesar E. Chavez Boulevard, Portland, Oregon 97212 (503) 281-4100

10615 Double R Boulevard, Suite 100, Reno, Nevada 89521 (775) 786-8800

www.water-law.com counsel@water-law.com

III. Conclusion

Thank you again for contacting Schroeder Law Offices, P.C. regarding your questions. Enclosed please find two copies of the Contract for Legal Services valid through March 3, 2026 outlining this scope of work. If you decide to employ us to assist you, please sign both copies of the enclosed contract and return one copy, keeping the other for your records. Given the City of Yerington's status as a municipality, our office will waive our standard retainer requirement. We will bill out our time monthly. At the time when our work for the City is completed and any outstanding balance is paid, we will provide a closing letter to you.

Very truly yours,
SCHROEDER LAW OFFICES, P.C.



Therese A. Ure Stix

TAU:crs

Enclosures: Contract for Legal Services

CONTRACT for LEGAL SERVICES

Parties, Scope:

This agreement is made between the City of Yerington hereafter referred to as "Client," and Schroeder Law Offices, PC, and its agents and employees, hereafter referred to as "Schroeder" or "Attorney." Client hereby retains Schroeder to represent Client in the matter of water rights and lease opportunities with Libra Solar, LLC.

Legal Fees:

Client will pay Schroeder and its agents and employees according to the hourly fee schedule set out below.

Hourly Fee Schedule

Attorney Shareholders/Partners	\$325.00 to \$525.00
Associate/Contract/ Of Counsel Attorneys.....	\$180.00 to \$350.00
Paralegals or Law Clerks	\$130.00 to \$250.00
Project Assistants.....	\$75.00 to \$150.00
Travel Rate.....	\$110.00 to \$250.00

Schroeder will begin work on Client's case upon receipt of Client's signature on this contract and payment of any required retainer or other specified amount. This agreement may be modified in writing only if signed by both Client and Attorney.

Retention of Attorney and Delegation of Services:

Please note that "Attorneys" includes attorneys on contract with Schroeder, who are not necessarily employees of Schroeder, but whose work is supervised by a Schroeder Law Offices, P.C. Shareholder ("Shareholder"). Billing for contract Attorneys is incorporated into Schroeder's invoices at the rates stated above.

A Shareholder will supervise all work on this matter, although other members of the firm may assist from time to time. Wherever possible, the Shareholder will delegate tasks that can be performed by other personnel at lower hourly rates commensurate with their experience and abilities, subject to appropriate supervision.

Costs and Expenses:

In addition to attorney fees, Client shall pay all costs and expenses incurred by Attorney including, but not limited to, filing fees, service fees, court reporter fees for deposition and hearings, trial court fees, photocopying costs, long distance telephone calls, messenger and other delivery fees, excessive postage, witness fees, consultants' fees, expert witness fees, mileage fees, and other necessary court and office costs. Client authorizes Attorney to incur all reasonable costs and to hire any consultants or expert witnesses reasonably necessary in Attorney's judgment. From time to time at Attorney's request Client shall make such expense payments directly to a third party, especially if the amount is large. Client shall also pay certain

office services such as computer charges for legal research, employee overtime and other costs that Attorney incurs as a direct result of representing Client.

Invoices and Acceptance of Charges:

Schroeder will send Client periodic invoices indicating attorney's fees and costs incurred. Client agrees to pay each of Attorney's invoices when due. Accounts more than 30 days in arrears are charged interest at 9% per annum.

Invoices will be deemed to be accepted and affirmed by Client unless objected to in writing within 10 days of the date of the invoice by sending an email, facsimile or letter to the Firm Administrator noting the objectionable items. The Firm Administrator will try to resolve any billing objections prior to the close of the billing cycle in which the objection is made.

Lien:

At any time Client's account is in arrears Attorney may place an attorney lien on Client's file pending complete resolution of the outstanding amount. The lien allows Attorney to retain Client's papers and documents in Attorney's possession until the debt has been paid. During the course of representation, Attorney agrees to provide client copies of Client's file as it is created; thus any lien is for a second copy of the client file.

Award of Attorney Fees:

Any attorney's fees obtained by Attorney through court order in this case shall be credited to Client after payment of any fees and costs due Attorney. If a fee is agreed upon or awarded that is larger than the amount paid and owed then after all credits and reimbursements to Client the remainder shall go to Attorney as part of attorney's reasonable fee. However, Client is responsible for paying any attorney's fees and expense owed to Attorney, even if there is a judgment outstanding for such fees.

Copies of File:

Client will receive electronically, via email or facsimile, client copies of all documents that are prepared or received by Attorney during Attorney's representation. Client agrees to read all documents given to Client by Attorney. These client copies comprise Client's file. At the conclusion of Attorney's work, Client will not be entitled to another copy of Client's file unless Client pays for the copy including staff time and copy charges.

Document Retention:

Attorney holds no original Client documents. All original Client documents provided to Attorney are promptly processed to Client's electronic file and returned to Client as soon as possible. Attorney will retain a copy of Client's file in electronic form for a period of seven (7) years from the date of this agreement after which it may be destroyed. Client will not receive further notice prior to the destruction of these files.

Email / Electronic Communication:

Attorney prefers sending client copies and billings electronically wherever possible. If Client elects to receive client copies and billings by regular mail Client may be charged for this service. If Attorney is representing Client on a personal matter, Attorney recommends that Client provide a personal email address, not a work related email address. This is the best way to preserve the attorney client privilege. Attorney recommends that Client does not read, download, or respond to attorney-client email while at work. **The safest course of action is for Client to use Client's own computer or device, not an employer's computer equipment, to access personal email – even if Client is looking at a personal email account stored in the cloud.**

Check one:

_____ Email Address _____, or

_____ Fax Number _____

Discharge of Attorney:

Client shall at all times have the right to terminate Attorney's services upon written notice effective when received by Attorney. Unless specifically agreed by Attorney and Client, Attorney will provide no further services and advance no further costs on Client's behalf after receipt of such notice unless Attorney is required by ethical or legal reasons to continue representing Client. If Attorney is required to continue in representation Client will be liable for any fees and costs incurred.

Withdrawal of Attorney:

Attorney shall at all times have the right to terminate representation of Client upon written notice if Client does not pay Attorney's fees and costs as billed or replenish any retainer required, if Attorney determines that continued representation of Client would be unethical or inappropriate, or if Attorney has another basis for termination consistent with Attorney's professional duties to Client.

Should Client fail to follow Attorney's instruction, misrepresent or fail to disclose material facts, fail to pay Client's account in full within 30 days of billing, or fail to maintain the balance of Client's trust account as agreed, Attorney is authorized to suspend performing services and promptly move to withdraw as Client's counsel, to file for fee arbitration, to file suit, and to take such other steps as Attorney deems appropriate to collect the balance. Client will execute any documents necessary to allow Attorney to withdraw at that point. Client further agrees to be responsible for any costs of collection incurred by Attorney, including reasonable attorney's fees.

Tax Advice and Disclaimer of Guarantee:

No advice is given regarding tax consequences. Client agrees to seek tax advice elsewhere and to hold Attorney harmless therefrom. No guarantees have been made to Client by Attorney. Specifically, no guarantees have been made about the outcome of any representation on Client's behalf or the total fees and expenses. Any expressions relative thereto are only opinions.

Nevada Mandatory Binding Arbitration Authorization:

I hereby agree that any dispute about the fees and costs charged by my attorney under this Agreement will be submitted to binding arbitration under the rules of State Bar of Nevada Fee Dispute Arbitration Services, and that judgment may be entered on any award. The sole issues to be decided in the arbitration are the amount of fees and costs owed to my attorney or to be refunded by my attorney to me.

I, _____ (name)
(Print Name)

of, _____ (address)
(Print Address)

do hereby acknowledge that I have read this arbitration agreement and affirmatively agree to and give this specific authorization to submit to arbitration any Fee Dispute arising between the parties to this Agreement, as provided for in the above paragraph and that I am bound to the same.

Signed: _____, this ____ day of _____, 2026.
(Signature)

The undersigned has read the foregoing Legal Services Agreement and understands its terms and those set forth in the attached Addendum, and agrees to be liable, jointly and severally, for all obligations under this agreement. Signature by facsimile or email on this agreement will constitute Client's original signature and Client's acceptance of the terms of this Agreement.

The terms of this contract are valid only if signed and received by Schroeder Law Offices, P.C. by March 3, 2026.

2/3/26
Date



For Schroeder Law Offices, PC
Laura A. Schroeder; Therese A. Stix; V. Scott Borison

Date

City of Yerington
By, Jerry Bryant

ADDENDUM

Invoices and Billing:

Amounts listed in the above hourly fee schedule may be increased without notice by an amount not to exceed 10% at any time after the anniversary date of this contract and may be increased in like amount no more frequently than annually thereafter.

Schroeder's fees are based on the time spent by its staff in performing legal services including telephone calls, emails, conferences, travel, court appearances, research and investigation and preparing letters, pleadings, briefs, agreements and other documents. Services are billed for time spent in multiples of 6 minute increments, or 0.1 hours, with a minimum charge of 0.2 hours billed per item related to any client matter. Services rendered in connection with this matter prior to Client signing this contract are subject to the terms of this contract.

Personnel move over time to the next higher level and Attorney may judge that their work has improved to a degree justifying an adjustment in their hourly rate within the ranges specified by the table above. Accordingly, hourly rates for individuals may be changed within their applicable range without further notice. The rate within the specified range established by this agreement charged for any individual timekeeper is reflected in Attorney's monthly billing statement next to the initials of that individual timekeeper.

Proposals from Client, or Client's representative, for a change in rate(s), generic fee reduction, or professional or courtesy discounts may be approved only by the management committee. Individual attorneys including a Shareholder or the Firm Administrator are not authorized as agents for the firm to accept any proposal for such adjustments without the management committee's authority which will only be given after the management committee has reviewed and approved the proposal.

Certain items on Client's invoice may be designated "no charge," or credit may be given for certain work. Attorney has the discretion to reverse any credit items or "no charge" designations until the invoice is paid.

Agricultural Disclaimer:

Certain agricultural crops are legal within the jurisdictions of particular states that may not be legal under federal laws. In those circumstances, Schroeder Law Offices' services are strictly limited to the confines of relevant state laws and regulations, and nothing contained herein nor any of the services provided are intended to assist in any way with violation of any applicable federal law.

Client File:

Attorney may elect not to save to Client's file or provide copies of personal notes, drafts, and other incomplete work product.

Legal Services Not Covered By This Contract:

If Client wishes that Attorney provide any legal services not covered by this agreement a separate written agreement between Attorney and Client will be required. In addition, and in the event that this or other matters related to this Agreement ultimately require administrative or civil litigation Attorney may require an adjustment in rates consistent with Attorney's then prevailing Hourly Fee Schedule for litigation before proceeding with such litigation.



SCHROEDER
LAW OFFICES, P.C.

New Client Information Form

TODAY'S DATE _____

Name (s) _____

Other Contact Person (if any) _____

Entity/Company _____

Tax ID # _____ Client's Birthday (optional) _____

Physical Address _____

City/State _____ Zip _____

Mailing Address (if different) _____

City/State _____ Zip _____

Home Phone _____ Work Phone _____

Mobile Phone _____ Fax Number _____

E-Mail Address(s) _____

Preferred form of communication (*select at least one*):

- _____ Telephone
_____ Email
_____ Correspondence

Adverse Parties

Parties of Interest

Other Relevant Information

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TITLE 6

MOTOR VEHICLES AND TRAFFIC

CHAPTER 1

GENERAL TRAFFIC PROVISIONS ¹

SECTION:

[6-7-1: Prohibited In Specified Places](#)

[6-7-2: Overlength Vehicles](#)

[6-7-3: No Parking Areas](#)

[6-7-4: Method Of Parking](#)

[6-7-5: Parking In Alleys](#)

[6-7-6: Parking To Fill With Gasoline Or Petroleum Products](#)

[6-7-7: Certain Night Parking Prohibited](#)

[6-7-8: Time Limits](#)

[6-7-9: Preference To Vehicle In Process Of Parking](#)

[6-7-10: Parking Or Standing](#)

[6-7-11: Standing](#)

[6-7-12: Loading And Unloading](#)

[6-7-13: Special Parking Areas \(Rep. by Ord. 05-10, 10-10-2005\)](#)

[6-7-14: Parking Lots](#)

[6-7-15: Opening Vehicle Doors Into Traffic](#)

[6-7-16: Applicability](#)

6-7-8: TIME LIMITS:

A. One Hour Limit:

1. When signs, authorized by action of the city council, are in place giving notice thereof, no person shall stop, stand or park any vehicle upon any street for a period of time longer than one hour.
2. The provisions of this section shall be subject to the application of special or more restrictive provisions contained in this title and relating to the parking of vehicles. (1973 Code § 10.32.100)

B. Seventy Two Hour Limit: No person shall park a vehicle upon any street, with the exception of Main Street, for more than seventy two (72) hours. (1973 Code § 10.32.110)

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2.0 CULTURAL AND HISTORICAL RESOURCES

The 1997 Nevada State Legislature acted on numerous proposals borne of the interim study committee. Inclusion of a cultural resources section in this document is a mandate through the passage and enactment of SB 15.

NRS 278.160, §1 was amended by adding a section pertaining to cultural resources, which reads as follows:

Existing laws and regulations do not merely encourage, but clearly mandate the preservation of certain cultural resources and also contain provisions for the survey of cultural resources. Following is a list of federal laws and policy directives to be consulted relative to the surveying, management, and preservation of Nevada's cultural resources:

1. Antiquities Act of 1906 (Public Law (P.L.) 59-209): provides for the protection of cultural resources on federal lands through criminal sanctions against excavation, injury, or destruction of cultural resources without permission.
2. National Historic Preservation Act of 1966 (P.L. 89-665 as Amended by P.L. 94-422, P.L. 94-458, and P.L. 96-515): requires federal agencies to consider the effect of their actions on cultural resources and affords the Advisory Council on Historic Preservation an opportunity to comment on actions prior to them being authorized.
3. National Environmental Policy Act of 1969 (P.L. 91-190): directs federal agencies to consider cultural resources in fostering environmental quality and preservation.
4. Historic and Archaeological Data Preservation Act of 1974 (P.L. 94-291) directs federal agencies to undertake recovery, protection, and preservation measures to preserve data that would be lost as a result of authorizing an action.
5. Federal Land Policy and Management Act of 1976 (P.L. 94-579): directs the BLM to inventory cultural resources (among others) and to protect scientific, historic, and archaeological resource values within the framework of multiple use management.
6. American Indian Religious Freedom Act of 1978 (P.L. 95-341): requires federal agencies to consider the effect of their actions on Native American traditional belief prior to the actions being authorized.
7. Archaeological Resources Protection Act of 1979 (P.L. 96-96): requires a permit for any excavation or removal of cultural resources more than 100 years old on public lands and provides civil and criminal penalties for violation of permit requirements.
8. Executive Order 11593, May 31, 1971: directs federal agencies to locate and inventory all cultural resources under their jurisdiction and to ensure that actions do not inadvertently affect significant cultural resources. Also directs agencies to consider the effects of actions on non-federal lands.
9. U.S. Bureau of Land Management (BLM) Manuals: 8100 — Cultural Resources Management; 8111 — Cultural Resources Inventory and Evaluation (Upland); 8130 — Cultural Resources Planning; 8141 — Physical and Administrative Protection Measures; 8143 Procedures for the Avoidance and/or Mitigation of Effects on Cultural Resources; and 8151 — Cultural Resource Use Permits.
10. Regulations: 36 Code of Federal Regulations (CFR) 296, 800, 60, 63, 68; 43 CFR Part 7, 3809, 3902, 3150, 3160.

11. Nevada BLM Manual Supplement 8143 — Avoidance and/or Mitigation of Effects on Cultural Resources.
12. Cultural Resources Memorandum of Understanding — Informal Consultation Guidelines for Routine NO EFFECT Actions. Signed by the BLM, Nevada, and the Nevada State Historic Preservation Officer in May 1985.
13. NRS Chapter 233A, 381, 383, and 384.

In addition to the above delineated laws, regulations, and subsequent manuals, it is recommended that persons directly involved with the planning process and any development become thoroughly familiar with the information contained within said laws, regulations, and subsequent manuals. For assistance, those agencies directly involved in the protection, preservation, and recordation of Nevada's cultural resources should be contacted — the BLM; Division of Historic Preservation and Archeology; the Nevada State Museum, Department of Anthropology; and other federal agencies such as the U.S. Forest Service, the Bureau of Reclamation, and the Bureau of Indian Affairs.

2.1 Archaeological Resources

Only one archaeological site is listed within Yerington, which is the East Walker River Petroglyph Site. The State of Nevada does not publicly disclose its location. The site was entered into the State's historic database on July 24, 1980.

In the future, to ensure knowledge of the existence or non-existence of recorded archaeological sites within Yerington, contact the Nevada State Museum, Department of Anthropology, Capitol Complex, Carson City, Nevada, 89701 at (775) 687-4810 or (775) 687-8393.

2.2 Historical Resources

This section contains three subsections: National Register of Historic Places (NRHP) listed within Yerington (Table 3), Nevada State Historic Marker Sites within Yerington, and Specific Sites within Yerington.

2.2.1 National Register of Historic Places

Table 3: National Register of Historic Places, Yerington

Historic Place	Address	Entered
Lyon County Courthouse	31 S. Main Street	3/24/83
I.O.O.F. Building	1 S. Main Street	8/04/83
Jeanne Dini Cultural Center	112 N. California Street (Also known as Yerington Grammar School #9)	8/16/84
U.S. Post Office	26 N. Main Street	2/28/90



Source: DOWL, 2024

Figure 4: Lyon County Court House Building in Yerington



Source: DOWL, 2024

Figure 5: U. S. Post Office Building in Yerington

Note: Because of future nominations, amendments to existing listings, and declarations of eligibility to the NRHP, to remain current with accurate information contact the Division of Historic Preservations and Archeology, 123 West Nye Lane, Capitol Complex, Carson City, Nevada 89710 at 775-687-5138.

2.2.2 State Historic Markers, Yerington

Currently, there are no sites within Yerington designated as state historic sites. Because the State Historic Marker is an active program, to ensure knowledge of the existence or non-existence of state historic sites located within Yerington, contact the Division of Historic Preservation and Archeology, 123 West Nye Lane, Capitol Complex, Carson City, Nevada 89710 at 775-687-5138.

2.2.3 Specific Historic Sites, Yerington

A study of downtown Yerington was undertaken in 1987 by the City of Yerington and Nevada State Division of Historic Preservation and Archaeology. The report, entitled "Yerington Project 1987, A Preservation Study of Downtown," addressed a six-block area. Table 4 lists significant properties from that study, which are not listed on the NRHP.

Table 4. Historic Sites in Yerington.

Building Name	Address	Date of Construction
Crescent Garage	9 S. Main Street	1918
Kafoury Armstrong	5 S. Main Street	1947
Casino West Convention Facility	31 N. Main Street	1915
Lil's Saloon (Bank Building)	37 N. Main Street	1917
Dini's Lucky Club (Office)	41 N. Main Street	South Portion circa (c.) 1900 / North Portion c. 1895
I.O.O.F.	101 N. Main Street	1895
Pederson's Law Offices	107 N. Main Street	1895
Museum Thrift Store	119 N. Main Street	1895
Wendy's Beauty Shop	102 Main Street	1895
Leslie Fashion / Masonic Hall	42 N. Main Street	1907
Kersch's Donut Factory	36 N. Main Street	1915
Northern Nevada Title	32 N. Main Street	1907
O'Keefe Insurance	24 N. Main Street	1890
Super Mercado Chapala	30 N. Main Street	1911
Fabri Building	34 S. Main Street	South Building c. 1890 / North Building c. 1920

Source: City of Yerington and Nevada State Division of Historic Preservation and Archaeology, 1987.

2.3 Goals, Policies, and Actions

GOAL 1: Activities and development that may adversely affect significant archaeological sites should be subject to City review.

- 1a) Review by City staff of existence or non-existence of recorded archaeological sites within Yerington by contacting the Nevada State Museum, Department of Anthropology.

GOAL 2: Adverse effects to significant archaeological resources should be avoided through project design.

- 2a) Planning for parks and green space to preserve archaeological sites.

GOAL 3: To preserve and improve any outstanding natural, historic, or scenic features in the Yerington area.

- 3a) Private homes in the community be upgraded from the standpoint of weeds in yards, deteriorating housing conditions, etc.
- 3b) Roadside litter is abated.
- 3c) Appearance of business establishments in the community is upgraded.
- 3d) Billboards and outdoor advertising be controlled.
- 3e) Historic preservation is pursued, if practicable, in the Yerington area.

- 3f) A public information center be supported to better inform tourists of the various attractions.

GOAL 4: Preserve and protect the historic resources of Yerington.

- 4a) Develop and implement a city-wide historic preservation plan. To the maximum extent possible, the City will use historic structures for City facilities. All public improvements should be designed for compatibility with existing historic resources.

GOAL 5: Prevent inadvertent destruction or degradation of historic resources.

- 5a) Identify and develop documentation on public and private buildings, sites, and structures that are of architectural and historical significance.
- 5b) Encourage nomination of buildings, sites and structures to the NRHP.
- 5c) Identify and develop documentation of funding sources and mechanisms, tax incentives, and related methods for preservation of buildings, sites and structures that are of archaeological, architectural and historical significance.

GOAL 6: Preserve and protect the historical and prehistoric sites within the City of Yerington that are currently identified or may be identified in the future.

- 6a) Do not knowingly allow destruction or loss of an historic site through a discretionary action such as zoning, subdivision approval, or building permits.